

**CITY COUNCIL MINUTES
REGULAR MEETING
JULY 14, 2015**

The Winnemucca City Council met in regular session on Tuesday, July 14, 2015 at 2:00 p.m. in the City Hall meeting room. Present: Mayor Pro Tem Paige Brooks, Councilmen Mike Owens, Theresa Mavity, Ken Tipton, and Jim Billingsley. Absent: Mayor Di An Putnam. Staff present: City Manager Steve West, City Attorney Kent Maher and City Clerk Lorrie Haaglund.

CALL TO ORDER:

Mayor Pro Tem Brooks called the meeting to order at 2:00 p.m.

APPROVAL OF MINUTES:

The minutes of the June 23, 2015 regular City Council meeting were reviewed and Councilman Owens moved for approval as submitted. Motion carried unanimously with Councilman Mavity abstaining from voting as she was absent from the June 23, 2015 meeting.

APPROVAL OF WARRANTS:

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

PROCLAMATIONS / EMPLOYEE AWARDS:

There were no proclamations or employee awards.

PUBLIC / PERSONAL COMMUNICATION / CORRESPONDENCE:

There was no public or personal communication or correspondence.

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 Owens 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.

ABANDONMENT REQUEST / PORTION OF AIKEN STREET / ERREA-QUILICI

Mayor Pro Tem Brooks called for public comment on the request to abandon a strip of the northerly side of Aiken Street and have the property revert to the abutting property owners, Joan Errea, Joseph Quilici and Nikki Quilici. There was no public comment. Councilman Owens moved to approve the request to abandon a strip of the northerly side of Aiken Street

approximately twenty (20) feet in width extending from the West Sixth Street right of way approximately 100 feet in an easterly direction to the alley between West Sixth Street and Railroad Street adjacent to Lot 12, Block "G" of the Town (now City) of Winnemucca, 257 W. Sixth Street and 611 Aiken Street, APNs 3638-29-158-006 and 3638-29-158-007. Motion carried unanimously.

STREET CLOSURE REQUEST / NNRA GOOD TIMES STREET DRAGS

Mayor Pro Tem Brooks indicated that a representative of the NNRA Good Times Street Drags was not present at the meeting. The request is an annual street closure request for their street drag racing event proposed for July 30, 2015 through August 2, 2015 at the following locations: (i) Fountain Way (one lane only) Friday July 31 from 6:00 p.m. to approximately 11:30 p.m., and Saturday August 1 from 10:00 a.m. to approximately 10:00 p.m. (ii) Railroad Street (from the corner of Fountain Way to the edge of the Big R Driveway) Friday July 31 from 5:30 p.m. to approximately 11:30 p.m., and Saturday August 1 from 10:00 a.m. to approximately 10:00 p.m.; and, (iii) Traders Way Thursday July 30 through Sunday August 2 from Arby's driveway to the Southwest Gas building for set up and tear down only on Thursday July 30 and Sunday August 2, and the entire street on Friday July 31 and Saturday August 1 during race times. Councilman Tipton moved to approve the request as presented subject to the required certificate of insurance being provided to the City and the adjacent businesses being notified ahead of time. Motion carried unanimously.

MANAGEMENT AGREEMENT / CITY RECREATION AND POOLS / FY 2015-2016 / WINNEMUCCA BOYS & GIRLS CLUB / RECREATION COMPLEX, INC.

City Manager West explained that in February 2015 (upon the retirement of the then City Recreation Director) the City entered into an agreement with the Winnemucca Boys & Girls Club / Recreation Complex, Inc. (WBGC) for management of the City pools and recreation services through the end of the 2014-2015 fiscal year. The fee for providing the services was based on a proration of City budget costs less revenues associated with such services. West believes the management arrangement should be continued for another year. West recommended that the proposed annual payment amount for recreation services be reduced from \$65,800 (as outlined in the meeting packet) to \$50,000 because of the WBGC expansion of the recreation services, which resulted in higher than anticipated revenues. WBGC has also offered to provide sport field preparation and striping services in the future which will allow the current City personnel to maintain the new Recreation Complex. Addition of the recreation services payment to the pool services payment of \$59,000 will result in a total annual cost for the management agreement of \$109,000, which is proposed to be paid in quarterly installments. Ray Parks, Board Chairman of the WBGC, reported the WBGC Board of Directors selected CORE Construction as the contractor for the WBGC building. CORE only does CMAR projects and they indicated they will put the subcontractor bids out to all local contractors and vendors. Construction will start no later than November 1, and the completion of the 35,000 square foot building will be about September 1, 2016. Parks stated they should have the revised floor plans from the architect next week and they will then present them to the WCVA, the School District, the County and the City for final approval. Chad Peters, Executive Director of the WBGC, reported in addition to the \$15,000 saved from the original agreement (for the recreation services), he estimates they are saving the City about \$50,000 in in-kind services. Peters said the field prep including the purchase of chalk for striping the fields will save the City about 20 labor hours per week. Peters

noted that the City agreed to allow the WBGC to use the City utility cart and four wheelers for field prep. West stated the WBGC is proposing to incorporate some performing arts facilities into the design of the building and there may be a request to use some of the Nixon Hall funds. Peters said they have met with the Northern Nevada Arts Council (NNAC) to get advice and feedback on performing arts facilities. Jim Kinney, representing the NNAC, was present in the audience and stated his belief that the stage and amphitheater the WBGC are proposing will not work for NNAC productions. Kinney said the NNAC has voted to not support the WBGC in using any of the Nixon Hall funds for their proposed building. Parks stated the stage could be utilized by other organizations and production groups in the community. Councilman Mavity moved to approve the 2015-2016 recreation and pool management agreement with the Winnemucca Boys and Girls Club in the amount of \$109,000 to be paid in quarterly payments and to authorize the use of City equipment for field prep and striping. Motion carried unanimously.

SEWAGE TREATMENT PLANT PROPERTY / BLM LAND ACQUISITION STATUS REPORT

City Manager West stated that staff has been meeting with the BLM staff every week to assure that the property acquisition remains a high priority project in order to meet the anticipated February construction start schedule for the wastewater treatment plant project. Aron King, BLM Assistant Field Manager, updated the Council on the federal land acquisition process. King stated the NEPA is being worked on, the environmental assessment is making good progress and the archeological inventory is being adopted. King said all is going well and is on track; he is working on the Notice of Realty Action which goes into the Federal Register, and it is his top priority. King anticipates having the NEPA decision this fall. There will be a public comment period for the Notice of Realty Action. The patent application package will then go to the BLM state office for the State Director to review and approve. Thereafter, the application will be forwarded to Washington DC for a final decision. King said the approval process should be fairly quick. King feels everything is lining up well and that they will be able to meet the City project schedule requirements. King related to the City Council that the local BLM office understands the importance of this project to the community.

SEWAGE TREATMENT PLANT PROPERTY / CATTLE DRIVE EASEMENTS / TIPTON

Councilman Tipton abstained from this agenda item as he is the brother of Frosty Tipton, a principal of TQuartercircle Ranches, Inc. (TQC). City Manager West said TQC presently holds a cattle grazing permit on the proposed sewage treatment plant property and the property is routinely used to move cattle to and from the TQC grazing allotments. Staff met with Frosty Tipton on January 26, 2015 to discuss the cattle drive easement needs across the property, and it was informally agreed to incorporate the easements into the sewage treatment plant project design. The 50 feet in width easements being requested are: (i) on Section 32 along the west boundary and along the south boundary; and, (ii) on Section 28 along the north boundary and along the east boundary. West stated this works well for both TQC and the City. TQC wants the City to formally agree that when the City acquires the land from the United States, the easements will be granted. Tipton explained that the two sections of land being sought by the City will be removed from the TQC grazing permit and that a letter was received from the BLM asking TQC to withdraw any future protests related to the City land application. Tipton is requesting formal documentation from the City that they will establish the easements once the property is transferred, so that cattle can be moved from the main ranch area to the grazing

areas. Tipton also stated he would like to be involved in the decisions when the fencing is installed. The Council directed staff to draft the requested agreement with TQC for the cattle drive easements and to bring it back to the Council for approval. Motion carried unanimously.

ORDINANCE INTRODUCTION / VOLUNTEER ANNEXATION / SAGE HEIGHTS AREA / FOX

Mayor Pro Tem Brooks said property owners Jerry and Pattie Fox have requested the voluntary annexation of their property located at 3065 Sage Heights Drive, which is in the S1/2 S1/2 SE1/4 of Section 33, T36N, R38E, MDB&M, and contains approximately 0.33 acres. Councilman Mavity moved to introduce the ordinance to annex the property into the City and set it for public hearing at the August 4, 2015 meeting. Motion carried unanimously.

STAFF-COUNCIL REPORTS

City Manager West reported approval was received to move forward with the Notice of Award for the East Winnemucca Blvd. project. Hunewill Construction will probably start construction sometime next month. Hunewill has already done some grinding work on the northerly side of the boulevard. The recorded sales tax revenue through April is at 78% of the prior year, and is still projected to be \$3.32M by the end of the year. The kennels for the Animal Control Center are scheduled to be delivered next Monday. The Honor Camp crew, Project Manager Don Smit and Police Department personnel will install the kennels. West will be meeting with the engineer and contractor Thursday on the sewer project. West stated the project is presently over budget and the meeting will include discussion on the available cost reduction options. Rick Robinson (from Utah) has been selected as the new building inspector and will start July 20. New Vision Development has agreed to give the City a 40 foot square parcel of land for the Well #8 site on property located next to the City distribution system. The property owner plans to submit a parcel map application soon to divide out the well site property. Walters Engineering will assist the City with the water well plans and specs as they have done in the past. West will meet with them next week. The meter replacement project is ahead of schedule. Phase I of the Recreation Complex construction is near completion and the City has assumed the maintenance of the complex. Larios Arms Phase II groundbreaking will be Wednesday, July 22 at 11:30 a.m.

Councilman Owens suggested initiating a secret witness program in light of the recent vandalism at the new soccer fields. Owens believes the fields are going to be a target for future vandalism and feels there is a better chance to catch the offender(s) if a reward is offered. Owens attended a RTC meeting and a LEPC meeting.

Councilman Mavity attended the Northern Nevada Arts Council and Landfill Committee meetings.

Councilman Billingsley will attend the WCVA meeting tomorrow.

PUBLIC-PERSONAL COMMUNICATION-CORRESPONDENCE:

There were no public or personal communications or correspondence.

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