

**CITY COUNCIL MINUTES
REGULAR MEETING
JULY 11, 2017**

The Winnemucca City Council met in regular session on Tuesday, July 11, 2017 at 2:00 p.m. in the City Hall meeting room. Present: Councilmen Paige Brooks (who acted as Mayor Pro Tem) Mike Owens, Theresa Mavity, and Jim Billingsley. Absent: Mayor Di An Putnam and Councilman Vince Mendiola. Staff present: City Attorney Kent Maher, City Manager Steve West and City Clerk Lorrie Haaglund.

CALL TO ORDER:

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

PUBLIC COMMENT - PERSONAL COMMUNICATION - CORRESPONDENCE:

Rich Stone, Bealls retail store manager, thanked the City Volunteer Fire Department for their quick response to a fire at that location on Saturday evening. Because of the fast response time, the store inventory received very little damage.

Melanie Erguiaga, Nevada Outdoor School, reported that the Dutch Oven Cook-Off will be held August 5, 2017 in Vesco Park; they will block off and use a 30' x 8' area of the parking lot and leave access to the swimming pool. About 300 people are expected to attend and she requested extra supplies for the public restrooms. A Dutch oven cooking work shop will be held this Saturday in Water Canyon at 9:00 a.m. The public is invited to attend. Erguiaga thanked the City for their continued support of this annual event.

Bill Douglas, local resident, commented on the proposed elimination of federal funding for the California Zephyr Amtrak Train route from Salt Lake City to San Francisco and suggested the City and other cities along the route encourage the federal government to keep the funding. Douglas inquired if the City had contacted the school district about student misuse of green laser lights; he thinks the Council should take a stand on this because it is a public safety concern. Douglas was encouraged to talk to the school district regarding this matter.

Dr. James Denisar-Green and Dr. David Cummings from the HGH Rural Residency Family Medicine Clinic introduced themselves and said they are excited to be here and be part of the community.

MINUTES:

The June 20, 2017 regular City Council meeting minutes were reviewed and Councilman Billingsley moved to approve as presented. Motion carried with Councilman Owens abstaining as he was not present at the June 20, 2017 meeting. Motion carried unanimously.

WARRANTS:

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

PROCLAMATION-AWARDS:

There were no proclamations or awards.

BUSINESS ITEMS - 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 and Councilman Owens 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.

NEVADA LEAGUE OF CITIES 2017 LEGISLATIVE SESSION UPDATE

Wes Henderson, Nevada League of Cities Executive Director, reported there were over 1,000 bills submitted this legislative session; 650 bills passed and Governor Sandoval vetoed 40. The Nevada League of Cities and Municipalities (NLC&M) submitted four bill draft requests (BDR) but only one passed, AB8, which enables delinquent water and sewer bills to be placed on the property tax roll for collection. Henderson explained the bills relating to marijuana legislation: AB135 revises provisions related to prohibited acts concerning the use of marijuana; AB422 makes various changes to the statutes governing medical marijuana; SB344 makes various changes to the packaging and labeling of medical marijuana products; SB375 authorizes the governor to enter into agreements with Indian tribes relating to the regulation and use of marijuana; and, SB 487 changes the tax structure on medical marijuana to align it with the taxes on recreational marijuana. City Manager West expressed relief the prevailing wage threshold reduction bill failed, as it would have increased the cost of smaller public works projects by 30%. West questioned if the bill will be re-introduced at the next session. Henderson said that it will depend on who is in leadership or control during the session. Henderson reported that there will be a Board retreat in Reno in August, the NLC&M conference will be held in Mesquite in October, and the NLC City Summit will be held in Charlotte, NC in November.

ZONING DISTRICT RECLASSIFICATION / R-1-6 AND R-1-9 (SINGLE FAMILY RESIDENTIAL 6,000 AND 9,000 SQUARE FEET MINIMUM LOT SIZE) TO R-3 AND R-1-9 (SINGLE FAMILY RESIDENTIAL 9,000 SQUARE FEET MINIMUM LOT SIZE) / EASTERLY OF GREAT BASIN DRIVE BETWEEN KLUNCY CANYON AND PACKSADDLE ROAD

Betty Lawrence, Planning Department, presented a zone change request submitted by East Horizon Holdings, LLC to rezone property from R-1-6 / R-1-9 (Single-family Residential 6,000 / 9,000 square foot minimum lot size) to R-3 (approximately 15.0 acres Multi-family Residential) and R-1-9 (approximately 2.2 acres Single-family Residential 9,000 square foot minimum lot size) on property located east of Great Basin Avenue, APN 16-0365-04. The zone change request does not conform to the Master Plan designation of MHDR for the area. Lawrence commented that she discussed this with City Attorney Maher and agrees a condition should be placed on the approval that the density of the development of the parcel cannot exceed the allowed density of the Master Plan designation. Maher said the zone change request was based on a conceptual plan which may change if the current owner sells the property to a new developer who doesn't use the same conceptual plan; the requested zoning will allow for a greater density than the Master Plan allows if there is no restriction. Maher explained that the condition will be that if a density greater than seven (7) units per acre is proposed, the property owner must apply prior to any development to amend the Master Plan designation from MHDR designation to a Master Plan designation which conforms with the proposed density of the development. Mayor Pro Tem Brooks called for public comment. There was no public comment. Councilman Owens moved to approve the rezone application to rezone property from R-1-6 / R-1-9 (single-family residential 6,000 / 9,000 square foot minimum lot size) to R-3 (approximately

15.0 acres Multi-family Residential) and R-1-9 (approximately 2.2 acres Single-family residential 9,000 square foot minimum lot size) with a condition that if a development density greater than seven (7) units per acre is proposed, the property owner must apply prior to any development to amend the Master Plan designation from the MHDR designation to a Master Plan designation which conforms with the proposed density of the development. Motion carried unanimously.

REQUEST TO USE THE FORMER YOUTH CENTER BUILDING / VETERANS

At the request of the Veterans, this item was postponed and will be heard at a future meeting.

REQUEST FROM GOLD COUNTY WATER SYSTEM FOR ASSISTANCE FROM THE CITY TO ACQUIRE THE STAR CITY WATER SYSTEM

City Manager West explained that the Star City Water (SCW) certified water system operator is planning to retire soon and there is no qualified replacement. Star City Water Association expressed a willingness to be purchased by Gold Country Water (GCW). SCW recently completed a substantial water system improvement project using a USDA loan, USDA grant and a CDBG grant. The SCW debt is too much for GCW to assume. If SCW is purchased by a government entity, \$500,000 of the USDA loan will be forgiven. With the debt reduction, the sale of SCW to GCW is feasible. West understands the State Revolving Loan Fund will authorize funding to GCW to pay off the remaining USDA loan and a portion of the CDBG grant. SCW and GCW recently approached the Humboldt County Commission to request assistance, but the County chose not to participate. West said combining the systems will provide better water service availability/capacity to the Airport Industrial Park and the system will operate more efficiently if combined. The proposal is for the City to buy the system, pay off the SCW debt and receive reimbursement from GCW within a few months. The system will be operated by GCW during the transition period. The Council questioned why the County chose to not participate. The City Attorney will speak with the County representatives about the County participation and work to develop a draft agreement for consideration at a future meeting.

PRIVATE ACTIVITY VOLUME BOND CAP TRANSFER REQUEST / NRHA

Gary Longaker, Executive Director of Nevada Rural Housing Authority (NRHA), requested the City authorize transfer of the City tax exempt private activity volume bond cap to the NRHA to use to finance single family residences for low to moderate income families. Longaker said the program is working well. Councilman Billingsley moved to authorize transfer of the City 2017 private activity bond volume cap in the amount of \$401,718.22 to the Nevada Rural Housing Authority as requested. Motion carried unanimously.

GOVERNMENT FUND ACCOUNTING SOFTWARE-SUPPORT SERVICES / CASELLE

City Treasurer Lindsey reported on a proposal from Caselle to provide a software management system to replace the current ADS software. Lindsey surveyed other cities the size of Winnemucca and learned the Caselle product is widely used. It is a web hosted system which means higher fees; it has a similar credit card payment system to the current system but they have their own merchant services; and, there is the capability of doing paperless utility billing. In the long term the system will pay for itself and free up staff time. The system should be in place by January 2018. City Attorney Maher suggested POOL/PACT be contacted to ensure the City is covered for any data breach through the City system. Maher stated it is a one year minimum contract which after the first year can be cancelled with a thirty day notice. Councilman Owens moved to approve the proposal from Caselle to provide a software management system to the City as presented. Motion carried unanimously.

TRI-COUNTY HAZARD MITIGATION PLAN ADOPTION

City Manager West said in 2015 the City was involved in the preparation of the Tri-County Hazard Mitigation Plan but did not take action to formally adopt the plan. Formal adoption is required to satisfy FEMA requirements. Councilman Billingsley moved to adopt the 2015 Tri-County Hazard Mitigation Plan. Motion carried unanimously.

AIRPORT TAXIWAY PROJECT

City Manager West reported three bids were received for the Airport Taxiway Overlay Project. Armstrong Consultants recommend awarding Schedule 1 to the low bidder, Road and Highway Builders, LLC, in the sum of \$1,686,585. Councilman Owens moved to accept the \$1,686,585 bid for the Airport Taxiway Overlay Project from Road and Highway Builders, LLC contingent upon receiving the associated FAA grant. Motion carried unanimously.

2017 INTERSECTION PROJECT BIDS

City Manager West said only one bid was received for the 2017 Intersection Project from Hunewill Construction in the sum of \$243,045.56, which is less than the Engineer's estimate of \$245,000 for the RTC funded project. Councilman Mavity moved to accept the Hunewill bid in the sum of \$243,045.56 for the 2017 Intersection Project. Motion carried unanimously.

KLUNCY CANYON ROAD PROJECT BIDS

City Manager West said only one bid was received for the Kluncy Canyon Road Project from Hunewill Construction in the sum of \$296,393.44, which is less than the Engineer's estimate of \$310,000 for the RTC funded project. Councilman Owens moved to accept the Hunewill bid in the sum of \$296,393.44 for the Kluncy Canyon Road Project. Councilman Billingsley disclosed he is a homeowner on Kluncy Canyon Road (the resulting benefit or detriment of the project to him is no greater than the benefit or detriment to any other homeowner affected by the project). Motion carried unanimously.

STORM DRAIN AND WATER MAIN PROJECT BIDS

City Manager West said only one bid was received for the Storm Drain and Water Main Project from Hunewill Construction in the sum of \$136,265.87, which was less than the Engineer's estimate of \$150,000 for the project. Councilman Mavity moved to accept the Hunewill bid in the sum of \$136,265.87 for the Storm Drain and Water Main Project. Motion carried unanimously.

LAWN MOWER DISPOSAL

City Manager West said the City has no further use for the lawn mower and would like to sell it through the on-line auction. Councilman Billingsley moved to find that the City has no further use for the Grounds Master 224 lawn mower and to authorize it to be sold through the on-line auction. Motion carried unanimously.

STAFF-COUNCIL REPORTS

City Manager West reported there was substantial electrical damage to Well #5 (the City's most critical well) last weekend which required it to be temporarily out of service. Thanks to the efforts of many persons, the well is now operational. West commended Public Works Supervisor Roger

