

**MINUTES OF WELLS CITY COUNCIL
MEETING OF APRIL 8, 2025**

CALL TO ORDER

Date: Tuesday, April 8, 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

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

CITIZENS TO ADDRESS THE COUNCIL

There were none.

**DISCUSSION AND POSSIBLE ACTION TO APPROVE TENTATIVE BUDGET
FOR FISCAL YEAR 2025-2026**

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Nance began that nothing has changed from the last couple of budgets the council reviewed. This copy of the budget is in the required state format and is due on April 15, 2025. The final budget will need to be approved and is due the end of May. Micheli made a motion to approve the tentative budget for fiscal year 2025-2026. Peltier provided the second and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO DIRECT CITY MANAGER TO PROCEED WITH RAILROAD TRACK CONCEPT PROPOSAL PREPARED BY RAILPROS TO UPDATE PREVIOUS UPRR RAILROAD CONCEPT DESIGN (DEVCON)

Pengelly stated that the previous conceptual drawing was prepared when Kopper's was looking at purchasing the H.E.A.R.T. property. Since that property was sold to someone else, the city will have to use the fifty-foot easement along the right-of-way which will be parallel to the Industrial Park. Savedra made a motion to direct the city manager to proceed with the railroad track concept proposal prepared by Railpros to update previous UPRR Railroad concept design (DEVCON). Micheli provided the second and the motion passed unanimously.

REVIEW, DISCUSSION AND FIRST READING OF ORDINANCE NO. 245, AN ORDINANCE AMENDING TITLE 10, CHAPTER 6, SECTION 6 OF THE WELLS CITY CODE ENTITLED "ZONING REGULATIONS, GENERAL REGULATIONS, PROHIBITED AND RESTRICTED USES" BY ADDING REGULATIONS FOR ACCESSORY STORAGE BUILDINGS AND REQUIRING SPECIAL USE PERMITS FOR CONEX CONTAINERS USED AS ACCESSORY STORAGE BUILDINGS.

Pengelly stated the work on this ordinance had started a few years ago and was never brought back to the council for a decision. Nance and Pengelly have gone through the ordinance and made changes. After this is advertised in the paper, it will come back for the second reading and final approval. This ordinance will not apply to the light industrial park, heavy industrial park or agricultural but pertains to R-1 and R-2. Peltier added that this has been a gray area for some time. Pollock stated that the code was old and needed to be updated. Peltier made a motion to approve the first reading of Ordinance No. 245, an ordinance amending Title 10, Chapter 6, Section 6 of the Wells City Code entitled "Zoning Regulations, General Regulations, Prohibited and Restricted Uses" by adding regulations for accessory storage buildings and requiring special use permits for Conex containers used as accessory storage buildings. Goolsby provided the second and the motion passed unanimously.

CLAIMS COMMITTEE REPORT: ACTION TO APPROVE FINANCIAL STATEMENTS

Goolsby made a motion to approve the check register dated March 1, 2025 through March 31, 2025 in the amount of \$29,282.77. Micheli provided the second and the motion passed unanimously. Goolsby made a motion to approve the Warrant Register

dated March 27, 2025 through April 8, 2025 in the amount of \$82,483.15. Micheli provided the second and the motion passed unanimously.

COUNCILMEN'S REPORTS

Savedra stated she is glad to be back at school. Savedra has a couple of meetings in the middle of May she will report on after attending.

Peltier spoke to Thad Ballard about the grant mentioned at the last meeting Wells Rural Electric has applied for. Jeff Cromie will schedule a meeting with Nance and Pengelly in the future to review the process for this grant. Carlin is also installing a splash pad so the money might be split between both locations.

Goolsby wanted to thank the public works crew for the basketball and pickleball courts. Goolsby has seen people playing on the courts in the last couple of days. One day there were people from Utah who went to the park to let their dog run, saw the pickleball court and had their equipment with them so they played a couple of rounds. Pengelly added that the asphalt is a little rough and will continue to be sealed to try to make it better. Goolsby also stated that the baseball field is in great shape. Goolsby thanked Peltier and Pollock for what they are doing for baseball and the pitching machine. It was being used today, and the kids love it. Pollock added that they might have to get another one.

Pollock told Shamblin the park is great, is filled with kids and it is great to see them there. It has been a good start to the baseball season. The opening ceremonies will be this Saturday at 2 p.m. There will be free hot dogs, thanks to Roy's, kids versus parents' game, and raffles. Regular games will start the following week, and several evening games are on the schedule now there are lights.

Pengelly and Pollock are going to go to Wisconsin to tour the WB Tanks facility to see the operation. They will leave on April 30th and be back May 2nd. Pollock stated this has been discussed in length and before any letters of intent are issued or purchase agreements signed, would like to see how the operation works. Pictures and videos will be taken, and they will document as much information as possible.

STAFF REPORTS

Pengelly has talked to Adam Gazapian almost daily. Gazapian is very excited to get this project going and is ready to hire employees before the building is completed to start training them. Gazapian expects to employ 15 to 20 people. The other company that is going into the industrial park will be hiring approximately 20 people. Gazapian would like to break ground in June, the other warehouse in July. There is a motel that is looking at property across from Hampton. Terrible's Truck Stop is looking at property across the street from the proposed new hotel. If this property is sold to WB Tanks, there will only be sixty acres available in the industrial park. Pollock added these aren't just jobs but sustainable careers. The industrial park was developed in 1999 and has been sitting idle for a long time.

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The Woodhill's Drainage project went out to bid yesterday. This will be advertised in the paper the required amount of time. Bids will close May 19th, and the awarding of the bid will be on the May 27th meeting.

The portal used to apply for the \$250,000 railroad grant crashed so it will have to be resubmitted once the portal is back up. The original amount of \$250,000 will probably be raised to \$400,000 after Pengelly received an estimate in that amount from RailPros.

The free dump days will be May 21st through May 25th. Applications are being received for the job. Keys are signed out during the week for those who need to utilize the dump.

Pengelly was able to find seven cases of eggs for the Easter egg hunt at Albertsons. Peltier stated the fire department usually does twenty cases but will be happy with seven.

Pengelly mentioned that the pinwheels to prevent child abuse are around town.

Glen Shamblin thanked everyone who helped get the park ready. New benches with extensions are at the park and will help protect the kids. Shamblin also stated public works is almost done with the water connection for the splash pad. New pads will need to be put in to move the propane tanks. The steps are finished at the golf course. Holes have been repaired in various alleys around town. Shamblin has several applications for summer help to review.

Pengelly is working on moving the burn pile from the transfer station out to the old dump. The new warehouse coming into the industrial park would like it to be moved from its current location. Pengelly has been working with NDEP to open the old landfill just for the burn pile but would also like to be able to open it back up permanently.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

ADJOURNMENT

The meeting was adjourned at 7:44 p.m.

GARY POLLOCK, Mayor

ATTEST:

SAMANTHA NANCE, City Clerk

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