

**MINUTES OF WELLS CITY COUNCIL
MEETING OF JANUARY 14, 2025**

CALL TO ORDER

Date: Tuesday, January 14, 2025
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
Chris Micheli, Councilman
Richard Peltier, Councilman
CR Beth Savedra, Councilwoman

Absent: None

Quorum: Yes

Staff Present: Samantha Nance, City clerk
Jason Pengelly, City Manager
Glen Shamblin, Public Works Director
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 December 10, 2024. Micheli provided the second and the motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

**CITY CLERK, SAMANTHA NANCE, TO SWEAR IN ELECTED
COUNCILMAN RICHARD PELTIER**

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City Clerk Nance swore Richard Peltier in as a member of the city council.

DISCUSSION AND POSSIBLE ACTION TO APPROVE CORRECTIVE ACTION PLAN FROM FINDINGS OF THE 2023-2024 AUDIT REPORT AND AUTHORIZE STAFF TO SUBMIT TO THE NEVADA DEPARTMENT OF TAXATION

Nance began that when Teri Gage presented the audit at the December meeting, Gage reported two audit findings. Both were minor but this letter needs to be written every year to the State. The first mistake was an adjustment to accrued payroll that was incorrectly recorded. The second one was compensated absences weren't calculated properly. Micheli made a motion to approve the corrective action plan from the findings of the 2023-2024 audit report and authorize staff to submit to the Nevada Department of Taxation. Peltier provided the second and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY SPECIAL LIQUOR LICENSE FOR BOYS & GIRLS CLUB COUNTRY ROMANCE DINNER ON FEBRUARY 8TH, 2025

Jenna Brough reported that due to Jeff Remington's death, the dinner has been moved to February 15, 2025 due to Remington's funeral services being on the 8th. Brough requested the special liquor license be approved and moved to February 15, 2025. Peltier made a motion to approve the amended date for the Boys & Girls Club Romance dinner from February 8, 2025 to February 15, 2025. Micheli provided the second and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 25-01, RESOLUTION DESIGNATING CERTAIN ELECTED OFFICIALS AND CERTAIN APPOINTED OFFICIALS AS SIGNATORIES ON VARIOUS BANK ACCOUNTS OF THE CITY OF WELLS, AUTHORIZING THE USE OF ELECTRONIC SIGNATURES AND OTHER MATTERS RELATING THERETO

Mayor Pollock read the resolution. This resolution is to remove Councilwoman DelRio as a signatory on the bank account and add Councilwoman Savedra. Goolsby made a motion to approve Resolution 25-01, a resolution designating certain elected officials and certain appointed officials as signatories on various bank accounts of the City of Wells, authorizing the use of electronic signatures and other matters relating thereto. Micheli provided the second and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION FOR CLAIMS COMMITTEE MEMBERS FOR THE NEXT TWO YEARS THROUGH THE NEXT ELECTION CYCLE

Pollock asked if anyone had any problems with the dates that had been assigned and there were none. Savedra made a motion to approve the list for the claims committee members

for the next two years through the next election. Goolsby provided the second and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 25-02, RESOLUTION TO DESIGNATE AND APPOINT A MEMBER AND ALTERNATE MEMBER TO REPRESENT THE CITY OF WELLS ON THE ELKO COUNTY RECREATION BOARD

Councilwoman DelRio was the member on the Elko County Recreation Board and Savedra was the alternate. Savedra asked that she also be removed as the alternate. Savedra reminded everyone that the Elko County Recreation Board meets quarterly. Peltier stated he would be happy to fill that vacancy. Micheli was appointed as the alternate. Micheli made a motion to approve Resolution 25-02, a resolution designating and appointing a member and alternate member to represent the City of Wells on the Elko County Recreation Board, Councilman Peltier as the member and Councilman Micheli as the alternate. Savedra provided the second and the motion passed unanimously.

Savedra asked about the other boards. Nance stated none of the others would be changed as there were no changes needed but if Savedra wanted any of them brought back, they could be put on another agenda. Savedra would like to know what is going on with the Nevada League of Cities. Savedra added that it seems like the mayor is the member. Savedra found out that notifications for the meetings are being sent to Pollock but to Pengelly's email address. Pollock stated he does get some information. Savedra is the alternate but never gets any information. Pengelly will email them and get everything straightened out but noted there has been a big turnover at the Nevada League of Cities.

DISCUSSION AND POSSIBLE ACTION TO APPROVE LETTER OF INTENT FROM JD DEVELOPMENTS, LLC

Pengelly stated there is a company interested in purchasing a ten-acre parcel in the industrial park for use as a logistics warehouse. Pengelly stated there is not a lot of information that can be given at this time. JD Development wants a letter of intent to possibly purchase that parcel. Pengelly stated this is a very good thing. The letter of intent is not contractual and has been given to legal counsel and all changes made by legal counsel has been accepted. The property will need to be appraised. Pollock added that this is development in our industrial park which has been the goal for the city. This is the first step in attracting businesses to the industrial park that would create good jobs. This development will be good for our community and Pengelly added well received.

Savedra did not like not knowing what the business is and will be abstaining. Non-disclosures have been signed which is why more information cannot be given at this time. Pollock asked that everyone trust them as they would not let something into town that would be hazardous or detrimental to the community. This parcel is south of the transfer station and the one that was the laydown yard for the pipeline. Savedra also did not like the part regarding the earnest money and interest being paid back if the deal falls through.

Peltier thinks this is exciting for the community and if it is anything detrimental, it can be stopped before it goes too far. Peltier feels Wells gets overlooked but is at the hub and also feels the same way about the earnest money but excited to see the next step. Pollock added the city has a nice industrial park, it is shovel ready and hope to have a rail spur in the future. Peltier stated that this helps our local contractors also. Goolsby added that it is a leap of faith on this company's side. Pengelly stated it also comes down to trusting the administration who wants nothing but the best for the City of Wells. The council is dealing with a different administration than in the past. Micheli made a motion to approve the letter of intent from JD Developments, LLC. Peltier provided the second and the motion passed with Savedra abstaining.

CLAIMS COMMITTEE REPORT: ACTION TO APPROVE FINANCIAL STATEMENTS

Goolsby made a motion to approve the check register detail dated December 1, 2024 through December 31, 2024 in the amount of \$28,207.30. Micheli provided the second and the motion passed unanimously. Goolsby made a motion to approve the Warrant Register dated December 12, 2024 through December 24, 2024 in the amount of \$424,256.40. Micheli provided the second and the motion passed unanimously. Goolsby made a motion to approve the Warrant Register dated December 26, 2024 through January 14, 2025 in the amount of \$114,666.77. Micheli provided the second and the motion passed unanimously.

COUNCILMEN'S REPORTS

Savedra attended the Elko County Rec. Board on December 12, 2024. Savedra was happy to see the money Wells was receiving but thought more was available. Nance explained that the city can only get money from the Rec Board that has been spent on donations for various events like the car show, rodeo or advertising.

Micheli wanted to give his heartfelt condolences to the Remington family in the passing of Jeff who was a good friend who will be missed in the Wells and Elko community's.

Goolsby felt the same as Micheli. Goolsby coaches Remington's daughter in wrestling. The home wrestling meet will be Thursday at 6 p.m. where there will be a moment of silence in his honor and for his family. Shirts will be sold that will have a drawing Remington did before his death and 100% of the proceeds will be going to the family. There is also a meal train going around for the family or monetary donations are welcomed as well. This has been very tough on Remington's daughter and the wrestling team. Remington was a UPS driver in Wendover for twenty years. Thaysha Groves is doing the T-shirts and has all the information.

Pollock added this is a very sad thing. Pollock wished everyone a happy new year and stated good things are on the way.

STAFF REPORTS

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Pengelly began that the Woodhills drainage flood ditch has two of the three easements secured for that project to start moving forward. The third property owner has not responded to letters from attorney's, phone calls or emails, with no response at all. Pengelly had the architect remove that part off the plans because this needs to move forward. In the future, if requested, it can be added at that owner's expense. The plans have gone to NDOT permitting. A few things had to be addressed and the plans were resubmitted. It is the hope to be able to put this out for bid in the next couple of months for construction in the spring. This has been a long process.

Pengelly gave an update on Koppers. UP was presented with a conceptual drawing for their approval for the rail spur. An email was received yesterday from UP stating their approval of the conceptual plan with the stipulation of servicing the spur once a week. Koppers need it serviced twice a week. We will wait for a response from Koppers. Pollock stated getting any response from UP takes time.

The senior center grand opening is January 23, 2025 from 4 p.m. to 6 p.m. The community is invited.

Financial disclosures are due tomorrow.

The coffee shop opened next door with a soft opening and are doing well.

Pengelly had mentioned at a past meeting about the Nevada Rural Water Board getting put back together after being disbanded. Pengelly was nominated to be on the board which will probably have five members.

Pengelly stated the FEMA grant for \$225,000 was submitted for the SCBA equipment. Also being worked on is the CDBG grant for the siding and roof for the old senior center which will be the preschool as well as phase two of the Shoshone sidewalk project.

Pollock asked about the splash pad which Pengelly stated would be on the next agenda. The city will go out for RFP's with hopes to receive bids for construction to begin in early spring. The water pipes are already stubbed in. This is a small splash pad but will be able to be added on to. We hope to have it operational this summer.

CITIZENS TO ADDRESS THE COUNCIL

New citizen Chad Clark had questions to address the board and has previously spoken with Pengelly and Pollock. Clark asked since the city puts on a car show if thought has ever been put into a motorcycle show or rally. Clark also asked if there was a dirt bike committee that handles the dirt bike track and would like to see it fixed and used. Pengelly stated there is a local person that uses it and takes his own equipment to maintain it. Clark added he knows people who are willing to come to races if they were to be held at the dirt bike track. Clark also has knowledge of a company that wants to come in and needs to have use of a rail spur. Clark also asked about having a turkey shoot two or three times a month this summer. Micheli stated there used to be a trap club

he was involved in and ran for years. Pengelly stated these facilities are city facilities and need to be used. Clark is willing to help get some of these things going. Clark asked if a permit or fee was required if he wanted to hold an event. Pengelly stated any event would have to be self-insured. Clark asked about the loose dog issue in town and what to do about them. Clark was told to call the non-emergency dispatch number, and that law enforcement would take care of them.

ADJOURNMENT

The meeting adjourned at 8:05 p.m.

GARY POLLOCK, Mayor

ATTEST:

SAMANTHA NANCE, City Clerk