

**MINUTES OF WELLS CITY COUNCIL  
MEETING OF JULY 23, 2024**

**CALL TO ORDER**

Date: Tuesday, July 23, 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: 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 the meeting minutes dated July 9, 2024. DelRio provided the second and the motion passed unanimously.

**CITIZENS TO ADDRESS THE COUNCIL**

Geoff Arnold, owner of Donna's Ranch was at the meeting to comment on the proposed changes in the brothel code. Richard Christian was also in attendance and is working on purchasing the brothel. Arnold gave a little history of his work in the brothel business. Arnold received a copy of the proposed brothel code, met with Mayor Pollock and reviewed it. Arnold does not feel there were many changes. As far as the name change from prostitute to courtesan, Arnold stated the definition for courtesan is a prostitute, a high-level prostitute that has higher end clientele and felt that was just window dressing. Section 3-6-5 refers to outdates. Outdates came up the last time the brothel code was

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changed. An outdate is when someone wants to take a prostitute out on a date outside of the brothel, but no sexual activity is to take place outside of the brothel. This was going to be outlawed in the code. Most of the brothels in the state don't allow outdates but Wells does. Arnold told a couple of stories about the amount of money that can be spent on outdates which can impact the economy. Arnold did agree with Bella Cummins on the girls having a bar card and a working girl card and doesn't see any reason not to allow both. Arnold stated a bartender in a brothel is not really a bartender but the captain of the ship when the madam is sleeping. The bartender's job is to watch over the girls, set the clock, take the money and put it in the drop box. The bartenders are usually older than the working girls. Arnold agrees with the emergency suspension anytime, for any reason. Arnold feels the deputies should be able to come into the brothel anytime in 24 hours to check the brothel cards. Savedra does not agree with the girls having both a bartender card and a prostitute card. Savedra is concerned that having both cards, the one who is supposed to be bartending could be back in a room with a customer. Pollock thanked Arnold for his time. Pengelly will let Arnold know when this will be on the agenda again.

Quinn stated that when she first moved to town, she bartended at the brothel for six months. Quinn does not think it is a good idea to have a working girl tend bar. Quinn continued that while being a bartender at the brothel, she would have girls slip behind the bar and steal drinks. Working girls don't know enough about tending bar and if they can get ahold of liquor, they will do it. The bartender can check on the girls when the timer goes off if the guy doesn't come out of the room and it is the bartender's job to go see why the guy didn't come out of the room. Quinn does not think you will get a working girl to do those type of duties.

**REVIEW, DISCUSSION AND SECOND READING OF ORDINANCE NO. 243, AN ORDINANCE AMENDING TITLE 6, CHAPTER 5, SECTION 3 OF THE WELLS CITY CODE, ENTITLED NUISANCES, DUTY OF MAINTAINING PROPERTY; OFFENSES; REMEDIES, BY ADDING "F" THEREIN TO PROVIDE FOR CIVIL PENALTIES TO BE SET BY COUNCIL RESOLUTION**

Pollock stated this has been reviewed several times and is the second and final reading. Once it is approved, work will be done on a fee schedule. Once the resolution with the fees is completed, it will be brought back to the board for approval. Once the resolution is approved, the fire chief, city manager and any code enforcement officer that is hired will have the right to issue tickets after warning letters have been sent. DelRio made a motion to approve Ordinance No. 243, an ordinance amending title 6, chapter 5, section 3 of the Wells City Code entitled nuisances, duty of maintaining property; offenses; remedies by adding "F" therein to provide for civil penalties to be set by council resolution. Savedra provided the second and the motion passed with Goolsby abstaining.

**REVIEW, DISCUSSION, AND SECOND 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 skipped due to more changes being made.

**DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY SPECIAL LIQUOR LICENSE FOR WELLS JR. RODEO FOR AUGUST 3<sup>RD</sup> AND 4<sup>TH</sup>**

This is something that is done every year. DelRio made a motion to approve the special liquor license for the Wells Jr. Rodeo for August 3<sup>rd</sup> and 4<sup>th</sup>. Savedra provided the second and the motion passed unanimously.

**DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 24-07, A RESOLUTION AUTHORIZING A MEDIUM-TERM OBLIGATION FOR THE PURCHASE OF A VERMEER LP573 SDT VACUUM TRAILER**

Pengelly began that for the city to finance anything, the city must first get approval from the council and then the approval goes to the Department of Taxation for their approval. Once approval is received from the Department of Taxation, the city can move forward with the purchase. The purchase of this equipment was included in the recent budget. The track hoe and trailer will be paid off in September. This will be one new debt that the city will be taking on. DelRio asked Pengelly to explain what this equipment does.

Pengelly stated the Federal Government and State are requiring that every meter lateral from our main to the meter and the meter to the house be inspected to determine what type of pipe was used. This will really tear up people's yards if the backhoe is used. With this equipment, it has a hose that can suck out the dirt up to four feet deep to get to the water line. Pollock stated that this would help public works in several ways. Pengelly has three quotes and since it is under \$100,000, the city does not have to go out for bid. Pengelly stated there are seven hundred meters that will need to be checked.

Savedra thought the interest rate was high. Pengelly thought the interest rate was pretty good for today's rates. Savedra would like more time and would like it to be voted on by the full council. DelRio asked what the timeline was for the State mandate to have this done. Pengelly stated everything must be documented and, in the computer, as to known or unknown, by the end of October. If the preliminary information is not turned in on time, the city could receive a penalty. Pollock did not agree with Savedra wanting to wait and thought this needed to be expedited. The price of everything is going up. It is unknown how long the Department of Taxation will take to approve this purchase and the truck is three weeks out. It was reiterated that this item was in the budget.

DelRio agrees this is a big expenditure but feels this equipment will alleviate man hours in not having to do this all manually or risk the damage that could be caused with the backhoe. This equipment will help in locating fiber optic lines, water lines, sewer lines and electrical lines. This is like a pressure washer with a sucker hose. Goolsby thinks the interest rates are insane right now and if we wait, it could be higher. Pengelly stated this is for a three-year term. Pengelly added that next year a bigger payment could be made to the principal and could also pay it off early.

Pollock asked if there was a warranty. Pengelly will check to see what that warranty is. The bigger cities can hire contractors to perform this work for them. Goolsby made a motion to approve Resolution 24-07, a resolution authorizing a medium-term obligation for the purchase of a Vermeer LP573 SDT vacuum trailer. DelRio provided the second and the motion passed unanimously.

### **DISCUSSION TO RECEIVE CDBG GRANT APPLICATION IDEAS FOR THE UPCOMING GRANT CYCLE TO BE SUBMITTED TO CDBG FOR ELIGIBILITY APPROVAL**

Pengelly stated this is the first opportunity to receive suggestions as to what to put in for the upcoming CDBG grant cycle. Pengelly added the last allocation for the new senior center should be received soon to finish the outside of the buildings curb, gutter and pavement. The inside of the building is 95% complete. Pollock suggested putting in to complete the Shoshone project which we already have a CDBG grant for that project. Pollock noticed some of the wording as to what the money can be allocated towards was to reduce blight and referenced the Burger Bar. Pengelly stated there is a way you can buy old buildings and tear them down. It is at a cost but it cleans up the blight. There are usually restrictions as to what you can use the property for afterwards. Pollock added that a giant hole in the ground would be better than what is currently there.

DelRio thinks finishing the Shoshone Project should be top on the list. Quinn mentioned the other night she saw four kids hanging out in the Burger Bar and the city doesn't need another place for kids to hang out doing who knows what. It is also a safety issue. Pengelly has sent certified letters to the owners of the Burger Bar, and this will be pursued. This is beyond being a nuisance and is a public safety issue. Pengelly also mentioned the property could be donated for \$1.00 to the city as a tax write off and the city could clean it up. Pengelly added the list that was made for the CDBG grants in the office was the Burger Bar removal, Shoshone Avenue, the old senior center for new siding and a roof to fix up for the next use. Pengelly hopes we can keep pursuing the Nevada State Parks grant so that after the splash pad is put in, bathrooms can be added as well as a gazebo.

### **CLAIMS COMMITTEE REPORT: ACTION TO APPROVE FINANCIAL STATEMENTS**

Goolsby made a motion to approve the Warrant Register dated July 10, 2024 in the amount of \$43,697.92. DelRio provided the second and the motion passed unanimously. Savedra made a motion to approve the Warrant Register dated July 11, 2024 though July 23, 2024 in the amount of \$84,042.95. Goolsby provided the second and the motion passed unanimously.

### **COUNCILMEN'S REPORTS**

Savedra attended the Elko County School Board meeting. Savedra asked Anderson if the two items she had discussed with him the last time had been checked in to. Anderson

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stated that whenever anything goes wrong at the high school with the HVAC system, a work order needs to be submitted and no one should be trying to fix it themselves. They will get someone out to look at it immediately. Savedra also asked about the bathroom at the elementary school and was told there is nothing they can do about it. Nobody has a key to even get into the bathroom. The NNRDA meeting was cancelled for the month. Savedra wanted to thank the city and Peggy with UPRR for being able to ride on the steam engine. Pengelly added that Peggy is growing fond of Wells.

DelRio also enjoyed the train ride, it was quite an experience and is grateful for being able to do that. High School sports will be starting earlier this year as of August 3<sup>rd</sup>. DelRio asked if Pengelly had made a list yet. Pengelly stated that DelRio wanted a list of all the projects that have been completed in the last year and a half and with what funds.

Goolsby had to work and couldn't make the train ride. Goolsby added that he was out at the archery range this last week and it was a lot of fun. The city did a great job but wanted to know if a sign could be posted not to allow broadheads. Only target arrows should be used. Goolsby had someone ask him if the brush at the rifle range could be knocked down in the lanes in front of the targets. Pengelly stated it usually gets done but they have been very busy. Goolsby asked Pengelly to give the guys his thanks for all their work at the range.

Pollock also added that the train ride was amazing. The train was not your average train. had all the amenities and was an opportunity of a lifetime. Pollock attended the fishing derby, and it was a good time. The car show is coming up this weekend.

## **STAFF REPORTS**

Pengelly began that the booster pump and building at well #7 has been signed off by NDEP so that project is done.

The Shoshone Avenue contracts have all been signed by the city, Element and the attorney and have been sent off to CDBG for their review. Hopefully those will come back soon so a pre-construction meeting can be held to set a date to start that project. Public Works will have to remove a row of trees on First and Shoshone that will save \$10,000.

School is getting ready to start on Aug 26<sup>th</sup>. Crosswalks need to get put in and the solar school zone signs need to be put in.

The auditor has been here doing pre-audit work and the full audit will start in August.

Pengelly stated that if any council member wants a car show t-shirt to give Zander the size and she will get those.

## **CITIZENS TO ADDRESS THE COUNCIL**

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Stanhope wanted to commend the council for finally getting some teeth in the nuisance code. It is long overdue.

**ADJOURNMENT**

The meeting was adjourned at 8:23 p.m.

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**GARY POLLOCK, Mayor**

ATTEST:

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**SAMANTHA NANCE, City Clerk**