

**CITY COUNCIL MINUTES  
REGULAR MEETING  
OCTOBER 6, 2015**

The Winnemucca City Council met in regular session on Tuesday, October 6, 2015 at 2:00 p.m. in the City Hall meeting room. Present: Mayor Di An Putnam and Councilmen Mike Owens, Theresa Mavity, Ken Tipton, Jim Billingsley and Paige Brooks. 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 September 22, 2015 regular City Council meeting were reviewed and Councilman Owens moved for approval as submitted. Motion carried unanimously with Councilman Tipton abstaining from the vote as he was not present at the September 22, 2015 meeting. No action was taken on the September 21, 2015 City-County joint meeting minutes since a quorum of the Council was not present.

**APPROVAL OF WARRANTS:**

The warrants were reviewed and Councilman Tipton moved for approval as submitted. Motion carried unanimously with Councilman Billingsley abstaining from the Jim Dandy warrants as he is the owner of the business.

**PROCLAMATIONS / EMPLOYEE AWARDS:**

Mayor Putnam commended Police Captain Bill Dalley for his graduation from the FBI Academy in Quantico, Virginia. Putnam stated this was a great benefit to the City police department and an honor for the community to have Dalley selected to attend.

Mayor Putnam presented Jacy Jackson, Dana Brown, and Raven Black, members of the Winnemucca Downtown Business Association, with a proclamation thanking them for their efforts toward the revitalization of the downtown corridor, especially the building painting work.

**PUBLIC / PERSONAL COMMUNICATION / CORRESPONDENCE:**

Beverly Lassiter, JOIN "Workforce 60" Program, and Rebecca Dias, JOIN, Inc., explained the "Workforce 60" program to help low-income young adults ages 18 to 24 jumpstart their career with the assistance of JOIN. JOIN, Inc. will provide free occupational skills training and full time job placement with employers for 60 eligible participants who reside in thirteen rural Nevada counties. JOIN, Inc. will pay all costs for certified occupational training that prepares students for positions that pay higher than the minimum wage. Participating employers will be compensated up to 75% of the hired employee's wages for up to eight weeks. The "Workforce 60" Program is funded by the Department of Labor and Nevadaworks. Dias said if anyone knows of a young adult that could benefit from the program or a business that would be interested in participating in this program, to have them contact her at the Winnemucca JOIN office for more information.

Ira Hansen, plumbing subcontractor on the Animal Control Shelter project, expressed concern with the project contract administration. He believes that most of the contract retention dollars should have been released earlier to better match the amount of remaining work. The performance bond was in place to guarantee that all work was completed by the contractor. Hansen believes that liquidated damages should have been assessed on the contractor and that the change order documentation on the project was not done properly. He also commented about the exterior pipe protection, the hot water temperature and the dishwasher installations. The City Manager responded that it was his opinion that the retention held was appropriate and that most of the retention held was paid in the warrants approved earlier in this meeting. It is an extremely difficult and lengthy process to take action against a contractor's performance bond. Typically the contractor quickly addresses the remaining work items in order to close out the project and receive the retained funds. The contractor still has remaining work items on this project. The hot water temperature issue has been addressed with the State Health Department. Liquidated damages are not typically assessed against a contractor for project delays beyond contractor control. In this case, the kennels order was delayed, and the entire project was delayed by the plumbing subcontractor (Hansen) due to his other commitments. The change order delays were a direct result of the contractor/subcontractors failing to provide the required documentation in a timely manner. The primary remaining problem at the facility is the lack of flow at the interior hose bibs, apparently a result of a faulty mixing valve (which is still being verified).

#### **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 Mavity 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.

##### **VISTA 8 PROJECT SUPPORT / NEWMONT MINING**

Angela Brindle, Newmont Mining External Relations Representative, Doug Barton, Newmont Mining Environmental Manager, and Mark Evatz, Newmont Mining Twin Creeks General Manager, reported on the planned Vista 8 project at the Twin Creeks Mine. It is a 130 million dollar investment and 50 million will be wages and salaries. The current pit will be expanded, and the mine life will extend five to six years and seven years will be added to the leach pad operations. Mining is expected to commence in 2016. The expansion will disturb approximately 161 acres, of which 66 acres is public land administered by the BLM, and 95 acres is private land. The expansion to the existing pit will be 500 feet to the south and 200 feet to the east and will deepen the pit by 280 feet down to the 4,000' elevation. Barto explained this is all on previously disturbed property. The project involves the relocation of the leach pad and the re-alignment of existing haul roads. Prindle asked the Mayor and Council to review the fact sheet and provide their input to Kathleen Rehberg, Bureau of Land Management. Mayor Putnam stated the City is proud to partner with Newmont Mining and appreciates the positive economic

impact that the expansion will bring to the community. Councilman Billingsley moved to authorize a letter of support for the Newmont Mining proposed Vista 8 Project. Motion carried unanimously.

### **FIRE PROTECTION SERVICES MUTUAL AID AGREEMENT / FIRE DEPARTMENT**

Mayor Putnam stated City Attorney Maher drafted a mutual aid agreement to formalize the Winnemucca Volunteer Fire Department cooperation with the local rural fire departments. Maher stated the cooperative agreement will be between three entities: the Winnemucca Rural Fire Department, the Humboldt Fire Department and the Winnemucca Volunteer Fire Department. Putnam said the agreement addresses the procedures and responsibilities when there is a mutual response. City Fire Chief Alan Olsen said the County Commission voted unanimously to support the mutual aid agreement at their meeting yesterday. Olsen said the mutual aid agreement between the fire departments improves the fire insurance ISO rating, and the ISO will audit the fire department in November. Councilman Owens moved to adopt the mutual aid agreement with the changes as presented. Motion carried unanimously.

### **WATER FUND BUDGET MODIFICATIONS**

City Manager West, reported the City is ahead of schedule on the meter replacement project, and requested modification of the budget to allow the project to continue. The two temporary employees are very proficient at the meter replacements, and staff doesn't want to lose momentum by stopping the project and then starting it again at a later date. In order to move the Zone 2 water meter work forward, this year's water expenditure budget must be increased by approximately \$260,000. In addition, the east end Well #8 project is ahead of schedule and staff wants to continue moving forward to keep up with the increasing water usage on east end of town. The modified budget for the Well #8 project will be \$258,000. The Water Fund ending balance was projected to be \$556,000 on June 30, 2016. The revenue budget included \$78,000 in connection fees from the Hampton Inn hotel project, which is not moving forward. The expenditure budget includes \$200,000 for the First Street water main replacement project and \$200,000 for the W. Fourth Street water main replacement project, both of which can be delayed until the following year. If the budget revisions are approved, the projected ending fund balance on June 30, 2016 will change to approximately \$360,000. West stated since the water fund is an enterprise fund, a budget augmentation is not required. Expenditures will be higher, and the ending fund balance will be less. Councilman Owens moved to revise the water fund budget to allow the water meter and Well #8 projects to move forward and to delay the planned water main projects as presented. Motion carried unanimously.

### **ENGINEERING SERVICES AGREEMENT / WALTERS ENGINEERING**

City Manager West stated the City and Walters Engineering have a good long term relationship which has allowed West to do portions of the engineering and Walters to prepare the technical specs and bid documents for various City well, tank and booster station projects. West said he has negotiated with Walters Engineering a proposal for services in the sum \$29,000 for the preparation of the bid documents for the Well #8 project. Councilman Owens moved to approve the engineering services agreement with Walters Engineering in an amount not to exceed \$29,000 for the preparation of bid documents for the Well #8 project. Motion carried unanimously.

### **FEES WAIVER REQUERST / BOYS AND GIRLS CLUB**

Mayor Putnam explained this is a request to waive the building permit fees for all future projects of the Boys and Girls Club. Putnam commented that the City has invested a lot of energy and City funds to make this (the Recreation Complex) a successful project and this is just another way to keep the projects going on an economical basis; in the end it all comes back to benefit the City. City Manager West stated he would like to see this as a blanket waiver for all future fees so they will not have to come back on each and every project. The waiver will include the plan check fees and the sewer and water hookup fees, which will save thousands of dollars. Councilman Billingsley moved to waive the permit fees on all the future Winnemucca Boys and Girls Club projects as explained. Motion carried unanimously.

### **CITY PROPERTY TRANSFER / RECREATION COMPLEX**

Mayor Putnam said the proposed resolution in the meeting packet was discussed at the September 22, 2015 meeting; it contemplates the transfer of the City Recreation Complex property to the Winnemucca Boys and Girls Club (WBGC) to allow build out of the property. It includes some of the issues discussed at that meeting. Councilman Tipton asked who will be responsible for the water bill once the property is transferred to WBGC. City Manager West said that maintenance responsibilities will be covered in a proposed agreement with the WBGC, but the City is to be responsible for all recreational facility maintenance costs, including the water bill. The WBGC building maintenance cost will be the responsibility of the WBGC. Chad Peters, Executive Director of WGBC, said the agreement will help them to plan their operating budget. City Attorney Maher stated the resolution is for the transfer of property only, and does not address operations matters or other potential issues. Maher asked if the Council has any more conditions on the property transfer, that they advise him so that they can be included in the document. Councilman Owens mentioned the Council had discussed including the value of the property in the document. Maher stated he didn't have any numbers on the amount. West stated he could come up with an amount based on prior sales. Councilman Billingsley felt that the documented property value could be used as a match for future grants. Maher stated he will incorporate the points discussed and will present the document at the October 20, 2015 Council meeting. No action was taken.

### **STAFF-COUNCIL REPORTS**

City Manager West reported that the air medic service helicopter proposed landing operation at the airport has become an issue with the Airport Board. The board took action to allow the helicopter to land in front of the leased hangars (near the FBO) by a vote of three to two at the September 21 meeting. After the fact, some local pilots allegedly expressed concern with the helicopter landing operation. At the request of the two Airport Board members that voted against it, the item will be discussed again at the rescheduled October 19, 2015 Airport Board meeting. West reported that there are problems at the cemetery with individuals breaking the rules, especially the placement of raised headstones and other memorial objects/items in the grass areas. This is making the plot maintenance much more difficult and slow. The City will need to send letters to the cemetery plot owners asking that the items be removed.

Councilman Mavity said a Landfill Committee will be held October 19.

Councilman Tipton said he attended a Paradise Sonoma Conservation meeting.

Chad Peters reminded that the ground breaking for the Winnemucca Boys and Girls Club is planned for November 2.

Mayor Putnam said the Nevada League of Cities Conference is next week in Wendover.

**PUBLIC-PERSONAL COMMUNICATION-CORRESPONDENCE:**

There were no public or personal communications or correspondence.

The meeting was adjourned at 3:57 p.m.

Respectfully submitted,

Lorrie Haaglund  
City Clerk

**PASSED AND ADOPTED:** October 20, 2015

**VOTE OF COUNCIL:**

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

**APPROVED:**

**ATTEST:**

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Di An Putnam  
Mayor

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Lorrie Haaglund  
City Clerk