

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

CALL TO ORDER

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

Absent: Chris Micheli, Councilman

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 July 8, 2025. Peltier provided the second and the motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

**DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY SPECIAL
LIQUOR LICENSE FOR THE WELLS JR. RODEO AUGUST 2ND AND 3RD, 2025**

Pollock stated this is something that is done every year, there have never been any problems and it is a good thing for our community. Pollock does not have any problem with it and Peltier agreed. Peltier made a motion to approve the special liquor license for the Wells Jr. Rodeo Augst 2nd and 3rd, 2025. Savedra provided the second and the motion passed unanimously.

PRESENTATION OF SCHELLRAISER MUSIC FESTIVAL'S OPERATIONS AND EMERGENCY MANAGEMENT PLANS FOR REVIEW AND POSSIBLE ACTION TO GRANT PERMISSION TO HOST THE FESTIVAL IN WELLS, NV

Rudy Herndon submitted a draft of his operations plan and emergency management plan for the music festival he is hoping to hold in the Wells City Park May 29th and 30th, 2026. Pollock liked that Herndon addressed the possible power issues by bringing in generators as well as providing extra bathrooms for the event. Pollock thought the only other issue there may be would be with parking but could probably work through that. Pollock was impressed with the plan and sees no problem holding this festival. Peltier agreed and liked that Herndon was providing extra security and not just relying on the sheriff's department. Savedra is also in favor and would like this to be approved annually.

Pengelly wanted information on the times. Herndon stated the times are still up in the air. There will only be one stage for this event due to being cautious with the budget this first year. By mid to late October, Herndon will be able to know for sure if he might be able to add a second stage which reduces down time between the sets. The last three years in McGill, the gates were open at 11 a.m. with the first band performing at 12 to 12:15 p.m. The sets will be thirty minutes to 1 ½ hours. Bands will stop playing between 10:30 p.m. and 10:45 p.m.

Pengelly asked if the liquor vendors were going to be licensed. Herndon, as the event organizer, would be responsible and work with licensed bartenders who would be careful to check ids. Pengelly informed Herndon he would need a special liquor license for the event. Herndon stated the liquor license in the past has always been issued in his name and his liability insurance policy covers alcohol sales and will get extra if needed. Goolsby is excited to see how this goes but is concerned with pedestrian safety and people driving after the event.

Herndon comes to Wells every week and has already rented a storage unit in Wells and is moving things up in hopes that this event will be approved. Herndon added that his production crew will arrive one or two days in advance to get everything set up. Peltier made a motion to approve the Schellraiser music festival's operations and emergency plan for Friday, May 29th and Saturday, May 30th, 2026 and grant permission to hold the festival in Wells. Goolsby 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

Minutes of Wells City Council
Meeting of July 22, 2025

REGULATIONS FOR ACCESSORY STORAGE BUILDINGS AND REQUIRING SPECIAL USE PERMITS FOR CONEX CONTAINERS USED AS ACCESSORY STORAGE BUILDINGS

Pengelly stated this was brought before the council previously, but legal counsel wanted to clean up some of the language and removed the 120 days. Peltier made a motion to approve 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. Savedra provided the second and the motion passed with Goolsby abstaining.

DISCUSSION AND POSSIBLE ACTION TO APPROVE MYLAR PLAT MAP SUBMITTED BY HIGH DESERT ENGINEERING TO COMBINE APN #002-595-008 AND #002-595-010 FOR THE CITY OF WELLS

Pengelly began that this is for the old senior center building and the resource center. This will make that property one campus with one address. The city owns both buildings. Savedra made a motion to approve the mylar plat map submitted by High Desert Engineering to combine APN #002-595-008 and APN #002-595-010 for the City of Wells. Peltier provided the second and the motion passed with Goolsby abstaining.

DISCUSSION TO RECEIVE CDBG GRANT APPLICATION IDEAS FOR UPCOMING GRANT CYCLE TO BE SUBMITTED TO CDBG FOR ELIGIBILITY APPROVAL

Pengelly stated that this item will be brought before the council a few more times before being submitted to CDBG. Last year was the Shoshone Avenue project with phase two being worked on currently. Peltier stated that the Shoshone Avenue project was fantastic especially for access to the pool. Peltier would like to see Lake Avenue improved with it being the main street for the schools. Pollock stated there was already something in the works for Lake Avenue through Nevada Department Of Transportation. Pengelly continued that it is a TAP grant which is a difficult process. Pengelly and Nance are working with NDOT on this grant.

Savedra asked if there could be anything through CDBG to enhance the splash pad and swimming pool. Pengelly stated CDBG requires the submissions be for economic development or infrastructure and not recreational projects. Savedra asked about the roof project at the old senior center. Pengelly stated that is something that they may consider. Up to two grants can be submitted and the roof and siding were submitted previously and can be again. Pengelly stated the city hoped to be able to budget for the roof and can still submit for the siding.

Pollock added that the elimination of slum and blight can be applied to the Burger Bar and the motel across the street. Pollock stated that there are several buildings around town that need to be razed and would meet the criteria. The Old West is also another

building that needs attention. Pollock loves all the murals that are being done in Elko and would like to see something like that in Wells. Goolsby would like to have a full sidewalk from the park to the pool. Goolsby has heard several good comments about the sidewalks on Shoshone and would like to see the downtown area cleaned up.

DISCUSSION AND POSSIBLE ACTION TO GRANT OR DENY APPLICATION FOR BROTHEL LICENSE TO RICHARD CHRISTAIN TO PURCHASE DONNA'S RANCH

Lt. Fisher stated that the background check started April 25th and concluded July 8th. From the Sheriff's Department standpoint, the financial report provided would only cover 30 – 60 days of operation. Pollock asked property owner Geoff Arnold if there was a set price and a plan in place for the purchase of this property. Arnold stated he had a copy of the agreement in the car from the attorney. More clarity is needed on this application. Peltier thinks there needs to be some type of legal binding agreement. Goolsby would like to see a letter of intent. Fisher added that there was a lack of details. Pollock would like to see more documentation submitted and an addendum to the business plan. Peltier made a motion to table the action to grant or deny the application for a brothel license to Richard Christain to purchase Donna's Ranch. Savedra provided the second and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY A TEMPORARY LIQUOR LICENSE FOR BUCKAROO'S HITCHING POST

Curt Caruso and his wife own Buckaroo's Hitching Post. Caruso stated that the intention is not to have a full-blown bar and would like to be able to provide liquor for special events and wants to be open for car show. Pollock added that this business has been exemplary business owners since coming to town and sees no problem granting this temporary liquor license. Pengelly added that the full packet for a liquor license has been submitted to the Sheriff's Department. Lt. Fisher stated he has the packet on his desk and approving the liquor license can be put on the next agenda. Elko County has already granted them a temporary license from the county. Peltier thinks the business brings the community together and there is a lot that goes on there. Goolsby added that the book club is great and it is a great place. Savedra is happy with the way the owners are dedicated to the town. Peltier made a motion to approve the temporary liquor license for the Buckaroo's Hitching Post. Goolsby 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 July 10, 2025 through July 22, 2025 in the amount of \$265,936.77. Peltier provided the second and the motion passed unanimously.

COUNCILMEN'S REPORTS

Savedra will be at the NNRDA meeting tomorrow. Sheldon Mudd has scheduled what is called the Bullseye Bash which will be held at the Buckaroo's Hitching Post on September 11th, 2025. This will be to welcome new businesses in Wells, including Aultra Tanks. This is for anyone who wishes to attend.

Peltier invited everyone to come out and support the community this weekend at the car show.

Goolsby wanted to extend his thanks to Med X for a personal incident. With Med X being partnered with Intermountain Health, it was an easy transition once Goolsby's son arrived in Salt Lake City and being able to access medical records from him being seen at the clinic. Goolsby thanked the city for having Med X and Intermountain available.

Pollock stated that the Angel Lake fishing derby was held this last weekend. There was a good turnout, and it was fun. Pollock is excited to welcome Aultra at the Bullseye event and to support Buckaroo's as well as Aultra. Pollock wanted to thank Shamblin and staff for everything he and his crew does. The golf course is looking better.

STAFF REPORTS

The splash pad was poured and has been watered for the last seven days. In two weeks, the features will be installed as well as the protective rubber coating. Pengelly hopes to extend the concrete around the area and pave the parking lot. Pengelly would like to get it up and running late summer.

Phase two of the Shoshone Avenue has been staked and will start this week or next week. A curbing machine will be coming in and is on a tight schedule. Everything will be closed off to get this done including alleys.

The drag races for the car show will still be held at the airport Friday from 10 a.m. to 2 p.m.

Savedra thanked Lt. Fisher for being here.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

ADJOURNMENT

The meeting adjourned at 7:55 p.m.

GARY POLLOCK, Mayor

ATTEST:

SAMANTHA NANCE, City Clerk