

CITY COUNCIL MINUTES
JOINT CITY COUNCIL / HUMBOLDT COUNTY COMMISSION MEETING
June 6, 2011

The Winnemucca City Council met in a special joint meeting with the Humboldt County Commission on Monday, June 6, 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, Jim Billingsley and Paige Brooks. Absent: Councilman Joyce Sheen. 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 Administrator Bill Deist, 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 2:00 p.m.

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 Cain 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.

INTERLOCAL AGREEMENT / WESTERN NEVADA HOME CONSORTIUM

County Administrator Deist introduced Rex Massey, Contract Administrator for the Western Nevada HOME Consortium (WNHC). Massey explained the WNHC consists of cities and counties serving as board members which meet approximately four times per year. Lyon County, the former lead agency, recently ended their relationship with the consortium, and Carson City will be the new lead agency during fiscal year 2011-2012. Councilman Cain asked why Lyon County pulled out. Massey stated Lyon County felt their loss exposure was largely due to the undeveloped Brown Street project in their county. Massey said the WNHC mission is to provide affordable housing and housing programs to households at or below 80% of the area median income within the region. Funding sources are provided through the HUD program with approximately \$800,000 in annual funding, State low-income housing trust funds up to \$500,000 annually and program interest income collected through housing loans. The board determines the final use of the funds. Programs supported by the WNHC include, but are not limited to, home construction, acquisition and rehabilitation loans, down payment assistance, rental assistance and social services housing needs. The interlocal agreement is signed every three years, and renewal for this year must occur by July 2011. There is no cost for membership or participation. Mayor Putnam asked if there were any loan defaults. Massey replied the WNHC doesn't find it a big challenge to avoid failed projects. Mayor Putnam asked if tax dollars are on the line when a loan fails. Massey said yes, they were on the line, but that's why the consortium places limits on how many high risk projects it enters in to. Councilman Billingsley asked if the

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WNHC had experienced any loss exposures in the past. Massey said a program has never failed in Nevada and has had pretty close to zero losses overall. Once an entity signs on to the consortium, they start out at a fresh point in time and are not liable for any loss experiences or liabilities made in the past. Commissioner Fransway stated that any low income development is an asset to the community. Massey said he keeps on top of the projects while imposing his own high standards for compliance. County Administrator Deist said the Humboldt Development Authority (HDA) is concerned about the housing situation in the community and sees the consortium as another tool to address housing issues. Commissioner Bell moved to approve and enter into an interlocal agreement with the Western Nevada HOME Consortium (WNHC) regarding receipt and administration of funds to states and local governments for acquisition, rehabilitation, and new construction of affordable housing, and tenant-based rental assistance. Motion carried unanimously. Councilman Stone moved to mirror the County motion. Motion carried unanimously. Both entities will address the issue of who will be appointed to the WNHC board at their next regularly scheduled meetings.

AGREEMENT / STAFF SERVICES / HUMBOLDT DEVELOPMENT AUTHORITY

County Administrator Deist said the agreement with the Humboldt Development Authority (HDA) outlines the provision for partial support of staff services (Bill Sims) and is renewed annually. Staff recommends approval. Councilman Bell moved to approve the annual agreement providing staff services for the Humboldt Development Authority through the Board of Regents-Nevada System of Higher Education-University of Nevada-Reno and to authorize the Commission Chairman to sign the agreement. Motion carried unanimously. Councilman Stone moved to mirror the County motion, authorizing Mayor Putnam to sign the agreement. Motion carried unanimously.

CITY-COUNTY COST-SHARE AGREEMENT FISCAL YEAR 2011-2012

City Manager West presented the City-County cost share agreement for fiscal year 2011-2012, noting the mutual agreement has been successful through the years with savings to both entities. The same formulas were used for the proposed agreement as have been used in the past. Staff supports approval of this agreement. Cost sharing is based on shared departmental costs of County dispatch, animal control, spay-neuter program, building inspector, airport, cemetery, and parks-pools-recreation. Insect control, Airport construction projects and the Humboldt County shooting range are costs that are billed as incurred. County Administrator Deist concurred with West that both entities needed to continue participating in the cost share agreement. The ability to do so is successful due to the leadership and intergovernmental cooperation between the two entities. County staff also recommends approval. Commissioner Fransway noted that the cemetery is a real attribute to the community. Councilman Stone added it was important to look to the future regarding the life of the current cemetery. West said it has been a long time since the City Dispatch percentage has been analyzed, and he requested that the analysis be done at this time. Deist said he has been given updated statistics from Dispatch and will be reviewing them with West in the near future. Commissioner Bell moved to approve the City-County cost share agreement for fiscal year 2011-2012, based upon staff recommendation, and to authorize the Commission Chairman to sign the agreement.

