

**MINUTES OF WELLS CITY COUNCIL
MEETING OF NOVEMBER 26, 2024**

CALL TO ORDER

Date: Tuesday, November 26, 2024
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
Laura Moore-DelRio, Councilwoman
Chris Micheli, Councilman
CR Beth Savedra, Councilwoman

Absent: None

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

Micheli made a motion to approve the meeting minutes dated November 12, 2024.
Savedra provided the second and the motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

**DISCUSSION AND POSSIBLE ACTION TO CANCEL SECOND COUNCIL
MEETING ON DECEMBER 24, 2024**

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DelRio made a motion to cancel the second city council meeting on December 24, 2024. Goolsby provided the second and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO CLOSE ALL CITY OF WELLS OPERATIONS ON DECEMBER 26, 2024. ALL EMPLOYEES WILL BE EXPECTED TO USE VACATION, FLOATING HOLIDAY OR PERSONAL DAY

DelRio made a motion to close all City of Wells operations on December 26, 2024. Savedra provided the second and the motion passed unanimously.

DISCUSSION AND REVIEW OF GOLF COURSE REVENUE AND EXPENDITURES FOR NOVEMBER 1, 2023 THROUGH OCTOBER 31, 2024

Cameron Huff stated it was a good year and a busy year. Pengelly stated the café is the only part of the golf course that loses money and asked Huff if it was something people enjoyed. Huff stated he did not advertise the food that much this last summer because of how busy it was. Huff continued that he has just under \$1,000 in inventory in food items in the freezer which would make that number on the positive side. Pengelly stated the café usually breaks even and if Huff had any thoughts on increasing the volume. Huff thinks with Betaso's closing, there is a big opportunity to increase food sales. Huff stated all he has in the kitchen is a deep fryer. If some things can be updated in the kitchen, more items can be served. Huff added it is not as good as it could be. Huff stated that the two part-time people that are hired to help in the kitchen do not just serve food. They help with the cleaning and maintenance that goes on inside the building. This last summer, the job was posted in April, and it was after July 1st before anyone was hired.

Pollock asked Huff for a comparison of the number of golfers from this year to last year. Huff stated it was busy, and the net income has more than doubled. New carts were purchased which increased use. Most everything was up this year over last year, but season passes pretty much stayed the same. Huff stated public works has done a fantastic job over the time Huff has been there to make the course great. People from the entire Elko County area are coming to play. Pollock gave Huff kudos because it is not often a recreational city enterprise turns a profit. Pengelly asked how Huff felt about the prices. Huff stated Chimney Rock is still the cheapest in Elko County which might be one of the reasons people travel to play in Wells. Huff does sell season passes to people who live in Spring Creek and Elko. Huff would like to look at a few of the prices including the facility fee which is \$50 for 49 people and under. There is no time limit set for the rental of the building. Huff would like to see a time limit set and look at that cost. The cart rental fees should also be reviewed which are half the price of some of the other golf courses in the area. Huff also had the WREC Christmas party on Saturday which accounted for \$1,400 in bar sales which was not included in the numbers provided.

DISCUSSION, REVIEW AND POSSIBLE ACTION TO ACCEPT LETTER OF INTENT AND APPROVE FINAL LEASE CONTRACT WITH THE WELLS FAMILY RESOURCE CENTER FOR PRE-SCHOOL OPERATIONS AT 213 1ST STREET FOR THE CITY OF WELLS

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Pollock began that this lease agreement mirrors the lease in place for the building the resource center is currently in next door to the old senior center. Pollock continued that it has been discussed previously how beneficial it would be to have the pre-school right next door to the current resource center and is in favor of this. This would be a \$1.00 lease for a period of four years and renewable every four years. Maintenance would continue to be done by public works. Savedra likes that the resource center will be taking over the food bank. Pengelly added that the food bank aligns with what the resource center is already doing. The resource center hopes to take the food bank over in January full-time and will start working it to see the process of how things work. Pollock does not have any problems with this contract. Savedra made a motion to accept the letter of intent and approve the final lease contract with the Wells Family Resource Center for pre-school operations at 213 1st Street for the City of Wells. Micheli provided the second and the motion passed with Goolsby abstaining.

CLAIMS COMMITTEE REPORT: ACTION TO APPROVE FINANCIAL STATEMENTS

Goolsby made a motion to approve the Warrant Register dated November 14, 2024 through November 26, 2024 in the amount of \$200,994.31. DelRio provided the second and the motion passed unanimously.

COUNCILMEN'S REPORTS

Savedra stated she went to the new senior center and had a tour and thinks the building is amazing. Everyone is excited about the new building and the city is lucky to have it. November 20th was the capital improvement planning committee meeting. There is a design and plan to repair the roof at the high school gym to be completed by the end of next summer. The school safety project which includes cameras and crisis alert badges should be completed by the end of the year. The next meeting will be February 12, 2025. Savedra reminded everyone of Small Business Saturday November 30th. Savedra wished everyone a Happy Thanksgiving.

Micheli also wished everyone a Happy Thanksgiving and safe travels for those traveling.

DelRio stated sports are in full swing for the winter. December is a short and busy month for the school with different activities going on. The Christmas Tree Festival will be during the week December 9th. DelRio encouraged everyone to support this event and to participate in the fundraising meals that are provided during the event.

Goolsby also encouraged people to drive safely this holiday weekend. The wrestling team has thirteen wrestlers this year. Goolsby thanked the city for the use of the old senior center for the pre-school children. This will save a lot of stress due to not having to worry about transporting those kids back and forth from the elementary school.

Pollock also stated how impressive the new senior center is as well as the unique donor wall. There was a lot of hard work put into this building and thanked everyone involved.

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STAFF REPORTS

Pengelly stated every year the City of Wells holds a rabies and dog licensing clinic at the fire hall. It is always when it is cold and snowy and requires all the fire trucks to be moved out of the building. Pengelly stated the city does not have to have a clinic and would like to change it this year. The renewal notices will be sent out and may schedule a rabies clinic in the spring when the weather is warmer, and it can be outside in the parking lot. Having the rabies clinic like in the past requires employees to work on the weekend with people standing in line in the cold. DelRio feels this is a service that people depend on in Wells. DelRio feels if Pengelly wants to change the time of the year it is done, it needs to be done twice because shots and licenses are going to expire. The city needs to find a way to make that change without having the shots expire. Pengelly added that the city always needs to find a vet who is available to help with the clinic. Pengelly added the code can be changed to change the date, or two different events could be scheduled and not change the code. DelRio thinks it is a great idea but needs to ease the community into the change. Pengelly stated it is a liability holding it in the cold due to the possibility of someone falling which did happen one year. Pengelly suggested maybe doing the clinic in March this year and April next year.

Pengelly stated he picked up the new senior center fifteen passenger van. This was purchased with a grant from aging and disability. This van is for the homebound only and for in town use only.

Trying to get easements for the Woodhills drainage has been a long process. It has been hard getting in touch with the owner of the Chevron/Quiznos property. The easement won't go across this property but will just join the culverts. This job will probably go out for bid in January. If the city doesn't get those easements, it will go in anyway.

The Christmas Party will be at the golf course on December 6th at 5:30 p.m. Pengelly would like to see everyone there.

Savedra asked if there is any update on the live streaming. The cost for the Go To webinar would require a three-year contract at a cost of \$1,700 for three years. Staff will continue to look at different options.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

ADJOURNMENT

The meeting adjourned at 7:32 p.m.

GARY POLLOCK, Mayor

ATTEST:

SAMANTHA NANCE, City Clerk