

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

CALL TO ORDER

Date: Tuesday, July 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
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 June 23, 2026. Micheli provided the second and the motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

**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 “MIXED-USE DISTRICT”**

Minutes of Wells City Council
Meeting of July 14, 2026

Pengelly began at the last meeting there were questions brought up such as financing availability for houses in this area with the change as well as spot zoning. Pengelly contacted legal counsel and two of them got together, did research and prepared their opinion which everyone had a copy. In their opinion, this protects the city from any issues down the road. Savedra thought this opinion was very clear and explained very well. Pollock stated that when these questions were asked, there was not a direct answer. Pollock was confident in what legal counsel had told us as well as the information provided regarding spot zoning. Pollock wanted to make sure this would not negatively affect any residents in the area. This gives the city a chance to right some of the wrongs from the past. Pollock recommends this move forward.

With this being the first reading, if anything comes up, it can be fixed before it is finalized. Peltier agreed. Tracie Blanchard, who lives in the area, asked if there were going to be any restrictions. Blanchard was given a copy of the resolution that explained everything. Pengelly stated it will have to be mostly residential. The only other thing that could go there was a public facility; a fire house or police station under special use. There cannot be an apartment complex. Pengelly explained since there is no planning and zoning board, the city council is that board and any type of development would come before the council for approval. Peltier thinks this is important because it was a gray area in the past and happy it is being corrected.

DISCUSSION AND POSSIBLE ACTION TO ADVERTISE FOR REQUEST FOR PROPOSALS (RFP) FOR PLAYGROUND EQUIPMENT AT LONE TREE PARK

Pollock explained that Lone Tree Park is the area around the pool and the splash pad. Pengelly and Nance applied for a grant to get playground equipment and did not receive that grant. It is on the agenda tonight to see if the board would approve of using money from the invested cash for the recreation fund to purchase this equipment. The money in this fund has never been used and would like to use approximately \$200,000 to purchase the equipment and have it installed. Pengelly and Nance have an idea of what they want it to look like but the RFP's will provide conceptual drawings and can choose from there.

Savedra asked if this would include putting grass in the area. Pengelly said it will be a couple of years before grass will be put in due to the fact there will need to be some base brought in to raise it up and a lot of fill work. This will have to be done in phases. Savedra stated that there are two piles of dirt over there and the kids run through the dirt and then run through the splash pad. Pengelly stated there has not been time to level out the dirt and maybe the guys can get that done soon. Pengelly added that gravel could be put down to keep the dust down. Shade structures are also a requirement and bathrooms one day. Peltier likes that there is an overall idea of what it will become and it is exciting. Pollock wanted to let everyone know that Nance's daughter is the one that came up with the name of the park because of the one lone tree that is there. Peltier made a motion to approve to advertise for Request for Proposals (RFP) for playground equipment at Lone Tree Park. Savedra provided the second and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 26-05, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WELLS, NEVADA PROVIDING FOR THE TRANSFER OF THE CITY'S 2026 PRIVATE ACTIVITY BOND VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS RELATED THERETO

Bill Brewer, executive director of Nevada Rural Housing, was at the meeting. Brewer stated the single-family housing has been going on for about twenty years and helped about 11,000 people get housing in the amount of 2.7 million dollars. The city has transferred approximately 1.1 million and this has helped about seventeen people in our area get housing. Peltier and Pollock think this is a great program. Pollock added it is not money out of our pocket nor something the city can have access to. Peltier stated it is coming back around. Brewer commented last year was a tough year for mortgages. Brewer had some cards with a QR code he was going to leave that would take interested people to the site to help answer any questions. Savedra made a motion to approve Resolution 26-05, a resolution of the City Council of the City of Wells, Nevada providing for the transfer of the city's 2026 Private Activity Bond Volume Cap to the Nevada Rural Housing Authority; and other matters related thereto. Micheli provided the second and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY AIRPORT USAGE CONTRACT BETWEEN THE CITY OF WELLS AND HIGH DESERT CRUISERS FOR THEIR 2026 WELLS FUN RUN DRAG RACES

Pengelly contacted Micheli today to let him know the drag races would not be able to be at the airport this year. There is so much more involved during, before and after this event that needs to be done. Pengelly has already spent eight to nine months on this with our legal team and airport engineers. The FAA is still wanting an environmental, maps of every FAA grant and grant number and this will probably not ever be at the airport again. Even if it were to be approved, Pengelly stated all the requirements would be above and beyond the capabilities of the car club and public works of getting it set up and tore down in a timely fashion. Pollock added that every time all the information requested was provided, the FAA would come back wanting more. Pengelly and Micheli feel like something happened somewhere for them to want all that they have wanted. Micheli has permits to have the drag races on the Frontage Road, but it is not safe and not for spectators because they must be in the brush. Peltier made a motion to deny the airport usage contract between the City of Wells and High Desert Cruisers for their 2026 Wells Fun Run drag races. Savedra provided the second and the motion passed with Micheli abstaining.

DISCUSSION AND POSSIBLE ACTION TO APPROVE DEBT MANAGEMENT INDEBTEDNESS REPORT AND FIVE-YEAR CAPITAL IMPROVEMENT PLAN

Nance stated this is required by the state every July and the state wants to know if the city took on any new debt which the city did not. The city has a total of \$252,400 in debt.

Minutes of Wells City Council
Meeting of July 14, 2026

One of those items is the water bond with one recently paid off in the amount of \$60,000. The other water bond is an annual payment of \$11,280 and is due to be paid off in 2047. The other debt is the VAC trailer which will be paid off in two years. The debt management policy shows that the city has a legal debt margin of 40% of our assessed value which allows the city to have 19 million in legal debt. Nance might investigate the payment plan on the \$11,280 to see if it could be changed so it doesn't take twenty years to pay it off. Peltier stated it would be nice to get it off the books. Savedra made a motion to approve the debt management indebtedness report and five-year capital improvement plan. Peltier provided the second and the motion passed unanimously.

CLAIMS COMMITTEE REPORT: ACTION TO APPROVE FINANCIAL STATEMENTS

Peltier made a motion to approve the Warrant Register dated June 25, 2026 to July 14, 2026 in the amount of \$260,569.31. Micheli provided the second and the motion passed unanimously. Peltier made a motion to approve the check register dated June 1, 2026 through June 30, 2026 in the amount of \$37,729.91. Micheli provided the second and the motion passed unanimously.

COUNCILMEN'S REPORTS

Savedra attended a lot of meetings but had nothing to report. Savedra attended the capital improvement oversight meeting for the school basically to make sure they were going to do the gym roof, and it was started today. The NNRDA meeting had nothing to do with Wells and Sheldon Mudd was getting ready for his vacation.

Micheli is getting ready for the car show next weekend and hopes it stays cool.

Peltier attended the Elko Rec board meeting. Wells received the funding that was requested. A lot of the other town hotels are getting caught up on their room tax. This Saturday is the fishing derby. This afternoon, the fire department was called to the park for a child stuck on top of the playground equipment. This is something that happens when there is no parental supervision around and kids being kids. There were no injuries. The fireworks were great, a lot of good comments were received. Every year, more is learned in setting off fireworks. There were people that watched neighboring towns who had shorter shows and made it back to Wells to watch our display and stated it was like a finale the whole time. The whole day was a great day.

Pollock wanted to give thanks to Cameron and Cheyenne Huff for stepping up to put on an amazing event. Everyone in the community loved it. The firework display was very special and deserved to be extra being the 250th. The previous year was amazing as well. Pollock thanked the VFD for everything they do because there is a lot of work that goes into putting that together. Pollock was around the firemen when they were getting everything set up and there is so much that goes into that. For them to give their time for something that is so special to all members of our community means the world to Pollock and a huge thank you.

Minutes of Wells City Council
Meeting of July 14, 2026

STAFF REPORTS

Pengelly and Nance met with a company yesterday that would like to come out in the next week or two and look at a couple of parcels in the Industrial Park. It is very early in the process, and they are just starting to look around. Pengelly and Nance had a good conversation and the company seemed very interested in how Wells works. When more information is provided, Pengelly will let the council know. Another meeting was held on the same day with the housing developer who is working on the development in Jackpot. They are interested in Wells and just trying to get things to pencil out. They are interested in the property on the other side of the freeway. Pengelly did inform them that the city also has two lots in Pacific Addition on Tobar. They may be interested in those two lots as proof of concept. There is also another property interest.

Jeff Cromie with Wells Rural Electric Company and people from Bonneville Power came out and are doing energy audits on all our facilities. The biggest discussion was getting the swimming pool as top priority on the list for good ideas to reduce the propane bill. BPA will put something together and bring it to the board in the future for all buildings.

Pollock wanted clarification from Pengelly regarding the company that he and Nance met with who are interested in two parcels in the industrial park is not for a data center. Pengelly said CORRECT, it is not for a data center.

Shamblin reported Public Works is getting ready for car show. Weed patrol is being done and if someone has Scotch thistle to let them know because it is very invasive. Shamblin also added that the guys appreciate the COLA increase received.

Pollock stated the city finally got a response from the BLM on the clean-up at Radar and gave the city the go ahead. BLM will coordinate with the city on signage and blocking off the area once it is cleaned up. The plan is to get some roll-offs put out there and take equipment to clean up all the garbage that has been dumped as this is not acceptable. Pengelly and Pollock will be out there with the excavators. Pengelly added that pictures will be taken before and after and it will be well advertised that this is not acceptable and needs to stop.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

ADJOURNMENT

The meeting adjourned at 7:55 p.m.

GARY POLLOCK, Mayor

ATTEST:

SAMANTHA NANCE, City Clerk