

**MINUTES OF WELLS CITY COUNCIL
MEETING OF JANUARY 27, 2025**

CALL TO ORDER

Date: Tuesday, January 27, 2026
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
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

Savedra made a motion to approve the meeting minutes dated January 13, 2026. Micheli provided the second and the motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

**PRESENTATION OF THE FISCAL YEAR 2024-2025 AUDIT BY EIDE BAILLY.
REVIEW, DISCUSSION AND POSSIBLE APPROVAL OF FINANCIAL
REPORT**

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Teri Gage, an insurance partner with Eide Bailly, was at the meeting to present the 2024-2025 audit report. The City of Wells audit had an unmodified clean opinion which is the highest level that can be achieved on the financial statements. Gage reviewed the audit for the council and pointed out a couple of items that had been entered into the wrong account in cash receipting. There was a new accounting standard implemented for compensated absences. This requires sick leave to be estimated and record that liability. This had a minimal impact. The general fund used to support the recreation fund but that hasn't been the case in the last couple of years.

The city received over \$750,000 in federal funds which made the city subject to a single audit. This year had the least journal entries required. There were two findings in the single audit. One was the OSG grant requiring a provision in the contract for disadvantage business enterprise terms and conditions which weren't included in the contract. One of the requirements that is required to be tested related to reports filed regarding the OSG grant. There is a control system where someone prepares the report and that report needs to be reviewed. There was no evidence the report was reviewed.

Gage stated that the staff do a very good job on day-to-day operations and appreciates their hard work. Savedra asked about how the new sweep account had affected the finances. Gage stated a lot of local governments are doing sweep accounts. Gage added the investment earnings went from \$85,000 to \$124,000 and felt that it was beneficial. Gage stated that she and Nance discussed the city getting a capital asset software system. Right now, an excel spreadsheet is being used. Nance is trying to work with Caselle to get this. Once it is up and going, it will make the capital asset process go smoother. Peltier made a motion to approve and accept the 2024-2025 financial report presented by Eide Bailly. Goolsby provided the second and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE CORRECTIVE ACTION PLAN FROM FINDINGS OF THE 2024-2025 AUDIT REPORT AND AUTHORIZE STAFF TO SUBMIT TO THE NEVADA DEPARTMENT OF TAXATION

Nance stated the city is required by the state to inform them how the findings from the audit will be resolved by sending a letter of explanation. Peltier made a motion to approve the corrective action plan from findings of the 2024-2025 audit report and authorize staff to submit to the Nevada Department of Taxation. Savedra provided the second and the motion passed unanimously.

DISCUSSION AND REVIEW OF 2026 CDBG GRANT APPLICATION ELIGIBLE FOR THE UPCOMING CDBG CYCLE AND AUTHORIZE MAYOR TO SIGN AND SUBMIT APPLICATION TO THE STATE OF NEVADA CDBG

Pengelly stated this project for the Clover Estates project has been discussed several times. The grant is due in February and will be presented in April. The city has asked for 1.2 million for this project, but it will depend on how much money is available. Savedra made a motion to authorize the mayor to sign and submit the application to the

State of Nevada CDBG grant. Goolsby provided the second and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE COOPERATIVE AGREEMENT FOR LAKE AVENUE SIDEWALK, CURB AND GUTTER PROJECT WITH THE STATE OF NEVADA DEPARTMENT OF TRANSPORTATION

This item will be skipped due to not receiving the agreement. It should be back for review and approval on the next agenda.

CLAIMS COMMITTEE REPORT: ACTION TO APPROVE FINANCIAL STATEMENTS

Micheli made a motion to approve the Warrant Register dated January 15, 2026 through January 27, 2026 in the amount of \$201,657.05. Savedra provided the second and the motion passed unanimously.

COUNCILMEN’S REPORTS

Savedra attended the Elko County School Board Meeting on January 20, 2026. Savedra is going to try to attend as many of these meetings as possible. Savedra stated the new roof for the gym is scheduled to go out for bid. Savedra will be attending an NNRDA meeting tomorrow.

Micheli stated he wishes it would snow.

Peltier said that baseball is starting with in person signups taking place at the senior center between 5 p.m. and 7 p.m. on Thursday.

Goolsby stated the Chimney Rock Classic wrestling tournament was held last weekend, with Junior wrestling was on Sunday. The last time a high school tournament was held in Wells, there were sixty-one participants. This year there were 134 including a team from Utah. Next year it should be bigger. Goolsby thanked the junior wrestling people for all their help, including Councilman Peltier helping with everything. Tomorrow and Friday will be divisionals for high school wrestling. Regionals will be next week.

Pollock is coaching the second through fourth grade boys’ basketball team. Two weeks ago, Pengelly and Pollock toured the Amazon and Aultra Tank facilities. Things are coming along well and will be open shortly. Thursday, Pengelly and Pollock will be going to Elko and meet with the county commissioners and a former representative of the Governor’s Office of Economic Development. Delmo Andreozzi contacted Pengelly and asked for Wells to be a part of that discussion. Pollock wanted to thank Nance for the level of professionalism she brings to her role and deserves all the credit in the world as does all the staff.

STAFF REPORTS

Pengelly met with a realtor from Salt Lake City last Thursday. Super 8 has been sold and the new owners are interested in purchasing the property where the old Ranch House was. Their plan is to put in a pizza restaurant and a Dotty’s casino. Pengelly needs to get more information from the owners. The owners need to come to the board with a business plan and the board set a time limit to get the development started. That message was to be taken back to the owners from the realtor.

A gentleman is interested in purchasing the property where the Stinker Station was within the next year which will include a restaurant and possibly more.

LaQuinta is in review and they are excited to get it going in the spring. They already have a banner up stating it will be coming soon.

Aultra should have a temporary certificate of occupancy next week. Amazon needs to find their emergency lighting that was held up in customs and then will receive their certificate of occupancy as well. Amazon should have possession of their site by the 5th of February.

Pollock stated during the meeting with the realtor, he said that the City of Wells is generating significant interest from all over. He gets calls all the time from people who are taking notice of what is happening in Wells. That is a good thing to hear.

Pengelly stated that Shamblin has been working on taking notes of streetlights that aren’t working.

Pengelly added that the city app is being worked on by Nance and Morgan. There are a few things that need to be done and may be ready in about a month.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

ADJOURNMENT

The meeting adjourned at 7:47 p.m.

GARY POLLOCK, Mayor

ATTEST:

SAMANTHA NANCE, City Clerk

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