

**CITY COUNCIL MINUTES
JOINT CITY COUNCIL / HUMBOLDT COUNTY COMMISSION MEETING
November 7, 2011**

The Winnemucca City Council met in a special joint meeting with the Humboldt County Commission on Monday, November 7, 2011 at 2:00 p.m. in the Humboldt County Courthouse meeting room at 25 West Fifth Street. City Officials present: Mayor Di An Putnam, Councilmen Richard Stone, Doug Cain, Joyce Sheen, Jim Billingsley and Paige Brooks. City Staff present: City Manager Steve West, City Attorney Kent Maher and City Clerk Eddy Davis. County Officials present: Commission Chairman Garley Amos and Commissioners Mike Bell, Dan Cassinelli, Tom Fransway and Jim French. County Staff present: County Administrative Assistant Brenda Willey, County Clerk Tami Spero and District Attorney Mike Macdonald.

CALL TO ORDER

Mayor Putnam called the City Council portion of the meeting to order at 2:14 p.m.

PUBLIC-PERSONAL COMMUNICATION

Commissioner Tom Fransway asked if the City, County and WCVA should schedule a joint meeting to discuss the beautification project for the Winnemucca Boulevard and Melarkey Street intersection, since there is the possibility for grant funding through the RTC from the Nevada Department of Transportation (NDOT), and it may be advisable to determine how the funds will be received. Councilman Sheen asked whether it was time to make a decision, since the architects have not submitted conceptual ideas. Fransway added the earlier there is involvement in the process with NDOT, the better. Councilman Cain said it is best to wait for the conceptual designs. Mayor Putnam noted that grant applications always require project specifics. City Manager West said it will be two to three months before the architects submit proposals. Staff was directed to continue working with the architects and a joint meeting between the City, County and WCVA may be scheduled at a later date.

DISCUSSION / ACTION ON ITEMS OF BUSINESS & OTHER REPORTS:

BUSINESS IMPACT DETERMINATION

The Council reviewed and discussed briefly the agenda items and 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 Sheen moved to make a finding 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. Motion carried unanimously.

WATER CANYON YURT PROJECT

The Northern Nevada Recreation Coalition (NNRC) presented a slide presentation on the Water Canyon Yurt project. Those representing the NNRC were: President Howard Hammond; Vice President Pat Donovan; Mike Truden, BLM Field Manager; and, Joe Carmosino, BLM Outdoor Recreation Planner. Donovan explained the location and structure design for the Yurt structure, which was purchased through private donations. Fundraising efforts are underway for grants, partnerships and donations for the installation costs. The cost of the Yurt structure is \$6,000. User fee charges, the reservation process and human waste disposal issues are still in discussion, and the BLM will have to approve the use plan. The structure is proposed to be available for use between October and April of each year and will be dismantled during the

summer months. NNRC hopes that the installation will draw winter sports enthusiasts, such as hikers and skiers, to the Water Canyon area. The project will be constructed this year and open for use next winter. Mayor Putnam thanked the group for their efforts to improve the recreation in this area.

PROPERTY SALE-LEASE COMMISSION POLICY / WINNEMUCCA MUNICIPAL AIRPORT-INDUSTRIAL PARK

The Winnemucca Municipal Airport-Industrial Park property sale-lease commission policy was presented by Airport Board member Lewis Trout, Humboldt Development Authority (HDA) Director Bill Sims, City Manager Steve West, and real estate broker Ben Nelson (Reno, Nevada). Trout reviewed the process taken to draft the property sale-lease commission policy. The intention of the policy is to equalize the incentive for realtors to solicit property investments at the airport industrial park with that of the Reno-Sparks area. West summarized the changes made to the draft proposal originally submitted to the governing bodies in September. Sims reviewed four examples of the economic impact that potential businesses at the airport industrial park could bring. Commissioner Fransway suggested language should be included in the policy that would require a performance bond to insure that a buyer will do what they are supposed to do. It was pointed out that the draft policy includes language to reimburse the City-County for any commissions paid in the case of a buyer ultimately failing to satisfy the property purchase agreement terms. Councilmen Sheen and Billingsley asked if it were typical for an investor-builder to purchase a performance bond. City Attorney Maher explained that a performance bond is similar to having insurance coverage. Sheen asked how a commission payment would be made to multiple real estate brokers. Nelson replied payment distribution is usually worked out among the participating realtors. Mayor Putnam asked if the policy would entice people to look at Winnemucca. Nelson said it is his belief it will. Nelson noted, from a broker's perspective, that the policy discussed today is comparable to that in the Reno-Sparks area. Fransway asked why the cap on broker commissions was set at \$150,000. Trout explained the dollar amount was included in the proposed policy language, but the City and County could change or eliminate the cap at any time. Sheen asked who would be responsible for writing the sales commission check to the broker(s). West said he anticipates the cost will be shared between the City, County and HDA. The City and HDA have economic development funds set aside in their respective budgets, both of which could be increased during the next budget cycle. Councilman Stone added the policy is an enticement tool to be used to encourage investors to look at Winnemucca. Councilman Cain said he believes the policy is a good step in the right direction. Commissioner Cassinelli moved to approve as submitted the property sale-lease commission policy to be used as an investment incentive at the Winnemucca Municipal Airport-Industrial Park. Motion carried unanimously. Councilman Stone made the same motion for the City. Motion carried unanimously.

WESTERN NEVADA DEVELOPMENT DISTRICT

Ron Radil, Executive Director of the Western Nevada Development District (WNDD), and Bill Sims, Director of the Nevada Small Business Development Center-Humboldt Development Authority (HDA), asked the City and County to join the WNDD. Radil explained the WNDD is a volunteer association of local governments within the State of Nevada established in 1983. The group currently consists of members from Carson City, Douglas, Lyon, Storey, Churchill, Mineral and Pershing Counties. To join the WNDD, a letter must be sent to the Board of Directors and consideration of membership will be discussed at their December meeting. Mayor Putnam noted the cost for the City and County to join the group totals \$7,000 annually. Putnam questioned if there will be grant revenues available to offset the membership cost. Radil said the WNDD provides grant-writing services to its membership. Sims said he felt this was a good

