

**MINUTES OF WELLS CITY COUNCIL
MEETING OF APRIL 14, 2026**

CALL TO ORDER

Date: Tuesday, April 14, 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

Absent: CR Beth Savedra, Councilwoman

Quorum: Yes

Staff Present: 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

Micheli made a motion to approve the meeting minutes dated March 24, 2026. Peltier provided the second and the motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

DISCUSSION AND POSSIBLE ACTION TO GRANT OR DENY APPLICATION FOR BROTHEL LICENSE TO GEOFFREY ARNOLD FOR DONNA'S RANCH

Sheriff Aitor Narvaiza was at the meeting to report that the background check for Geoffrey Arnold. The background check was completed and there was nothing found that would prohibit the issuance of a license for Arnold. Narvaiza stated the ECSD

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would approve the City of Wells issuing a brothel license for Arnold. Pollock asked Arnold if he would be the primary manager of the brothel. Arnold said he would not be moving to Wells because he has too much going on in Boise. Arnold stated that Patti Avera will be the manager. Arnold continued that he has always been hands on and tracks everything that goes on every day. Arnold will not allow things to go wrong and doesn't like problems.

Pollock asked why Arnold had shut down the business and why he wanted to start it back up again. Arnold has had different buyers that have not worked out. Because of the time lapse when Arnold was last in business, Arnold had to go through the whole process again. There is no sense in the property sitting empty and is planning on selling the business again, but it needs to be operating and functional. Arnold thinks Donna's has been important to Wells in the past and has brought thousands of dollars off the freeway into town. Pollock asked if the license was granted, how soon Arnold would open. Arnold stated it needs some cleanup, carpet and appliances replaced but could be open next week. Pollock had no issues and wished Arnold the best. Micheli made a motion to grant an application for brothel license to Geoffrey Arnold for Donna's Ranch. Peltier provided the second and the motion passed unanimously.

DISCUSSION AND POSSIBLE APPROVAL OF FISCAL YEAR 2026-2027 TENTATIVE BUDGET

Pengelly stated that Nance could not be at the meeting tonight. Nance emailed everyone on the council a copy of the budget and asked them to get ahold of her if there were any questions. Pollock talked to Nance about questions he had. This is the tentative budget that needs to be submitted tomorrow. Nance and Pengelly did a final review today. If something big happens, it can be changed before submitting the final budget. There have been no changes since the first copy of the tentative budget. The final will need to be approved in May. Peltier made a motion to approve the fiscal year 2026-2027 tentative budget. Goolsby provided the second and the motion passed unanimously.

PUBLIC HEARING ON BUSINESS IMPACT STATEMENT FOR ADOPTION OF RESOLUTION 26-02, SETTING WATER USER RATE FEES AND STATEMENT FEES

The business impact statements were sent out regarding the 2% residential rate increase and 12% commercial rate increase. Pengelly stated the city has had no feedback. This increase will go into effect on May 1st but won't be seen on the bill until June. This will be on the next agenda for final approval.

DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY SPECIAL LIQUOR LICENSE FOR POUR DECISIONS DURING THE HUMBOLDT HIDEAWAY FESTIVAL MAY 29TH – 30TH

Pengelly stated that he had spoken to Rudy Herndon about someone else wanting a liquor license. Herndon was aware of this person wanting the liquor license who would be

preparing a different style of drink. Elko County has approved a temporary liquor license for this individual in the past and has had no issues. Mayor Pollock asked if there was anyone there representing the business. Zander stated that Bridgett Green had recently had surgery and was unable to attend. Pollock did not feel comfortable granting a special event liquor license if the person requesting the license is not at the meeting. Zander can contact the vendor and let her know the dates of future meetings to see if she would be able to attend one to answer questions. Peltier made a motion to deny the special liquor license for Pour Decisions during the Humboldt Hideaway Festival May 29th – 30th. Goolsby provided the second and the motion passed unanimously.

CLAIMS COMMITTEE REPORT: ACTION TO APPROVE FINANCIAL STATEMENTS

Micheli made a motion to approve the check register detail dated March 1, 2026 through March 31, 2026 in the amount of \$60,827.91. Peltier provided the second and the motion passed unanimously. Micheli made a motion to approve the Warrant Register dated March 26, 2026 through April 14, 2026 in the amount of \$139,282.16. Peltier provided the second and the motion passed unanimously.

COUNCILMEN'S REPORTS

Micheli commented that there are a lot of trailers on the streets with some of them being parked in the same spot for longer than the five days allowed in the code.

Peltier wanted to thank Glen and the city crew for the great condition of the baseball fields. The park also looks fantastic. Peltier encouraged everyone to stop and thank them when you see them out working.

Goolsby agreed with Peltier's comments.

Pollock showed the award the City of Wells received, the 2025 Bullseye Community Award that Pollock accepted at the NNRDA Bullseye Bash a couple of weeks ago. There is a lot of hard work going into getting that award and Pollock thanked everyone; council members and staff, for all of the hard work. Pollock is very proud of this award. Friday, the Big Boy is coming through town again and the city will be making a proclamation. The opening ceremony for baseball went well. It was delayed for a couple of hours due to weather.

STAFF REPORTS

Pengelly stated the Lieutenant Governor will be in town in the afternoon of April 21st to meet with Pengelly and Pollock. One more council member can come to the meeting if they want. On the 22nd, Senator Rosen's office staff members will be coming to meet with Pengelly at 11 a.m. and a couple of council members can also come to that meeting. Rosen's staff want to see what the city might need and how they can help. Pengelly has a lot of ideas.

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The Big Boy will be at Wells Avenue crossing around 9:30 a.m. for approximately thirty minutes on Friday, April 17th. A proclamation will be made with Peggy from Union Pacific. The proclamation will be put on a future agenda proclaiming Wells as Train Stop USA. Council members will not be able to ride the train this year like last year.

Pengelly agreed with Micheli about a lot of trailers being on the streets. Pengelly will get with the sheriff's office to check on these when patrolling. If the trailers aren't registered, they need to be towed or moved immediately. If they are registered, they can only be in one spot for five days then need to be moved off the street. The five-day limit was set due to events like the car show and graduations so that people coming to these events can stay in a trailer or motorhome. Pengelly posted a violation letter on a popup trailer by Dixon's motel. That trailer is being lived in.

The dog clinic will be on Tuesday, April 21st from 10 a.m. to 1 p.m. Pengelly added this information will be put on Facebook as well as the city app. Peltier added that he has received positive feedback on the app and thinks the notifications are great, not overpowering. Peltier hopes more people get on board because it is a helpful tool. Pengelly added it has been a lot of work and is a work in progress for Solis-Morgan.

Pengelly added that the well got put back in at the golf course, is up and running and has more water pressure.

CITIZENS TO ADDRESS THE COUNCIL

Narvaiza came up and reported on some of the things going on in the county in the last month or so. There have been shootings, two barricaded subjects with SWAT involvement serving search warrants. A search warrant was served in River Ranch and \$80,000 to \$100,000 of stolen items were recovered. There are two people in the academy, Blair and Escamilla. Escamilla will be assigned to Wells when he is out of the academy. Deputy Wellton will be going to the academy in January and will also be stationed in Wells. In the last couple of weeks, the county has been very busy. There are two supervisors out in the jail with injuries. Three new people will be starting at the first of the month, two in the jail and one on patrol. There are only two or three patrol positions left to fill then will be fully staffed. Pollock thanked Narvaiza and the officers for all they do.

ADJOURNMENT

The meeting adjourned at 7:35 p.m.

GARY POLLOCK, Mayor

ATTEST:

SAMANTHA NANCE, City Clerk