

**MINUTES OF WELLS CITY COUNCIL
MEETING OF JULY 28, 2026**

CALL TO ORDER

Date: Tuesday, July 28, 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
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 July 14, 2026. Micheli provided the second and the motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

Commissioner Brian Gale was at the meeting and congratulated Chris Micheli on another successful car show and on Micheli's marriage.

**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"**

Minutes of Wells City Council
Meeting of July 28, 2026

Pollock stated this is the second reading on this ordinance that has been discussed multiple times. Pollock continued that this ordinance is to clear up mistakes made in the past as far as zoning. There are several buildings in that section that shouldn't be there and it is being corrected so it is not considered spot zoning. Pengelly stated there was one opposition by a resident that was not in favor because they don't want any businesses to go in that area or huge apartment complexes. None of those items would be allowed in that area the way the ordinance is written.

The four-plex's, senior housing and the senior center went into R-1 zoning and should have been in R-2 zoning. The zoning should have been changed before any of those buildings were allowed to be built. This ordinance is fixing that issue and will not affect any of the R-1 property and just adding the mixed-use. Savedra stated, reading through the information it says a police station would be allowed and asked if that would have to be approved before it was put in. Pengelly stated anything of that nature would have to be a special use. The city wants to put in more senior housing on the east side of the senior center and will also have to get a special use permit.

Pollock stated any of those conditional or special uses would have to obtain the applicable discretionary approval required by this code. Peltier made a motion to approve the second reading of Ordinance 246, an Ordinance amending Title 10, Chapter 7 of the Wells City code entitled "Zoning Regulations" by adding Section 23 entitled "Mixed-Use District." Savedra provided the second and the motion passed unanimously.

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

Peltier asked where the lots were located and was told they are in the zone that was just created with the new zoning. Now that the ordinance has passed, all the parcels within that zone will be under the R-1, Mixed-Use zoning. Pengelly explained that the ordinance needed to be approved before action could be taken on all these parcels. Savedra made a motion to approve the 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, 002-741-005. Peltier provided the second and the motion passed unanimously.

KATHLEEN KRASENICS, WITH MCKINSTRY, TO ADDRESS BOARD OF COUNCIL TO DISCUSS STRATEGIES CONCERNING CAPITAL IMPROVEMENTS AND DEFERRED MAINTENANCE WHILE MANAGING LIFE CYCLE COSTS IN A CONSTRAINED BUDGET ENVIRONMENT, INFORMED BY MCKINSTRY'S LONG-STANDING EXPERIENCE SUPPORTING NEVADA PUBLIC AGENCIES

Kathleen Krasenics was at the meeting and is the representative of developing projects in Nevada and Arizona. McKinstry is a private company that has been around for sixty years based in Seattle and Krasenics works out of Phoenix. McKinstry puts people and their clients first and does a lot of rural projects around the country including 139 Nevada projects in the last 10-13 years. Krasenics had a power point presentation on what could be provided to the City of Wells.

Pollock questioned cost and stated the city tries to avoid loans. Peltier would like to see an audit on the city water infrastructure and how that water is used. Peltier thought it would be good for the city to have a road map for expansion in the city, replacing some of the old water lines and possibly increasing the size. Savedra is interested in geothermal and stated there is a lot of potential. Part of the elementary school is heated by geothermal and sees how much money is spent on propane at the pool and would like to see more geothermal exploration.

Krasenics sees a lot of concerns in rural communities about borrowing. There are ways to not have to borrow to get things done. The facility condition assessment is a deep dive into how all the equipment works, if it will need replacement, time frame and what to plan for. It also helps plan for staff that need to fix that equipment.

McKinstry was hoping to look at the geothermal in Elko and is something that can be done for Wells to explore any geothermal projects. McKinstry's local engineer who is in Reno, can come in at no cost to the city, for a preliminary audit, look at the infrastructure and could have a report in about thirty days. The engineers also analyze how equipment is being operated and when to maximize the savings. Pengelly stated all our wells and equipment are almost new and have variable frequency drives on everything which has cut a lot of energy costs. Pumping is done only when people use water which is the most efficient. Pengelly told Krasenics to send him an email, and they could discuss more options. Pollock stated there could be some things that could be identified at no cost that the city may not be aware of. Pollock appreciated Krasenics coming out here.

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

Pollock stated this is a request to combine these lots. Quida Madison stated the plan is to put a forty-by-forty pole barn/garage on the lot. Pollock stated this will be an improvement to the property and neighborhood. Pollock has no problem with it. Micheli added that their property is one of the nicest properties in that area. Pengelly added this is standard procedure, what should be done before building and makes it legal. Savedra made a motion to approve the plat map submitted by High Desert Engineering to combine parcels 002-514-012 and 002-514-013 for Terry and Quida Madison. Micheli provided the second and the motion passed unanimously.

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 AND 002-743-006

Pengelly stated that in everyone's packet was a letter received from the Blanchard's interested in purchasing the lot next door to their home. If the board is interested in selling this property, staff are asking to be able to get an appraisal and offer them the lot once the appraisal is received. A housing developer may be interested in building homes on the other two lots or putting in manufactured housing. If approval is received from the board for those lots, staff can move forward in getting those appraisals as needed sooner when approached by a buyer.

Since Blanchard's have already submitted a request to purchase this parcel, that appraisal can be ordered if this is approved. Pengelly added that these three parcels are the last three parcels the city owns other than the one by the senior center that will be used for more senior housing. Once these three parcels are sold, the city will be out of the real estate business and Pollock added that they will also not be financed. Peltier made a motion to authorize staff to order appraisals on the remaining parcels in the Pacific Addition for parcel numbers 02-741-002, 002-741-005 and 002-743-006. Micheli provided the second and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY SPECIAL LIQUOR LICENSE FOR THE WELLS JR. RODEO AUGUST 1ST AND 2ND 2026

Savedra stated this is something that is done every year for them and never had a problem. Peltier added it is a good fundraiser for the Jr. rodeo. Savedra made a motion to approve the special liquor license for the Wells Jr. Rodeo August 1st & 2nd, 2026. Peltier provided the second and the motion passed unanimously.

DISCUSSION TO RECEIVE CDBG GRANT APPLICATION IDEAS FOR UPCOMING GRANT CYCLE TO BE SUBMITTED TO CDBG FOR ELIGIBILITY APPROVAL

Pollock stated reducing blight is something that was discussed last year. Pengelly added the city is working on that. The property across the street sold and have begun cleaning out the rooms. The owner wants to fix it all up and use it as a motel again. Pengelly stated he and Nance have some projects in their heads but want ideas from the board and the public. Water and sewer infrastructure is one idea. Pengelly stated the city can put in for two grants. Pengelly would like a master plan, and the city could fund that and don't know if that would be eligible for a grant. Eligibility is in October so there is time.

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

Legal Counsel was talking with John Ellison who has one bill draft request left to take to the legislature. Our charter was written so long ago when newspapers were more readily available. The Elko Daily Free Press has such a strict schedule with cut-off times to get legal ads published on time. This would be an amendment to the charter so the city would only be required to post the ordinances around town, and on our website. This is for the posting of ordinances only. If Ellison is still willing to take this to the legislature, it would be beneficial to the city.

Pengelly mentioned that Savedra could talk to the Nevada League of Cities when attending the conference in October for them to be our lobbyist because that is what they are supposed to do. Peltier thinks it makes complete sense especially if it is approved and feels more people would see it than when it is in the paper that must be paid for to read online. Savedra made a motion to approve authorization and direct staff to pursue a Bill Draft Request to amend and/or revise city charter publication requirements for the enactment of ordinances. Micheli 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 July 15, 2026 in the amount of \$152,482.34. Micheli provided the second and the motion passed unanimously. Peltier made a motion to approve the Warrant Register dated July 16, 2026 through July 28, 2026 in the amount of \$94,738.77. Micheli provided the second and the motion passed unanimously.

COUNCILMEN'S REPORTS

Savedra wanted to congratulate the city and the Wells Fun Run on the car show and Micheli on his marriage. Savedra thought the city looked good and everything went well.

Micheli stated the car show did go well, and attendance numbers were a little lower due to gas prices and drag races not at the airport. The drag races were probably the best they had been on the Frontage Road and lasted the whole four hours. City staff did an awesome job on the park. Micheli heard no complaints. Officially there were 214 cars which is down from 247 last year. All events went very well. The Alamo did a great job with the fireworks and the fire department setting off the fireworks. Micheli added that whatever the Alamo pays towards fireworks, he will double it because people really enjoy the fireworks. Micheli appreciates all the comments regarding his wedding.

Peltier announced the fundraiser over the weekend for the fire department went well and thanked Nance and Morgan for helping with the technical difficulties with taking credit cards. Even with the numbers down, there was a lot of participation. Tuesday, August 4th is National Night Out. Peltier encouraged everyone to come to the park, support the local responders, meet everyone and have a hot dog or hamburger. All the responders like to visit with the community.

Pollock thought the car show was awesome as usual. Pollock attended both wedding ceremonies and both were great. The fire department did a great job with the fireworks and running the alcohol sales while fires were burning around us and other things were going on. The city has an amazing volunteer fire department, and Pollock appreciates all they do. Pollock was saddened to hear the news that one of the regulars at the meetings and a great member of our community, Cathy Quinn, passed away recently. Quinn will be missed in this room.

STAFF REPORTS

Pengelly began that the fire department made a profit on their fundraiser this year and were hoping to purchase shirts for all fire department members.

Pengelly contacted all entities for National Night Out. Med X will be putting the event on again this year and will be doing all the food.

The siding for the pre-school has been ordered. Lighting upgrades to the softball field and football field have been completed. Once those bills are submitted for reimbursement, that grant will be completed.

Plans are to go to Radar Hill on August 6th with ESC bringing in roll-offs. Pengelly and Pollock will be using the excavators to clean up the area. Pengelly will meet with BLM to discuss what needs to be done. Micheli asked if there was a way to block it off, so the dumping of trash stopped. That will be part of the discussion, putting berms around the property but it must be safe.

The TAP grant is ready to go, and the city has received the notice to proceed. The city will go out for bid in October for the job to be started after school is out in the Spring on Lake Avenue sidewalk project for the Safe Passage to School.

Pengelly met with a business owner from outside the area that is interested in two parcels in the Industrial Park to build a business, not a data center. There would be ten to fifteen employees. It is very early and hopefully it will go through. Pengelly will not be at the next meeting and will be in Las Vegas for training with Nevada Rural Water Board.

Pengelly stated the new owner of the Sage Motel called him and asked what he needed to do to get the building up and running. Pengelly told him to get it cleaned up first, bring in structural engineers, electricians, construction plans and fire sprinkler system. He said that is normal stuff and what he does. They are already cleaning out the rooms and waiting for a roll off from Elko Sanitation.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

ADJOURNMENT

The meeting adjourned at 8:25 p.m.

GARY POLLOCK, Mayor

ATTEST:

SAMANTHA NANCE, City Clerk