

**MINUTES OF WELLS CITY COUNCIL
MEETING OF JUNE 25, 2024**

CALL TO ORDER

Date: Tuesday, June 25, 2024
Time: 7:00 P.M.
Place: Council Chambers, Wells City Hall
525 Sixth Street Wells, Nevada
Type of Meeting: Regular Meeting of City of Wells Board of Councilmen
Presiding Officer: Gary Pollock, Mayor

ROLL CALL

Present: Gary Pollock, Mayor
Jonathan Goolsby, Vice-Mayor
Laura Moore-DelRio, Councilwoman
CR Beth Savedra, Councilwoman

Absent: Chris Micheli, Councilman

Quorum: Yes

Staff Present: Samantha Nance, City Clerk
Jason Pengelly, City Manager
Patti Zander, Deputy Clerk

PLEDGE OF ALLEGIANCE

Mayor Pollock led everyone in the Pledge of Allegiance.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Savedra made a motion to approve meeting minutes dated June 11, 2024. Goolsby provided the second and the motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

ADAM GAZAPIAN WITH WB TANK AND EQUIPMENT, LLC TO ADDRESS THE BOARD OF COUNCIL

This item will be removed from the agenda as Gazapian will not be able to attend the meeting.

Minutes of Wells City Council
Meeting of June 25, 2024

DISCUSSION AND POSSIBLE ACTION TO PROVIDE LETTER OF SUPPORT FOR WELLS MAINSTREET MALL

Pengelly began that Supp had a commitment at the golf course but would try to get to the meeting but can proceed without her. Savedra added that she would not support this letter because she is not sure if this is for Wells Mainstreet or the Mainstreet Mall. Savedra also added the deadline for this was June 18th which has passed. If it was for individual businesses, Savedra would be happy to look at it some more. Savedra used to be on the Mainstreet Committee. The committee had a book of ideas and nothing has been done so she finds it hard to support this letter of support. Nothing has been accomplished with the Wells Mainstreet Program. The Mainstreet Program itself is great but nothing has been done that was in the plans.

Pengelly did address the fact that the deadline date had passed and was told the deadline was extended to July 14th. DelRio wishes the council could hear from some of the business owners. DelRio doesn't want it to appear that she is not in support of those businesses but agrees with Savedra. Beautiful plans were drawn up for the Mainstreet Program and only part of it has been done by opening the Mainstreet Mall. That has been the only focus. DelRio would like to hear as to why the mall is the only thing being focused on.

Goolsby agreed. It is hard to justify a letter of support when Supp can't make the meeting and feels if it was that important, Supp would make it to the meeting. Pollock agreed with the statement and added that he is in support of small business and supports what they are doing as it is good for the community. Pollock would like to hear more from the people who drew this up. DelRio added the Mainstreet Program is supposed to benefit the entire community and revitalization of Mainstreet. DelRio would like to know their reasoning and why they haven't started branching out. Getting something up and running is important. There was a lot put into the plan and would like to hear from them.

Pollock asked if the council wanted to vote to postpone this item to a later date or to deny the request. Goolsby added that all the businesses there have our support but doesn't want this to be a shell game where money is being asked for downtown, but it is only going to one entity when it should benefit our entire community. Having those businesses there does benefit our community but it shouldn't be benefiting someone's pocket. Pollock stated if this was postponed to the next meeting, there would still be time to get this turned in in time. Goolsby stated the proposal is just for the Mainstreet Mall. DelRio questioned if there was another business ready to come in. The project is to finish remodeling rooms 7, 9 and 11 and work on the parking lot. Pollock would like to hear more specifics on what is being done. The initial request also included a request for \$500 to \$2,000. Pengelly received an email and the request for money was withdrawn and in-kind money would be used. Goolsby made a motion to table the letter of support for the Wells Mainstreet Mall. DelRio provided the second and the motion passed unanimously.

**DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 24-06,
RESOLUTION TO AUGMENT THE FISCAL YEAR 2023-2024 BUDGET FOR
THE CITY OF WELLS**

Nance stated that every year adjustments are made to avoid audit write-ups. If additional revenue is received that was not budgeted, that revenue can be used to increase expenses that may have gone over the budgeted amount. The city does have additional revenue to cover these expenses. The city received \$300,000 from Newmont for the new senior center. All the money was received but only \$150,000 was spent. Nance thought the other \$150,000 would be deferred until after July 1st. The contractor called today and said he had failed to invoice the city so will probably get an audit write-up for that. This is due to the State by the end of June. Goolsby made a motion to approve Resolution 24-06, a resolution to augment the fiscal year 2023-2024 budget for the City of Wells. Savedra provided the second and the motion passed unanimously.

**DISCUSSION AND POSSIBLE ACTION TO PROVIDE LETTER OF SUPPORT
FOR WELLS MAINSTREET MALL**

Jolene Supp arrived at the meeting. Pollock made a motion to un-table this agenda item #7; Discussion and Possible Action to provide letter of support for Wells Mainstreet Mall. Delrio provided the second and the motion passed unanimously. Supp, with Wells Mainstreet will be applying to the State of Nevada Mainstreet Program for funding as they are an affiliate member with the State. Extra points on the grant are received with every letter of support. Mainstreet already has some letters of support so if the council decided not to write a letter of support, it wouldn't hurt them. The grant request is to finish the three end rooms, work on the front rock area by the pine tree and do a place-making area in the front. DelRio asked if there was a business ready to go into the rooms that will be remodeled. Supp stated there are several that have been looking but it is hard to commit when they don't know when the grant funds will be available. A strategic plan is also required for this grant. The pavilion as well as trying to purchase the lot behind the property would be a long-term project. DelRio asked if any other area of Mainstreet would be focused on in the long term. Supp stated Mainstreet would help on the sign for the old Golden Rule building. The priority right now is place making. The incubator process is popular with the state, creating sales tax and jobs. The focus is strictly Humboldt to Shoshone.

Savedra stated that a lot of money was paid for the study from Wood Rodgers and covered from Humboldt out to the 4-Way with a roundabout at the four corners. Jolene Supp stated that the money for the Wood Rodgers study was paid for by the city with a CDBG grant the city received, not by a Main Street grant. Savedra has not seen anything other than a reader board that is too low, a billboard that is falling down and some banners. Supp added that Mainstreet paid for the benches, the trash cans at the pavilion and the murals. Savedra cannot support a letter of support when she feels nothing is being done for the City of Wells itself and does not see anything being done that was in the study. Savedra does not see when meetings are scheduled or an effort to get people

involved. Supp stated work is being done on branching out, but Mainstreet has capacity problems, and it is all volunteers.

DelRio asked if Supp has thought about coming to the city to get help with getting support and volunteers. Mainstreet has become only one piece of our community instead of the grand idea it was because none of the things that were discussed have come to fruition. Supp does not have any issue getting the city involved but the State of Nevada wants to make sure Mainstreet's were not under the umbrella of government. DelRio stated that is not what she meant. DelRio stated Supp could come in and have the city help her find people to volunteer. Supp did ask Micheli to sit on the board, but Micheli declined. DelRio is all for the incubator, making the building look nicer and getting it open for more businesses because the businesses there are amazing for our community. DelRio would also like to see those great ideas that were planned out in the study start happening. Mainstreet is focusing on one little piece and there were so many pieces. DelRio doesn't want to say no to this because she believes in growth, and in the Mainstreet Program. The concept is great but feels like the city is only getting a little piece of what it could be. DelRio will support what Supp is doing but requests that they go back to that study with the concept of Mainstreet being revisited and coming alive.

Supp thinks most of the grants awarded with the money available will be in the \$25,000 range. Pollock stated that the bids received from Dixon Builders total around \$33,000 and asked what would be cut with the \$8,000 shortage. Supp added that there would be fundraisers to make up the difference. Goolsby asked how many businesses were in the mall right now. Supp stated there are four businesses and she showed room five this last weekend. That business is two weeks away. Supp added that the building was not food certified and Supp stated a lot of work will need to be done if food ever goes into the mall. Supp is not sure she wants food in the mall but feels food needs to be downtown.

Pollock supports small business and growth. If a simple letter from the council can help do that, is in favor of sending a letter of support along with the grant application. Goolsby supports the businesses that are there but doesn't want to get into the issue where the city believes funding is going towards one thing, but it is going somewhere else. Supp stated she didn't believe the city was funding anything, funding was not requested. Goolsby stated Supp has asked the board before for funding and thinks it will be asked in the future. Supp does not think it will. Goolsby agrees with DelRio's comments about supporting local business but had this grand scheme about what Mainstreet was going to be and then it has only become one street corner. Goolsby knows Mainstreet is trying to get that one thing done but what is the next step. Supp stated signage costs have been contributed to by Mainstreet and thinks Mainstreet has a bigger footprint than just that piece of property. Goolsby doesn't want Mainstreet to just be the mall and would like Mainstreet to step up. DelRio made a motion to approve the letter of support for Wells Mainstreet Mall. Pollock provided the second and the motion passed with Savedra voting nay.

DISCUSSION AND POSSIBLE ACTION TO AWARD BID FOR CDBG/OSG SHOSHONE SIDEWALK, CURB, GUTTER PROJECT OR TO GO OUT TO RE-BID THE PROJECT

Pengelly stated the last bids were all over the budget of \$1,253,537 for this project. The city went back out to rebid with a base bid that would be from Fourth Street to the pool. The base bid for Great Basin Contractors came in at \$1,175,287.29; Element Construction's bid was \$1,044,570.80 and MDK Construction's bid was \$1,521,000. There were add ins for alternate one, alternate two and alternate three. Alternate one would finish from Sixth to Fifth Street on both sides. With the stormwater grant, some swells need to be done at the pool which is why the base bid was structured the way it was. Alternate two is to do the westside of Shoshone from Second to First. Alternate three is from First to Baker but will not be able to be done. With the base, alternate one and alternate two, Great Basin Contractors' total is \$1,398,213.52; Element Construction's bid is \$1,238,345.25 and MDK is \$1,770,739.00.

Great Basin has the preferential bidding status if within 5%. This time it doesn't matter, there is a 13% difference. The lowest bidder is Element which fits within the amount of the budget. Nance and Pengelly recommend Element. There is some contingency money built into that amount. This project would go from Sixth Street to First Street for curb, gutter, sidewalk, and pave back on both sides of Shoshone. If the contingency money isn't needed, could possibly complete alternate three. The OSG grant and NDP grant will only do curb and gutter and the stormwater grant and CDBG will do the construction as far as the sidewalks. Next year, the city hopes to work on Lake Avenue. Work is being done on the TAP grant for \$900,000 for next year or the following year. NDOT is scheduled for 2026 to complete Humboldt and Sixth Street all the way to the 4-Way. Savedra made a motion to award the bid for CDBG/OSG Shoshone sidewalk, curb, gutter project to Element Construction. Goolsby provided the second and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY SPECIAL LIQUOR LICENSE FOR THE WELLS VOLUNTEER FIRE DEPARTMENT FOR 4TH OF JULY FESTIVITIES AND WELLS FUN RUN JULY 27-28, 2024

Richard Peltier, representing the Wells Fire Department, began that the Wells Fun Run car show is their big fundraiser. The Boys & Girls Club asked the fire department to participate in the Fourth of July festivities at the park. Last year there was not a vendor available. The fire department would sell beer in the park after the parade. DelRio made a motion to approve the special liquor license for the Wells Volunteer Fire Department for the 4th of July festivities and the Wells Fun Run July 27-28, 2024. Savedra provided the second and the motion passed unanimously.

REVIEW, DISCUSSION AND FIRST READING OF ORDINANCE NO. 244, AN ORDINANCE AMENDING TITLE 3, CHAPTER 6 OF THE WELLS CITY CODE ENTITLED WELLS BROTHEL CODE

This item will be postponed due to some wording needing to be changed.

CLAIMS COMMITTEE REPORT: ACTION TO APPROVE FINANCIAL STATEMENTS

Goolsby made a motion to approve the Warrant Register dated June 13, 2024 through June 25, 2024 in the amount of \$244,032.66. Savedra provided the second and the motion passed unanimously.

COUNCILMEN'S REPORTS

Savedra stated the Elko County School District Capital Improvement Committee will meet on July 16th and will have a report after that meeting.

DelRio mentioned that the co-ed softball tournament is this weekend and invited everyone to come out and support them and then the Fourth of July next week.

Goolsby thanked everyone for coming out and supporting the Wells Family Resource Center golf scramble. There was a good turnout with over ninety golfers. Goolsby thanked Ricardo Savedra for the school football field being in great shape and so much better than it was before. DelRio added it was not just the football field that looked great.

Pollock agreed with those comments. Pollock also attended the golf scramble that was a good time for a great cause.

STAFF REPORTS

Pengelly began that the grant with Nevada Clean Energy was awarded for \$45,195 to upgrade the little league lights at the park. Pengelly will get with WREC to get them ordered and hopefully get them changed out before car show since the street dance will be in that area.

Work is still being done on the grant with the State for Intermountain Health for funding for more equipment for rural communities and a prescription vending machine. The city made the list for potential funding. Both Senators have been talking back and forth with Intermountain and Dr. Star and are very excited about the rural pilot concept.

A meeting was held with Rail Pros this week on the conceptual layout for the railroad spur in the industrial park. The potential client likes the side rail and is trying to figure out which property in the industrial park will work best for them. Once that is figured out, will know how to do the on-site spur, and how many tracks and storage will be needed. Once that is decided, a pre-design will be sent to the UP so they can submit comment letters then send in for a final review.

A \$65,000 grant from Aging and Disability was received to purchase a new van for the homebound meal program at the Senior center. This includes more equipment for keeping meals warm. This van will be used to provide homebound meals as well as

transporting those homebound seniors around town to do errands. Aging & Disability has been very good to the City of Wells.

The headworks project is going well. Pengelly and Nance are trying to get some of these grants finalized.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

ADJOURNMENT

The meeting was adjourned at 8:06 p.m.

GARY POLLOCK, Mayor

ATTEST:

SAMANTHA NANCE, City Clerk