

**CITY COUNCIL MINUTES  
REGULAR MEETING  
April 5, 2011**

The Winnemucca City Council met in regular session on Tuesday, April 5, 2011 at 2:00 p.m. in the City Hall meeting room. Present: Mayor Di An Putnam, Councilmen Richard Stone, Doug Cain, Joyce Sheen, Jim Billingsley and Paige Brooks. Staff present: City Manager Steve West, City Attorney Kent Maher and City Clerk Eddy Davis.

**CALL TO ORDER:**

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

**APPROVAL OF MINUTES:**

The March 22, 2011 regular City Council meeting minutes were presented for review and Councilman Cain moved for approval as submitted with a minor correction. Motion carried unanimously.

The March 24, 2011 special planning City Council meeting minutes were presented for review and Councilman Brooks moved for approval as submitted with a minor correction. Motion carried unanimously.

**APPROVAL OF WARRANTS:**

The warrants were presented for review and Councilman Cain moved for approval as submitted. Motion carried unanimously.

**PROCLAMATIONS / EMPLOYEE AWARDS:**

Mayor Putnam read two proclamations that designated April 2011 as Sexual Assault Awareness Month and Child Abuse Prevention Month in Winnemucca. Tiffany Stickney of the Winnemucca Domestic Violence Shelter (WDVS) accepted the proclamations and provided an update on the WDVS sponsored activities taking place during the month of April.

**PUBLIC / PERSONAL COMMUNICATION / CORRESPONDENCE:**

Mayor Putnam said she had received a letter from Jeff and Gwen Ulrich who expressed their view that the Council should reconsider the decision to buy non-American made street lights as reported in the newspaper. The Mayor stated the City supports American-made products when they can be found, and the City is trying to find a domestic vendor that manufactures LED lights that will fit the carriage-type street light fixtures.

**DISCUSSION / ACTION ON ITEMS OF BUSINESS & OTHER REPORTS:**

**BUSINESS IMPACT DETERMINATION**

City Attorney Maher and 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

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burden on a business or appears to directly restrict the formation, operation or expansion of a business. Councilman Stone 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.

### **POW-WOW HONORING RUBY PIPELINE WORKERS / McDERMITT TRIBAL COUNCIL**

Billy Bell, McDermitt Tribal Council Chairman, said the intent in bringing a Pow-Wow to the community is to introduce the local Indian culture to the Ruby Pipeline employees, their families and the local residents. The potential for economic development partnerships between the City, County and the McDermitt Tribe was also discussed. A majority of the funding for the Pow-Wow comes from the Ruby Pipeline construction company. Promotion of the event will occur through local businesses. It has not been determined where the Pow-Wow will take place, but the Events Center or a City park are possible locations. Mayor Putnam said there is community interest in learning about the local Indian culture and the City appreciates the opportunity to work with the Tribe. Putnam advised Bell to contact the City Clerk's office to determine what parks are available. Councilman Stone said the Chamber of Commerce often receives inquiries about the Indian culture in this area and suggested the Chamber is a good resource to provide information to the public. Mayor Putnam thanked Bell for the update.

### **ORDINANCE INTRODUCTION / ANNEXATION OF COUNTY PARCELS**

Mayor Putnam reported she is still working with the fourth parcel owner concerning voluntary annexation into the City limits. City Attorney Maher suggested that this item be continued until a later date to allow for a final decision from the fourth property owner.

### **VARIANCE REQUEST VW-11-05 / REDUCE SIDE AND REAR YARD SETBACKS / SCHAFFNER**

Betty Lawrence, Humboldt County Planning Department, said the property owners would like to construct a detached garage on the property located at the corner of Kings Avenue and Castle Way. The Building Inspector addressed fire wall requirements with the owners. Councilman Cain moved for approval, pursuant to staff findings and recommendation, of variance VW-11-05 to reduce side and rear yard setbacks from 5 feet to 0 feet in an R-1-6 (Single-Family Residential-6,000 sf minimum lot size) zoning district located at 315 Kings Avenue, APN 015-451-12, on behalf of property owners Mike and Katrina Schaffner. Motion carried unanimously. Resolution Number 2011-07.

### **PROPOSED SALE OF AIRPORT WATER SYSTEM**

City Manager West provided a draft term sheet for the proposed sale of the Airport water system to Gold Country Water Company. West said that Gold Country approached the City with the proposal because they currently have a need for a new municipal well. Last year, the City and Gold Country shared the costs to physically connect the two systems for emergency use. A one way valve was installed, which can easily be removed if the systems are combined. The City water system consists of two wells, that is, a low volume well for every day usage and

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a high volume well for fire flow. The larger well has been extremely difficult to operate through the years because it is attempting to pump large volumes of water into a very small closed system. A variable frequency drive was installed in an attempt to better regulate the system pressures, but unacceptable pressure variations are still regularly occurring. Another operational concern with the City system is the water quality issue, which is a function of short, dead end mains with low volume use. The two industrial park customers use very little water, as do the other two airport users (CAP and BLM Dispatch buildings). If the proposed sale occurs, the industrial park users will then receive their water bills directly from Gold Country, and the City will no longer be responsible for testing and maintenance costs. Mayor Putnam agreed the Airport system did not have enough usage for proper operation. A benefit for the water system patrons is that they will experience more steady water flows, pressure and quality. West said the City will retain the water rights for future uses (including the industrial park) under the proposed agreement terms. Gold Country has also agreed to waive any connection fees to future developers at the airport industrial complex provided that the City provides the needed water rights for the developments. This would provide an incentive to developers, thereby promoting growth at the airport. Councilman Cain asked how the grass runway would receive its water should the development of a grass runway come back to the table for discussion. West noted there is another well at the airport, located at mid-field, that can be used for irrigation. City Attorney Maher expressed concern about losing the ability to use the water rights (because of not having a well to obtain the water) should the City sell the well and there is non use of the water for an extended period of time. Maher said that the water right processing with the State of Nevada is changing, and there is increased pressure to prove water rights timely. West reminded the Council that Humboldt County is a partner in the water system at the airport. If the City Council agrees the sale is worth pursuing, a joint meeting should be scheduled to present the proposal to the County. Councilman Billingsley asked if there would be any savings to the City if the system were sold. West replied that there would be some minor savings on the water quality testing and the system will operate more efficiently. Stone concurred with West's statement, but added he's glad to hear the City will keep the water rights not being used for the system. Maher added the water rights issue needed to be reviewed more closely. Stone said he understood that Gold Country had the funding to develop a new well themselves, but this route is a cheaper alternative. West added the estimated cost to construct two new equivalent wells is \$430,000 according to Hydro Resources (Humboldt Drilling). The proposed sale price of \$275,000 represents 64% of the replacement value of those improvements, which appears to be appropriate in this kind of sale. Mayor Putnam asked if the Council was ready to move forward and present this to the County if the water rights issue turns out to be positive for the City. Stone and Cain both agreed that water is very valuable and they do not want the City to lose any water rights. Mayor Putnam directed staff to further research the water rights issue with the State and bring back this proposal for further review at a future meeting.

### **AIRPORT HANGAR PURCHASE**

City Manager West reported that a purchase agreement needs to be prepared by the City Attorney for purchase of the Randy McCoy airport hangar. The City will have to obtain assignment of the BLM lease from McCoy as part of the transaction. City Attorney Maher agreed to provide the purchase agreement for the terms approved by the Council at the last

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meeting with the purchase price at \$165,000. Staff was directed to finalize the purchase agreement for the Mayor's signature.

**BUILDING CODE ORDINANCE FEES**

Sherrie Chaplin, Building Inspector, suggested revisions to the building code ordinance fees found in Winnemucca Municipal Code (WMC) Chapter 15.04. City Manager West said it was advisable to keep City fees consistent with the Humboldt County fees for the same services. City Attorney Maher said the proposed changes will have to be brought before the Humboldt County Commission and City Council through ordinance amendments. Councilmen Cain and Stone agreed it made sense to remain consistent with the County fees. Staff was directed to present the proposed changes to the building code fees in the form of an ordinance introduction at a future meeting.

**STAFF / COUNCIL REPORTS**

City Clerk Davis said he will be sending out an email within the next week regarding signing the cover sheet for the Tentative Fiscal Year 2012 budget, which has to be submitted to the State.

City Manager West reported that a temporary Manpower employee, Fernando Rodriguez, has been hired full time in the Sewer Department. West said the request for waiver of the "buy American" requirement for the energy lighting retrofit project has been submitted along with a request for the determination of whether the brace and pole painting costs are grant eligible. If the grant funds cannot be used for braces and painting purposes, the Council will have to decide whether to complete the project using City funds. An all-day audit meeting took place yesterday with the federal and state auditors. The project is at a standstill until the "buy American" waiver is resolved. The Police Department station open house is being planned for the near future.

Councilman Sheen said she attended an emergency meeting of the WCVA last week to review bids for portable restrooms for use at the Events Center and the race track.

Councilman Brooks reported she received a letter from the Methodist Church and NVEnergy. The NRC meets next week.

Mayor Putnam will attend the "Meet Your Police Officer" program in April. The "AG in the Classroom" program is scheduled for next week. State Assemblyman Ira Hansen is working with the mining industry during this legislative session and emailed with a request to submit a list of benefits that the mining industry provides to the community and the extent of industry involvement with community. The information is vital to economic development in regard to jobs, projects, and donations the mining industry provides to the community. Citizenship will be the topic the Mayor will speak on at the Great Basin Community College. The new welcome sign has been installed at the airport.

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Mayor Putnam adjourned the meeting at 3:28 p.m. until the next scheduled regular meeting on April 19, 2011.

Respectfully submitted,

Eddy D. Davis  
City Clerk

**PASSED AND ADOPTED:** April 19, 2011

**VOTE OF COUNCIL:**

<b>AYES:</b>	<b>Councilmen</b>	<u>Stone, Cain, Billingsley, Brooks</u>
<b>NAYS:</b>	<b>Councilmen</b>	<u></u>
<b>NOT VOTING:</b>	<b>Councilman</b>	<u>Sheen</u>
<b>ABSENT:</b>	<b>Councilman</b>	<u></u>

**APPROVED:**

**ATTEST:**

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Di An Putnam  
Mayor

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Eddy D. Davis  
City Clerk