

**MINUTES OF WELLS CITY COUNCIL
MEETING OF FEBRUARY 10, 2026**

CALL TO ORDER

Date: Tuesday, February 10, 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
CR Beth Savedra, Councilwoman

Absent: Chris Micheli, Councilman
Richard Peltier, 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 January 27, 2026. Goolsby provided the second and the motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

**DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY SPECIAL
LIQUOR LICENSE FOR BOYS & GIRLS CLUB COUNTRY ROMANCE
DINNER ON FEBRUARY 14TH, 2026**

Frankie Wood, Director of Community Development for the Boys & Girls Club of Northeastern Nevada was at the meeting to ask for approval for a liquor license for the annual Wells Country Romance Dinner on Saturday, February 14, 2026. Pollock stated this event happens every year and there have never been any issues. Pollock sees no problem in granting this liquor license. Savedra made a motion to approve the special liquor license for the Boys & Girls Club Country Romance Dinner on February 14, 2026. Goolsby provided the second and the motion passed unanimously.

MIKE SEECH TO ADDRESS BOARD OF COUNCIL ON UPCOMING PROJECT FOR A PRIVATE COMMUNITY DEVELOPMENT

Mike Seech wanted to inform the city of a proposed project he is putting on Shoshone. The plans are preliminary right now. When the problem with how the fire truck accesses the property of the gated community is remedied, Seech will be back with the final plans. All units will be on foundations with curb, gutter, sewer, water, garbage pickup. There will be a drainage ditch at the bottom for water to drain towards the frontage road. Seech added this will be a beautiful park that will enhance the city. Savedra asked what the square footage would be for each unit. Seech stated that the one bedroom with two baths would be 700 sq. ft. and the two bedrooms, two bathrooms is around 900 sq. ft. Savedra stated this is something that is needed. Pollock feels every municipality deals with housing issues and there is a lack of affordable housing. Seech added that if this project goes well, he has another project to present.

Pengelly has been working with Seech on this project and is working on getting the zoning changed which should have been changed years ago. The zoning currently is R1 and needs to be changed to R2. The R1 zoning isn't the proper zoning for the senior center, senior housing and fourplexes. Pengelly is working with the attorney to get the zoning changed. Savedra stated if it is anything like other property Seech has put in, it will be beautiful. Goolsby added it is exciting, much needed, will help with growth and doesn't see any downside. Seech stated this will be one clean park and the city will be proud. Pollock wished Seech luck in this endeavor.

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

Pollock stated this will be skipped again due to lack of paperwork.

LISA CAMPOS, WITH ELKO SANITATION, TO ADDRESS BOARD OF COUNCIL CONCERNING A 4.0% RATE INCREASE FOR GARBAGE TIPPING FEES AND BOARD OF COUNCIL TO DIRECT STAFF TO PROCEED WITH BUSINESS IMPACT STATEMENTS FOR POSSIBLE RATE INCREASE

Lisa Campos, the site manager at Elko Sanitation, was at the meeting and thanked the council for allowing her to discuss the proposed increase. Elko Sanitation is requesting a

4% price increase. The current contract allows them to request a price increase every two years. The last increase was in 2024. The current rate for a residential tipper cart is \$15.45 a month and the proposed increase will be raised by \$.62 which will make it \$16.07. Post COVID, costs for many industries remain high with trash hauling being one of the highest. There has been no decrease in prices post COVID for truck repairs, parts and equipment. Tariffs have also affected the industry with parts coming from outside of the country.

The PI request was kept reasonable due to the number of retirees in the area. Campos also had copies of the urban CPI index. Pollock added this is not a decision the council takes lightly. It is hard to ask people to pay more without justification. Campos added that ESC has been serving the City of Wells for decades and are business partners. The \$.62 will help offset some of the rising costs ESC has seen, especially post Covid. The trash industry has been hit hard with the economy. Pengelly asked Campos to go over the CPI index. Pollock added that prices are going up on everything. Campos stated that as business partners, ESC can help Wells inform the customers about the rate increase. Campos added that ESC cares about the City of Wells. Goolsby made a motion to approve the 4% increase for garbage tipping fees and direct staff to proceed with business impact statements for possible rate increase. Savedra provided the second and the motion passed unanimously.

CLAIMS COMMITTEE REPORT: ACTION TO APPROVE FINANCIAL STATEMENTS

Goolsby made a motion to approve the check register dated January 1, 2026 through January 31, 2026 in the amount of \$74,685.75. Savedra provided the second and the motion passed unanimously. Goolsby made a motion to approve the Warrant Register dated January 29, 2026 through February 10, 2026 in the amount of \$80,262.85. Savedra provided the second and the motion passed unanimously.

COUNCILMEN'S REPORTS

Savedra attended the NNRDA meeting and there was no quorum. There was discussion about having the on-target event on April 2, 2026. Sheldon Mudd is requesting \$20,000 be allocated for the event. This money will facilitate the attendance of site selectors and prospective companies. Mudd was happy they secured the approval from all nine jurisdictions for the interlocal agreement. Various housing initiatives were discussed including the PMO development in Wells and tiny home feasibility tour that Savedra will ask Mudd more about. On February 3rd there was a school board meeting online. The audio was not very good. Savedra stated that the board had previously voted on getting bids on the gym roof but at this meeting it was stated that they would probably go out for bid. Savedra wants to know why it hasn't gone out for bid already when it was already approved by the board. Savedra will try to attend the meeting on the 17th in person. Savedra registered for the Pool n Pact ethics training on February 19th that Pengelly sent out. Savedra thinks this will be good training.

Goolsby announced that all of the boys in wrestling made it to state this year. There will be nine boys, and two of the three girls made the 5A championship; one in first place seed, the other second place seed. The kids will be leaving on Thursday with a parade out of town and encouraged everyone to support the kids in the parade between 1 and 2 p.m. down Lake Avenue to main street.

Pollock is coaching second and third grade basketball who won their first game. Pollock wished everyone a Happy Valentines Day and President Day.

STAFF REPORTS

Pengelly stated that inspections were done at Amazon and Aultra last week. There were a couple of electrical issues. This Thursday, both should receive their certificates of occupancy. It has taken a year to get them up and operating. Aultra has hired a couple of people and is looking at hiring more. Amazon has a flyer for flex drivers and will also be advertising for people in the warehouse.

Savedra was asked at the NNRDA meeting if Wells has ever had a job fair. Pengelly stated one was held at the high school last year that the city participated in. Pollock thought there was also one just recently.

Shamblin stated a valve needed to be replaced on Starr Avenue and should have it fixed by tomorrow. Pengelly added there are four broken valves that need to be replaced because our infrastructure is really old. The one on Humboldt still needs to be replaced. When valves were being shut off to work on the valve on Humboldt, two more valves broke. Pollock told Shamblin he and his crew do a great job.

Pollock asked Nance about the progress on the app. Nance thinks it may be up by the end of the month.

Pollock stated that he and Pengelly had a meeting a couple of weeks ago with a couple of the county commissioners and with people that had been affiliated with the governor's office. Some of these people will be starting their own consulting firm which may produce a collaboration between the city, them and the county to have more of a united front. Pollock will have more information at the next meeting.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

ADJOURNMENT

The meeting adjourned at 7:42 p.m.

GARY POLLOCK, Mayor

ATTEST:

SAMANTHA NANCE, City Clerk