

**MINUTES OF WELLS CITY COUNCIL  
MEETING OF MAY 13, 2025**

**CALL TO ORDER**

Date: Tuesday, May 13, 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**

Councilwoman Savedra made a motion to approve meeting minutes dated April 22, 2025.  
Councilman Peltier provided the second and the motion passed unanimously.

**CITIZENS TO ADDRESS THE COUNCIL**

There were none.

**DISCUSSION AND REVIEW OF FISCAL YEAR 2025-2026 FINAL BUDGET**

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Nance began that there have been no changes since the last review. Nance continued that she & Pengelly have discussed possibly increasing the community support fund before the final budget is approved. Pengelly will discuss the reason later. The tentative budget has been sent to the state, and it has been reviewed.

**REVIEW, DISCUSSION AND SECOND READING OF ORDINANCE 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**

This will be postponed and will have to go through a first and second reading again.

**DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 25-07, 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 for twenty-five acres in the Industrial Park; two ten-acre parcels and a five-acre parcel. Pengelly stated the property was appraised at \$10,800 an acre. The board has a right to sell this property at or below appraised value for economic development. Micheli made a motion to approve Resolution 25-07, a 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. Savedra provided the second and the motion passed unanimously.

**DISCUSSION AND POSSIBLE ACTION TO APPROVE PURCHASE SALE AGREEMENT WITH AMRR HOLDINGS LLC, A NEVADA LIMITED LIABILITY COMPANY, APN #002-820-008, 002-820-007 AND 002-821-005**

Pollock stated this sale agreement is for Aultra, the propane tank company that wants to open their business in Wells. Travis Mashak, CEO and his wife Emily were at the meeting. Pollock continued that he and Pengelly traveled to Wisconsin to tour their facility in Portage. Pollock has talked to each council member individually about the trip. Pollock stated the facility was safe, clean and productive. The most important thing was the employee employer relationship. This company cares about their employees. Bringing this business to our community will bring gainful employment. The visit was very positive, there was no outrageous smell of propane around the facility and what could be smelled was less than Pollock expected. Pollock is in favor of the purchase sale agreement for less than the appraised value.

The Industrial Park was developed in 1999 and has been vacant for years. To be able to sell the property and welcome a great organization that will bring good jobs to our community. Pollock feels \$5,000 an acre is better than nothing. Pollock usually lets the council speak before giving his opinion but wanted to get this information to those in attendance.

Mashak stated he appreciated Pollock and Pengelly coming to see the facility and how it is run in Portage. Mashak added that his company is looking for a community connection and Wells is a nice community. Other places have been checked out and finding a community that is willing to work with them is huge. The business will bring fifteen to twenty jobs into the community. Altura would like to move ahead with this as quickly as possible. The steele building is scheduled to be delivered August 18<sup>th</sup>. Pengelly stated if the board approved this, Pengelly can get a grading permit to get started on the dirt work. Savedra made a motion to approve the purchase sale agreement with AMRR Holdings LLC, a Nevada Limited Liability Company, APN #'s 002-820-008, 002-820-007 and 002-821-005 for the cost of \$5,000 per acre for a total of \$125,000. Goolsby provided the second and the motion passed unanimously. Peltier stated that he appreciates Pollock and Pengelly doing their due diligence and checking out this business.

#### **DISCUSSION AND POSSIBLE ACTION TO APPROVE A PROCLAMATION RECOGNIZING THE FIRST WEEK OF MAY AS CHILDREN'S MENTAL HEALTH AWARENESS WEEK**

Pollock began that this is late being approved but will make sure it is timely next year. Pollock read the proclamation. Micheli made a motion to approve the proclamation recognizing the first week of May as children's mental health awareness week. Savedra 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 April 1, 2025 through April 30, 2025 in the amount of \$35,142.84. Chris Micheli provided the second and the motion passed unanimously. Goolsby made a motion to approve the Warrant Register dated April 24, 2025 through May 13, 2025 in the amount of \$91,501.26. Micheli provided the second and the motion passed unanimously.

#### **COUNCILMEN'S REPORTS**

Savedra reported that she and her husband attended an event sponsored by NNRDA to welcome a Swedish company into Elko County. Savedra visited with them about Wells and interest was expressed by this company in the Wells area. This company makes ball bearings and other equipment for the mines.

Peltier announced that the Wells Little League is doing a trash-a-thon tomorrow. Different areas have been assigned according to age.

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Goolsby stated that this next weekend is the last for baseball season. Goolsby received a phone call that the Wells majors team has been selected for All Stars. If there is enough participation from the kids and parents, the Wells Rattlers will be joining a team from Spring Creek to form an Elko County all star team. This team will compete in a regional tournament in Winnemucca which will be a seven-day long tournament with single elimination. The winners will move on to State.

Pollock stated when he talked to the representatives from the Spring Creek team, it was mentioned that not only is the Wells team wanted because they are a good team but for the way they conduct themselves when they play and the sportsmanship they display. Pollock told them that Wells takes a lot of pride in teaching the importance of that to each team. Pollock is very excited for Aultra to come to town and honored to be a part of the process.

## **STAFF REPORTS**

Pengelly stated that he and Nance sat in on the CDBG presentation today for the Shoshone Avenue Project and the old senior center roof and siding. Out of 23 applicants, Wells was in the top eleven and scored first and third. The City of Wells received phase two funding for the Shoshone sidewalk project in the amount of \$577,689 which will be enough to complete the project. The inkind will be \$80,000. There was five million dollars asked for and only three million dollars available. The preschool roof and siding project was discussed a couple of different times but was not selected to be funded. Pengelly would like to complete this project with capital improvement or community support money. The city would buy the material and with the help of volunteers, public works and the community to get the project done, will also save money, around \$50,000. This is where the change will be made in the budget. It could also be divided into two phases if needed. Pengelly can get some costs for the project.

Shamblin mentioned that the backhoe that is at the transfer station is broken down and will cost \$20,000 to fix. Pengelly added that a mini excavator has been located. If a trade-in can be worked out, the cost would be under \$50,000. Shamblin will go to Elko to look at it.

Pengelly stated the splash pad representative will be here to do a site visit tomorrow. Concrete will be poured in June and must sit for thirty days then the rubber coating will be applied. During that thirty-day period, a fence will be installed.

Peltier told Shamblin the new steps at the golf course look good and the park also looks great.

Nance congratulated the high school baseball and softball team for the divisional championship. The track team also qualified for state.

## **CITIZENS TO ADDRESS THE COUNCIL**

Quinn asked about getting a port-a-potty at the Ninth Street Park. Pengelly is working on that. Quinn also asked if there was any money for mosquito abatement to spray the ditch as the mosquitoes are very thick. Shamblin stated public works will be working on cleaning up the ditch. That ditch also has water running through it from WREC's geothermal well year-round, so it makes it difficult to keep the mosquitos at bay.

## **ADJOURNMENT**

The meeting adjourned at 7:45 p.m.

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**GARY POLLOCK**, Mayor

ATTEST:

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**SAMANTHA NANCE**, City Clerk