

**MINUTES OF WELLS CITY COUNCIL
MEETING OF SEPTEMBER 23, 2025**

CALL TO ORDER

Date: Tuesday, September 23, 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
Chris Micheli, Councilman
CR Beth Savedra, Councilwoman

Absent: Richard Peltier, Councilman

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 September 9, 2025.
Micheli provided the second and the motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

**PRESENTATION BY CITY MANAGER, JASON PENGELLY, OF FISCAL
YEAR 2024-2025 COMMUNITY PROJECTS, ECONOMIC DEVELOPMENT
AND OTHER MATTERS RELATING THERETO**

City Manager Pengelly reported on some of the main projects completed over the last year. Pengelly continued that the City of Wells has a good team from the city council down to all the employees. All these accomplishments could not have been accomplished without this team. The first project is phase 1 of the Shoshone curb & gutter project. This grant has been closed. Phase II is currently being done and should be done by the end of October.

The Wells Family Resource Center is leasing the old senior center for their pre-school. The two parcels have been combined as one campus. Public Works has done a lot of work installing new sinks, replacing flooring, installing new doors and doorknobs. There were also a lot of volunteers helping to get this building ready for this school year. The roof material for the new preschool was ordered today and will be installed by Koinonia Construction. Public Works have been removing the exhaust, a/c and refrigeration on the roof that is not needed.

The little league baseball lights were all upgraded to LEDS with a grant. The splash pad was also done with a grant and is all installed. A five-foot concrete apron needs to be put around the splash pad and some asphalt on two sides for parking. It is our hope to get the apron poured this year.

Street paving was completed on four streets. So far, \$263,300 has been spent on paving streets. The senior center parking was increased with extra asphalt after the paving jobs and will continue to be extended with asphalt left over after every project. There was a spot paved behind the senior center for a senior garden. Nance will look for planters so the seniors can grow flowers or vegetables next year.

At the Industrial Park, twenty-five acres were sold to Aultra Tanks who manufacture and refurbish propane tanks. Aultra will start out with fifteen to twenty employees. This is a big number of jobs for the city. Ten acres were sold to Amazon who will employ a couple dozen people. These are all good paying career jobs. Both companies are working with local contractors.

Upcoming projects include the TAP grant for curb, gutter and sidewalks on Lake Avenue in 2026. There are certain procedures required to complete this grant.

The softball field LED light project is scheduled to be completed the middle of October. That cost will be around \$12,000.

A new home is being put on Salduro with footings being poured yesterday and forming walls today. This is being built by a developer from Indiana. If it sells, another one will be put on the parcel next to it. If both sell, stick built homes will be built by the RV park on the other side of the freeway.

The Wyndham hotel is still in the design stage. Pengelly sent NDEP a packet for the sewer and water extensions to review and then water models will have to be done. This will be south of the Hampton.

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Other things that have happened over the last year include the city and county joining forces in the fire department. Aerial pictures were shown of the Aultra Tanks building, which is a 25,000 sq. ft. building and the Amazon building is a 12,000 sq. ft. building. There are two retention ponds on the Amazon property. All dirt removed was put on a lot on the east of this property. Pengelly thanked everyone for working together to get this done.

Pollock stated Pengelly and Nance do a great job and should receive a lot of credit for this and added there are some great minds on the council. Pollock is proud of what has been accomplished, and this is just the beginning of things to come.

DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 25-11, A RESOLUTION CREATING A COMMERCIAL PROPERTY ASSESSED CLEAN ENERGY PROGRAM TO PROVIDE THE MEANS OF FINANCING ONE OR MORE ENERGY EFFICIENCY IMPROVEMENT PROJECTS, RENEWABLE ENERGY PROJECTS, WATER EFFICIENCY IMPROVEMENT PROJECTS OR RESILIENCY PROJECTS FOR QUALIFYING COMMERCIAL OR INDUSTRIAL REAL PROPERTY; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO

Pengelly began that CPACE stands for commercial property assessed clean energy. NCEF is Nevada Clean Energy Fund through the State of Nevada. What this program does is it gives access to the NCEF so developers, new and old, have access to these funds to fix up commercial buildings. These funds are for efficient heaters, cooling, windows and insulation. The building will have to be appraised. If an appraisal is for \$100,000, this organization will fund up to 25% of that amount to make the building energy efficient.

Greg Zegas from NCEF is the one who awarded the city a grant for the baseball lights. The owner of the Old West got in contact with Zegas and this is how this all came about. If the city passes this program, the city will have to put an assessment lien on the property. In a future meeting, the board will have to decide if the city wants to work with NCEF or other groups that administer this grant. The owner of the property will work out all the details and work with the financing company. There is no risk to the City of Wells. All the city will do is put the lien on the property and record it.

This is just opening the door for the business owners to get together to work on getting these funds. A new business would love this, and it would help with our blight. Pollock stated it says to improve a new structure or a gut rehab, up to 35% of fair market value of the property assessed, if qualified. This could have been provided to Amazon or Aultra Tanks if the city had it in place.

Elko County just passed this resolution as well as several other entities in the State of Nevada. Pengelly stated this could be very attractive to new businesses. Goolsby thought it was a good incentive to offer businesses. Micheli thought it was good for older businesses to be able to use to upgrade. Savedra added it helps our air and water also.

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Micheli made a motion to approve Resolution 25-11, a resolution creating a commercial property assessed clean energy program to provide the means of financing one or more energy efficiency improvement projects, renewable energy projects, water efficiency improvement projects, or resiliency projects for qualifying commercial or industrial real property; together with other matters properly relating thereto. Goolsby provided the second and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE PROCLAMATION DECLARING OCTOBER 22, 2025 AS WELLS UNITY DAY

Mayor Pollock read the proclamation which deals with bullying and promoting kindness for a healthier community. Savedra made a motion to approve the proclamation declaring October 22, 2025 as Wells Unity Day. Micheli 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 September 11, 2025 through September 23, 25 in the amount of \$252,057.96. Micheli provided the second and the motion passed unanimously.

COUNCILMEN'S REPORTS

Savedra attended the Bullseye Bash along with the rest of the council at Buckaroo's Coffee House on September 11, 2025. This was not only to celebrate Aultra Tanks but Sheldon Mudd made it clear, it was to celebrate the city for getting Aultra Tanks here. Mudd made the comment that if he could teach a class on getting through all the loops to get a new business, that Wells could put on a clinic for that. Savedra congratulated Nance and Pengelly and the rest of the council. It was nice to celebrate Aultra Tanks coming to town, everyone involved and the new businesses coming to town. Savedra feels there has been more done in the last two to three years than what was done in the previous twenty years. Savedra will be attending the Nevada League of Cities conference in Henderson.

Micheli has been watching the Shoshone Project and there is hope for cement tomorrow. The people are good to work with. Micheli's mom has hired them to replace their driveway. Time to start getting ready for winter.

Goolsby also thought the event for Aultra Tanks was good. Aultra said the city made it so easy and would branch off more if other places were so easy to work with. Goolsby added that the city manager and mayor were integral in the whole thing. Goolsby stated that the Wells football team will play against Eureka on Thursday at 7 p.m. and encouraged everyone to come and support the football team.

Pollock thanked everyone for their kind words. This was all a team effort and is rewarding to see the metal put up in the air. Mudd said that the city should put on a clinic on how to get businesses in town. Pollock stated that we don't know what we are doing and just do it. It is not about what betters us individually, it is about building a stronger community. The future of Wells is looking bright; we are figuring it out as we go and has been a fun journey. This is just the beginning of the potential Wells has that we have all seen. Now others are starting to see it as well.

Goolsby stated the big difference is that other areas say this law or provision prohibits them from going forward whereas Wells says, what can we do to get past that hurdle to make it happen. That is the big difference. It is not that we don't know what we are doing, it is how we get past this to make sure it goes forward. Pollock stated we are learning, not afraid to do it and to figure out what it takes to get it done.

STAFF REPORTS

Pengelly also thanked everyone for the kind words which are appreciated. This is a learning curve, learn something new every day and don't say no, that can't be done. It is all about adapting to overcome.

CITIZENS TO ADDRESS THE COUNCIL

Kathy Quinn stated that for twenty-five years, she has been in Wells, doesn't want to leave and loves Wells. Quinn sat in the city council meetings for those twenty-five years and many times thought that if the city got rid of the older people and brought in young people with young blood, young ideas, things would change. The city has the perfect choice.

Tenna Walker had some questions for clarification. Nobody likes regulations but those regulations are there for specific issues. Walker is assuming that no corners were cut or a blind eye turned to those things. Walker was told no, that is not the case. Walker believed that wasn't the case and thinks it is good critical thinking to think how can we do this and what can we do better. Walker thanked everyone for that. Walker also wanted to know more about the October 22nd Unity Day and asked if this was about the whole community or separate entities doing their own thing and wanted to know what the city had in mind. Pollock stated there is no community event, it is just to let everyone know that we all need to be cognizant of this, that it is an issue and to be nicer. Going forward, this will be done on an annual basis and with more time to plan, something could be organized community wide. For this October, it is recommended that separate entities participate. This just came about a short time ago to accept it and make it a national thing and hopes more communities accept this. Walker wanted to know if the clean energy program was an option for commercial business owners or if something new goes in, the business must have renewable energy. Savedra stated it is something more we can offer someone that comes in wanting to do something, like the El Rancho or Old West. It is another opportunity to put more money into something like that if someone doesn't have the availability of those funds that come with the clean energy fund.

Pengelly added it is just for commercial private owners or industry, not residential. Walker wanted to know how people would know about it. Pengelly stated the city did not know about this until approached by a business owner who had been talking with the governor's office and then approached the city. The city found out that Elko County had set it up because Elko had developers wanting to access these funds which is why the county passed it. It is working its way around rural Nevada. Pengelly stated that an agreement will have to be approved with the NCEF, the State of Nevada or who will administer this in the State of Nevada, who does everything. The state will work with the property owner and the finance company, and the city has nothing to do with that. Walker thanked Pengelly for all he does and his service to the community.

ADJOURNMENT

The meeting adjourned at 7:47 p.m.

GARY POLLOCK, Mayor

ATTEST:

SAMANTHA NANCE, City Clerk