

**MINUTES OF WELLS CITY COUNCIL
MEETING OF JUNE 23, 2026**

CALL TO ORDER

Date: Tuesday, June 23, 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
CR Beth Savedra, Councilwoman

Absent: 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 May 26, 2026. Micheli provided the second and the motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

Rudy Herndon from Humboldt Hideaway music festival reported that the first event was recently held in Wells last month. Everyone Herndon had talked to that attended this event and the events that had been held in White Pine County agreed with Herndon that the event in Wells has been the best event yet. Herndon wondered how this event could have been the best when it was scaled down with half as many bands, only two days and

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one stage Herndon thinks it comes down to the level of support, not just at the city level but the community level. The local response received from the community was overwhelming and positive. Everything Herndon heard from local attendees was that everyone had a wonderful time and this encourages Herndon. There were 318 attendees over the two days and is an increase of 32 from the event in 2024. Herndon is hoping to have the event again next year with the city council's approval on a different weekend of the year. Herndon was initially looking at late September but after speaking with Pengelly, is looking at the Juneteenth holiday. This is not set in stone as Herndon is working on trying to come up with a budget for next year. Herndon thanked the city for all the help and public works department who went above and beyond, always available, even on their day off. Pollock attended both days and thought it was a great event. The fact that there were no security issues, it was well organized, and having extra food items available was a welcome addition. Pollock stated Herndon has his full support in having it again. Savedra stated she never heard a complaint, and it was the exact opposite. Savedra wished the weather would have been better but moving it to the middle of June would be perfect. Pollock also heard positive comments.

Quinn added that she met people from Germany, England, New York and was a great gathering with lots of mingling with people not from our area. Quinn added that Debbie Miller asked Quinn to ask if there was a way with the new app, to consider posting the senior luncheon menu every day. Pollock stated this will be looked at.

DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 26-04, RESOLUTION TO AUGMENT THE FISCAL YEAR 2025-2026 BUDGET OF THE CITY OF WELLS

Nance began that every year augmenting the budget is done to align the budget closer to what was spent. When additional revenues are received, those funds can be filtered down and increase the revenues on the budget side that were approved and increase the expenses if there was overspending on any of the line items. There was \$122,000 in excess revenues in the general fund. There was an increase in building inspection fees, aviation gas for resale, and the operating transfer out to the senior center fund. The senior center fund saw an increase overall in facility costs, salaries and food. The last four years, the transfer has increased to the senior center. If this is approved tonight it will be sent to the state for review. Pollock has no issues with any of the items. Nance added that if the city overspends in any of the funds, the city will get a write up from the state for not having the budget match what was spent. Micheli made a motion to approve Resolution 26-04, a resolution to augment the fiscal year 2025-2026 budget of the City of Wells. Savedra provided the second and the motion passed unanimously.

REVIEW, DISCUSSION AND FIRST 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 "R-1MU MIXED-USE DISTRICT"

Pengelly began that this will be a new addition to the code adding the MU, mixed use. The map shows where it will be from Moor Avenue to Shoshone, and Tobar to the frontage road by I 80. The reason this needs to be done is because Mike Seech wants to provide a private community with mobile homes on foundations which can only be done in an R-2 zoning. This is all zoned R-1 and should have been changed a long time ago. This is a housekeeping item to match what it is already there.

The first house on Moor was put in in 1997. In 2007 the second house went in the R-1 zoning on the Frontage Road. In 2009, both fourplexes went in in this zone which shouldn't have happened. In 2011, the senior housing shouldn't have happened in an R-1 zone. Then the senior center was put in and shouldn't have because of the zoning. This needs to be fixed now. The city has been working with our attorney for a couple of months and has focused on the R-1 residents that are already there and the top priority. This change will not change anything that is already there, it is still real property and taxes will not increase.

Legal Counsel has talked to several real estate lawyers and realtors and there are no issues with it. Reno has had to do the same thing and has mixed-use zoning because of building that was not done in the proper zone. The city can't have the R-1 zoning and the mixed-use zoning because that is spot zoning and is illegal. The only way to get around that was if someone wanted to give the city fifty feet of their property to build a road through there to separate them. This mixed use is the best solution to fix the problem.

Tracie Blanchard had one question for Pengelly on this change, and it was regarding loans. Blanchard stated when they bought their property and put in their home, it was put in as R-1 and would like it to be left as it is. In her research, having mixed-use can affect certain types of homes when you get a loan for R-1 and the mixed-use is in there, it could potentially change that. Pengelly stated when this conversation was started, Pengelly let Legal Counsel know that the city needs to do what is needed to make sure R-1 stays that way. Pollock would hate to make a decision that would negatively affect the property owners that own property there. This was a mistake made by the city not by the people that put their hard-earned money into the property. Pollock stated maybe this should be looked into some more. Pengelly stated all the city is doing is making what is currently in that area legal because right now, it is not legal with these other buildings being in an R-1 zone. The three houses are legal in the R-1, but what the city has put there is not.

Yvonne Stuart wanted to point out that she has 25 years in planning and zoning and four years on city council and is very familiar with zoning. Stuart understands it is necessary to get mixed use to rectify the mistakes made. Stuart wanted to know why it was necessary to take the R-1's that are contiguous to the other R-1's and make them be part of that zoning change while actually it all flows just fine leaving those R-1's intact without making the mixed use go over the top of this zoning request. Pollock and Pengelly both stated because they can't be separated by a road. Pengelly continued that would be considered spot zoning per our legal team. Stuart didn't think that was correct because it is not spot zoning because it is all contiguous into one big parcel. Stuart added it should be an R-2 mixed use instead of R-1. Pengelly stated there must be a definition

line. Stuart has never heard that there must be a road between one designation and another designation with all her planning and zoning experience. Stuart continued that there are at least eight zoning codes and none of them must have a separating road between them. Pengelly stated he could get an answer to that question as well as clarification on the ability to acquire a loan. As far as separating the zoning, this would be the easiest way to go about it but without easements. If the city had to build a road, the cost alone would be very prohibitive but also go get the easements and right-of-way to build a road would be a big ask. It is worth looking into.

The city doesn't want to move forward if this is going to negatively affect the property owners. This is a situation that needs to be rectified and a situation the city created. If there was a zoning committee, this is something that should have been addressed a long time ago, not now. Savedra asked if there was any other property around the town that was mix-zoned. Pengelly stated there is a lot of housekeeping to be done and knows of one right now. It is zoning mistake after zoning mistake over the years, and the city has this issue in several places. Pengelly continued that it is time consuming and costs a lot of money. When these three properties were sold, they were sold as R-1 for the whole block. After these three properties were sold, the city allowed the four-plex's to go in, the senior housing, then the senior center. The city didn't follow its own rules. Pengelly will contact the attorney for clarification. Micheli made a motion to table Ordinance 246, an ordinance amending title 10, chapter 7 of the Wells City Code entitled "zoning regulations" by adding section 23 entitled "R-1MU mixed-use district. Savedra provided the second and the motion passed unanimously.

**PRESENTATION BY NEVADA PUBLIC AGENCY INSURANCE POOL AND
POSSIBLE ACTION FOR APPROVAL OR DENIAL OF INSURANCE
RENEWAL FOR FISCAL YEAR 2026-2027 AND APPROVAL FOR PAYMENT
FROM FISCAL YEAR 2026-2027 FUNDS**

Anthony Barrington with Gregory Insurance was at the meeting and stated that the premium went down this year. Payroll was up due to adding two more employees and everything else pretty much stayed the same. The city has a \$500 deductible which is something that can be changed at any time. Barrington stated the Pool/Pact is a great program and everyone works hard to get these premiums with this type of coverage and have a lot of helpful resources.

Steve Romero from Pool/Pact stated he handed out a coin to each member of the council. Romero stated this is called a challenge coin. Pool/Pact uses this as an opportunity coin. In November, there was a board retreat where strategic planning was discussed. Looking at the edge of the coin, there are seven words on the edge. Romero challenged the board to take one of those words and use it during each day of the week. Some of the things brought up in November was to re-evaluate what the program is and decide if changes need to be made within the program. Some changes ended up being made.

Romero is also the broker for the pool. Once a year there is a trip to London for 2 ½ days with sixteen meetings in those 2 ½ days. There has always been three hundred million

dollars of property coverage loss. While in London, Romero talked to the underwriters and asked what it would cost to raise that to five hundred million. That additional two hundred million cost the pool \$150,000, the first three hundred million, 1.5 million. After coming back from London, a conversation took place with the liability underwriters at another conference. Romero asked what it would take to increase the city coverage, which is right now at one hundred million to one hundred fifty million. Romero stated he wanted this done at no cost. The city's coverage was increased by fifty million dollars at no cost to the members. There were also changes made within the liability program. Some changes had to be made within the cyber program. The carrier was lost and Romero went out to market for that. Tokyo Marine Safety National was selected.

Romero is asked several times if the pool shops the coverage. Romero goes out every year to shop our coverage. In looking at all the changes that have been made on the reinsurance side, it saved the pool 17% in rate. Goolsby thanked Romero for all his hard work. With everything going up, it is nice to have something go down. Romero added this hard work was for all 146 members. Micheli made a motion to approve the renewal for fiscal year 2026-2027 and approve for payment from fiscal year 2026-2027 funds to Nevada Public Agency Insurance Pool. Goolsby provided the second and the motion passed unanimously.

NANCY ABRAMS WITH INTERMOUNTAIN HEALTH TO GIVE UPDATE ON WELLS MEDICAL CLINIC AND EMERGENCY MEDICAL SERVICES FOR THE CITY OF WELLS

Nancy Abrams wanted to give updates on the clinic. A project grant was awarded to the clinic and with that grant, marketing tactics are being worked on. Someone has been found that will work on the x-ray machine which will be a big benefit for the community. They will be coming out to look at the machine, see if any parts need to be replaced and servicing the machine. Abrams has also been working on specialty services the community can benefit from. The services are cardiology, behavior health and neuro. These will all be tele-health services. Work will be done with those specialty groups through Intermountain and bring patients to the clinic, so patients don't have to travel. That first appointment can be done through telehealth and then travel for the next appointment after required tests are performed at the clinic.

The clinic has also been working with the school on behavioral health. Throughout the school year, Elko County School District sends someone over to meet with the kids and provide counseling services. When school ends, so does that service. They have been working to try to figure out how to provide those services throughout the summer. The kids can come to the clinic through the back door to provide privacy. When school goes back into session, they don't have a mental health diagnosis, some of it is coping skills that can cause anxiety. There will be a time set during the day for group sessions via telehealth.

The volume at the clinic is coming up a little bit but not where it needs to be. Amber Bottari started in January so the number of people seen in person days have been

increased to the first Monday of the month and second Thursday of the month. Savedra asked Abrams if they thought about going to the senior center to teach the seniors more about telehealth. Abrams stated that is something that needs to be done. When the clinic first opened, Abrams talked to the senior director about it, but everything was not in place at the clinic and wanted to wait until everything was set up at the clinic. The clinic will be switching to hello care which will be a 32" screen so now the provider will be up close and personal instead of the 10" tablet. The provider will be able to zoom in. That should be coming in the next couple of weeks. The helipad has been used once.

The ambulance service is just under 300 calls this year so call volume has increased a little bit. There was a wildland fire that grew from one patient to seventeen patients within about an hour. Elko County was able to send over one ambulance and working together, were able to get all the patients to the hospital. The crew also responded to the plane crash south of town. Abrams contacted Rudy Herndon about having an ambulance at the music festival in case they were needed. National Night Out will be hosted by the ambulance crew and will have the bounce house. A new transit was just purchased which will be a second ambulance that will be sent out if needed. There are some new safety features with forward-facing seats. Abrams will make sure to get it here so everyone can check it out. This fall, they will get a new type 1 and start replacing the unit because mileage adds up quickly. Micheli stated he was life flighted to Salt Lake City this year and requested Med X and he said everything was great. Abrams asks her crew to try to get out in the community and get involved as much as they can.

Abrams announced that she has given her resignation which was one of the hardest decisions she has had to make and will also be transitioning out of the clinic. A new manager is being recruited and interviews were conducted yesterday. Abrams has some time before she will be totally gone. Nothing will change with the clinic. Pollock stated he was very sorry to hear that and wished her well on her future endeavors. Pollock continued that Abrams has been amazing and someone will try to fill her shoes and will miss her. With the transition at the fire department with Matt coming in, the station looks amazing. There are amazing things happening here and Abrams will make sure the city is in good hands. Keesha, who is at the meeting with Abrams tonight, is the EMS Manager from Idaho. Abrams is taking her around and showing her the communities Abrams is a part of. Pengelly stated it seems like Abrams has been here forever and will be truly missed. Abrams is more than welcome to come and hang out in his office and talk and is welcome to reach out to Pengelly if she needs something. Abrams wants to get some of the big projects she has been working on completed.

Pengelly asked if there were any issues with the power lines and streetlight when the helipad was used. Abrams didn't have any feedback. Abrams will keep us updated. Goolsby thanked Abrams for all she had done and stated the city wouldn't have all it has without her. Abrams said the city will be in good hands

KATHLEEN KRASENICS, WITH MCKINSTRY, TO ADDRESS BOARD OF COUNCIL TO DISCUSS STRATEGIES CONCERNING CAPITAL IMPROVEMENTS AND DEFERRED MAINTENANCE WHILE MANAGING

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**LIFECYCLE COSTS IN A CONSTRAINED BUDGET ENVIRONMENT,
INFORMED BY MCKINSTRY'S LONG-STANDING EXPERIENCE
SUPPORTING NEVADA PUBLIC AGENCIES**

Pollock stated this item will be on a future agenda as the lady who was going to give the presentation was not able to be here due to logistical issues and hopes to reschedule.

**DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY SPECIAL
LIQUOR LICENSE FOR THE WELLS VOLUNTEER FIRE DEPARTMENT
FOR 4TH OF JULY FESTIVITIES AND 2026 WELLS FUN RUN JULY 25TH AND
26TH**

There will be nothing for the 4th of July now and just need this approved for the car show on July 25th and 26th. Savedra made a motion to approve or deny special liquor license for the Wells Volunteer Fire Department for the Wells Fun Run on July 25th and 26th. Goolsby provided the second and the motion passed with Micheli abstaining.

**REVIEW, DISCUSSION AND POSSIBLE ACTION TO ADOPT RESOLUTION
NO. 26-06, ESTABLISHING A TEMPORARY MORATORIUM ON DATA
CENTER APPLICATIONS, PERMITS, APPROVALS, LICENSES, UTILITY
COMMITMENTS AND RELATED ENTITLEMENTS WITH THE CITY OF
WELLS AND DIRECTING STAFF TO REVIEW AND RECOMMEND
APPROPRIATE REGULATIONS FOR DATA CENTERS.**

Pollock began that this was his pet project after the erroneous article that was in the Elko Daily Free Press claiming that Wells was going to have a data center. People were up in arms. Even though it has been publicly stated, several times, that is not happening, the rumor mill continues. Everything that is listed in this resolution would have taken place anyway, but what this does is it answers the concerns of our citizens and shows them that the city is committed to doing what they think is right. It was originally written for 180 days. It was changed to one year which was as far out legally as possible.

Pollock has spoken to members of the county commissioners because everyone wanted to provide a united front with the county so one community wasn't doing one thing and the others something different. The timeline for that wasn't fitting with the public sentiment that was continuing to grow in this community. Pollock thought it was necessary to put a temporary moratorium on this. This resolution is not changing anything as far as the implementation of the master plan, zoning district, or zoning regulations. It all would have been done anyway. This shows the community that their voices have been heard and it is being taken seriously. This is a hot button topic and a lot of differing opinions and emotions.

Governor Lombardo put an article in the Reno newspaper that addresses data centers in Nevada and was a very good read. Pollock stated this can be dropped at any time as well as extended. Savedra made a motion to adopt Resolution No. 26-06, establishing a temporary moratorium on data center applications, permits, approvals, licenses, utility

commitments and related entitlements with the City of Wells and direct staff to review and recommend appropriate regulations for data centers. Micheli 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 dated May 1, 2026 through May 31, 2026 in the amount of \$34,512.54. Goolsby provided the second and the motion passed unanimously. Micheli made a motion to approve the Warrant Register dated May 28, 2026 through June 9, 2026 in the amount of \$70,559.86. Goolsby provided the second and the motion passed unanimously. Micheli made a motion to approve the Warrant Register dated June 11, 2026 through June 23, 2026 in the amount of \$337,738.19. Goolsby provided the second and the motion passed unanimously.

COUNCILMEN'S REPORTS

Savedra reported that she had two meetings on May 27th in Elko. The first one was for the Elko County School District Capital Improvement Advisory Board meeting. They stated that the money is available for the new gym roof in Wells and should be starting in the next day or two. In the afternoon, there was a NNRDA meeting. There was a quorum and the budget was discussed for the coming year. Financials for March and April were approved. The new, on target event and planning were discussed.

On June 1st, there was a meeting in Carson City, and the governor was at this meeting. Savedra wanted to go in person to have a chance to talk to the governor but did have a chance to talk to him. Savedra wanted to make sure Lombardo remembered Wells and how it struggles with housing problems just like most of Nevada. Lombardo said he would keep it in mind if he was re-elected. Savedra wanted to congratulate everyone who put in their time for the grand opening of the splash pad. Savedra thought it was a success and enjoys hearing the kids having fun. Savedra also attended the meeting that the county commissioners had in Wells and thinks it is important for the council members to be there. Pengelly gave a good speech explaining what all is going on in Wells. Commissioner Gerber and Andreozzi had a lot of good things to say about the cemetery and all the good things going on in Wells.

Micheli stated the car show is one month away. There are still issues with the drag racing which might not happen this year which Micheli accepts but will keep trying. Micheli got married June 13th.

Goolsby thanked the city for the splash pad, it has been a long time coming and appreciates everyone that was there, appreciates their time and all the effort behind the scenes to make that happen. There are a couple of kids from Wells that made the All-Star team in Spring Creek, competing for the Little League World Series this weekend and encouraged everyone to support our local kids.

Pollock appreciated the comments on the splash pad. There was a lot of hard work that had gone into the splash pad, and it was a great turnout with a lot of kids. Pollock was able to attend Micheli's wedding which was beautiful then went on vacation. Pollock did have a lengthy conversation with County Commissioner Andreozzi on the moratorium.

STAFF REPORTS

Pengelly stated that all the required information was provided to the FAA that they requested to be able to have the drag races at the airport. Pengelly is waiting to hear from them. There are going to be a lot more requirements.

With the swimming pool hours being from 8 a.m. to 6 p.m. being open all day, there are so many people using the pool and splash pad. When school starts again, the hours will have to be changed again but the hours will be consistently open, closed for an hour or two for lunch.

The Clean Energy grant will be moving forward and will start taking down the lights on the football field and softball field. They will need to be replaced by the end of July.

The last two days were spent in front of the computer listening to the CCCHP grant for the El Rancho. There was nine million dollars' worth of ask with three million dollars to give and 39 presentations. Wells was awarded the \$50,000 requested. Once the notice to proceed is received, Pengelly will contact the floor company to get them started. Public Works will work on the water and sewer as a winter project.

The TAP grant, which is the Lake Avenue curb, gutter and sidewalk project will be put out for bid this winter with construction in the spring. It is getting too late in the season and don't want to run into the same issues there was with the Shoshone Project.

A couple of streets have been paved.

The city submitted a grant to the Next Dollar Foundation. A little over \$11,000 was awarded to replace the Little League scoreboard and Softball scoreboard in the park. The softball scoreboard will be put in the outfield where it should be. The city is grateful that was fully funded by the Next Dollar Foundation.

Glen thanked the board for the new lawnmower. It has cut down mowing the golf course from three days to one. Pengelly mowed the park in three hours.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

ADJOURNMENT

The meeting adjourned at 8:25 p.m.

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GARY POLLOCK, Mayor

ATTEST:

SAMANTHA NANCE, City Clerk