

**MINUTES OF WELLS CITY COUNCIL
MEETING OF FEBRUARY 24, 2026**

CALL TO ORDER

Date: Tuesday, February 24, 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
Chris Micheli, Councilman
Richard Peltier, Councilman
CR Beth Savedra, Councilwoman

Absent: Jonathan Goolsby, Vice-Mayor

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 February 10, 2026. Micheli provided the second and the motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

Brian Gale, our liaison to the County Commissioners, was at the meeting to say hi and see if there were any grievances or suggestions. Pollock thanked Gale for being at the meeting.

NEVADA CLEAN ENERGY (NCEF) WILL DISCUSS THE COMMERCIAL PROPERTY ASSESSED CLEAN ENERGY (C-PACE) PROGRAM, THE CITY'S ROLE AND A POTENTIAL PROJECT IN WELLS

Greg Zegas and Clayton Reed with the Nevada Clean Energy Fund were at the meeting to see how they could support the City of Wells in clean energy and energy efficiency projects. Recently NCEF has decided to collaborate with the city on Commercial Property Assessed Clean Energy (C-PACE) to support economic development and building in the city. Zegas talked about what C-PACE is and how it would benefit the city. NCEF is a non-profit that was established by state legislation a few years ago. Zegas and Reed went over what projects would be eligible for C-PACE financing. Zegas and Reed have been working with the owners of the Wild West Casino to do a gut rehab to turn it into a functional facility. The Wild West is finishing up their engineering designs and NCEF should know their progress in the next month or so. All of this will be of little to no cost to the local jurisdiction.

The financing amount is limited to a portion of the appraised value of the property. For a retrofit, C-PACE can only finance 25% of the appraised value. If it is new construction, the loan could be 35% of that appraised value. This will be a secure loan with a low interest rate. This is not available for any residential property or public buildings. NCEF has separate financing from C-PACE for public buildings. NCEF does have a residential focused lending program, the Residential Energy Upgrade Program. This program provides financing for people who want to do home energy upgrades such as heat pumps, roof repairs, HVAC systems, lighting upgrades and insulation. Every project will be brought before the council before it is funded.

Reed is launching a new website; www.nvcpace.com next month. This website will be the hub for all the documents and materials for this program. This loan cannot be accelerated and will be transferred to the new owners if the loan defaults. This process could take at least eight weeks, maybe longer. C-PACE has already helped with lights for the little league field. C-PACE hopes to get more financing for lights on the softball field and the high school. Pollock thanked Reed and Zegas for their time and for putting together a comprehensive presentation.

DISCUSSION AND POSSIBLE ACTION TO APPROVE SIERRA HEALTH AND LIFE INSURANCE RENEWAL OPTIONS FOR FISCAL YEAR 2026-2027

Pengelly stated the health insurance renewal is increasing 13.5%. The city can never get quotes from any other health insurance companies. The renewal for exactly what the city has now is an increase of \$21,410 a year with only a couple of changes in out-of-pocket expenses. Staff recommend renewing the coverage that is being used now. Savedra made a motion to approve the Sierra Health and Life Insurance renewal option for fiscal year 2026-2027. Peltier provided the second and the motion passed unanimously.

DISCUSSION AND REVIEW OF FISCAL YEAR 2026-2027 TENTATIVE BUDGET

Nance began that across the board; every fund has had the 13% increase for the health insurance as well as a 3% COLA increase if the board approves that for all the employees. A new mower has been budgeted for the golf course. Nance is working on a grant she discovered that might allow the city to get bathrooms and playground equipment at the pool for the splashpad area with a 10% match. There was \$130,000 budgeted for that project, but the city may not have to use all of it if we can get grant funds. The increase in the sanitation fund has been added.

The capital improvement fund usually has the entire fund ending balance in capital outlay projects. Some of that money may be used for a building for the sewer headworks project and paving in the industrial park. This amount may be around \$600,000 in the final budget. The assessed value of the city has increased as well as the consolidated taxes. The street department has \$500,000 budgeted for paving. There is \$50,000 budgeted to hopefully find another dump truck like the last one. The airport has a city match budgeted for \$75,000 for the FAA projects coming up at the airport. There is \$25,000 in capital outlay to upgrade the credit card system at the airport. The tentative budget is due April 15th but will have to be approved at the March 24, 2026 meeting with the final budget due in June.

DISCUSSION AND POSSIBLE ACTION REGARDING POTENTIAL WATER RATE INCREASES FOR RESIDENTIAL AND/OR COMMERCIAL USERS AND BOARD OF COUNCIL TO DIRECT STAFF TO PROCEED WITH BUSINESS IMPACT STATEMENTS

Pollock stated this item will be skipped because more information is needed to get more definitive numbers. There are so many other factors that play into the water fund. Pollock wants to make sure council has the exact numbers. Staff would like to try to time a water increase with the garbage increase. Peltier made a motion to table the potential water rate increase for residential and/or commercial users and board of council to direct staff to proceed with business impact statements until the next city council meeting on March 10, 2026. Savedra provided the second and the motion passed unanimously.

CLAIMS COMMITTEE REPORT: ACTION TO APPROVE FINANCIAL STATEMENTS

Savedra made a motion to approve the Warrant Register dated February 12, 2026 through February 24, 2026 in the amount of \$298,843.07. Micheli provided the second and the motion passed unanimously.

COUNCILMEN'S REPORTS

Savedra listened to the school board meeting via zoom and came away with more questions than answers. There will be a capital improvement meeting tomorrow and

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Savedra hopes to get some answers. Savedra attended the Pool n Pact meeting on the 19th that focused on ethics in government, governance board rules, responsibilities and open meeting laws. This was a three-hour meeting but well worth it. Savedra thinks that anyone who is on the board or an elected official should read up on these rules. There are some new ones that were added in 2025. Savedra had copies of these emailed to her. Savedra emailed it to Zander who can print copies for anyone who is interested.

Peltier reported on the Elko County Recreation board meeting he attended. The budget is sitting good and all requests for funds were approved. Elko has three hotels that are in default of room taxes. Elko is looking at revoking business licenses and have cease and desist orders. Airbnb's are also required to pay room tax. Signups for little league baseball are currently taking place.

Pollock stated the CEO's have been issued to the two new businesses. Pollock is coaching basketball. Last signup for baseball will be Thursday. There will also be an equipment exchange and we will be accepting equipment donations.

STAFF REPORTS

Pengelly began that Amazon and Aultra have received their certificates of occupancy. The general contractor will probably be leaving in a week. Amazon is accepting applications through Indeed for flex drivers. Aultra tanks have already hired a few people and are slowly hiring more. There are families in Utah wanting to move out here to work.

The Bullseye Bash for Amazon is tentatively scheduled for March 14th. Friday, March 6th and 13th, City Hall will be open from 8-5 for anyone wanting to file for the open seats on the city council. Filing can also be done online.

Shamblin added that the drillers will start working on the golf course well tomorrow.

Nance wanted to announce that the dates for filing for the mayor position and the one council position is March 2nd through March 13, 2026.

CITIZENS TO ADDRESS THE COUNCIL

Brian Gale said the council did a great job and was happy to be here. Gale added it is exciting news for Amazon and Aultra Tanks but didn't know what Aultra Tanks was. Pengelly explained that Aultra Tanks refurbishes propane tanks and this is their first west coast facility. Gale asked if these new businesses were located at the airport. Gale was told they are in the Industrial Park by the airport. Savedra told Gale he needed to take a drive out through the industrial park to see the new buildings. Gale added that the C-PACE program was passed in the county, but he was nervous about the program. Gale feels it can be tricky and he doesn't like tricky. Gale added that Pengelly and Pollock have his number if anyone has any questions, concerns or grievances, to send him a text, letter or email. Gale hopes to come around a little more often.

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ADJOURNMENT

The meeting adjourned at 8:08 p.m.

GARY POLLOCK, Mayor

ATTEST:

SAMANTHA NANCE, City Clerk