

**MINUTES OF WELLS CITY COUNCIL
MEETING OF APRIL 22, 2025**

CALL TO ORDER

Date: Tuesday, April 22, 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
CR Beth Savedra, Councilwoman

Absent: Richard Peltier, Councilman

Quorum: Yes

Staff Present: Samantha Nance, City Clerk
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

Vice-Mayor Goolsby made a motion to approve the meeting minutes dated April 8, 2025. Councilwoman Savedra provided the second and the motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

**DISCUSSION AND POSSIBLE ACTION TO APPROVE PLAT MAP
SUBMITTED BY HIGH DESERT ENGINEERING FOR PGI WELLS, INC. FOR
PARCEL NUMBER 002-830-007**

Pengelly stated that this parcel is parcel number one on the map. This is a ten-acre parcel that the owners want to parcel a little over three-acres for a hotel development. In the future the remainder of that ten-acre parcel will be divided into two more parcels, one parcel for a possible restaurant. This parcel is just south of Hampton off US 93 and Cobre. Wilde Brough owned these twenty acres, and the council had previously approved it being split into two ten-acre parcels. PGI bought one of the ten-acre parcels. Micheli made a motion to approve the plat map submitted by High Desert Engineering for PGI Wells, Inc. for parcel number 002-830-007. Savedra provided the second and the motion passed unanimously.

**DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY
APPLICATION FOR SPECIAL USE PERMIT UNDER 10-7-12 FOR APN
NUMBER 02-820-007, 002-820-008 AND 002-821-005 DUE TO THE POSSIBILITY
OF GASEOUS BY PRODUCTS, OBNOXIOUS ODORS, AND INFLAMMABLE
OR EXPLOSIVE NATURE WHICH MAY BE OFFENSIVE TO ADJOINING
PROPERTY OWNERS**

Pollock began that letters were sent out to those in the industrial park within the required vicinity. A letter was received from Sheri Hartgrove, owner of H & K Growers, about their concerns. Pollock read the letter. This letter was sent to the owners of Aultra Tank and Equipment, and a response was received from Travis Mashak, the CEO of Aultra. Pollock read that letter.

Brian Frank who works for a consulting company with H & K and has been in cannabis cultivation for over fifteen years was at the meeting representing H & K. Frank stated the main concern is that this product could be sucked into their vents and affect their product. If it is not blowing through or towards their facility, there should not be a problem, but H & K doesn't want to put something in their product that could be harmful and ruin their business. Pollock believes the study that was done at the airport suggested that 86% or 88% of the time, prevailing wind in Wells is West to East. This new facility would be downwind of H & K and it would be a rare occasion H & K would smell anything from this new facility. Frank asked if H & K could get a copy of this study. Pollock stated he would attempt to get them a copy.

Pollock told Frank that he and Pengelly would be going to Wisconsin next week to tour their facility. This special use permit is usually done after the property is purchased but in good faith, wanted to get this approved first, not wanting them to purchase the property and not be able to get the special use permit. Pollock continued that the approval of this special use permit in no way guarantees that this is a done deal and is just another step in the process. If after touring the facility in Wisconsin, Pengelly and Pollock see anything that could be detrimental to the community, it will not go forward.

Pollock asked Frank about the statement in the letter that says H & K was mandated to have their facility in the industrial park. Frank stated that originally when the first sight was selected for H & K, the site was in an agricultural zoned site and the council at that time, mandated them to move to the industrial area. Frank understands there will be

more businesses going into the industrial area but don't want any of those businesses to be detrimental to their business. Pollock asked if the mandate was the letter from the City of Wells dated July 3, 2018. Pollock didn't see the word mandate in the letter to the Department of Taxation and does not know what constitutes a mandate. Pollock stated there could be something else he is not aware of. Frank will contact Hartgrove in the morning to see what she may have received regarding a mandate. Pollock had a letter to the Department of Taxation from Jolene Supp, City Manager, regarding the change of location. Pengelly asked Frank what that location was, and Frank stated he would have to get that from Hartgrove, and he could ask her to email it to Pengelly. Pengelly continued that there is no agricultural zoned property in the City of Wells, other than on Metropolis Road. Pengelly thinks this letter was to the state to prove what the address was for permitting purposes.

Pollock told Frank that he appreciates their concern and added if after touring the facility in Wisconsin, there is anything that would negatively affect the community, businesses or community at large, will not bring this business to town. Pengelly told Frank that if he were to go on the city website and read the minutes from March 25, 2025, in which a copy was sent to Hartgrove, it explains the process and what this business does. Pengelly added that when this is advertised in the paper and letters are written to the property owners, the way it reads makes it sound like a nuclear power plant. Pengelly thinks after reading the meeting minutes, Frank will have a better idea of what this business is. A lot of research has been done on this business. No harsh chemicals are used in this business, and it is very environmentally friendly. Pollock thought this sounded a lot worse than it is. The last thing the city wants to do is cause hardships to any organization and the city is very cognizant of that and appreciates Frank coming to the meeting.

Pollock stated that Councilman Peltier was not able to be at the meeting but sent an email to Pollock to read at the meeting. The email basically said that he was in favor of approving the special use permit for Aultra and thinks that the odor that could come from this facility is comparable to the neighboring cannabis facility. Pollock wants to make sure that as much information as possible is made available to the public and council. Savedra requested a copy of the letter from Aultra Tanks to H & K Growers. Savedra and Micheli both stated they were in favor of the special use permit.

Pollock stated that the city wants to make sure this whole process works for everybody which is why the special use permit is being approved before a purchase sale agreement. The city doesn't want to sell the land first and then not approve the special use permit. Savedra is looking forward to their reports after getting back from Wisconsin. Goolsby is also in favor but thinks the city needs to consider all parties involved. Goolsby stated that in Gazipians presentation, it was stated that there would be no smell unless you were within 200 feet and the wind will affect that. Frank asked if anyone knew how far away the facility would be from H & K. Pollock and Pengelly thought it was 700 to 800 feet. Frank asked where this would be in relation to his building and was told it would be northeast of his facility. Savedra made a motion to approve the application for a special use permit under 10-17-12 for APN #'s 002-820-007, 002-820-008 and 002-821-005 due to the possibility of gaseous by products, obnoxious odors and inflammable or explosive

nature which may be offensive to adjoining property owners. Micheli provided the second and the motion passed unanimously. Pengelly told Frank that he would contact him if he got any more information, and Frank will do the same.

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

Pollock and Micheli both declared that they are employed by the Elko County Road Department and Elko County Road and the Elko County Fire District are separate entities. Matt Peterson, Elko County Fire chief, went over the changes that were made from the initial agreement. Pollock wanted to know where the problem was with the County Commissioners on this agreement. Peterson began that when this agreement was brought to the council, the termination clause was worded that there needed to be termination for cause. That was changed to being terminated to go in separate directions. Delmo Andreozzi wanted to see an annual operation plan defined more as to what the money goes towards, and the intent was to hire a firefighter. The annual operations plan was added to this agreement to show the exact services defined, where the finances go, what in kind services will be provided and the intent to hire a firefighter.

One of the other concerns was if Pengelly and Peterson were in a car accident together and incapacitated, everyone would lose the information between them if it wasn't put on paper. The \$100,000 will go to one firefighter and the \$30,000 that the city budgets is for operations of the VFD here, facilities and any equipment. Wells is buying the service from Elko County Fire and will be providing administrative oversight of the program, the dispatching, and radio communication with dispatch. The money used to hire a firefighter will help lessen the workload of Peterson, the operations chief, as well as the captain stationed here. The captain will do the administrative oversight.

Pollock wanted to make sure the city gets everything provided whether or not a fulltime firefighter is hired. Peterson did not want to over promise and under deliver and sometimes it is hard to fill a position. Additional funding has already been secured for two seasonal firefighters for Wells and there have been no applicants. That service will be provided no matter what, from the current captain and current firefighter. The intent is once someone is onboard and trained, there will be a firefighter on seven days a week almost all year round. One will cover from Sunday to Wednesday, the other one will go Wednesday to Saturday and the captain will be in the middle providing additional coverage. There will also be lots of training.

The \$50,000 that was secured for the two seasonal employees plus another \$20,000 was set aside in the grant to do a green strip from Welcome to Clover Valley. The green strip will be a 50' to 100' wide strip from the old highway in Welcome all the way to Clover Valley. That is a \$75,000 benefit that the county will see the benefit from in the next month. The mowing will be done with the current crew. A grant was put in today for 16 scba bottles and masks and an additional grant for an air compressor for the scba. These are no match grants. Savedra asked if this agreement includes equipment upgrades.

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Peterson said the intent is, over time, to replace the light rescue truck with something more reliable. Day one, the equipment will increase three-fold by upgrading three pieces of equipment. The biggest concern is the scba's that are due to expire. The goal is by the end of the month to have new scba's that are already in stock.

Pengelly added that hopefully the city will get the FEMA grant as well. Peterson added that he already has his fingers on another grant if the city doesn't get the FEMA grant. Peterson stated if the position isn't filled in a timely manner, current firefighters will be rotated to that spot to provide additional coverage. Pengelly asked where that fulltime firefighter would reside. Peterson stated at the other station, there are RV pads that were put in plus there is a dorm room they could stay in. There is no plan to occupy more of the fire hall on the volunteer side. During the daytime, the plan is to have the firefighter captain currently employed and the future one working out of the station.

Peterson added that the schools have already reached out for end of school activities. Goolsby doesn't see any downside to this agreement. Peterson added this agreement is written so that it should not increase more than 5% annually. If it does, it will come before the council to be approved. Peterson stated if the city is not receiving the service expected, he wants to hear feedback. Goolsby made a motion to approve the Inter-local Government Agreement with the Elko County Fire Protection District. Micheli provided the second and the motion passed unanimously.

CLAIMS COMMITTEE REPORT: ACTION TO APPROVE FINANCIAL STATEMENTS

Goolsby made a motion to approve the Warrant Register dated April 10, 2025 through April 22, 2025 in the amount of \$ 95,597.17. Micheli provided the second and the motion passed unanimously.

COUNCILMEN'S REPORTS

Savedra stated the NNRDA meeting was cancelled for the month. Savedra attended the capital improvement meeting today. There was not a lot for Wells because a lot of the money for Owyhee has fallen through, and Owyhee will not be getting everything Owyhee wanted. Commissioner Karr asked about the heating and air conditioning system at the high school. No one had any answers other than sometimes it works and sometimes it doesn't.

Micheli stated that he had started getting things ready for the car show.

Goolsby mentioned it is good to see people every day at the pickleball and basketball courts. The baseball fields are busy, and there are so many kids using the fields. The first jamboree was held last weekend, and the kids did well. Public Works is doing a great job at the park.

Pollock wanted to thank the city staff for the way the park is maintained. The fields and facilities look great. Pollock and Pengelly will be going to Portage, Wisconsin next Wednesday, will tour the facility on Thursday and be back Friday night.

STAFF REPORTS

Pengelly stated that construction will be starting back up on Shoshone Avenue. Pengelly told them to close off all the intersections and get it all done at once. Work will start at Sixth Street and work their way down. Pengelly has notified the fire department and ambulance service that they may have to go down side streets. There will be a lot of dead-end roads while the work is being done.

The old sign at the Ranch House is scheduled to be taken down in July. The new billboards are up.

The other warehouse project in the industrial park went out for bid and their goal is to break ground in July.

Free dump week will be in May and posts will go out with the dates. The dump will open for the summer on May 7th and will be closed on Mondays and Tuesdays. Pollock mentioned that the key can be checked out during business hours.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

ADJOURNMENT

The meeting adjourned at 7:53 p.m.

GARY POLLOCK, Mayor

ATTEST:

SAMANTHA NANCE, City Clerk