MINUTES OF WELLS CITY COUNCIL
MEETING OF OCTOBER 13, 2026

CALL TO ORDER

Date:	Tuesday, October 13, 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 Richard Peltier, Councilman CR Beth Savedra, Councilwoman
Absent:	Jonathan Goolsby, Vice-Mayor Chris Micheli, Councilman
Quorum:	Yes
Staff Present:	Samantha Nance, City Clerk 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 September 22, 2026. Peltier provided the second and the motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING WELLS CITY CODE 3-6 AND WORK PERMITS FOR INDIVIDUAL PROSTITUTES, INCLUDING WHETHER TO RETAIN THE CURRENT REQUIREMENTS OR TO AMEND THE CODE TO ALLOW FOR THE ISSUANCE OF A TEMPORARY, REVOCABLE WORK PERMIT WHILE A BACKGROUND INVESTIGATION IS PENDING. POSSIBLE ACTION MAY INCLUDE

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DIRECTING CITY STAFF AND THE CITY ATTORNEY TO PREPARE A PROPOSED ORDINANCE AMENDING WELLS CITY CODE 3-6 CONSISTENT WITH THE COUNCIL'S DIRECTION

Pollock wanted to begin the discussion. Everyone is aware where things stand from the previous meeting that was contentious. Pollock has talked to the city attorney about a temporary license. Bella Cummins sent Pollock an email about Storey County. Storey County is the only brothel in the state that has a temporary license. Pollock stated that is not a compromise, it is a solution to a problem for both sides. The problem for the brothels is the timeframe. The issue for the city is selective enforcement of the code. We cannot pick and choose which codes we enforce and which we don't. If there is a code we don't like something about, it is our job as a council to change that. Pollock had legal counsel look into it and there is a precedent for it. Pollock wanted it to be on this agenda and did not discuss it with anyone else. Pollock wants to see what the temperature is from the rest of the council. As a side note, Pollock stated this was on Elko's agenda tonight. Elko voted against it and voted to stick with the code which means that it is the longer timeframe, but that is Elko, that's not Wells. There are some other constraints, travel being the main one. The ECSO has agreed to set aside a one-hour block for two working girls, every Wednesday from 3 p.m. to 4 p.m. that will help with the scheduling of the background checks. It does not help with the timeframe. Elko is Elko and they do what they do but Pollock is in favor of a temporary license because of the restraints.

Savedra is not in favor of a temporary license. Even for Savedra to volunteer in the school, Savedra must pass a background check before she can volunteer at the school. Why should it be a temporary deal for anyone else. You don't go get a job anywhere else, especially in Nevada, and get a temporary card until your background check comes back and that is just the way it is. Savedra stated she knows Pollock said Wells doesn't want to follow along with Elko but even Cummin's attorney at the last meeting stated why don't we see what our brothers and sisters down the road are doing. Now we know what Elko is doing and Savedra thinks we should follow along and do the same.

Peltier is also opposed to the temporary card, and the city should stick with what the code says and not change it. Like Savedra said, Peltier coaches a lot of sports and can't be around any of the kids until his background has been completed. Peltier's family was in gaming and it was the same thing. You can't get a bar card, you can't get any kind of card to go in and work in a gaming establishment or taxi service before having your background check complete. Peltier feels the city needs to follow the code and make it black and white for everyone to go along the same line and wait until the background check comes back.

Bella Cummins, Bella's Hacienda Ranch, stated when her attorney spoke up and said why don't we wait and see what our brothers and sisters are doing in Elko, on that day, they were getting a work card after their fingerprints and she is going to tell the whole story. The executive editor of the newspaper went in to ask questions of the person that did the work cards and the fingerprints. The Chief of Police didn't like that and so he called the editor and chewed her out for 45 minutes and said I thought we got along well.

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She said we do; I just needed to know what was really going on in your department with fingerprints and issuing a work card. That very day, the police chief wrote a letter to no one stating that those brothels from here forth would wait. There is a possibility this wonderful man got his ego in the way and maybe didn't understand that particular part of his department. Now, that man has affected all those brothels that have the same record as Bella's. No one has applied for a work card, had fingerprints taken and had a class A or B felony and a card rejected, ever. Bella continued that we want to make sure we don't have an ego involved here and something that is actually a legal precedent that has proven to work. There have been no fouls.

Bella understands the school system, she understands working with children and understands maybe our codes read that way, but our code was never interpreted that way. To suddenly change what that interpretation was because of new city leaders really isn't correct. If we had a precedent of one right after the other, she could understand. You are dealing with children, we are just merely dealing with the code that we didn't get to vote on it, we were just told to follow it. It isn't correct. On October 13, 2026, to just suddenly decide your predecessors didn't know what they were doing. Peltier stated that is correct, we are not changing the code, just leaving it the way it is and enforce it. Bella stated that is not what we were taught to do. Savedra stated our predecessors before were just slacking off. Bella stated no they weren't. Savedra continued we are going to follow the city code, that is exactly what we are doing, and we want to keep the city code the way it is. Bella stated you understand that city codes are always spelled out. It would say you are going to get fingerprints; you are going to wait. It would say that and it doesn't and never has.

Misty Atkins asked if someone would read the code. Samantha Nance brought the code up on the computer and proceeded to read the brothel code. Nance stated she thinks the part of the code in question is 4 – C, the chief of police or his designee shall investigate the accuracy of all information supplied by any applicant on the registration form. Lance Cummins loudly stated that nothing in there states that they cannot go to work before. Nance stated it states they can't go to work until they have a card and in order to have a card, they have to have the investigation of the accuracy of the information provided. Cummins stated it does not state the FBI check has to be done before they commence work. Pollock asked anyone who has questions to go to the podium. Lance Cummins came forward and again stated that it doesn't state that the FBI check has to be done prior to them going to work, it just says it has to be performed. It doesn't say it has to come back and say that they are cleared to work does it. Nance read from the code, no person may work in any manner or reside on the premises. Cummins stated he believes that is the purpose of a temporary work card in this particular industry, not dealing with victim kids or people like that that have to have a background check to go work somewhere as far as dealing with kids, this is entertainment. Savedra stated she doesn't work with victim kids. Cummins said lets get one thing straight, what did you say, you said you had to do a background check before you could go to work, right, isn't that what you said and you work with kids, isn't that what you said, did I misunderstand you. Savedra stated she did not say that, she said that she had to have a background check and it needed to come back before she could volunteer at the school. Cummins said right, with the kids.

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Cummins stated this is an entertainment industry with adults, no one under 21 is allowed to enter this facility, you know that right, that is the law. Peltier stated correct and the same thing for the casino, you can't work at a casino until you have a background check and it has to come back and say you are cleared. Someone from the audience stated this isn't a casino. Cummins stated as an employee, these are contractors. Someone from the audience stated they are independent contractors and not employed by a casino. Peltier stated that is fine, if our code reads that, I am fine with that. Cummins again stated that it doesn't say that the FBI check has to come back clear before they can be issued a card, it does not say that. Peltier stated no it doesn't it says the card has to be completed. Cummins added that is why Storey County says a temporary card works great, they do a background check based on DMV, if all that clears, then they get a 120-day temporary work card that can be revoked at any time and that is why that works. It is an entertainment industry, not schools, not working with kids, it's working with adults.

Pollock stated further on down in the code, section E and F regarding a key employee and Pollock read those sections. Cummins stated that was for a key employee card, that is not for a courtesan or a contractor. Pollock continued reading that the background investigation shall be similar to the investigation required for a licensee as required by section 3-6-8 of this chapter. Pollock stated it is still under the same guidelines. It is not an ambiguous thing, you have the license, you have the background check before you get the license, that is how it reads, that is how our legal team interprets it. If somebody else interprets it differently, that is beyond me, but we are not going to get into a shouting match here about who works for who and if kids are involved or what, that is irrelevant. What we are talking about right now is whether those work cards issued by the City of Wells go out before a full background check is done. Once again, that is the interpretation of our legal team and that is all we can go by. Having an argument in this chamber is not going to change that. Cummins stated the city issues temporary work permits under 7-2-6C, for taxi drivers, if we had one. If that is already in our code to issue temporary work permits, why can't we adapt something like this in this case here. The reason we are pushing back so hard is because it affects the livelihood of so many individuals and they are going to see that. Elko does what Elko does and we understand that but we understand that there is going to be a lot of pushbacks because it affects the livelihood of the business. We have already had six contractors pass us by since we implemented this. That is revenue for the City of Wells as well as all the other businesses as well as their business.

Cummins attorney, John Stephenson, was at the meeting via a teams invite. He stated the connection was very poor and may not have heard the whole discussion. He stated there were a couple of things that needed clarification. Storey County is not the only jurisdiction in Nevada that allows for temporary permits. Winnemucca also does as well you can look it up; it is 5.24.080 issuance of a temporary work card. Winnemucca currently doesn't have any operating houses, but it doesn't invalidate their law. Stephenson cannot comment on any change that did or didn't happen in Elko today as he wasn't at that hearing. Second of all, it seems to be that there is a lot of controversy over what a temporary work card can even be issued and there is some story over working in schools, but the Wells City Code already allows for temporary work cards. It is 7-2-6C.

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Stephenson doesn't know what the city legal team said but he has read that section. He understands that applies to other jobs but there is no reason that cannot also apply to courtesans. Stephenson asked if anyone has had a chance to look at the applications, they are not under penalty of perjury. When he did his bar license application and when medical personnel do their application, he looked this up, those applications are done under penalty of perjury. It encourages truthfulness and compliance. No one is going to have a criminal background that would potentially prevent them from becoming a courtesan and then lie on their application and get a perjury charge because the sheriffs office is going to know where they are. Instead of spending all this time, all this effort, all this money, you can just simply change the application to require it to be under penalty of perjury. The truthfulness is what we really want, to make sure that during the processing time, there are no bad apples. You will get absolute truthfulness if it is under penalty of perjury. The application looks like it was written in the 80's. That doesn't mean it is good or bad, but it might need a little refresh; look at the application, you can beef it up a little bit without having to redo your laws. There is already a statutory for doing temporary work permits so why not extend it to courtesans and you wouldn't even need to do that if you would beef up your application and put in the under penalty of perjury. You will get exactly what you want without time, effort and conflict without injuring local businesses.

Pollock stated this is about selective enforcement of the code, and the perjury aspect is irrelevant to whether or not we are following our code. What has been proposed is that we amend our code to allow for a temporary card. Now whether or not this council decides to allow that or not, that is what the people of this town elected us to do, make these kinds of decisions. To Pollock, it is very clear cut, it is selective enforcement of a code and whether the penalty is perjury or walking a plank, it doesn't matter, that is irrelevant to this conversation. Stephenson is sorry he offended Pollock and didn't mean to, the reception is very poor. As to the merits of what Pollock is stating, as far as he can tell, he has read this code like 45 times, nowhere does it state that a positive determination must first be made before someone can start working. As he understands it, the last 20 or 30 years, the process has been exactly as Cummins stated which is the fact that when you applied, you could start working. If it makes the city feel much better, if you want to do the temporary work card process, please do it as soon as possible because of this controversy and this new enforcement policy is really damaging the local business and there is nothing good that comes from it. It is not helping Wells, and Stephenson would encourage the city that if they are going to do that and extend this temporary work card permit like the city does for other professions, to do it as quickly as possible to stop the injuries that are being suffered.

Alexis Payne is a licensed contractor at Bella's Hacienda Ranch. She wanted to offer the perspective of a working girl here. She is from the state of New Jersey and flies in to work and works about two weeks at a time. It costs about $1,000 each trip to come here. Fortunately, she is licensed and was before this all happened. Before any girl even comes out here, we go through a thorough interview over the phone and it is made very clear to us that no one is allowed to come here if they have any felonies, any drug or theft related charges on our record. We are all aware of that before we come out here, it is something

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all of us know. I have been a working girl for almost 3 years and have never met a girl or man that has come to be a working person and has had a background check come back with something that shouldn't be on there. The code doesn't say anything about having to wait for the background check to come back. The temporary licensing they have is something that helps the business a lot. If girls must come here and wait seven to ten days, that already takes ten days out of the 14 days. She has a family back home that she cares for and cannot be away from home for extended periods of time. She comes out here for two weeks and stays home for four to six weeks and then comes back. She is lucky enough that her job provides her with enough income out here that makes it worth it to travel, however, there are ladies that come out here who do not have the income to wait that seven to ten days for their background check to come back. Making them wait that seven to ten days not only hurts our business, it hurts Bella's business, it hurts Wells' economy, it hurts Elko's economy. She does a lot of shopping in Wells and Elko and contributes a lot to this economy and spends hundreds of dollars every week on groceries and gas, going to the doctor every week, all these things. She would like to offer that perspective from a working girl.

Pollock asked if the background check and fingerprinting was annual. Payne stated it is an annual background check that they must get. The work card license lasts for one year. Every time they need to get their work card renewed; they have to get their background check redone as well and would have to wait for those seven to ten days yearly as well. She has worked in other counties, and other counties do need your background check back first before you are issued a work card. They go to a background place that issues the background check within 24 to 48 hours so that would be whatever county the Mustang Ranch is in. You go to fingerprint USA and get your fingerprints done and you are issued your background check within 24 to 48 hours and then you go to the sheriff's office or city office and get your work card. Payne also stated other counties do allow you to get your fingerprints done in the town you live in. If you are going to change the code that we do have to wait seven to ten days, maybe it could be amended so that they can get the background check done at home first so we don't have to wait out here.

Peltier stated they can and the sheriff's department said that last time. You can do it at your home state and then they send it off to the sheriff's department and then the sheriff's department runs it, so you don't have to come out here for the background check. She is not sure how that process happens with Elko and Misty knows more about that. Peltier also stated that the girls don't have to wait until their card expires to do the background check, you can do it the month before so there will be no lapse in time. Payne said the ladies who have been here for over a year do go early to get their background check redone but that doesn't change the fact that there are new ladies that come in. A lot of the time when women come into this industry, unfortunately it is because things in life haven't worked out so that you don't have a significant amount of money. A lot of women that come into this industry don't have much money and having to wait that extra seven to ten days hurts us financially as well. Peltier understands that and has nothing against the business or the people who work there. Peltier doesn't want to change anything so whatever it states in the code. Payne thinks there just needs to be a clear interpretation of what the code actually says.

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Peltier stated Bella is right, we aren't Elko and maybe the Chief of Police was rubbed the wrong way. It was the actual city council that enforced it, but we also aren't Storey County or Winnemucca, we are Wells. It doesn't have anything to do with this, it is just everything in general. There has been a lot of slacking and leakage throughout the city in the past and Peltier wants it to be black and white. This is what the code states and later if we decide the code needs to be updated because it is old, it might have been written 20 or 30 years ago, then let's do that. I think there are ways around everyone getting background checks. If you can't do it at your home states and make that work and also be diligent if you are going to continue to be a contractor, get everything accomplished before it expires so that way there is no lapse and you can just continue. Payne agrees and if they are going to be allowed to get background checks in their city and state before coming out here, they need clear instructions on how to get the background check sent over to Elko County. Peltier thinks if Cummins or the managers work with the county to make sure they get everything correct and it gets sent, it is streamlined; it is fast and there are no hiccups. At the beginning, Peltier is sure there will be hiccups, but it will make it quick and save them a trip to Elko when they get here. They will just have to stop here and then go to the establishment. All around, that will be the best for everyone, just to do it at home and then come here and go to work.

Misty Atkins, Bella's key employee/manager, stated they did have a lady in Florida that could not wait seven to ten days for the background check. Atkins did the best she could to walk her through the background check in Florida the way Lt. Fisher guided them to and were stonewalled every step of the way. Atkins called the sheriff's department and was told she couldn't ask questions like that because she is not the person getting the fingerprints, that person needed to handle it. Atkins instructed her to go through the process as we were guided by Lt. Fisher, and it is impossible to do. No one there knows anything, no one will answer questions, research or get back to her on it. We have eight ladies, that lady was in Florida. If there is a way, it is completely out of any scope Atkins has access to, to make that happen. She has done her best to accommodate those out of state background checks, and it has been impossible so far.

Savedra wanted to repeat that we are not changing the code we are just adhering to the code. You can have your interpretation, and we can have ours but the way we read it is that the background check must come back. We are not trying to get rid of anybody or anything like that. Peltier stated the other part of that is that in the code it states the card must be completed. Part of the card being completed is the background check being completed. It doesn't say the background check in the code but that is part of the card, having the completed background check. Peltier doesn't feel comfortable changing a code or making a new code without a full council and the manager here, everybody needs to decide one way or another together. Pollock stated Councilman Goolsby, because of his law enforcement, would have to abstain from this vote but Councilman Micheli could weigh in.

Pollock wanted to piggyback off what Savedra said, the interpretation of it is obviously up to you see it one way, we see it another way. The only way Pollock sees it is how the legal team sees it. He is not trying to pretend that he understands city code, each word as

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it pertains to a legal situation. That is what we pay people for. When they tell Pollock that is how that code reads, Pollock is going to believe that. Pollock has no other recourse and must believe what our legal team tells us and that is all he can say about that. Once again, it is not changing the code, it is enforcing what has been written and it is causing hardship for the owners, for the workers, everyone involved. That is not going unnoticed or is not like we are trying to be cold about it. Pollock knows everyone personally and knows they are not trying to cause any hardship. It's about black and white in the code and can appreciate that argument. This is going around and around and need to resolve this and make a motion to either allow for a temporary revocable work permit or not. Changing the code does cost the city money in legal fees for the brothel situation. The taxpayers for the City of Wells have paid $3,173.60 in the last two months and it is causing the city a hardship and that is money Pollock oversees. Pollock wants to find a definitive answer to this question tonight as to which way we are going to go. Pollock thinks everyone has had ample time to make their statements and thinks it is now time to make a motion to move forward with this. Pollock is not the one who makes motions so if someone wants to make motion one way or the other, we will vote on it and go on to the next agenda item. Peltier made a motion to deny the action regarding Wells City Code 3-6 and work permits for individual prostitutes including whether to retain the current requirements or to amend the Code to allow for the issuance of a temporary, revocable work permit while a background investigation is pending. Savedra provided the second. Peltier and Savedra voted aye and Pollock voted nay and the motion passed.

DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY SPECIAL LIQUOR LICENSE FOR THE MAINSTREET MALL FOR GREAT BASIN SHOP HOP QUILT FEST OCTOBER 16, 2026

Pollock stated this looks like a fun event. We know everybody who is involved in this. Pollock talked to Pengelly about this who stated the liquor license is under the entire scope of Mainstreet with Jolene Supp as the applicant. Pollock sees no problem with it as they are all responsible, upstanding citizens of the community, and this event is like Octoberfest. Savedra stated this is not the first time this has been approved for special events. Peltier added it does help businesses. Jennifer Rodriguez added that the coffee shop is part of this and the museum will be serving root beer. Rodriguez continued that the goal is to get everyone to end up at the coffee shop to have beer and brats with live music. The shop hop brings in about 100 quilters and their spouses for the weekend. A lot of people stay in town; it is between Winnemucca and Wells. They all decided to become a part of it because they still hear that people don't know the mall exists. Savedra made a motion to approve the special liquor license for the Main Street Mall for the Great Basin Shop Hop Quilt Fest October 16, 2026. Peltier provided the second and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE A PROCLAMATION RECOGNIZING OCTOBER 21, 2026 AS UNITY DAY

Pollock stated he was contacted by a group that asked if he would be interested in making this proclamation and he said he would. Pollock read the following proclamation:

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Proclamation Recognizing October 21, 2026, as Unity Day
***WHEREAS**, Unity Day is a time for individuals, schools, communities, and organizations to come together in the spirit of kindness, acceptance, and inclusion; and*
***WHEREAS**, this day serves as a powerful reminder that every person deserves to feel safe, respected, and valued, free from bullying, discrimination, and exclusion; and*
***WHEREAS**, wearing and displaying the color **orange** on Unity Day symbolizes our shared commitment to stand together against bullying and to promote a culture of empathy and understanding; and*
***WHEREAS**, by fostering compassion, celebrating diversity, and encouraging open dialogue, we strengthen the bonds that unite us as one community; and*
***WHEREAS**, our collective actions both big and small can create lasting change, ensuring that every individual has the opportunity to thrive in a supportive environment;*
***NOW, THEREFORE**, I, Gary Pollock, Mayor, do hereby proclaim **October 21, 2026** as **Unity Day** in Wells, and encourage all citizens to join in activities and expressions that promote kindness, acceptance, and inclusion for all.*
IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Seal of Wells to be affixed this **21 day of October 2026.

Peltier made a motion to approve the proclamation recognizing October 21, 2026 as Unity Day. Savedra provided the second and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO GO OUT TO BID FOR LAKE AVENUE CURB, GUTTER AND SIDEWALK PROJECT

Pollock began that this is a TAP grant through the Nevada Department of Transportation for Lake Avenue since that is the road most traveled for kids going to school. The City of Wells received around $800,000 from NDOT. This is for a city street and usually these grants are for areas owned by NDOT. Because it is such a well-traveled route for children, it was granted. It has been in the works for a couple of years and was postponed last year. This will be a good thing for improving the safety for kids walking to school. Peltier added it is also covering the park are where residents walk up and down Lake with their dogs. There is a lot of foot traffic and there are some sidewalks but not on the whole street. This will be scheduled to begin after school is let out. Pollock is happy to see this. Savedra added this has been needed for a long time. Peltier made a motion to go out for bids for the Lake Avenue curb, gutter and sidewalk project. Savedra provided the second and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO ACCEPT OR DENY APPLICATION FOR SPECIAL USE TO ALLOW 36-FOOT TRAVEL TRAILER IN MOBILE HOME PARK LOT LOCATED AT 151 2ND STREET, APN #002-591-003 FOR APPLICANT TRAIL 40 CORP

Pollock stated that the same thing had previously been approved for a different person and trailer and that fell through. This is the same thing for the same lot, and all restrictions still apply. Tom Thomson stated that the last one that was approved, the individual lost his job and moved to Idaho and that permit was never finalized. This is a 36-foot nice trailer and a newer model. Nance stated she sent out letters notifying all the neighbors and received no complaints. Peltier made a motion to approve the application

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for a special use permit to allow a 36-foot travel trailer in the mobile home park lot located at 151 2nd Street, APN # 002-591-003 for applicant Trail 40 Corp. Savedra provided the second and the motion passed unanimously.

REVIEW, DISCUSSION AND POSSIBLE READING OF STATEMENT CONCERNING THE NEVADA OPEN MEETING LAW AND THE RULES GOVERNING COMMUNICATIONS BETWEEN THE CITY COUNCIL AND CITY OFFICIALS AND THE CITY ATTORNEY

Pollock stated that this is a document that was created by our legal team in reference to whether we can receive legal counsel during a meeting. They are very confident we can and this is a statement. Mayor Pollock read the statement below:

STATEMENT FROM THE CITY OF WELLS

The City of Wells desires to address and clarify recent statements regarding the Nevada Open Meeting Law and the rules governing communications between the City Council and City officials and the City Attorney.

The City of Wells is committed to open government and to compliance with Nevada's Open Meeting Law, and it is important to understand what the Open Meeting Law does and does not actually require.

Nevada's Open Meeting Law applies to a gathering of a quorum of a public body that deliberates toward a decision or takes action on a matter within that body's authority NRS241.015(4). The City Attorney is a public official, but not a member of the public body, and does not participate in deliberation, nor does the City Attorney take action on City Council matters.

Legal advice that is given by an attorney to a client is generally protected by attorney-client privilege, and is therefore protected confidential communication not subject to public view or disclosure. Attorney-client privilege exists to encourage clients to speak fully and honestly with their lawyers so lawyers can give informed legal advice and provide effective representation without fear that those confidential communications will be compelled or disclosed.

For that reason, a city official may consult with the City Attorney to obtain legal advice on City matters at any time, including during a public meeting. Nevada law protects confidential communications between a client or its representative and the client's lawyer that are made to facilitate the providing of professional legal services. NRS 49.095; NRS 49.055. The city will not disclose – and is not required to disclose -- the substance of an attorney-client privileged communication merely because that advice was sought or received during a public meeting.

For example, a consultation between the Mayor and the City Attorney to receive legal advice, outside of the earshot of the remaining members of the Council or the public

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and with the expectation that the communication is privileged, is a confidential attorney-client communication.

A confidential communication between the City Attorney and a City Official, whether at a City Council meeting or at any other time, does not constitute a closed City Council meeting, nor does it require an agendized closed session or separate agenda notice. In fact, an attorney-client communication, whether between the attorney and a single Council member or the whole Council, is not a meeting subject to the Open Meeting Law at all. Under the Nevada Open Meeting Law, "a meeting does not include a gathering or series of gatherings of members of a public body at which a quorum is actually or collectively present, whether in person, by use of a remote technology system or by means of electronic communication, to receive legal advice from the attorney employed or retained by the public body regarding a matter over which the public body has supervision, control, jurisdiction or advisory power and to deliberate on the matter, provided such deliberation is limited to the legal advice." NRS 241.015(4)(c). Because of this exception, a closed agendized meeting is not required if the purpose of the meeting is for the Council to receive legal advice from the City Attorney.

The City will continue to protect the public's right to observe Council deliberations and actions under the Open Meeting Law while also preserving the City's right to obtain confidential legal advice at any time in accordance with the attorney-client privilege and Open Meeting Law.

This statement is intended to clarify the applicable legal standards. It does not disclose, waive, or characterize the substance of any attorney-client communication.

Pollock asked if there were any questions or discussion. Savedra stated the problem she had with it is while Pollock was talking with legal counsel, the meeting got out of control. Savedra had made a motion on the brothel subject. There was no tabling of the matter or discussion, all a sudden, we were just moving on, and she had made the motion. Pollock asked what the motion was. Savedra stated to approve the brothel matter. Pollock stated he didn't hear that and was not aware of a motion being made. Savedra could have asked Pollock what the conversation was about. Savedra was upset with the way the meeting went. Pollock told Savedra she could call him anytime. Savedra stated the amount spent on legal fees is abhorrent and Pollock agreed. Peltier is happy we can seek advice from legal counsel during an open meeting because there are things we might not know or are confused about, to get that direction before we decide, we know what we are deciding on and the actual law. Pollock added especially because every word that is being spoken is being scrutinized. You must make sure what we are doing is 100% correct.

DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY PURCHASE AGREEMENT AND NOTICE OF AWARD FOR SNOW REMOVAL EQUIPMENT (SRE) WITH N & S TRACTOR FOR THE WELLS MUNICIPAL AIRPORT

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Pollock began that the two pieces of equipment are a new Case loader which is $225,443.68 and the Craig 12-foot angle blade attachment for plowing snow which is $28,585.20. It took a while to get back because there is a clause in the grant that the equipment must be made in America. Case was the only one that met those criteria. Peltier made a motion to approve the purchase agreement and notice of award for snow removal equipment (SRE) with N & S Tractor for the Wells Municipal Airport. Savedra 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 September 24, 2026 through October 13, 2026 in the amount of $189,869.12. Savedra provided the second and the motion passed unanimously. Peltier made a motion to approve the check register dated September 1, 2026 through September 30, 2026 in the amount of $35,576.61. Savedra provided the second and the motion passed unanimously.

COUNCILMEN'S REPORTS

Peltier attended the Elko County REC fund meeting and the funds requested by the City of Wells were approved. Peltier reminded everyone to get prepared for winter. We just had a storm come through that gave us a taste of winter. There are still sports going on and kids out and about. Be mindful of people out in the dark.

Savedra had a meeting today with the committee of the school where they submitted their final budget for this year. Wells High School was able to get the roof fixed and Savedra asked them about the steps at the high school. The rebar is coming through the cement on the steps which makes them unsafe. Savedra asked them to commit to put that in the next budget. Savedra attended the Nevada League of Cities conference. It was three days long and there was a lot to report. Savedra talked to the governor and reminded him to keep the rural communities in mind and about housing issues. Savedra talked to Patti Antonucci, Rural Community Specialist from NDOT, about how much work is needed on US 93 from Wells to Jackpot, all the accidents and deaths. Antonucci had no idea and would take it back to her people. NDOT had talked about plans for turnouts for the south going towards Las Vegas but not for north. She said she was going to talk to her people about that to see what could be done. Savedra received a lot of compliments on the Wells airport. Savedra was on the panel for the Nevada Clean Energy Fund and found out that the Old West is still in talks to have it upgraded. The Open Meeting Law was also discussed. Savedra thinks all newly elected council members should attend this three-hour training course.

STAFF REPORTS

There were none.

CITIZENS TO ADDRESS THE COUNCIL

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There were none.

ADJOURNMENT

The meeting was adjourned at 8:12 p.m.

GARY POLLOCK, Mayor

ATTEST:

SAMANTHA NANCE, City Clerk

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