

**CITY COUNCIL MINUTES
REGULAR MEETING
APRIL 7, 2015**

The Winnemucca City Council met in regular session on Tuesday, April 7, 2015 at 2:00 p.m. in the City Hall meeting room. Present: Mayor Di An Putnam, Councilmen Mike Owens, Theresa Mavity, Ken Tipton, Paige Brooks and Jim Billingsley. Staff present: City Manager Steve West, City Attorney Kent Maher and City Clerk Lorrie Haaglund.

CALL TO ORDER:

Mayor Putnam called the meeting to order at 2:00 p.m.

APPROVAL OF MINUTES:

The minutes of the March 12, 2015 special City Council budget meeting were reviewed. Councilman Tipton suggested two minor revisions to the minutes. Councilman Owens moved for approval with the suggested revisions. Motion carried unanimously.

The minutes of the March 24, 2015 regular City Council meeting were reviewed. Councilman Mavity moved for approval as submitted. Motion carried unanimously with Councilman Brooks abstaining from voting as she was absent from the March 24, 2015 meeting.

APPROVAL OF WARRANTS:

The warrants were reviewed and Councilman Billingsley moved for approval as submitted. Motion carried unanimously.

PROCLAMATIONS / EMPLOYEE AWARDS:

Mayor Putnam read a proclamation to recognize April 7, 2015 as Mayors Day of Recognition for National Service, noting Winnemucca is fortunate to have an abundance of volunteers who have made a significant positive impact on the community. Susan Haas, Executive Director and CEO of NV Rural Counties RSVP Program, was present to accept the proclamation.

PUBLIC / PERSONAL COMMUNICATION / CORRESPONDENCE:

Betty Lawrence issued a challenge to City officials to get involved in the LaRena Smith Bengoa Walk for the Cure event. The event is in its thirteenth year and will be held May 9, 2015. The organization goals include raising funds to support research in finding a cure for cancer and to assist persons in Humboldt and Lander counties with monetary support for expenses while receiving cancer treatments. Lawrence said volunteering at the race is another way for government officials or employees to be involved with this worthy cause.

Jessica Burgess, Humboldt Sun, introduced Samantha Stine as the new reporter for the Humboldt Sun, who will cover the City Council meetings.

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DISCUSSION / ACTION ON ITEMS OF BUSINESS & OTHER REPORTS:

BUSINESS IMPACT DETERMINATION

After review and consideration of the effect each item could potentially have on a "business," as the term is defined by statute, the Council agreed that no item on this agenda appears to impose a direct and significant economic burden on a business or appears to directly restrict the formation, operation or expansion of a business. Councilman Tipton moved to make a finding that no item on the agenda appears to impose a direct and significant economic burden on a business or appears to directly restrict the formation, operation or expansion of a business. Motion carried unanimously.

GOLF COURSE FEE WAIVER REQUEST / LOWRY HIGH SCHOOL (LHS) FRESHMAN

Zane Fifield, LHS Freshman Class President, asked for a waiver of the golf course tournament fee (\$200) for a half-day closure of the course during their April 11 fundraiser. Fifield said they currently have five teams signed up and are hoping to get more. Mayor Putnam stated the Council can waive fees if the tournament is a benefit to the community and wasn't sure if this event qualifies as such. Putnam asked Fifield if he was asking for the greens fees or just the \$200 participation fee to be waived. Fifield replied only the tournament (participation) fee. After some discussion, the Council decided to make a one-time exception to the community benefit rule with the understanding the exception does not establish a precedent. Councilman Billingsley moved to approve the Freshman Class request to waive the golf course tournament fee (\$200) for the Lowry High School (LHS) Freshman class fundraiser tournament on April 11, 2015. Motion carried unanimously.

REQUEST FOR FUNDING / VITALITY CENTER

Ester Quilici, Chief Executive Officer of Vitality Unlimited, presented a funding request for the Silver Sage Counseling Services, one of the components of Vitality Unlimited. On average, about 15 clients are served by the Winnemucca clinic, which covers Humboldt and Lander counties for substance abuse treatment and detox. Mayor Putnam asked if the services are free to the client. Quilici said no, they are charged on a sliding scale based on family size and income. Quilici stated Winnemucca money stays here and is spent here; shortfalls are made up with State funding. Silver Sage Counseling Services is fully licensed and approved by the State. Councilman Owens asked about other sources of their funding. Quilici stated funding comes from the County, City, State and the fees collected from the clients. They accept Medicare, Medicaid and insurance plans. Putnam reminded that during the budget hearings the discussion was to continue with the same \$6,000 contribution as last year. Owens said he was concerned about diluting programs, having to take away from one program to increase funding for another; this would be defeating the purpose. Councilman Owens moved to approve \$6,000 funding request for the Silver Sage Counseling Services / Vitality Center. Motion carried unanimously. Councilman Billingsley requested Quilici provide an expenditure sheet with the request next year so the City can see how the monies are being spent.

REQUEST FOR FUNDING / RETIRED SENIOR VOLUNTEER PROGRAM (RSVP)

Brian Nelson, Kris Hughes and Susan Hass, representing NV Rural Counties RSVP, presented a funding request for the Nevada Rural Counties RSVP Program. Haas, Executive Director and CEO of NV Rural Counties RSVP Program, said RSVP's mission is to help frail, homebound

and low-income seniors remain independent by providing high quality programs which allow them to stay in their home with dignity. RSVP provides volunteers to assist with everyday needs such as transportation to the doctor, picking up prescriptions, socialization, grocery shopping, respite care, companionship, pro-bono legal services, homemakers, access to food pantries, and resistance exercise training. Seniors want to age in place and stay in their own home for as long as possible where they are comforted by familiar surroundings and their own possessions. Being able to provide these services and keep seniors in their homes can be done at a fraction of the cost of institutionalization. Councilman Tipton questioned the City's responsibility for funding such programs. Mayor Putnam commented the City has always addressed quality of life issues. Putnam noted this is the first year the City has had a good idea of what the programs are and what services they provide. Councilman Owens asked if there is a fee charged for the services provided. Hass stated there is no fee for the services, but they do suggest donations and no one is turned away because of the inability to pay. Councilman Billingsley moved to approve a \$6,000 funding request for the RSVP Program. Motion carried unanimously.

REQUEST FOR FUNDING / NORTHERN NEVADA ARTS COUNCIL

Jean Kinney, Leann Barta and John Barta, Northern Nevada Arts Council (NoNAC) representatives, presented a funding request for the non-profit corporation, which provides all community services with volunteers. The community businesses and residents provide significant in-kind aid in the form of goods and services, but the aid does not pay operating expenses or the direct costs for performances. This year, NoNAC is planning to expand the offerings to the community which will result in an increase in expenses. Their projected budget for 2015 is \$65,000 to \$70,000. Kinney commented that some of their programs include Winnemucca Presents Live which, last year, presented the Nut Cracker in conjunction with the Reno Dance Company and cast 40 local children in the production. The Missoula Children's Theater presentation cast children from first grade through high school; no children are turned away. This year NoNAC will be offering Star Art Academy which offers workshops in photography, art, music and dance to first grade through high school children. Kinney stated that even though there is a charge for the workshops, programs and performances, and they receive grant funding, they still need more money to help fund more programs for more children. Mayor Putnam said NoNAC has made an impact on Winnemucca and commended them for keeping the arts in Winnemucca. Leann Barta commented that NoNAC is going forward with fairly aggressive growth. John Barta stated there is a high potential that their proceeds will cross a tax threshold this year and they will need to spend some money on legal and other consultants to make sure everything is in place. Kinney said the donated money could be used for a shortfall, attorney fees, auditor fees or even the purchase of a portable stage. Putnam stated that during the budget hearing the Council had discussed using the interest generated by the Nixon Fund monies, which is designated for the arts. Councilman Billingsley stated that's where it should come from. Kinney said they will also be going to the County and WCVA asking for funding. Councilman Tipton asked if they are thinking of doing any fund raisers, such as dinners or auctions. Barta stated yes; one of the new NoNAC Board members has committed to take on fund raising and general membership growth. Councilman Owens asked if they were granted the \$10,000 will they be able to come back next year and show where the money has been spent and where other funding was used. Kinney stated yes. Councilman Owens moved to commit \$10,000 from the interest proceeds of the Nixon Hall fund to the Northern Nevada Arts Council. Motion carried unanimously.

PAYMENT IN LIEU OF TAXES AGREEMENT / NEVADA RURAL HOUSING AUTHORITY

Eddie Hult, Nevada Rural Housing Authority, stated the proposed agreement is between the Nevada Rural Housing Authority (NRHA) and the City for payment in lieu of taxes (PILT) for the Larios Arms Apartment Phase II Project. By law, Nevada Rural Housing Authority projects are exempt from property tax payment. The payment in lieu of taxes will first be due the year in which construction of the project is completed and will not exceed \$4,500. The NRHA entered into a similar agreement with the City on the Larios Arms Apartments Phase I project (2011). Councilman Billingsley moved to authorize the Mayor to sign the PILT agreement between Nevada Rural Housing Authority and the City of Winnemucca. Motion carried unanimously.

ORDINANCE AMENDMENT / INCREASE MAP APPLICATION FEES-PUBLIC SERVICE FEES / WINNEMUCCA MUNICIPAL CODE (WMC) CHAPTERS 16.08.060 AND 17.12.050

Mayor Putnam stated this is a public hearing on a proposed ordinance amendment to the Winnemucca Municipal Code to increase the fees of applications for tentative and final subdivision maps, a parcel map, a special use permit, a home occupation permit, a zone change, a master plan amendment, a variance, and a site plan review, and to impose fees for a street renaming application and copies. Putnam called for public comment. None was given. City Manager West stated the Regional Planning Department fees are much lower than comparable entities and the last increases in the fee structure was in 2005. Councilman Mavity stated the fee increases are well justified. Councilman Brooks moved to approve amendments to Winnemucca Municipal Code Chapters 16.08.060 and 17.12.050 as presented. Motion carried unanimously. Ordinance Number 808.

VARIANCE VW-15-03 / INCREASE MAXIMUM BUILDING HEIGHT / SIERRA HOSPITALITY

Mayor Putnam stated the variance request was submitted by Sierra Hospitality, Inc. to increase the maximum allowed building height of 35' to a total of 63' 3¼" (includes 4 stories, ceiling and attic space and parapets) to build a hotel at the corner of E. Winnemucca Boulevard and Wild West Way. Putnam said that the City currently does not have a pumper/ladder fire truck capable of reaching the upper parts of a building of this height. There is a pending FEMA grant application for a pumper/ladder fire truck purchase, but the City has not heard whether the grant has been approved. City Attorney Maher asked when the City will know about the grant approval. City Manager West said the anticipated time frame is three to four months, and the builder wants to move forward with obtaining the building permits prior to that time. Staff proposed to the owner/developer that he make a fire truck contribution in the amount of \$200,000, which is about one-half of the cost of a good condition used pumper/ladder fire truck. West suggested a stipulation for the \$200,000 contribution as a condition of the variance being approved is a way to accommodate the request. Councilman Tipton asked if there were any more inquiries from the developer regarding tax reductions or tax breaks. West stated he responded to the developer that these requests would likely not be something the City would consider. Betty Lawrence, Planning Department, said the developer will go before the Planning Commission this Thursday for approval of the site plan. Councilman Billingsley moved to approve variance VW-15-03 with the condition if the FEMA grant is not issued, the applicant agrees to a \$200,000 commitment for a new pumper/ladder fire truck. Motion carried unanimously.

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CONSTRUCTION MANAGER AT RISK (CMAR) / WASTEWATER TREATMENT PROJECT

City Manager West reported the selection committee received eight statements of qualifications from contractors interested in serving as the sewer project construction manager at risk (CMAR). All the applicants were very qualified and the committee, made up of Mike Sheppard, Kent Maher, Roger Sutton, Kevin Love and Steve West, narrowed the applicants to the top four. After hearing presentations from the four finalists, the committee is unanimously recommending that McCarthy Building Companies, Inc. be selected as the project CMAR. McCarthy has a branch office located in Henderson, Nevada and has substantial experience in wastewater facility construction. City Attorney Maher said the proposed agreement for the CMAR services is a standard type of agreement and it has been reviewed by staff. The CMAR contract for construction services will be considered later when the probable costs have been determined. Councilman Mavity moved to approve the agreement between the City and McCarthy Building Companies, Inc. to serve as the sewer project CMAR to provide pre-construction phase services for a fixed sum of \$95,100 plus estimated additional costs up to \$15,000. Motion carried unanimously.

STAFF-COUNCIL REPORTS

City Manager West reported public works will begin the water valve replacement on Monday April 20 with the work being done at night for minimal impact to customers. The project will take about a week to complete. West met with Union Pacific Railroad personnel regarding the West Railroad Street lighting project; they agreed the project was in the interest of public safety and determined to reduce their easement fee from \$24,000 to \$1,000. The Schade map for the Museum Lane area property is near completion and will soon be ready to record. Jan Schade will authorize the work to be done with Hunewill Construction as soon as the property transfer deeds are recorded. Sean Nye, a City cemetery-maintenance worker, will be resigning his position due to the cost of family health insurance to take a position with one of the local mines. The Animal Control Shelter has been delayed. It is at least a month behind mainly due to the concrete block filler and enamel paint. The wrong paint was ordered and is now back ordered. There has been good progress on the Recreation Complex project: the restroom building has been set in place; the sign walls are complete; the grading is nearing completion on the entire 43 acres; the irrigation contractor has completed a lot of the work with the irrigation system; and, the fertilizer will be spread tomorrow for the hydro seeding of the fields. West said a response from the Pennington Foundation should be received on April 14 regarding funding for the Phase II building. The next step in the sewer project CMAR process will be a meeting April 22 between the engineer, owner and contractor to discuss the design plans.

Councilman Owens attended the Local Government Day hosted at the State Legislature on March 30.

Councilman Mavity reminded that Arbor Day celebrations will be held Friday, April 24.

Chad Peters, Boys and Girls Club Recreation Director, reported they will host a soccer tournament with about 50 teams in attendance planned for the third weekend in September as the inaugural event of the new soccer fields.

City Attorney Maher noted the number of requests to the City for funding has increased, and commented that the City has historically enjoyed a healthy financial status due to conservative spending habits, and to help maintain that positive financial position some consideration should be given to establishing criteria for the granting of charitable donations.

Mayor Putnam reported that she and City Manager West have been working on the health insurance. The proposal will be to change carriers and the increase will be 6% instead of the 23% increase the current carrier had proposed. The Mayor attended the monthly golf meeting; she believes the meetings have been very effective in obtaining good feedback from the community.

PUBLIC-PERSONAL COMMUNICATION-CORRESPONDENCE:

There were no public or personal communications or correspondence.

The meeting was adjourned at 4:23 p.m.

Respectfully submitted,

Lorrie Haaglund
City Clerk

PASSED AND ADOPTED: April 21, 2015

VOTE OF COUNCIL:

AYES:	Councilmen	<u>Owens, Mavity, Tipton, Billingsley, Brooks</u>
NAYS:	Councilmen	_____
NOT VOTING:	Councilman	_____
ABSENT:	Councilman	_____

APPROVED:

ATTEST:

Di An Putnam
Mayor

Lorrie Haaglund
City Clerk