

**MINUTES OF WELLS CITY COUNCIL
MEETING OF AUGUST 12, 2025**

CALL TO ORDER

Date: Tuesday, August 12, 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
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 22, 2025. Peltier provided the second and the motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

Yvonne Stuart wanted to thank the Council for their continued support for the memorial golf tournament held every year in honor of her late husband, Lamont Stuart. Stuart passed out a list of improvements made at the golf course with money raised from this tournament that started in 2021. Stuart appreciates the city working in conjunction with her on these improvements. Stuart would like to continue to work in conjunction with the city on future improvements to the golf course. Stuart thought one thing that could be

improved is having a lavatory close to hole #8 due to the distance back to the clubhouse. Pollock commented this was quite a list and the city appreciates everything Stuart does.

DISCUSSION AND POSSIBLE ACTION TO SET NEW HOURS OF OPERATION FOR WELLS MUNICIPAL SWIMMING POOL

Pengelly began that the reason this was on the agenda is because people are always asking what the hours are at the pool and why it is not open when it is supposed to be. Pengelly recommended the pool be open from 7:30 a.m. to 4:30 p.m. with a lunch break from 11:30 a.m. to 12:30 p.m. Tuesday through Saturday. The schedule would stay the same. Pengelly added that things could change during the year as needed. Savedra would like to see the night swim during the summer continue. Peltier feels there needs to be a regular schedule.

Micheli asked lifeguard, Auror Aboite, if there was a lot of dead time during the current schedule. Aboite stated that the pool has been open at 6 a.m. since the pool opened in 2013. The schedule has been the same for seven school years. Aboite does a schedule for the school year and a different schedule for the summer. Both schedules have pretty much stayed the same. The pool would close at noon on Fridays until the school went to the four-day week, then the pool was open on Fridays. Aboite went over the schedule.

Aboite stated there are not a lot of kids coming to the pool during the school year, especially with all the sport activities going on during the school year. Even being open on Friday, there are not a lot of kids that come to swim. There are a lot of people that come at 6 a.m. to swim as well as late afternoon, early evening. Parents come at 6 a.m. to swim before work and school as well as in the evening. Pollock asked if Aboite had numbers for those who came to swim at 6 a.m. Aboite stated it runs from one to five people. Pollock asked about the evenings. Aboite stated a lot of people come after work with their kids. Pollock asked if Aboite allows anyone to swim at any time other than the mommy and me time. Aboite stated that even though she has the block schedule, it is open and Aboite tells people that. Everyone shares the pool. Pollock feels it needs to be more advertised that anyone can come at anytime to swim regardless of the schedule.

Pollock feels looking at the swim schedule on the city website, the schedule can be confusing. Pollock also stated that if you must go look at a website to see if the pool is even open, it might discourage someone from going swimming. Pollock would like people to know that they won't be turned away when they go to the pool because of the way the schedule is. Pollock wants people to utilize the pool.

Aboite stated this is the first year the pool has had a Facebook page. Aboite would usually make flyers and post them around town or make quarter sheet flyers during school breaks, take them to the school and have them on the front counter at city hall. Aboite stated that the pool opens at 7 a.m. in the summer and does two different schedules; a fall, winter, spring schedule and then a summer schedule. Peltier would like to cater to the community and adjust to their needs as the pool is very expensive to run and need to get as much participation as possible. Peltier feels that if Aboite knows when

the most popular time people come to swim, that is what needs to be focused on and agrees that the schedule is confusing. Peltier feels this should be tabled, the schedule revised to something that is more open and that the pool is open for general swim most of the time. The city needs to get as many citizens as possible to enjoy the pool and not be affected by the times. Savedra asked if the school uses the pool during the school year. Aboite stated the school uses the pool for P.E. and the weight class once in a while.

Pollock asked if Aboite keeps a detailed record of attendance. Aboite stated she writes on each block how many people came for that session. Pollock would like information provided to the council and agrees with tabling this item until more information is provided. Pollock would like to see the numbers. Pollock wants to make the pool accessible to everybody but also wants to cater to those who are using it. Aboite added that when the Elko pool was not available, the swim team would come over and use the Wells pool. Now that there is a new pool in Elko, that probably won't happen.

Joel Soriano stated he is one of the regular swimmers as well as his family. When he gets off work, he takes his kids to swim, as well as other kids. Soriano does not see much use at the pool, feels there should be more and would like to see more evening swimming available. Soriano would also like the kids he coaches to be able to use the pool for workouts. Soriano is also one of the 6 a.m. swimmers before work a couple of times a week. Tenna Walker is a later morning swimmer and said the group of swimmers have their time they want to swim and talk about how their lives have changed being able to swim early in the morning. Walker thought the change in hours was about money, but it doesn't sound like that is the issue. Walker wondered if the schedule could be put on the reader board and agrees with Soriano that more participation is needed. There needs to be other ways to communicate the hours and appreciate the pool. Walker wants to continue to have early morning time.

Jessica Soriano stated that if you google Wells swimming pool, the hours are not available. Soriano googles the hours all the time when she goes to the library. The city may want to look at doing something about getting them on google especially to help other people that may want to swim. Julie Gale has a membership and, because she was coming to the meeting, counted how many times she has used the pool. Gale has used the pool 133 times during the school year at 6:30 a.m. The morning time works best for her and if 6 a.m. is not available, Gale will probably not renew her membership.

Pollock thanked everyone for coming to the meeting. Pollock also extended his condolences for the death of Aboite's brother, Jose. Pollock added that the city will never break even with the pool. In 2025, the first five months, \$37,000 was spent on propane. Pengelly added that in 2024, that number was \$70,529. Pollock stated the pool needs to be packed to try to break even. Peltier made a motion to table the hours of operation for the Wells Municipal Swimming Pool for a later date. Micheli provided the second and the motion passed unanimously.

FIRE CHIEF, MATT PETERSON, TO GIVE UPDATE ON WELLS VOLUNTEER FIRE DEPARTMENT AND COUNTY FIRE SERVICES

Minutes of Wells City Council
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Peterson could not be at the meeting so this item will be skipped.

REVIEW, DISCUSSION AND SECOND 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 began that this is the second and final reading on this ordinance. 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 unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY LIQUOR LICENSE APPLICATION FOR BUCKAROO’S HITCHING POST

Sheriff Aitor Narvaiza stated the sheriff’s office has concluded their background investigation on the Buckaroo Hitching Post and sees no reason the city cannot move forward in issuing the liquor license. Micheli made a motion to approve the liquor license application for Buckaroo’s Hitching Post. Savedra provided the second and the motion passed unanimously.

CLAIMS COMMITTEE REPORT: ACTION TO APPROVE FINANCIAL STATEMENTS

Peltier made a motion to approve the check register dated July 1, 2025 through July 31, 2025. Savedra provided the second and the motion passed unanimously. Peltier made a motion to approve the Warrant Register dated July 9, 2025 through July 10, 2025. Savedra provided the second and the motion passed unanimously. Peltier made a motion to approve the Warrant Register dated July 24, 2025 through August 12, 2025. Savedra provided the second and the motion passed unanimously.

COUNCILMEN’S REPORTS

Pollock wanted to go first this time to announce the new business coming to town. Amazon is going to build a regional distribution warehouse in Wells. Freight will be brought in on big trucks to be loaded to smaller delivery trucks to be delivered all over Elko County. The name recognition alone is very consequential to Wells as a community to be able to grow and thrive. This was a long time coming, the city had to be very secretive about it and sign Non-Disclosure Agreement’s. The property was paid for at full appraised value and the city did not give the property to Amazon. Aultra Tanks is

also a new business coming to town and will be providing good career jobs for the community. Aultra refurbishes propane tanks.

Micheli stated the car show was a success, and the numbers were up this year. Micheli stated numbers may be higher next year. Participants started showing up on Wednesday and didn't leave until Monday morning.

Peltier added that the fire department had the fundraiser like they do every year for the car show and did well with their beer garden. Peltier has also been working on building a fence at the old senior center so the pre-school can open on time as that is a requirement. It is almost done. The goal posts have been painted blaze orange at the high school. Pollock added that they look great and other buildings at the football field have been painted by Mr. Spier and are greatly improved. There are also new uniforms, and Pollock is excited for football. Peltier stated that Western Line Builders donated a truck for Spier to use and appreciate them for that. School will start on Monday so watch for kids to be out and about in the morning and late afternoon.

STAFF REPORTS

Pengelly began that both businesses have broken ground in the Industrial Park. Aultra has footings and stem walls poured and have underground electrical and plumbing going in where the building will be. Ruby Dome is moving dirt on the Amazon property and will be digging footings soon.

With these two new businesses coming to town, there have been a lot of phone calls to city hall from developers wanting to start putting in housing. They always ask what type of housing and Pengelly tells them affordable housing, duplexes, and apartment complexes. Hopefully this will bring more retail businesses and restaurants to town.

CITIZENS TO ADDRESS THE COUNCIL

Narvaiza wanted to refer to the pool discussion. The sheriff's department has an app that has lots of services available. Narvaiza mentioned maybe the city could purchase an app that the citizens can download. All sorts of information could be provided on this app so that everyone who has downloaded the app will receive alerts when new information is made available. Peltier thought this was a good idea and could be used for the golf course as well.

ADJOURNMENT

The meeting was adjourned at 7:57 p.m.

GARY POLLOCK, Mayor

ATTEST:

SAMANTHA NANCE, City Clerk