

**MINUTES OF WELLS CITY COUNCIL
MEETING OF MARCH 25, 2025**

CALL TO ORDER

Date: Tuesday, March 25, 2025
Time: 7:05 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
Richard Peltier, Councilman
CR Beth Savedra, Councilwoman

Absent: Chris Micheli, Councilman

Quorum: Yes

Staff Present: 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 the meeting minutes dated March 11, 2025. Peltier provided the second and the motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

Sheriff Aitor Narvaiza was at the meeting to give an update on calls in the county. There are currently 149 inmates at the jail. There are plans to expand the jail 100 feet for a 40-bed mental health facility. Everyone went through pilot school to use the drones that have infrared, night vision and speakers. The drone can be set to track a person and has a sensor to keep it from crashing. Six drones were purchased at a cost of \$120,000 each and will be stationed in Wells, Jackpot and in the Elko area. Deputy Garcia is at the academy in Carson City and will graduate next month and is scheduled to work in Wells.

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Two people were hired from the prison who are both Wells residents and will work in the jail. Once training is completed, in about a year, they should be on patrol in Wells. Both live here with families and housing. Someone with the county is upgrading the GPS to help prevent another incident like the Clover Valley incident. So far, there have been 82 domestic violence calls which is up since last year. There have been 25 coroner calls. Background checks are being completed for deputy positions. There is only one position left to fill. Four people went to Utah to receive training on investigating overdoses. There have been eight suicides. A search warrant was served with several agencies involved where cash and meth were seized. The SWAT team was out in Spring Creek investigating a case of transients being beaten up with bats. The task force discovered who was doing this and a couple of people were taken into custody. There were a lot of guns in the house and an occupant was an ex-felon. Another search warrant was served to confiscate the guns. Lt. Fisher is conducting very thorough background checks which leads to good people being hired.

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

Adam Gazapian is from Wisconsin and is looking to expand his business on the west coast. A lot of their freight is trucked from Wisconsin to California, Arizona, and Washington state. Gazapian is interested in property on the east side of the industrial park. A 23,000 square foot building will be built that will process and rebuild propane tanks. The yard space will be used as a laydown yard to store inventory. Gazapian has a facility in Portage, Wisconsin. The non-owners have an average annual income of \$67,000. This business would hire 20 to 25 people. No special skills are required, and training can be done on site. The jobs would be year-round jobs, 9 a.m. to 5 p.m. for office workers and the production plant would have two shifts from 6 a.m. to 2 p.m. and 7 a.m. to 3 p.m., Monday through Friday. The capital investment in this facility would be between eight and ten million dollars.

The operation can create some odors. The only issue at the facility in Portage is there is a mobile home community that is 168 feet from the main operation. Trucks are loaded 50 feet from mobile homes that people live in. The site in Wells is 1.3 to 1.4 miles from residences. There should be no negative risks, and all risks can be mitigated at the site. Gazapian feels Wells would be a good fit for his business and that site would suit them quite well. Pengelly will be taking Gazapian around town tomorrow. Pollock asked what the maximum radius is for the smell. Under normal operations, it would be no more than two to three hundred feet. There are times when maintenance is done, and it could possibly be six to seven hundred feet but would be very rare. Peltier is excited and thinks this is a good way to diversify our community.

Gazapian added that any propane that is left in the tank is stripped out and recompressed into a liquid. That propane is used to heat the building and run the powder coat ovens. The powder coat oven uses roughly 300 gallons of propane an hour to cure the powder on the tanks. Propane doesn't contaminate the ground or ground water and will go into the atmosphere but is non-toxic.

The plant in Wisconsin has been running since 2016 and has never run out of work. The company doesn't take any state, federal or local money and has no subsidies. Gazapian is confident this business will do well. Goolsby asked what type of spark safety measures are in place. Gazapian stated there are not a lot of ignition sources in this business. They need to make sure the perimeter of the area is a non-combustible area and keep non-combustibles off the site. Everything that is used must be explosion proof and NFPA fire code 54 and 58 tells them what they need to do. Any hot work gets done inside on a concrete floor. There is a ten-inch main on the property and there will be fire suppression and fire hydrants. This will allow them to be able to take care of any issues as well as mitigating any risk. At the Portage plant, there are approximately 14,000 tanks in the yard, and 30,000 tanks are processed in a year. Pengelly stated the property could be shovel ready in six to eight weeks in a perfect scenario. There are five or six people that would come out to help with training. The plant can be run with eight or nine people if needed but that won't work long term.

Pollock stated good jobs are hard to come by in a small town and is excited about the prospect of this coming to town. Pengelly stated that with the nature of this business, there will have to be a special use permit approved. This could be put on the agenda for the second meeting in April after all the notifications are made. Once that is done, if the board approves, the city will move forward with the purchase/sales agreement and appraisal. It wouldn't make sense to buy the property if the special use permit is not approved. Pengelly stated there will be one ten-acre parcel and one five-acre parcel so there will be two sales/purchase agreements

Stanhope asked if there was a target date. Gazapian would have liked to have been up and running a year ago. There are still a lot of things like supply chain issues from five years ago. Gazapian would like to be running by the end of this year and operating in a year from now but will not put a date on it because a lot of things are out of his control. The elevation may be difficult for the ovens that came out of Philadelphia which is 800 feet above sea level to Wells at 5,500 feet. WREC has a transformer available, and the building is ordered. Gazapian will be meeting with Mike Lostra to finalize engineering tomorrow. The contractor is set up and the budgets are complete and ready to go.

Sheldon Mudd has been instrumental in helping Gazapian. Wells was the first place Mudd talked to Gazapian about and brought him here. Mudd makes it easy for businesses to find locations and has been the easiest person Gazapian has ever worked with. Pengelly added that comment is made a lot about Mudd and Mudd has been very instrumental and done a lot for Wells as well as other cities.

Savedra made a motion to have a five-minute recess at 7:51 p.m. Peltier provided a second and the motion passed unanimously. The meeting was called back to order at 7:56 p.m.

DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 25-05, RESOLUTION AUTHORIZING NAMED INDIVIDUALS TO OPEN ONE OR MORE BUSINESS CREDIT CARD ACCOUNTS WITH NEVADA STATE BANK

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ON BEHALF OF THE CITY OF WELLS AND ALL MATTERS PROPERLY RELATING THERETO

Pengelly began that this resolution is to raise the limit on the city clerk's credit card from \$1,000 to \$2,500 and adding a credit card for the public works director for emergency use. There are times when something has to be purchased at a business where the city doesn't have an account set up which is when it will be used. Peltier made a motion to approve Resolution 25-05, a resolution authorizing named individuals to open one or more business credit card accounts with Nevada State Bank on behalf of the City of Wells and all matters properly relating thereto with the \$1,500 increase in Samantha Nance's and adding Glen Shamblin, Public Works Director card with a \$2,500 limit. Goolsby provided the second and the motion passed unanimously.

DISCUSSION AND REVIEW OF FISCAL YEAR 2025-2026 TENTATIVE BUDGET

Nance was not able to be at the meeting tonight. Pengelly added that the budget will be on the agenda a couple more times. There has been no change other than adding \$40,000 to community support to tear down the Ranch House sign. There was no estimate to fix the sign because of the condition it is in. It is a safety hazard and Pengelly and Pollock have discussed it, and it needs to be taken down due to it being a safety hazard. The only other things discussed were the building to house the new sewer headworks for which \$20,000 has been put in the budget to try to get a building for that amount. A new meter head for the card reader at the airport is needed. This will replace the Frontier phone line that is out all the time and causes the city to lose fuel sales.

Work is being done on getting the contract signed for the splash pad in hopes to get started on it in the next month, depending on the weather. The money that was budgeted this year will be used to pay for that so the money budgeted for after July 1st can be utilized for some new playground equipment in that area. Public Works put a two-inch line in for the splash pad, but it needs a four-inch line so that also needs to be done. Pengelly hopes it will be able to be used in June. Goolsby asked if it was going to be free to the public and the answer was yes. A mower was budgeted this year for the golf course. Shamblin found a used mower that had previously been leased for \$25,000, new it is \$90,000. After July 1, another rough mower will be able to be purchased.

LT. ROBERT DOWNEY WITH WELLS CONSERVATION CAMP TO ADDRESS BOARD OF COUNCIL ON CONSERVATION CAMP UPDATES AND POSSIBLE LETTER OF SUPPORT

Lt. Robert Downey is the camp manager at the Wells Conservation Camp, which is a 150-bed minimum security, low risk facility that houses minimum security offenders. The offenders at the camp are two years from the end of their sentence. Downey has been at the camp for fifteen years. Since its inception, the camp has worked with the Nevada Department of Forestry. NDF would manage the offender project crews of ten to twelve offenders for the purpose of assisting with wildland fires in the state. In the off

season, the crews would assist with snow removal for the elderly, repair buildings and fences for ranchers, pick up trash along the highway as well as assist DOT with guardrail repair and other things. The offenders have also assisted the City of Wells Public Works in helping build the fire department, medical center and library as well as helping maintain areas around the city, including recreational areas. In 2022, NDF closed its operation at the camp. In September of 2022, a Wells community work crew was developed to pick up where NDF left off. The focus was on helping public works with anything needed. The work crew was voluntary. The Director of the Department of Corrections would like to close the Wells Conservation Camp. Downey would like the camp to remain open to aid public works and to avoid displacement of thirteen staff members. Downey would like the city council to draft a letter to the state legislature requesting the camp remain open. Downey has the address for where the letter should go. The governor has already approved the budget to close the camp, then the legislature needs to approve the governors budget. Downey has been told the department doesn't need approval to close the camp, what they do need is for the legislature to approve the budget. If the legislature doesn't approve the budget, the camp will remain open.

Pollock was made aware of this when there was an article in the newspaper and felt the city needs to stop this from happening. It is a service and benefit to the community and Pollock is willing to send as many letters needed to as many people as possible. By providing the service to the community, it allows the public to see what the offenders can do as well as allowing them to get out of the facility. Pollock added it also allows them to learn skills they didn't have access to. Savedra added that it would also be good to get a letter of support from the Nevada League of Cities as they do a lot of lobbying. Peltier has worked with these crews and stated they are good people and hard workers. Peltier stated this is an excellent program for the offenders to be able to get out and not just be locked up and thinks we should do whatever we can.

Pengelly had a copy of a letter he had previously written. Pengelly pointed out that the camp has helped the city with several projects mentioned above as well as helping to fill sandbags during the flood. Pollock thought that letter was a great start but could be added to and send it to as many people as possible. Pengelly added this would also lead to ramifications for the City of Wells because if someone loses their job, residents may move out of the city and many things will be lost when a family moves. Peltier added that the inmate crews also help with cleaning up at accident scenes. Losing the crew could delay the reopening of highways. The crews also load and unload a semi when there is a rollover.

Downey has heard that it will cost 22 ½ million dollars to close the camp. Pollock stated the council will do everything possible to help stop the closure. Savedra thought the whole council should sign the letter. Pengelly will work on the letter and try to get it out this week. Peltier made a motion that the council and city staff draft a letter for the council to sign to send to Carson City showing positive reinforcement that we would like to see the Wells Conservation camp remain open. Savedra provided the second and the motion passed with Goolsby abstaining.

DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 25-06, RESOLUTION ESTABLISHING GOLF COURSE FEES AND MATTERS PROPERLY RELATING THERETO

Cameron Huff from Chimney Rock Golf Course stated the only thing Huff would like to change is the facility fee being charged to rent the facility. The old fee was \$50 for up to forty-nine people with no time limit. Fifty people and over was \$100 with no time limit. Huff would like it to be changed to \$300 for three hours with \$50 being refundable as a cleaning deposit if the facility is clean. The time can be extended for a fee of \$75 an hour beyond the three hours with the exception it may be waived if the facility is making enough money in bar sales. Extending the time will be at the discretion of Huff. Huff wanted the fee to be similar to other facilities in the area. Savedra made a motion to approve Resolution 25-06, resolution establishing golf course fees and matters properly relating thereto. Peltier provided the second and the motion passed unanimously.

CLAIMS COMMITTEE REPORT: ACTION TO APPROVE FINANCIAL STATEMENTS

Savedra made a motion to approve the Warrant Register dated March 13, 2025 through March 25, 2025 in the amount of \$135,581.48. Goolsby provided the second and the motion passed unanimously.

COUNCILMEN'S REPORTS

Peltier attended his first Elko County REC fund meeting which was an eye opener as to what goes on behind the scenes in the county. Everyone was funded except for the Trail Center. The biggest event that draws the most people to Elko is the Silver State Stampede. Peltier stated that WREC put in for a grant from Bonneville Power for \$15,000 to \$30,000. This money is given back to the members to improve facilities in the community. Peltier gave this information to Nance and thought maybe some could be used towards the splash pad. Peltier and Nance attended the County Commissioner's meeting last week when the subject of the City of Wells joining the County Fire District was discussed. That item was tabled as the commission wanted more information on what the funds were going to be used for and what the actual cost would be. This will be on the agenda for the next county commission meeting so it can be taken care of before the end of the fiscal year. Baseball practice started today. Volunteers are always needed.

Pollock added that the Elko County Fire District item will be coming back before our council. It will be approved by the county commissioners first then come back to the city council. Pollock thought the commissioners wanted more fiscal transparency and more detail in the contract.

STAFF REPORTS

Pengelly began that Chief Peterson and Deputy Chief came and met with he and Nance today. The contract was broken down and re-worded to where it will make more sense.

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Pengelly stated a draft was put together to submit to the commissioners for them to proofread. If this meets their approval, it will move forward. The County Commissioners' meeting is the 19th. If the contract is approved, then it will come back to the city council for approval.

A meeting regarding the rail spur was held with staff of the governor's office and GoEd. A grant was put together for \$250,000 to try to do the environmental study and move to the construction plan phase. This grant is a first come first serve basis, so this grant had to be done very fast. Mudd helped with this as well. After working through this process, work will be done to figure out how to get a seven-million-dollar grant. The conceptual design will have to be re-done due to the first one being done through HEART property. The new one will have a 50-foot easement and then go into the park. The estimate is \$7,500 to have this design redone.

The vinyl's have been ordered through YESCO for the billboard across from the Ranch House on Sixth Street as well as the two on US 93.

After working for a year with the FAA, Pengelly was able to get the drag races for the car show back out at the airport with some conditions that will have to be worked out. If there is a need for planes to come in with it being fire season, the drag races will have to be shut down. Peltier felt the numbers dwindled not having the drag races at the airport.

Pengelly is interested in that grant W.R.E.C. has applied for to go towards a fence around the splash pad and crash posts.

Shamblin stated the parks are ready, the golf course has been started on, and the baseball fields will be ready in a few weeks. Public Works have also been filling potholes.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

ADJOURNMENT

The meeting adjourned at 8:42 p.m.

GARY POLLOCK, Mayor

ATTEST:

SAMANTHA NANCE, City Clerk

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