

**MINUTES OF WELLS CITY COUNCIL
MEETING OF OCTOBER 14, 2025**

CALL TO ORDER

Date: Tuesday, October 14, 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, 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 September 23, 2025. Micheli provided the second and the motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

Yvonne Stuart wanted to congratulate the city on putting up new flags on both sides of the cemetery. Stuart had pictures of the old ones she passed out to the council members. Stuart continued that it is disrespectful to see the flag in the condition shown in the pictures she distributed. Stuart was at the meeting to find a solution to this issue. Stuart has volunteers who will be more than happy to replace the flag when it is in poor condition. Stuart understands that the city has a box full of flags so there is no reason for

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CITY OF WELLS IS AN EQUAL OPPORTUNITY PROVIDER

them to be tattered. Pengelly replied that the city does have flags, and they are replaced approximately every three months.

Stuart suggested that there are a lot of veterans in this town who would be happy to go replace the flags when they are distressed so an employee doesn't have to stop what they are doing. Stuart would like to request that the city allow a veteran to go and change out the flags. Pollock stated the city staff is perfectly capable of that task. Stuart stated it took a week for the flags at the cemetery to be replaced after being informed that they looked horrible. Pollock stated it is not appropriate for a citizen to touch city property and remove the flags on their own accord. Stuart said it is also disrespectful to fly a frayed flag that you Pledge Allegiance to when opening a council meeting and is disrespectful to all the veterans that live in this town to fly the flag in that condition. Pollock added there is a line that is crossed when a citizen takes it upon themselves to touch city property and make decisions for the well-being of the city that should be made either by the council or the staff.

Stuart didn't feel it was too difficult to reach an agreement so someone could stop by the city and say can I change the flag, pick up a flag and change it with the permission of the city. Pollock stated who should make that decision and Stuart stated the pictures show the decision. Pollock stated it is a cost to the city. Stuart stated she would be more than happy, as a citizen, to supply flags if that is the issue. Pollock added that may be an option that can be explored.

Savedra stated that she understands what Stuart is saying that it doesn't look good but also thinks it could be an insurance liability for the city that could pose problems if anyone other than a city employee decides to do anything on city property. Stuart questioned that anybody that goes to a funeral or visits a grave, is that not a liability? Pollock stated that it was a completely different thing. This is an action that without approval is not appropriate. Pollock continued that it is the same as saying a gate at the park isn't working correctly so you take it upon yourself to remove that gate, take it to city hall and say you need a new one. Stuart didn't think it was the same thing at all.

Pollock stated this is city property. Stuart asked if Denny Stanhope, a veteran, would like to say a few words. Stanhope stated he noticed the flags on Memorial Day were looking a little shabby and have gotten shabby before but did get replaced. Stanhope stated it could be an oversight because everyone has a full plate and not a big deal. Stanhope respectfully requested in the future, a closer eye be kept on the flags.

Pollock stated he is not a veteran, but he respects the flag. The city staff is very capable of maintaining those flags and the rest of the community. Pollock appreciates Stuart's concern but does not feel Stuart's idea is a viable solution to the problem. If any citizen has a problem with anything they see in town, they come to someone on the council or city staff, it will be delegated to Mr. Shamblin and be taken care of. What is not appropriate is for a citizen to take it upon themselves to touch city property. When those flags are removed, they are folded in a way that shows respect so they can be disposed of properly, not wadded up and brought into the office. That is where the line was crossed.

What Stanhope said about it being an oversight is what it was and will try, as a staff, to do a better job of maintaining the flags.

Stuart added that she will keep an eye on this because she respects this flag tremendously. Stuart's husbands' casket was draped in a flag; a lot of people have died for this flag. To just callously walk by when it is not looking good is very inappropriate for anyone, especially city employees who are supposed to maintain it. Stuart stated we will see where it goes and hopefully the city will do what Pollock says it will do and not allow the flag to fly frayed for a month or two.

DISCUSSION AND POSSIBLE ACTION TO CONSIDER AND APPROVE AN AGREEMENT WITH NEVADA CLEAN ENERGY FUND (NCEF) TO ADMINISTER THE CITY OF WELLS COMMERCIAL PROPERTY ASSESSED CLEAN ENERGY PROGRAM (C-PACE)

This item was passed over due to not receiving the agreement.

DISCUSSION AND POSSIBLE ACTION TO CANCEL FIRST CITY OF WELLS BOARD OF COUNCIL MEETING ON NOVEMBER 11, 2025 DUE TO VETERAN'S DAY HOLIDAY

Peltier didn't feel there was a need for any discussion on this item. Peltier made a motion to cancel the first City of Wells Board of Council meeting on November 11, 2025 due to Veteran's Day Holiday. Micheli provided the second and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO CANCEL SECOND CITY OF WELLS BOARD OF COUNCIL MEETING ON DECEMBER 23, 2025

Peltier made a motion to cancel the second City of Wells Board of Council meeting on December 23, 2025. Savedra provided the second and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY SPECIAL EVENTS LIQUOR LICENSE FOR WELLS FAMILY RESOURCE CENTER FOR ANNUAL TREE FESTIVAL EVENT ON DECEMBER 12, 2025

Micheli stated this is something that is done every year and doesn't see a problem with it. Micheli made a motion to approve the special events liquor license for the Wells Family Resource Center for the annual tree festival event on December 12, 2025 Savedra provided the second and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE PLAT MAP SUBMITTED BY HIGH DESERT ENGINEERING FOR APN # 002-820-006 FOR B & C WAREHOUSING, LLC

Pengelly stated this is for the old HEART Building. The new owners don't need all that property for what they are doing and want to parcel it into three parcels. This gives more opportunity for the land to be sold and other businesses to come in and utilize that property. Pengelly has reviewed the map. The city utilities are still in place as well as the fifty foot railroad easement around the perimeter. Bob Thibault with High Desert Engineering was at the meeting to answer any questions. Pollock added that it creates more usable space within our Industrial Park which benefits the city. Peltier made a motion to approve the plat map submitted by High Desert Engineering for APN #002-820-006 for B & C Warehousing, LLC. Micheli provided the second and the motion passed unanimously.

**DISCUSSION AND POSSIBLE ACTION TO APPROVE 2025-2026
PROFESSIONAL SERVICES STATEMENTS OF QUALIFICATIONS SHORT
LIST FOR ALL CITY OF WELLS DEPARTMENTS TO UTILIZE**

Pengelly began that this was advertised for thirty days and six RFQ's were received. The city has worked with most of the companies. R6 Studios is architect Catherine Wines. The city has not worked on any projects with Wines in Wells, but Wines is originally from Wells, and everyone should know her and her quality of work done in Elko. Pengelly added that the city has not worked with Kimley Horn out of Las Vegas. Reviewing their qualifications, they are qualified to do a lot of different things. All these professional services can be utilized by the city; it just depends on the project and will give the city a wide range of options. Every time there is a project, it would take approximately thirty days to go through this process but this way, it streamlines the process. Pengelly recommends all the RFQ's be approved to be put on the short list for one year. Next year it will be advertised again and the short list updated.

Bob Thibault from High Desert Engineering gave Pengelly the idea to do this because the county does it this way. Pollock wanted to know how this would work. Pengelly stated it depends on what it is. If it is a line adjustment on a parcel, Pengelly could handle that. If it was something architectural, a bridge, a big project like a new water well or headworks, something over a certain dollar amount, the board would have to approve that. Pengelly stated that a dollar amount limit should be put on this.

Peltier asked what about big projects like the Shoshone Avenue project. Pengelly stated the city would have to go out for bid because it is over \$100,000. Three quotes are required on any project under \$100,000. Carter Engineering did the engineering on that project which is professional services. The city paid for the engineering and the grants paid for construction. Bob Thibault from High Desert Engineering stated categories are kind of being crossed. Element Construction is Public Works which is construction. The RFQ's are professional services, engineers, surveyors, architects, different categories and don't bid jobs for professional services. The qualified individuals are selected based on the RFQ's. Anytime a project comes up, you can refer to the short list and pick someone. Construction projects always must go out for bid.

Pollock stated all are qualified covering a lot of different categories. Some are more specialized in what can be offered. Savedra thinks it will save time and does like adding an amount. Peltier made a motion to approve the 2025-2026 professional services statements of qualifications short list for all City of Wells Departments to utilize, adding that anything over \$10,000 will come back for board approval in selecting the professional service for that project. Micheli provided the second and the motion passed unanimously.

CLAIMS COMMITTEE REPORT: ACTION TO APPROVE FINANCIAL STATEMENTS

Savedra made a motion to approve the check register dated September 1, 2025 through September 30, 2025 in the amount of \$39,880.66. Peltier provided the second and the motion passed unanimously. Savedra made a motion to approve the Warrant Register dated September 25, 2025 through October 14, 2025 in the amount of \$228,469.31. Peltier provided the second and the motion passed unanimously.

COUNCILMEN'S REPORTS

Savedra will be attending the Nevada League of Cities Conference in Henderson, Nevada at the end of the month.

Peltier stated that football season is wrapping up with basketball and wrestling starting. Signups are tonight and tomorrow for K-8 children interested in wrestling at the old WREC service center. A camp will be held November 14th & 15th for any kids not sure if wrestling is what they want to do. Kids can come to the camp to experience what wrestling is about and see if it is something they like and can sign up at that time. WREC has come up with an agreement with these sport programs to be able to utilize the old meter shop and service center for practices. Enough money was raised to buy more mats to utilize the old meter shop.

Pollock toured the city with Pengelly and Nance today and looked at some of the construction projects going on. The Amazon site and Aultra site were both toured. Pollock stated it is very gratifying to go from paper to concrete and asphalt and be able to see the buildings going up and to know what that means for our community. The Shoshone project was looked at and is coming together. A lot of hard work has gone into creating these projects.

STAFF REPORTS

Pengelly began that construction on the SRE building started and will be digging footings at the airport next week to get that project going before it gets too cold. They hope to have it done by December.

The city received the Brownsfield grant to clean up the old Stinker Station property. Pengelly has been working with NDEP to get the ground contamination cleaned up. That

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project will start on Monday. Dirt has been hauled out there to fill in the dirt that will be removed and hauled to the old landfill. This job should take three or four days. Once that is cleaned up, the property can be sold.

The transfer station closure will be the last Sunday of October or the first Sunday of November. Once that is figured out, the closing date will be posted.

Pengelly stated that he and Nance need to have their evaluations completed and wanted to know if this should be put on the agenda. Pollock still has the forms used for the last one.

Shamblin stated the park is being vandalized again. It is almost time to get the park all locked up for the winter. Even with the cameras in the park, there is vandalism happening. The cameras may need to be repositioned. Last year there was a fire set in the bathroom. Peltier stated that with the Christmas decorating coming up soon, he would hate to see that stopped due to vandalism. Shamblin apologized for not keeping up on changing out the flags.

CITIZENS TO ADDRESS THE COUNCIL

Kathy Quinn suggested maybe the feeds to the camera could be sent to the sheriff's office so it could be monitored 24 hours. Quinn also added that WREC has more first aid kits. Quinn suggested that Pengelly contact WREC to get one for all city vehicles. Peltier added it is member appreciation month and WREC is providing them to all the members. Peltier doesn't think that would be a problem. Pengelly stated Shamblin will give Peltier the number of vehicles to be able to get one for each vehicle. Quinn added it is a good first aid kit.

ADJOURNMENT

The meeting was adjourned at 7:36 p.m.

GARY POLLOCK, Mayor

ATTEST:

SAMANTHA NANCE, City Clerk

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