

**MINUTES OF WELLS CITY COUNCIL  
MEETING OF AUGUST 26, 2025**

**CALL TO ORDER**

Date: Tuesday, August 26, 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: Mayor Gary Pollock

**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**

Peltier made a motion to approve the meeting minutes dated August 12, 2025. Savedra provided the second and the motion passed unanimously.

**CITIZENS TO ADDRESS THE COUNCIL**

There were none.

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

Minutes of Wells City Council  
Meeting of August 26, 2025

Pollock stated that removing some of the blight in town had been discussed previously as an idea. With the new businesses coming to town and the potential growth, Pengelly and Pollock have been discussing pursuing grant funding for infrastructure. Upgrading sewer and water lines for potential development on Pequop Street and Ventosa as well as kitty corner from Maverik. Pengelly added the city can apply for two grants. Nance and Pengelly have discussed whether a grant can be obtained to pay for that water infrastructure that would include the laterals, fire hydrants and looping the mains as well as the sewer. This would be good incentive for developers to build houses. It is needed anyway, and would be for economic growth.

Pengelly contacted the owners of the motel across the street, the Burger Bar and Old West. Nothing was received from Mr. Johnson at the Burger Bar. The motel across the street is still in probate and the owner is thinking about donating it for a tax right off. Pengelly has talked to the owner of the Old West who is thinking about doing some repairs and opening back up. Peltier had the same thoughts and how the city tries to be ahead of the game and doesn't want to get caught behind installing infrastructure. Pollock added that several developers have reached out and there is interest in building some houses. There can be other ideas submitted. Nance stated that the ideas will be submitted for eligibility by October 17<sup>th</sup>. The city will be told what is eligible and then the grant applications will be due in February of 2026.

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

Lt. Fisher stated he was at the meeting on July 22<sup>nd</sup> and during that meeting, Christian was asked to provide some additional information. The sheriff's office has not received anything as far as the business plan or any financial information and has had no communication with Christian. Fisher added the application process started July 10, 2024 so this has been going on for thirteen months. Fisher stated if the council decides not to grant it, ECSO would like to close it in thirty days, if there is no response by that time. Christian would have to reapply. It was stated that Christian has been given ample time to submit the additional paperwork and has neglected to do that. Pollock suggests the application be denied. Peltier agreed and added that Christian doesn't even have a state business license. Pengelly added Christian is in default with the state. Peltier made a motion to deny the application for a brothel license to Richard Christian to purchase Donna's Ranch. 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**

Matt Peterson stated he was here to give an update. The station has been cleaned up and this will continue to be an ongoing process. A new SCBA compressor has been delivered and will be getting hooked up soon. This will service all the current high pressure SCBA's. A grant has been submitted for an additional twenty-five county wide SCBA's with approximately fifteen of them coming to the Wells station to bring the fire

department up to compliance. New mobile radios for the trucks and handheld radios for the entire department were also included in that grant as well as extrication tools.

Roadway and other facilities were contacted about using cars to cut up for extrication training from vehicles. A few trainings have already been done, and the feedback has been good. The old patrol unit was replaced with a twenty-year newer model and the old one will be used as a backup for now. A used water tender has been purchased and is going through the shop for maintenance. It will be stationed in Wells for this area. The closest water tenders must come from Jackpot, Montello, Clover Valley or Deeth. A lot of the trucks have been renumbered to go with Station 34. An inventory has been made of all the trucks. As the Wells fleet is updated, some of the old equipment can go to the lower use areas in the county.

Ten applications have been received for the fire fighter position. Once fire season slows down, the position will be filled. Funds were received for some fuel projects in Moore and the west side of town that will start this fall. The FEMA grant is still pending for the air packs. The new station has opened in Osino and there will be a grand opening on September 13<sup>th</sup>. The new Deeth station will open soon and have just broken ground for a larger one in Ruby Valley, in hopes to use it for a community meeting point.

Mayor Pollock asked if there had been any hiccups in the transition. Peterson stated there were some communication hiccups but nothing that a conversation hasn't solved. Change is hard for everyone. Peltier thinks the relationship has been strengthened by having someone at the station all the time. Peltier stated at the last meeting he attended at the fire station, they got in the trucks and went out to the airport and met with the pilots and planes. There was training on how to get a pilot out of a plane in case there was an accident.

#### **DISCUSSION AND POSSIBLE ACTION TO APPROVE INTER-LOCAL COOPERATIVE AGREEMENT WITH NORTHEASTERN NEVADA REGIONAL DEVELOPMENT AUTHORITY (NNRDA) FOR 2026-2031**

Savedra stated this is something that is done every five years. Pollock added that NNRDA has been crucial in the development of Wells. Pollock stated that the city is in good hands with Sheldon Mudd. Pengelly added that the city pays \$1,500 a year to be a member of NNRDA. Savedra doesn't think there is anyone harder working than Mudd and Savedra is proud to be a board member. Savedra made a motion to approve the Inter-local Cooperative Agreement with Northeastern Nevada Regional Development Authority (NNRDA) for 2026 through 2031. Micheli provided the second and the motion passed unanimously.

#### **DISCUSSION AND POSSIBLE ACTION TO ADVERTISE FOR REQUEST FOR QUALIFICATIONS (RFQ) FOR PROFESSIONAL SERVICES FOR ENGINEERING, ARCHITECTURE AND OTHER PROFESSIONAL SERVICES FOR THE CITY OF WELLS TO CREATE A SHORT LIST TO BE USED ANNUALLY FOR PROJECTS AS NEEDED**

Minutes of Wells City Council  
Meeting of August 26, 2025

Pengelly began that every time an entity has a project, that entity must go out for request for qualifications, RFQ's. Elko County is making up a short list, going out for an RFQ once with what is being looked for and anybody that is interested can be put in for the RFQ. If the city does this, the Council will be the one to approve the RFQ's. This will streamline everything and make it easier. The list will have to be brought back every year to be updated. Pengelly stated there are certain qualifications that must be met. Peltier added that this is like having an attorney on a retainer. Micheli made a motion to approve to advertise for Request for Qualifications (RFQ) for professional services for engineering, architecture and other professional services for the City of Wells to create a short list to be used annually for projects as needed. Savedra provided the second and the motion passed unanimously.

### **CLAIMS COMMITTEE REPORT: ACTION TO APPROVE FINANCIAL STATEMENTS**

Peltier made a motion to approve the Warrant Register dated August 14, 2025 through August 26, 2025 in the amount of \$172,893.06. Goolsby provided the second and the motion passed unanimously.

### **COUNCILMEN'S REPORTS**

Savedra was outside her house watching public works work on the splash pad housing for the plumbing. Savedra is happy to see that moving along and it looks good. Savedra is glad to be back at school and hopes everyone comes out to the football games with the football field looking so good. Savedra talked to a gentleman named Matt Draeger who is in a partnership with three other men doing a subdivision in Jackpot. The City of Jackpot provided some land at an economical price that is being divided into one-acre parcels, then into four separate parcels. This group is putting in soft set manufactured homes. Savedra feels the more people the city gets involved, even just listening to them will help move things along as far as housing in Wells. Savedra sat in at a meeting this morning with Pengelly and Greg Zegas who is with Nevada Clean Energy. Savedra met Zegas through NNRDA. Zegas helped the city get a grant for the lights on the little league field last year. Zegas is involved with the owners of the Old West who is applying for grants through the Clean Energy Fund. Pengelly told them what the first steps are for that building. Pengelly did email the developer in Jackpot.

Micheli referred to the building that is being built around the plumbing at the splash pad and asked if the same was going to be done for the other valves behind the splash pad valves. The only reason Micheli is asking is because Shamblin had to be called on Sunday. Micheli happened to look towards the splash pad and saw water going everywhere because someone opened those valves. Pengelly stated a plywood box can be put around it or some people just chain them off. Shamblin stated the handles were taken off so that can't happen again.

Peltier wanted to thank Shamblin. The Sunday before last, the hydrant at the airport SEAT base trailer broke a fitting. Peltier's wife called to see if Peltier had any fittings to

fix it so the planes could get water. Peltier called Shamblin who came out with the part, and they got it fixed.

Goolsby added that after Shamblin helped Peltier, also helped the Resource Center. Work was trying to be finalized at the old senior center for the pre-school to get licensed. A bunch of the rubber mulch had to be taken from the school to the resource center and couldn't have been done without the city's help with the backhoe. Goolsby thanked Shamblin for all the hard work. Goolsby also thanked Peltier for building the fence around the old senior center. This Thursday is the first home game against Carlin and Goolsby encouraged everyone to come out and attend the game under the lights.

Pollock wanted to thank everyone who has been involved with the project at the high school football field. Pollock especially wanted to thank Goolsby who has put in a lot of work over the summer. Pollock is excited to go watch a football game. There are also new uniforms. Pollock also had a good meeting with the auditors last week. On September 11<sup>th</sup> there will be the Bullseye Bash at the Buckaroo's Hitching Post to celebrate Aultra Tanks coming to town. There will be a second event later for Amazon.

## **STAFF REPORTS**

Pengelly stated the curbing machine was supposed to arrive today for the Shoshone Avenue project but was delayed until next week due to the weather. The weather also delayed the paving project on Hogan. One more road will be paved before winter.

The splash pad is coming together but is not as fast as we were hoping. It can be turned on but there is no border so there will be a mud hole. Element Construction offered to pour it at their cost but need to have the time to pour a five-foot border around the splash pad. Astro turf has also been looked at. Pengelly thinks it will not be up and running until Spring to get everything done the right way. Splash Pads USA will come out and winterize it this winter. Pengelly asked if they would do it every winter, but it will be at a cost. Pengelly stated it will be poured before winter.

There is one developer that has bought two parcels on Salduro who has already hired a contractor and been permitted to put in a foundation for a 2000 sq. ft. manufactured home. If that home sells, he also purchased the lot next door and will do that one as well as more around town as they sell. Pengelly stated that not everyone will want to buy a house and rentals could be huge.

## **CITIZENS TO ADDRESS THE COUNCIL**

Quinn suggested that a senior day be held at the splash pad. The seniors are always complaining about the heat and the seniors should be put in wheelchairs and let them have a day to play in the water.

## **ADJOURNMENT**

The meeting was adjourned at 7:47 p.m.

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**GARY POLLOCK**, Mayor

ATTEST:

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**SAMANTHA NANCE**, City Clerk