

**MINUTES OF WELLS CITY COUNCIL  
MEETING OF MARCH 11, 2025**

**CALL TO ORDER**

Date: Tuesday, March 11, 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**

Micheli made a motion to approve the meeting minutes dated February 25, 2025.  
Goolsby provided the second and the motion passed unanimously.

**CITIZENS TO ADDRESS THE COUNCIL**

There were none.

**DISCUSSION AND POSSIBLE ACTION TO GO OUT TO BID FOR FAA SRE  
(SNOW REMOVAL EQUIPMENT) FOR AIRPORT**

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Pengelly stated this will be for snow removal equipment which would be a loader with attachments, blade and bucket. This is what is being provided for smaller airports. The city would have a grant match of \$13,800. Savedra asked if this equipment would be used anywhere else other than the airport and Pengelly stated it would be for the airport only. Peltier made a motion to go out to bid for the FAA SRE (snow removal equipment) for the airport. Goolsby provided the second and the motion passed unanimously.

### **DISCUSSION AND POSSIBLE ACTION TO GO OUT TO BID FOR FAA SRE BUILDING, ELECTRICAL VAULT AND BEACON**

Pengelly began that this is an FAA grant for the building to put the equipment in with an electrical vault built in and a new beacon. The city has budgeted \$49,350 for the match. The grant is only \$680,000 and the engineering estimate was over \$900,000. This will be bid out for just the building or the beacon. Pengelly added it would be nice to get the building done first to put the equipment in. Savedra made a motion to go out for bid for the FAA SRE building, electrical vault and beacon. Micheli provided the second and the motion passed unanimously.

### **DISCUSSION AND POSSIBLE ACTION TO APPROVE THE INTER-LOCAL GOVERNMENT AGREEMENT WITH ELKO COUNTY FIRE PROTECTION DISTRICT**

Pollock read a disclosure per NRS 281A.420, Pollock is employed by Elko County. Elko County Fire Protection District operates as its own political subdivision of the State of Nevada, separate and distinct from Elko County. Pollock does not have a conflict of interest in the Inter-Local Agreement with the ECFPD.

Micheli read the same disclosure and is also employed by Elko County and does not have a conflict of interest. Peltier read a disclosure and as a member of the Wells Volunteer Fire Department, Peltier does have a conflict of interest and will be abstaining from any discussion and vote on this agenda item.

Matt Peterson, Elko County Fire Chief, was at the meeting to answer any questions. This topic was discussed approximately one month ago, and meetings were held with city staff and Keven Hall to see how the county could help. The workload is not sustainable for some volunteer organizations, and they offered to help. The cost analysis benefit was given to each council member by Pengelly. Peterson continued that if this is approved tonight, it will go before the Elko County Fire Commission next week for final approval and implementation. As soon as both agreements are signed, the county will start operating the fire department and fiscal responsibility will begin July 1<sup>st</sup>. Pollock thinks this will be good for the City of Wells and the volunteer fire department supports this change. After the first year, the parties will meet annually to evaluate the actual cost of the services provided by the district. The district may adjust the annual fee if the cost of services provided increases more than five percent of the previous year. Savedra would like the city to be able to afford to have their own police and fire department, but the city is not big enough to do that and this will be good for the city. Savedra made a motion to

approve the Inter-Local Government Agreement with the Elko County Fire Protection District. Goolsby provided the second and the motion passed with Peltier abstaining due to having a conflict of interest.

**DISCUSSION AND POSSIBLE ACTION TO SUBMIT 2025-2026 NFCA WILDFIRE RISK REDUCTION PROGRAM GRANT IN THE AMOUNT OF \$85,000**

Matt Peterson stated the Nevada Fire Chief's Association has an agreement and a grant that was received from BLM. This grant is being sub-granted to fire departments throughout the state to do fuels mitigation and prevention work throughout the state. Pengelly has expressed concern about a wildland fire running from outside the city limits into the city. A grant was written and will be submitted for \$85,000 and Elko County will match another \$109,000 for the grant for a total of \$194,000. That does include prevention material for \$10,000 to do evacuation route marking as well as other prevention signs throughout the community. The cost to the City of Wells would be a project match estimated at under \$5,000 in operating, no cash match. Goolsby made a motion to approve the 2025-2026 NFCA wildfire risk reduction program grant in the amount of \$85,000. Savedra provided the second and the motion passed with Peltier abstaining.

**DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 25-04, RESOLUTION FINDING THAT IT IS IN THE BEST INTEREST OF THE CITY OF WELLS TO DISPOSE OF CERTAIN REAL PROPERTY WITHOUT OFFERING THE PROPERTY TO THE PUBLIC AND FOR THE AGREED UPON SALE PRICE FOR THE PURPOSE OF ECONOMIC DEVELOPMENT**

Pengelly began that this is the property at the heavy industrial park that the board signed the letter of intent for. Peltier made a motion to approve Resolution 25-04 to dispose of certain real property without offering the property to the public and for the agreed upon sale price for the purpose of economic development. Goolsby provided the second and the motion passed unanimously.

**DISCUSSION AND POSSIBLE ACTION TO APPROVE PURCHASE SALE AGREEMENT WITH J AND D DEVELOPMENT, APN #002-820-009**

Pengelly stated this is for the property in the above item. This property was appraised for \$14,000 an acre and is a ten-acre parcel with a purchase price of \$140,000. This agreement has been reviewed by our legal team and their legal team. Peltier made a motion to approve the purchase sale agreement with J and D Development. Micheli provided the second and the motion passed unanimously.

**DISCUSSION, REVIEW AND POSSIBLE ACTION TO AWARD REQUEST FOR PROPOSAL FOR PASS THROUGH SYSTEM SPLASH PAD**

Pollock began that two bids were received. The first bid was from Exerplay for \$181,269.96. The second bid from Splash Pads USA was for \$130,000. Pollock stated this is part of a matching grant from Nevada State Parks. Pollock stated the city cannot afford the bid of \$181,269.96. Pollock stated where he sees the difference in pricing is that Splash Pads USA manufactures their own equipment. Peltier added that Exerplay is for a 600 sq. ft. splash pad and Splash Pad USA is for a 1,200 sq. ft. splash pad. Only one bid had been received, and Splash Pad USA delivered their bid in person to make sure it arrived within the time requirement. Savedra stated Splash Pad USA provided so much more information and drawings and was very impressed with their submittal. Micheli made a motion to approve the request for proposal for pass through system splash pad to Splash Pad USA. Peltier provided the second and the motion passed unanimously.

### **DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY SPECIAL LIQUOR LICENSE FOR 2025 PROJECT GRADUATION FUNDRAISER EVENT ON MARCH 21, 2025**

The request for this item was withdrawn.

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

Micheli made a motion to approve the check register dated February 1, 2025 through February 28, 2025 in the amount of \$27,825.52. Goolsby provided the second and the motion passed unanimously. Micheli made a motion to approve the Warrant Register dated February 27, 2025 through March 11, 2025 in the amount of \$68,844.61. Savedra provided the second and the motion passed unanimously.

### **COUNCILMEN'S REPORTS**

Savedra congratulated Glen Shamblin on his move to Public Works Director. Savedra stated she would have voted for him if she was able to attend that meeting and added that Shamblin deserves the promotion. Savedra also thanked everyone for the cards, letters, phone calls, flowers and text messages while she was in the hospital. It meant a lot.

Peltier stated that USA Wrestling State took place last Saturday with nine wrestlers from Wells participating in Las Vegas. One wrestler took second in state. Baseball season is getting ready to start with Thursday being the last in person signup at the golf course between 5 p.m. and 7 p.m. Registration will close on Sunday.

Pollock stated he attended an umpire clinic in Elko on Saturday.

### **STAFF REPORTS**

Pengelly began that public works will have to run a four inch water line and some sewer lines for the splash pad so there is a lot of work that will need to be done for that project.

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Pengelly has had some good meetings with the UP railroad and RailPros. Today, a meeting was held with the governor's office and staff. Sheldon Mudd was also on this call. The city will continue to pursue developing this railroad spur so it can keep moving forward until the city gets an anchor customer. The governor's office is going to help find a grant, help write the grant to come up with \$250,000 to cover the environmental, design, and construction plans. If that grant is received, then grants will be pursued for the seven million dollars that will be needed to construct the rail spur. The conceptual plan will have to be re-designed where it comes into the park. Pengelly would also like to get a 100' easement to the west of the industrial park along the railroad right-of-way. Hopefully this can happen in the next year or two.

Nance and Solis-Morgan participated in the career day event at the high school. This was the first time the city has participated in this event and gave out lots of applications.

If Pengelly can get all the capacities to the railroad for the power company, water capacity, and sewer capacity, UP railroad will actually promote the industrial park for us. Pengelly doesn't think the railroad was aware of what the city had at the industrial park.

Shamblin reported that the park restroom have been remodeled after the fire. The ballfields are a mess right now. Work has been done on installing equipment on the pickleball court and basketball court. Yearly maintenance was done on the fire extinguishers. There was one water main break, and the city has two new hires in public works. Pollock added that public works is doing an amazing job being so short staffed.

#### **CITIZENS TO ADDRESS THE COUNCIL**

There were none.

#### **ADJOURNMENT**

The meeting was adjourned at 7:37 p.m.

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**GARY POLLOCK**, Mayor

ATTEST:

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**SAMANTHA NANCE**, City Clerk

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