

**MINUTES OF WELLS CITY COUNCIL
MEETING OF DECEMBER 10, 2024**

CALL TO ORDER

Date: Tuesday, December 10, 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
Chris Micheli, Councilman
CR Beth Savedra, Councilwoman

Absent: Laura Moore-DelRio, Councilwoman

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

Micheli made a motion to approve the meeting minutes dated November 26, 2024.
Goolsby provided the second and the motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

**PRESENTATION OF THE FISCAL YEAR 2023-2024 AUDIT BY EIDE BAILLY.
REVIEW, DISCUSSION AND POSSIBLE APPROVAL OF FINANCIAL
REPORT**

Teri Gage, an audit partner with Eide Bailly, was at the meeting to present the audit findings. Gage stated that the city had an unmodified opinion, a clean audit opinion, the

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highest level that can be achieved. A copy of the audit report and a letter was provided to all council members. Gage went over important items in the audit. The city had a lot of projects during this fiscal year and there was no new debt. There were no non-compliance issues with Nevada Revised Statutes and the city stayed within budget. It has been a couple of years since the city has not had an over expenditure on the budget. The year ended with a 4.4 million dollar ending fund balance in the general fund. The recreation fund ending fund balance was \$593,000. A few years ago, the general fund was supplementing the recreation fund. The senior center fund ended the year with a \$215,000 ending fund balance. A single audit was performed this year which happens if federal funds exceed over \$750,000. For the fiscal year ending June of 2026, the single audit threshold goes up to one million dollars. There were two journal entries recorded this year which were insignificant. Savedra made a motion to approve the financial report for fiscal year 2023-2024 audit by Eide Bailly. Micheli provided the second and the motion passed unanimously.

DISCUSSION, REVIEW AND POSSIBLE ACTION TO APPROVE FINAL LEASE CONTRACT WITH THE WELLS FAMILY RESOURCE CENTER FOR PRE-SCHOOL OPERATIONS AT 213 1ST STREET FOR THE CITY OF WELLS

Pengelly stated the lease agreement was approved at the last meeting but there was a provision for a four-year lease term. The statute only allows the lease to be approved for three years and the renew term is for two years to be in line with the statute. Micheli made a motion to approve the final lease contract with the Wells Family Resource Center for a three-year period for pre-school operations at 213 1st Street for the City of Wells. Savedra provided the second and the motion passed with Goolsby abstaining.

DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 24-10, A RESOLUTION FINDING IT IN THE BEST INTEREST OF THE PUBLIC TO LEASE CITY OWNED REAL PROPERTY WITHOUT OFFERING THE PROPERTY FOR SALE TO THE PUBLIC AND FOR LESS THAN FAIR MARKET VALUE

Pengelly began that this is the final step for leasing the building. This was also done with the medical center. Savedra made a motion to approve Resolution 24-10, a resolution finding it in the best interest of the public to lease city owned real property without offering the property for sale to the public and for less than fair market value. Micheli provided the second and the motion passed with Goolsby abstaining.

CLAIMS COMMITTEE REPORT: ACTION TO APPROVE FINANCIAL STATEMENTS

Goolsby made a motion to approve the check register dated November 1, 2024 through November 30, 2024 in the amount of \$29,946.54. Savedra provided the second and the motion passed unanimously. Goolsby made a motion to approve the Warrant Register dated November 28, 2024 through December 10, 2024 in the amount of \$64,507.06. Savedra provided the second and the motion passed unanimously.

COUNCILMEN'S REPORTS

Savedra attended the school board meeting on December 3rd. The discussion on disciplinary action of students was tabled. The school board recognized the Wells Cross Country teams and the academic Olympic team for what has been accomplished these past couple of months. Savedra wished everyone a Merry Christmas and good holidays.

Micheli also wished everyone a Merry Christmas and safe travels.

Goolsby wished everyone a Merry Christmas.

Pollock wanted to thank the city staff for the Christmas lights around town and for the good job they do every year. The Christmas parade of lights will be on December 19th. Pollock thanked the council for all that has been accomplished this year and wished everyone a Merry Christmas.

STAFF REPORTS

Pengelly wished everyone a Merry Christmas and a Happy New Year. Pengelly also thanked Councilwoman DelRio for her eight years of service. DelRio helped a lot with youth activities.

Pollock also mentioned the open house at the new senior center. Pengelly stated that a date is trying to be picked that will work for Nevada Gold Mine. It will be scheduled during the middle of the week.

CITIZENS TO ADDRESS THE COUNCIL

There were none

ADJOURNMENT

The meeting was adjourned at 7:27 p.m.

GARY POLLOCK, Mayor

ATTEST:

SAMANTHA NANCE, City Clerk

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