

**MINUTES OF WELLS CITY COUNCIL
MEETING OF NOVEMBER 25, 2025**

CALL TO ORDER

Date: Tuesday, November 25, 2025
Time: 7:03 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
CR Beth Savedra, Councilwoman

Absent: None

Quorum: Yes

Staff Present: Aurora Aboite, Lifeguard
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

Micheli made a motion to approve the meeting minutes dated October 28, 2025. Savedra 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**

Minutes of Wells City Council
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ADMINISTER THE CITY OF WELLS COMMERCIAL PROPERTY ASSESSED CLEAN ENERGY PROGRAM (C-PACE)

Pengelly stated that a resolution was passed a few meetings ago on this item and the attorneys have been editing and reviewing the agreement. This is for the commercial property assessed clean energy program through the governor's office using Nevada Clean Energy Funds. This can be used on new or old property to make the building's energy efficient. The only thing the city will do is place an assessed lien on the property. This will be a big benefit for the businesses that use it. This agreement is to have Nevada Clean Energy administer the grant and loans. Pollock added that Elko County has already approved this. This is no risk to the city. Pollock feels this is a good program for the city to be a part of. Peltier made a motion to approve the agreement with Nevada Clean Energy Fund (NCEF) to administer the City of Wells Commercial Property Assessed Clean Energy Program (C-PACE). Savedra provided the second and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO CLOSE ALL CITY OF WELLS OPERATIONS ON DECEMBER 24, 2025. ALL EMPLOYEES WILL BE EXPECTED TO USE VACATION, FLOATING HOLIDAY OR PERSONAL DAY

This is something that is done every year with all employees using their floating holiday. Savedra made a motion to close all City of Wells operations on December 24, 2025. All employees will be expected to use vacation, floating holiday or personal day. Micheli provided the second and the motion passed unanimously.

DISCUSSION AND REVIEW OF GOLF COURSE REVENUE AND EXPENDITURES FOR NOVEMBER 1, 2024 THROUGH OCTOBER 31, 2025

Cameron Huff began by saying he has been at the golf course for eight seasons. Everyone had a copy of the numbers from this last season. Huff stated on the pro-shop numbers, product was returned to Callaway which doesn't reflect in the numbers presented in the amount of a \$3,900 credit. The tournament revenue fees for money put in must be spent at the pro-shop and those figures are also not included in the pro-shop revenue total. Huff added that the inventory at the golf shop is \$3,900 for the bar, \$600 in the café and the pro shop is \$17,710. Don McDonald's celebration of life was held November 8th and the bar brought in \$2,300.

Pengelly stated the golf course is approximately \$25,000 in the black. Huff added with the credit from Callaway, that amount is in the \$25,000 to \$30,000 range. Pengelly stated the golf course is making more money every year. Huff stated the public works guys do a great job at the golf course. The play from all of Elko County has gone up quite a bit which is due to the course being in great shape. Buying the green covers has made a huge difference. Compliments were received on how good the greens were this year. Pollock added that for a municipal golf course to be consistently in the black is not an easy task. Huff also deserves a big share of the praise. Pollock added that he has a lot of friends from the Spring Creek and Elko area that love to come to Wells to golf. Goolsby

stated that he was able to participate in his first cross country at the golf course. There were several compliments about how nice the greens were and how good the course was. People were surprised they were allowed to run on the fairways and how well the course is maintained.

DISCUSSION, REVIEW AND POSSIBLE ACTION TO MAKE PERMANENT OR CHANGE SWIMMING POOL HOURS OF OPERATION

Pollock asked Aboite how the new schedule has been going. Pengelly added that he had pulled the numbers for November which showed 119 swimmers for the last three weeks. Aboite showed 139 swimmers. Fifteen of those swimmers were from 3 p.m. to 6 p.m. The first week, no one came from 3 p.m. to 6 p.m. The next week there were more and on Friday for that time frame, there was only one family of six that came during that time. They said they would have come earlier if the pool opened earlier. Aboite doesn't think that time frame works as well as hoped for the five days.

Pollock was confused because previously, there were several people that had come to the meeting stating they liked the later time in the evening. Aboite added that some of those people did come but not all five days. They came on Monday and Wednesday because Aboite had already established those times with the previous schedule. Savedra asked if Aboite thought it was due to people not being used to the new schedule. Aboite stated no, during the school year, the Friday open swim is not as popular as during the summer. There are a lot of things going on for the kids on Friday. The twelve years Aboite has been at the pool, she noticed that once school went to a four-day week, Friday use of the pool declined. Aboite stated that in November and December, people are getting into the holidays and the numbers for those months last year were about the same. Aboite thought the 3 p.m. to 6 p.m. five days a week was too much. Pollock asked how many days during November the pool was open. Aboite stated that the pool was closed on Veteran's Day and there were two other days because Aboite had appointments already scheduled. Aboite was also sick one day last week. Pollock feels there is a slow down period at the pool during the winter. Aboite felt like it was the whole school year.

Pollock values Aboite, her experience and all the years she has been at the pool but doesn't feel this new schedule has been in effect long enough to be consistent for the three weeks. Savedra thought the old schedule was hard to understand. Pollock knows Aboite stated with the old schedule, anyone could come and swim anytime, but Pollock stated that schedule didn't make it look that way. Aboite stated this last three weeks she has had long days as she had to commit twelve-hour days to the pool and only got paid for eight and they weren't enjoyable. Aboite added that getting out at 6 p.m. on a Friday was not enjoyable. With the old schedule, Aboite had a long day, a short day, a long day, a short day. None of the people that came from 1 p.m. to 4 p.m. on the old schedule came at all. With the time change and it being dark, Aboite doesn't think people are interested in leaving their house once they get home, especially on a Friday.

Pollock stated when an employee has their hours changed, it is not always a convenience for them, it changes their routine and is hard to deal with. Aboite stated it felt like she

was working two part-time jobs. Aboite doesn't think she has seen a pool that didn't have a block schedule like she had previously. With this new schedule, there really isn't an aqua size class anymore. It can be taught but Aboite needs to pay attention to the other people in the pool and won't be able to have it if other people are in the pool.

Pengelly asked where Carolee was. Aboite stated she is basically a volunteer that helps Aboite out when she needs it to keep the pool open. Aboite stated if she has a morning appointment, she will see if Carolee is available and then she will schedule her appointment. Carolee just covers when Aboite needs to be gone and doesn't have a schedule. Pengelly thought Carolee was a part-time employee working three or four hours a day. Savedra asked if Carolee would be open to that and Aboite stated no.

Carolee travels and her husband is retired. Pollock added that maybe a part-time position can be offered. Aboite stated there used to be a nineteen-hour position. Aboite asked about it and was told it is not in the budget anymore. Aboite stated if there was a part-time employee, the pool could be open more. Pengelly stated that might be something that needs to be addressed in the summer when it gets busier to get someone qualified to be able to close by themselves. Aboite stated she gets two guards in the summer.

Pollock stated the council can reappropriate funds to allow for a part-time person.

Pollock stated if the schedule isn't working for Aboite personally, an assessment can be done on how best to use the time. Aboite made it work, she had to, but the people weren't coming, especially on Friday. Aboite thought if the hours on Friday were earlier, there may have been more people coming like before. Pollock thought changing the Friday schedule gets away from what the board is trying to do in having a consistent schedule. Savedra doesn't think the new schedule has been in effect long enough for people to get used to. Aboite doesn't think the numbers will change for December. The pool will be closed during the week of Christmas so it will only be open for three weeks.

Pollock is sure that the break in the middle of Aboite's schedule is hard. This isn't about trying to put a hardship on Aboite as she is a valued employee and does a great job. The board is trying to maximize the time the pool is open. If there is a way to augment the schedule with part-time help to cover those gaps to make it easier on Aboite, Pollock is in favor of that. There has been a misunderstanding about Carolee's position. Aboite stated Carolee would rather work mornings. When Aboite told her about the new schedule for November, she said she would not come in the morning, go home and come back in the afternoon because she lives in Starr Valley. Carolee only fills in when Aboite is gone.

Pollock stated the board is open to trying to make this work for everybody. The goal of all of this is to make the pool accessible for the maximum amount of time. The last thing the board wants to do is put a hardship on Aboite and thinks there is a way to work through this. There will be and already have been growing pains. Three weeks is not enough time to see if this is going to work or not. Aboite stated that the old schedule, before this change was not made to accommodate Aboite. It was made to accommodate the community. Pollock stated it did accommodate Aboite who worked her schedule and was set to that schedule, so the new schedule has become a hardship. Aboite stated the new schedule made it a long day especially staying until 6 p.m. on Friday. If the

afternoon schedule was earlier on Friday, parents can send their kids to the pool and don't have to worry about them going home in the dark.

Aboite stated it would be beneficial to have a part-time person but doesn't think there are people in town that want part-time work and only want full-time. Pollock feels there are some people who do want just part-time. Savedra thinks the city should look at advertising for a part-time person, if possible. Goolsby thought if the city can get a part-time person, Aboite can work mornings and have the part-time person work three hours in the afternoon and close. Pengelly added it can be looked into but it isn't going to happen overnight, it will be a process in finding a person and getting them trained. Pollock wants to see the pool open on a regular consistent schedule that is open to as many people as possible. Pollock is sorry this schedule is not convenient for Aboite. Pollock thinks this new schedule needs to be extended for some consistency. Pengelly feels a time frame needs to be set for how long to continue with the new schedule and then re-evaluate it. Pollock wants feedback from people on the pool schedule. Savedra would like the schedule advertised every way possible and for it to be less confusing. Aboite stated there are flyers posted around town and it is on the website. Aboite stated the people that come regularly learn the schedule and know the schedule.

Aboite would like to see some of the council members come and use the pool. Pollock stated if the pool was open on Saturday, he would probably come. Pollock stated the block schedule has made him not want to go to the pool because of the confusion of that block schedule. Pollock has had the same conversation with several people about the confusion of that schedule. Pollock feels with the openness of the new schedule, it will eventually bring in more people without ostracizing the regulars. Peltier thinks the board needs to look at day by day Monday through Friday for a longer period to see when people are coming to the pool. Goolsby said this might be the wrong time because it is going to be slow due to the time of the year.

Goolsby asked how Aboite felt about having a two-hour break instead of a four-hour break. Aboite thought the five days from 3 p.m. to 6 p.m. was too much. People weren't coming before then and were only doing the two days on the old schedule. Pengelly stated we need to keep track of every person who comes to the pool. Pollock wants a person-by-person breakdown; how many people may have come more than once a week. Pollock stated the goal is to attract new swimmers while keeping regular swimmers. Aboite has nineteen people who have annual memberships who are included in these numbers as well as another eight that come regularly that pay cash. Goolsby asked if changing the Friday schedule from 1 p.m. to 4 p.m. would help. Aboite thought more kids would come on Friday with the earlier afternoon schedule but changing Friday's schedule will not keep a consistent schedule. Goolsby wondered if changing the afternoon schedule to 1 p.m. to 4 p.m. for the five days would make a difference. Aboite doesn't think the early afternoon schedule Monday through Thursday would work.

Pollock stated the 3 p.m. to 6 p.m. schedule was set to accommodate those swimmers that stated at a previous meeting that was a good time for them. Aboite thinks the earlier schedule on Friday would be better because kids aren't in school. The one thing that is

consistent is the 6 a.m. to 11 a.m. but Aboite did lose a few people that came in around 11 a.m. Peltier is in favor of changing Friday from 1 p.m. to 4 p.m. for the winter. Pollock thought this new schedule should be extended to May which would give us six months. Aboite doesn't know if she could stay with the split schedule for six months. Peltier would like to see if we could get a part-time person and would like to see the pool open on Saturdays during the summer when school is out. Aboite added that if we had that part-time person, the pool could be open longer. Peltier made a motion to extend our current schedule for the pool with an amendment to the Friday schedule with the pool being open from 1 p.m. to 4 p.m. versus 3 p.m. to 6 p.m. with the Friday schedule being open from 6 a.m. to 11 a.m. closed from 11 a.m. to 1 p.m. and open from 1 p.m. to 4 p.m. and continue this until the first council meeting in May. Savedra provided the second and the motion passed unanimously. Pollock added that there will be further discussion on trying to find another person to work at the pool. Pollock stated Aboite is a valued employee. Peltier stated we will need to find a person who is willing to work part-time. Pollock stated this will give us time to find the right balance and the schedule will be changed in the summer. Pollock thanked Aboite for everything she does.

REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE THE REAL PROPERTY GIFT AGREEMENT FOR PROPERTY IDENTIFIED AS APN # 002-637-009 FROM TAMB HOLDINGS, LLC AND GRANT, BARGAIN AND SALE DEED RELATED THERETO

Pengelly began that this is a triangle piece of property behind Bert Fox. Pengelly has had a complaint about this property being a fire hazard. Pengelly tracked down the owner, who is a lawyer in St. George who was not aware he even owned the property and said he would donate it to the city. The property was appraised for \$15,000. It could be offered to the property owner to the west because it is a very small piece that couldn't really be used for anything. If the city keeps it, it will be kept clean. Peltier made a motion to approve the real property gift agreement for property identified as APN #002-637-009 from Tamb Holdings, LLC and grant, bargain and sale deed related thereto. Goolsby 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 October 1, 2025 through October 31, 2025 in the amount of \$38,904.89. Micheli provided the second and the motion passed unanimously. Peltier made a motion to approve the Warrant Register dated November 13, 2025 through November 25, 2025 in the amount of \$394,463.12. Micheli provided the second and the motion passed unanimously. Peltier made a motion to approve the Warrant Register dated October 30, 2025 through November 10, 2025 in the amount of \$419,772.06. Savedra provided the second and the motion passed unanimously.

COUNCILMEN'S REPORTS

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Savedra attended the Nevada League of Cities annual conference at the end of October. Savedra spoke to the governor, Congresswoman Dina Titus and met a lot of people. Savedra talked to a lobbyist from back east about what is going on in Washington with beef being brought in from Argentina. Everyone in attendance reported on what was going on in their city. Savedra talked about the new businesses coming to Wells, and talked to the governor about our housing situation. Congresswoman Titus was very receptive to what Savedra said. The walk on water event was a walk on Water Street and how it has been rebuilt. There was a presentation on 988 which is a suicide crisis line. Savedra sat next to the mayor of West Wendover. They talked about getting this number out to people and putting the number on the back of student id cards. Savedra looked at her grandson's student id card when she got home, and it was already on the card. Savedra brought back cards she would like to have available as this is for anyone. On the 28th, the theme was public safety and emergency preparedness. Pengelly stated the City of Wells plan was updated last year and will print copies for the board. Nathan Robertson, the mayor of Ely asked Savedra if she would be attending the meeting on the last day for the executive board. Savedra was told she was representing Wells and needed to be at that meeting. Savedra went to the meeting and would like to be on that board. Robertson stated he would like to come to Wells and talk at one of our meetings about what the League of Cities does.

Savedra went to an Elko County School District planning committee on November 12th. Savedra talked to them about getting a lawn mower for the Wells school. County Commissioner Jon Karr was there and was asking Savedra what type of lawnmower was needed. They said they would work on getting a lawn mower for the school.

Micheli wished everyone a Happy Thanksgiving and safe travels.

Peltier stated there was a good turnout for the wrestling camp. What the county is doing for the fire department is phenomenal. Every day Peltier goes in; there is new equipment. The fire department received a new engine. Extrication tools were put on three different trucks. Starlink was put in all the trucks. Peltier wished everyone a Happy Thanksgiving. Peltier thanked Shamblin for all the Christmas decorations.

Goolsby stated high school wrestling started and a fundraiser was held during the wrestling camp. Kids from West Wendover, Spring Creek and Elko participated. The first tournament will be the first weekend in December in Utah and this will be a 6A tournament with about 1,000 kids there. Goolsby thanked the community for all the support. Goolsby wished everyone a safe holiday, drive safe.

Pollock mentioned the Parade of Lights will be December 6th at 6 p.m. and wished everyone a safe holiday.

STAFF REPORTS

Pengelly wished everyone a Happy Thanksgiving. The people with Nevada Clean Energy grant talked to Pengelly about replacing the lights on the football field lights with LEDs.

Shamblin wished everyone a Happy Thanksgiving. The drillers will be working on the golf course well. The wiring has been fixed and there are rocks in the system.

CITIZENS TO ADDRESS THE COUNCIL

Tenna Walker wondered about the software program at the pool being able to keep track of the swimmers. Walker wondered if the time was recorded when a card was scanned. Aboite will have to keep track of that manually as well as what type of payment is received. Pollock stated the more specific the better. Walker stated Aboite's schedule does make her day a long day. Walker wondered how people who work a split shift make the time worthwhile to incentivize people. Walker thought this might be something to look into until someone gets hired. Working a split shift is hard for people. Goolsby stated with his job, there are times when he might have to work a split shift. Goolsby stated that is just how it is with his job. Some entities do have standby pay which may pay \$2.50 an hour and that time goes to your PERS time.

ADJOURNMENT

The meeting adjourned at 8:52 p.m.

GARY POLLOCK, Mayor

ATTEST:

SAMANTHA NANCE, City Clerk