



GARY POLLOCK, Mayor
JONATHAN GOOLSBY, Vice-Mayor
RICHARD PELTIER, Councilman
CHRIS MICHELI, Councilman
CR "BETH" SAVEDRA, Councilwoman

JASON PENGELLY, City Manager
SAMANTHA NANCE, City Clerk
PATTI ZANDER, Deputy Clerk

PUBLIC MEETING NOTICE
Of the
CITY OF WELLS BOARD OF COUNCILMEN

The Board of Council of the City of Wells, County of Elko, State of Nevada, will meet in regular session on Tuesday, July 28, 2026, in the Council Chambers of Wells City Hall, 525 Sixth Street, Wells, Nevada
Beginning at 7:00 P.M.

Attached with this Notice is the agenda for said meeting of the Board. This Notice and Agenda is posted pursuant to N.R.S. 241.020 as amended by the 2013 Legislature. This Notice and Agenda have been posted on or before 9:00 A.M. on the third working day before the meeting at the following locations:

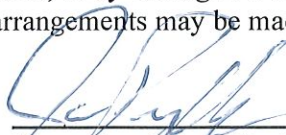
WELLS CITY HALL, 525 Sixth Street, Wells, Nevada
WELLS FIRE STATION, 516 Seventh Street, Wells, Nevada
WELLS POST OFFICE, 201 Castle Street, Wells, Nevada
WELLS RURAL ELECTRIC COMPANY, 1451 Humboldt Avenue, Wells, Nevada
SILVER SAGE SENIOR CITIZEN CENTER, 765 Tobar Street, Wells, Nevada
ROY'S MARKET, 647 Humboldt Avenue, Wells, Nevada

Supporting materials for this meeting may be reviewed at the office of the City Clerk, Wells City Hall, 525 Sixth Street, Wells, Nevada.

This institution is an equal opportunity provider and employer. If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office or call (866) 632-9992 to request the form. You may also write a letter containing all the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, and 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov.

NOTICE TO PERSONS WITH DISABILITIES

Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify the City Manager, City of Wells, in writing at P.O. Box 366, 525 Sixth Street, Wells, Nevada 89835-0366, or by calling 775-752-3355 at least two (2) days in advance so that arrangements may be made.


Jason Pengelly, City Manager

TEL 775.752.3355

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The City of Wells is an equal opportunity employer

**AGENDA
REGULAR MEETING
CITY OF WELLS BOARD OF COUNCIL
TUESDAY, JULY 28, 2026 7:00 P.M.
COUNCIL CHAMBERS, WELLS CITY HALL
525 SIXTH STREET WELLS, NEVADA**

*Breaks and Recess Actions shall be called for at the pleasure of the Board
rather than by agenda schedule.*

Pursuant to N.R.S. 241.020, 6, notice is hereby given that items on the agenda may be taken out of order, that the Board may combine two or more agenda items for consideration, and that the Board may remove an item from the agenda or delay discussion relating to an item on the agenda any time and if the agenda is not completed, to recess the meeting and continue on another specified date and time.

Pursuant to N.R.S. 241.020, 7, any restriction on comments by the general public must be reasonable and may be restricted to the time, place and manner of the comments, but may not restrict comments based on viewpoint. Agenda Language- Each person addressing the board shall first give his name and address for the records, and unless further time is granted by the presiding officer, shall limit their address to three (3) minutes. All remarks shall be addressed to the board as a body and not to any member thereof. No person, other than the mayor, the members of the board and the person having the floor, shall be permitted to enter into any discussion, either directly or through a member of the board, without the permission of the presiding officer. No question shall be asked except through the presiding officer.

Citizens will be allowed to make public comment during each agenda item as well as at the formal Citizens to Address the Board of Councilmen agenda item at the beginning of the meeting.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of minutes of previous meeting(s) **FOR POSSIBLE ACTION**

DELEGATION:

5. Citizens to address the Council

Pursuant to N.R.S. 241.020,2 (c) (3), this time is devoted to comments by the general public, if any, and discussion of those comments. No action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on a successive agenda and identified to be an action item

NEW BUSINESS:

6. Review, discussion, and second reading of Ordinance No. 246, **AN ORDINANCE AMENDING TITLE 10, CHAPTER 7 OF THE WELLS CITY CODE ENTITLED "ZONING REGULATIONS" BY ADDING SECTION 23 ENTITLED "MIXED-USE DISTRICT". FOR POSSIBLE ACTION**
7. Review of zoning amendment from **R-1 Residential Medium Density District to Mixed-Use District for APN # 002-740-029, 002-740-030, 002-740-032, 002-740-033, 002-740-034, 002-740-035, 002-740-037, 002-740-038, 002-741-001, 002-741-002, 002-740-021, 002-741-006, 002-741-005.** Related discussion and action to approve or deny amendment. **FOR POSSIBLE ACTION**
8. Kathleen Krasenics, with McKinstry, to address Board of Council to discuss strategies concerning capital improvements and deferred maintenance while managing lifecycle costs in a constrained budget environment, informed by McKinstry's long-standing experience supporting Nevada Public Agencies. **FOR DISCUSSION ONLY**

9. Discussion and possible action to approve plat map submitted by High Desert Engineering to combine parcels 002-514-012 and 002-514-013 for Terry and Quida Madison. **FOR POSSIBLE ACTION**
10. Discussion and possible action to authorize staff to order appraisals on remaining parcels in the Pacific Addition parcel numbers 002-741-002, 002-741-005, 002-743-006. **FOR POSSIBLE ACTION**
11. Discussion and possible action to approve or deny Special Liquor License for the Wells Jr. Rodeo August 1st and 2nd, 2026. **FOR POSSIBLE ACTION**
12. Discussion to receive CDBG grant application ideas for upcoming grant cycle to be submitted to CDBG for eligibility approval. **FOR DISCUSSION ONLY**
13. Review, discussion and possible approval and/or authorization and/or direction to staff to pursue a bill draft request to amend and /or revise City Charter publication requirements for the enactment of ordinances. **FOR POSSIBLE ACTION**
14. Claims Committee Report and possible action to approve financial statement. **FOR POSSIBLE ACTION**

15. Councilmen's Report

This time is devoted to comments by Board members for general information or update Purposes and may include reports of involvement in liaison actives/meetings with matter raised under this item of the agenda until the matter itself has been specifically included on a successive agenda and identified to be an action item.

16. Staff reports

This time is devoted to comments by city Staff for general information or updates purpose. No action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on a successive agenda and identified to be action item

17. Citizens to address the Council

Pursuant to N.R.S. 241.020,2 (c) (3), this time is devoted to comments by the general public, if any, and discussion of those comments. No action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on a successive agenda and identified to be an action item.

18. Adjournment