

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

CALL TO ORDER

Date: Tuesday, July 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
Chris Micheli, Councilman
Richard Peltier, Councilman
CR Beth Savedra, Councilwoman

Absent: Jonathan Goolsby, Vice-Mayor

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

Savedra made a motion to approve the meeting minutes dated June 24, 2025. Peltier provided the second and the motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

**DISCUSSION AND POSSIBLE ACTION TO APPROVE DEBT MANAGEMENT
INDEBTEDNESS REPORT AND FIVE-YEAR CAPITAL IMPROVEMENT
PLAN**

Minutes of Wells City Council
Meeting of July 8, 2025

Nance began that this report is due to the state every year by August first. The only debt the city took on this year was the new vac trailer for \$93,000. There is \$280,000 for the two water bonds, one of which will be paid off in two years and \$67,000 in the medium term for a total indebtedness of \$348,000. Over the next couple of years, the vac trailer will be paid off and the x-ray machine will be paid off in a matter of months. The debt management policy has a debt limitation of forty percent of the cities assessed value. Nance went over what was put in the capital improvement funds. Peltier made a motion to approve the debt management indebtedness report and five-year capital improvement plan. Micheli provided the second and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 25-10, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WELLS, NEVADA PROVIDING FOR THE TRANSFER OF THE CITY'S 2025 PRIVATE ACTIVITY BOND VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS RELATED THERETO

Bill Brewer, Executive Director of the Nevada Rural Housing Authority, was at the meeting to make their annual request to transfer the city's volume cap to help with the housing program. The single housing program has been in existence for almost twenty years. Over that time, eleven thousand families have been assisted in rural Nevada with home ownership programs. This could not be accomplished without the partnership with communities like Wells. Since 2006, this program has assisted seventeen home buyers in the Wells area.

Pengelly asked if there was assistance with senior housing projects. Pengelly has contacted Beth Dunning with Nevada Rural Housing and has never received a response in regard to building more housing for the senior citizens. Pengelly added that the city would donate land next to the new senior center for that housing. Brewer stated they do help with senior housing and are currently working on twenty units in Carlin. Brewer will talk with Dunning to see if they can come out and discuss this. Micheli made a motion to approve Resolution 25-10, for the City Council of the City of Wells, Nevada to provide for the transfer of the city's 2025 private activity bond volume cap to the Nevada Rural Housing Authority. Savedra provided the second and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY AIRPORT USAGE CONTRACT BETWEEN THE CITY OF WELLS AND HIGH DESERT CRUISERS FOR THEIR 2025 WELLS FUN RUN DRAG RACES

Pollock began that this item is to move the drag races back to the airport if there is no fire activity. If there are fires going on during the car show, the drag races will be moved back to where it has been the last couple of years on old Highway 40. Pengelly stated he has met with the BLM seat base manager and discussed what if there is a fire. Pengelly and Micheli have gone over the rules that will be in place for the drag races at the airport. The city will not be liable for anything, and any damage will need to be repaired. This contract will be from year to year at a cost of \$100.00. Peltier added that during his

travels, he has found that people came to the car show because of the drag races being held at the airport. Savedra made a motion to approve the airport usage contract between the City of Wells and High Desert Cruisers for their 2025 Wells Fun Run drag races. Peltier provided the second and the motion passed with Micheli abstaining.

DISCUSSION AND POSSIBLE ACTION TO APPROVE THE CITY MANAGER TO NEGOTIATE AGREEMENTS DURING THE LEASING PROCESS WITH THE BUREAU OF LAND MANAGEMENT

Pengelly has been working with the Bureau of Land Management to access not only the utility easement for the rail spur but a piece of property by the chariot track. It was suggested that Pengelly get the board's approval to go through the paperwork process. Once there is a contract, it will be brought back to the board for approval. Savedra feels Pengelly will negotiate a good agreement and has no problems. Micheli and Pollock feel the same way. Peltier thinks this is a great idea. Peltier made a motion to approve the city manager to negotiate agreements during the leasing process with the Bureau of Land Management. Micheli 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 June 26, 2025 through July 8, 2025 in the amount of \$228,440.25. Peltier provided the second and the motion passed unanimously. Savedra made a motion to approve the check register dated June 1, 2025 through June 30, 2025 in the amount of \$34,351.70. Peltier provided the second and the motion passed unanimously.

COUNCILMEN'S REPORTS

Savedra stated that she and Pengelly received a nice letter from Kelly McNeil from the League of Cities. Savedra thanked the city for the fireworks, and the parade was also great. The park and city look good. People are taking care of their yards and everything looks good except for the golf course. Savedra has a lot of people asking what is wrong. Shamblin stated it is a whole lot of little things that have added up to a big problem. The wiring is bad; the well is pumping rocks into the pipes that have to be cleaned out every day. Pengelly added there are bad valves, bad clocks, aged equipment and piping. That well will be pulled this winter. The water is being run as much as possible. The greens are beautiful. If the water is on when there are golfers, they ask for a refund.

Peltier stated there was no moisture this last winter and maybe the city should do like Las Vegas and Mesquite and paint the dry grass green. Peltier continued that he plays once a week and thinks the course is great. Peltier stated in the past, when the sprinklers were on, you skip that hole and go back to it when the sprinklers are off. Micheli added that Shamblin is doing a great job with what he has. Micheli has been at the golf course a lot over the last three years, you get dry years, and you get wet years. Micheli has turned up

the water on his own grass and it still looks dry. The wind and heat take its toll and playing golf when the sprinklers are on can be nice, it cools you off.

Micheli is getting ready for the car show in a couple of weeks and the park looks great. Micheli thanked the guys for all they do, and they are also busy getting the town ready for the car show. It takes a lot of time and Micheli appreciates it.

Peltier was very happy with the 4th of July parade and all who participated. There were a lot of people at the park and the fireworks were awesome. Peltier commented about how good it looks having the sign down at the Ranch House.

Pollock stated the Ranch House sign was not only an eye sore but a safety hazard. There was about 3 feet of pigeon excrement with the bottom part of the sign weighing 5,000 pounds according to the crane weight. Pollock knows the problems with the golf course are not due to lack of effort.

STAFF REPORTS

Pengelly stated the airport trailer well went down so it will have to be pulled. There is no water to the hydrants or the bathroom. Hopefully it will be pulled tomorrow so it can get running.

The splash pad project has started and expect to pour concrete in the next couple of days.

There was a change order on the Shoshone Avenue phase two project with Element Construction and the city received the notice to proceed from CDBG. Hopefully the second phase will start in the middle of August. There will be one more change order to do the section on the west side by I-80.

Shamblin added that the guys worked all day on the well at the airport and the pressure tank is restricting the flow. We may have to set up the airport on a hydrant until it is fixed. Shamblin asked if anyone sees the thistle with the purple flowers to let him know. That thistle is hard to get rid of and spreads, so he is trying to get all of it taken care of. Micheli mentioned there is some in the alley south of the Boy's & Girls Club. Pollock stated he appreciates everything Shamblin does.

CITIZENS TO ADDRESS THE COUNCIL

Quinn stated that a lot of the pigeons went with the sign.

ADJOURNMENT

The meeting adjourned at 7:44 p.m.

GARY POLLOCK, Mayor

ATTEST:

SAMANTHA NANCE, City Clerk