

**MINUTES OF WELLS CITY COUNCIL
MEETING OF OCTOBER 28, 2025**

CALL TO ORDER

Date: Tuesday,
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
Richard Peltier, Councilman

Absent: CR Beth Savedra, Councilwoman

Quorum: Yes

Staff Present: Aurora Aboite, Lifeguard
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

Peltier made a motion to approve the meeting minutes dated October 14, 2025. Micheli provided the second and the motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

**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)**

Minutes of Wells City Council
Meeting of October 28, 2025

This item will have to be skipped again as it is going back and forth between the city attorney and the State of Nevada's attorney. It should be ready by the next meeting.

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

Councilman Peltier wanted this item brought up again to try to work out a schedule that is more consistent and not as confusing as the current schedule. Peltier made up a simple schedule to accommodate the citizens of Wells. This is just a suggestion but the direction the board wanted to take. Peltier continued that the subject is open to ideas and just wants to do what will work out best for everyone.

Pollock stated what was discussed before was how the days and times jumped around and this is a more simplified schedule. Pollock asked Aurora Aboite if she had her numbers of attendance which Aboite did bring. Aboite provided the numbers from August 18, 2025 through October 24, 2025. There were five hundred twenty-one people who used the pool Monday through Friday during that time. The daily breakdown for that same time period was Monday, ninety-four people; Tuesday eighty-nine; Wednesday one hundred sixty, Thursday fifty-eight and Friday was one hundred eight. Time wise the breakdown was one hundred one for the 6 a.m. to 8 a.m. time, one hundred ninety for 8 a.m. to 9:30 a.m.; sixty-eight for 10 a.m. to 11 a.m.; twenty-nine for 11 a.m. to noon. For the time of 3 p.m. to 6 p.m. on Monday and Wednesday there were eighty-eight people. Thirty-three people came from 1 p.m. to 4 p.m. on Friday. Saturday is used a lot for parties. The pool is the cheapest place in town to have a party for \$75.00 for 2 hours with a \$25.00 deposit being refunded if the pool is clean after the party. The pool could be promoted more for private Saturday parties.

Pollock asked why such a large amount on Wednesday and was told that the football team came to the pool. Some of the members of the football team stated they would be back at 6 a.m. more often to use the pool before school. There were also wrestlers that used the pool last year at 6 a.m. The Friday total had the 20 kids that did the floating pumpkin patch on the 24th. Monday from 3 p.m. to 6 p.m. there were twenty-five people and Wednesday, sixty-three. Pollock stated the whole point of this idea is repetitiveness will provide clarity and the schedule won't have to be checked if the hours will be the same every day. Pollock has talked to people that feel like the current schedule is confusing. Not having to look up the pool schedule because it is the same every day is the goal.

Pollock asked if the 6 a.m. to 10 a.m. and 2 p.m. to 6 p.m. schedule would work for Aboite. Aboite stated no one would be there at 2 p.m. and usually doesn't have anyone there from 3 p.m. to 4 p.m. Aboite stated after being at the pool for thirteen years, 2 p.m. is too early. Most people are working at that time. Aboite thinks there are several businesses on the four-day week. Aboite doesn't like the idea of being open every Saturday as she has a life and that is her family time. The 10 a.m. to 6 p.m. proposed schedule for Saturday will not work unless a part-time person is hired. There used to be a 19-hour position at the pool. Pollock stated the city cannot afford a part-time employee

in the winter. The city loses an enormous amount of money at the pool due to propane use. More than what the pool brings in in a month. People enjoy the pool, and Pollock isn't saying the pool should be closed. Concessions need to be made as a city as well as the people that use the pool and the employees.

Aboite stated the schedule is the same and doesn't change until the last day of school at which time, Aboite changes to the summer schedule. The only thing that changes is it opens at 7 a.m. instead of 6 a.m. Aboite feels the current schedule works best with the four-day school week. Pollock stated no one should have to look up the schedule to see when the pool is open. Pollock wants the schedule to be convenient for everyone. Just because the schedule is the way it has always been, doesn't mean it should stay that way.

Aboite stated when the pool first opened, every schedule was tried with different hours and different days open. Aboite scheduled movie nights this last summer as well as the pumpkin patch. Aboite doesn't mind doing some Saturday's but not every Saturday. Aboite has grandchildren and family she wants to spend time with and is very involved in the community. Aboite feels the current schedule is available for a lot of people if they choose to use the pool. Peltier stated his son, and friends use the pool in the summer and look forward to the 1 p.m. opening. There have been times when he has gone at 1 p.m. and comes home because the pool is closed.

Pollock would like to propose for the month of November to try the 6 a.m. to 12 p.m. and a three-hour break then open back up for 3 to 6 p.m. Monday through Friday. Aboite stated that wouldn't work for her by herself because that is nine hours a day and would put her over her forty hours. Aboite would not be able to do any Saturdays without having overtime. Aboite stated she would do it if the council wanted but will be paying overtime. Pollock revised his statement from 6 a.m. to 11 a.m. and 3 p.m. to 6 p.m. Aboite does a split shift on Monday and Wednesday, close to this schedule. Only working half days on Tuesday and Thursday allows Aboite time to be able to schedule things she needs to go out of town for, anything she can't do after 5 p.m. or on the weekends. If Aboite goes to Elko for a doctor's appointment, with the proposed schedule, she would be rushing to get back in time to open at 3 or 4 p.m. On Tuesday or Thursday, she can go out of town to do her business without rushing to get back to the pool. Closing at 12 noon on Tuesday and Thursday allows her to have time to clean the pool, the locker room and the front area. Sometimes there are repairs to be done and that allows time for those repairs to be done and not interfere with people in the pool.

Pengelly stated with the split schedule, he can see why Aboite wants to allow her a half day off to go to the doctor but none of his other staff get that opportunity. When staff members need to go to the doctor, they must use their sick leave or vacation. Pengelly realizes when she does call in sick, which will happen, the city will have to close the pool unless Carolee can fill in. There will be days that the pool will have to be closed for illnesses. Pengelly feels the 6 a.m. to 11 a.m. schedule covers everyone that was worried about the mornings and the 3 p.m. to 6 p.m. covers the afternoon for most of the people concerned about losing that time slot with a four-hour break in the middle. Aboite does go to the doctor every three months, one week for one and one week for another. Aboite

can make her appointments and will close the pool if she needs to but that Tuesday and Thursday, she doesn't have to rush back and doesn't have to close the pool because it is already closed. Saturday's she can do as they come up, if needed, but doesn't feel the pool should be open every Saturday during the fall and winter.

Pollock would still like the schedule to be the same hours every day. Pollock stated if Aboite needs to take time off for whatever it is, that is why there is leave time and one of the benefits of having a government job. Aboite is a valuable employee and does a great job. Pollock would like to propose trying this for the month of November with the pool open from 6 a.m. to 11 a.m. and 3 p.m. to 6 p.m. If the new schedule doesn't bring more swimmers, we will work through it and find something that works better for everyone. Peltier agreed with that schedule and thought it would be a good schedule while the kids are in school. Peltier suggested the schedule be revisited for the summer and maybe change to be open Tuesday through Saturday.

Aboite stated in the summer, the pool is open from 7 a.m. to 12 p.m. with an hour lunch. Open swim is Monday through Friday from 1 p.m. to 4 p.m. Monday and Wednesday the pool closes at 6 p.m. and night swim is Tuesday and Thursday from 6 p.m. to 9 p.m. Peltier continued that instead of having the different blocks of swimming, we want to make sure that the pool is open to everyone all the time. Aboite stated that everyone that comes to the pool knows it is open for everyone. Goolsby asked how the current schedule was formed. Aboite stated the current schedule is to accommodate the 6 a.m. people that want to come in before they go to work. The 4 p.m. to 6 p.m. is to accommodate those that get off at 4:30 or 5 p.m. Aboite stated doing Monday and Wednesday for nine hours and Tuesday and Thursday for six hours gives her ten hours on Friday when a lot of people are not at work. Aboite is open to helping anyone do what they need to in the pool and has helped people with rehabilitation after surgery.

Peltier made a motion to adjust the pool schedule for the month of November to being open Monday through Friday from 6 a.m. to 11 a.m. and 3 p.m. to 6 p.m. and have Aboite report back with the numbers. Peltier amended the motion for this schedule to be from November 1 to November 25, pool hours Monday through Friday from 6 a.m. to 11 a.m. and opening at 3 p.m., closing at 6 p.m. Aboite has things already scheduled on Tuesday and Thursday for personal things and will have to be closed four times with this new schedule. Pollock stated that it is fine. Micheli provided the second and the motion passed unanimously. Pollock stated this item will be revisited at the end of the month. Pollock thanked Aboite for her time, energy and excellent work.

DISCUSSION AND POSSIBLE ACTION TO APPROVE CONTRACT AGREEMENT WITH HANSEN, ALLEN AND LUCE TO REDESIGN THE WOODHILL'S DRAINAGE PROJECT BETWEEN I-80 AND NORTH OF SIXTH STREET

Pengelly began that this project has been going on for five or six years. The city went out to bid last year, and the bid came back at seven and a half million dollars to go from I 80 across Sixth Street to the Chevron Station. The city only has two million dollars to work

with. Pengelly has asked Hansen, Allen and Luce to downsize the project to a ditch that just moves water, not a concrete lined ditch. There will probably be a need to put two more culverts across Sixth Street to tie into the two that are there. The cost for Hansen, Allen and Luce to downsize this project will be \$129,000. The city is vested in this project with what has been spent so far on engineering for about \$300,000.

Pollock stated this is to alleviate flood plain issues which affects being able to sell commercial property in the area. Pengelly stated this will not alleviate all of it nor will it alleviate the issue with the railroad. Pengelly stated the new design would be ready in five months at which time could go out for bid to hopefully start in the spring. Pengelly added that the city did contact the EDA to ask for more money and was not successful. Micheli made a motion to approve the contract agreement with Hansen, Allen and Luce to redesign the Woodhill's Drainage Project between I-80 and north of Sixth Street. Goolsby provided the second and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO PROVIDE A LETTER OF SUPPORT FOR UNION PACIFIC RAILROAD

Pollock highlighted the bullet points in the proposed letter. Pollock stated that Union Pacific has been a part of our community. Pollock is in favor of this letter. Peltier feels the recent support in the industrial park regarding a potential spur has been huge. Councilwoman Savedra wanted Pengelly to express that she is in favor of the letter of support. Pengelly spoke to Peggy with UP today and the governor's office has written a letter of support as well for the merger with the transcontinental railroad. Peltier made a motion to approve the letter of support for Union Pacific Railroad and their merger. Goolsby 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 October 16, 2025 through October 28, 2025 in the amount of \$147,335.87. Goolsby provided the second and the motion passed unanimously.

COUNCILMEN'S REPORTS

Peltier mentioned he had shoulder surgery to fix an old injury. Peltier wanted to acknowledge the county fire protection agency district and what has been done with the fire department. In a short period of time, the equipment has been upgraded and replaced and the extrication gear that is on three of the trucks is battery powered. There is very valuable training coming up which will be open to the public as far as the EMT classes. The fire department is working on a campaign to have citizens contact them if they would like the fire department to inspect their smoke detectors functionality, and check to see if located properly. If funding or a grant is obtained, that money will be used to purchase smoke detectors so faulty ones can be replaced. Football has wrapped up and wrestling is

starting. The wrestling room is coming along, and the wrestling camp will be in a couple of weeks for anyone interested.

Goolsby stated wrestling is coming up and Wells High School will have a full girl wrestling team this year. It will be state recognized starting next season. This is a big step. There will be a tournament in Wells later in the year. There is a trap shoot for the Resource Center on the 15th and Goolsby hopes to get a lot of community support. Goolsby thanked the city for letting them use the facility. It is also used for training for work and when there is bad weather, the training room can be used.

Pollock reminded everyone that the next meeting scheduled for November 11th is cancelled due to it being Veteran's Day. The next meeting scheduled will be November 25th.

STAFF REPORTS

Pengelly received an email from the county manager Amanda Osbourne. Osbourne stated the Veteran's Day parade will be in Elko on November 11th at 11 a.m. and wanted to know if a council member would like to be a judge for that. If someone would like to do that, let Pengelly know.

The transfer station will close for the season on Sunday, November 2nd. Pengelly added it won't be available to the public because Pengelly hopes to get it moved.

Councilwoman Savedra is at the Nevada League of Cities conference in Henderson and is learning a lot. Savedra will report at the next meeting.

Trunk or Treat will be on Friday at the park from 2 p.m. to 5 p.m.

Pollock mentioned there is a listening party on Thursday at Buckaroo's coffee shop for the music festival. Humboldt Hideaway is giving a preview of the bands coming to town. The elementary school Halloween carnival is also on Thursday from 5:30 to 7:30 p.m.

CITIZENS TO ADDRESS THE COUNCIL

Teena Walker stated the last time the pool schedule was on the agenda, there was someone at the meeting that mentioned getting a community app. Walker stated that app was expensive but wanted to know if this had been looked at on a small scale for our community. Pengelly stated he will look into that and see what might be available. A lot is put on the reader board which needs to be bigger. Walker continued that there are so many cool things going on that it would be worth looking into. It is hard to look for the pool schedule, and it can be cumbersome because old websites will come up. Pengelly stated the city needs to look into that and try to get rid of old websites.

Walker stated the city went from a small pool and junior lifeguard programs to a beautiful facility that the city wants consistency so people can use the pool better and

have more people use it. Walker knows the pool will never be sustainable and there is no pool that operates in the black. Pengelly stated if natural gas would come to town, that could offset the cost at the pool. Walker wondered if the engineers had given an estimate, at the time of construction, as to what it would cost to heat the pool. As far as if there was an estimate as to what it was going to cost, Pengelly doubts it. After the earthquake, there was probably no thought about what it was going to cost. There is no municipality that makes money or breaks even on a pool, nor was it expected.

Pengelly contacted Wells Propane about buying propane in bulk to lower the cost and was not able to. It is not just the pool; costs are going up for everyone. Pollock stated the money for the pool comes out of the recreation fund. The recreation fund is funded solely by room tax. As long as there are motels and people staying here paying that room tax, that money is earmarked just for the rec fund. Thankfully with the Hampton, that helps immensely. Nance added that before the Hampton, the city would transfer \$200,000 to \$300,000 to the rec fund every year. With what is going on in town, it is the hope that with more citizens coming to town, the pool will get more use. The city is very fortunate to have that beautiful facility.

Walker tries to talk to some of the senior citizens about using the pool but in the winter, they complain it is too cold. Walker wondered how much it would cost to raise the temperature two degrees to get more senior citizens. Pengelly stated it is a lot. Right now, the pool is 82 degrees. We try to keep the air temperature and water temperature within two degrees of each other. If the air temperature is warmer than the pool water, the pool water will feel like ice, even at 82 degrees. If it gets covered every night, that helps maintain the heat but will lose two or three degrees if it isn't covered at night.

Walker stated in a month when the numbers are looked at, would there be money available to hire another certified person, maybe for Saturdays. Pengelly stated there is staffing for the pool but the city can't get people to apply for summer help and the pool has the same problem. Every year it is different, and the city pays to get them trained and certified. We may see more Saturdays on the schedule. Pollock stated the bottom line is our lifeguard is our employee just like all the other employees and they don't tell us what their hours are going to be. Aboite is a very valuable employee, but it is our job to do what is right for our community. Pollock thanked Walker for her enthusiasm and stated she could be a very valuable tool in helping all of us figure out how to make the pool better. Walker will talk with Aboite about the friends of the pool, so she doesn't feel like she is alone in coming up with ideas.

ADJOURNMENT

The meeting adjourned at 8:13 p.m.

GARY POLLOCK, Mayor

ATTEST:

SAMANTHA NANCE, City Clerk