

**CITY COUNCIL MINUTES
SPECIAL MEETING
SEPTEMBER 30, 2014**

The Winnemucca City Council met in special session on Tuesday, September 30, 2014 at 2:00 p.m. in the City Hall meeting room. Present: Mayor Di An Putnam, Councilmen Mike Owens, Doug Cain, 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.

PUBLIC / PERSONAL COMMUNICATION / CORRESPONDENCE:

There was no public or personal communication or correspondence.

DISCUSSION / ACTION ON ITEMS OF BUSINESS & OTHER REPORTS:

BUSINESS IMPACT DETERMINATION

After review and consideration of the effect this item could potentially have on a "business," as the term is defined by statute, the Council agreed that this agenda item does not appear to impose a direct and significant economic burden on a business or does not appear 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.

RECREATION COMPLEX PROPERTY DEED ACCEPTANCE / NEW VISION DEVELOPMENT

City Attorney Maher said the conveyance documents from New Vision Development LLC appear to be in order pursuant to the terms of the City agreement with New Vision. The legal description needs to be verified and then the documents will be recorded. Councilman Cain moved to accept the deed from New Vision Development for the property where the Phase I Recreation Complex improvements are to be constructed. Motion carried unanimously.

City Manager West provided a copy of the deed from New Vision Development conveying a second parcel of property to the Winnemucca Boys and Girls Club/Recreation Complex, Inc., a 501C(3) non-profit corporation, where the building is ultimately going to be built. West said there is no action to be taken by the Council in regard to the deed, but wanted to remind them that the transfer of the property to the Boys and Girls Club was part of the agreement with New Vision Development regarding the properties.

RECREATION COMPLEX PHASE IA CONTRACT AWARD

Mayor Putnam reported that the bids for Phase I of the Recreation Complex were opened yesterday. City Manager West stated the Hunewill Construction Company submitted the only bid in the amount of \$1,636,143.20. The bid was over budget and staff has met with the

contractor (Hunewill) to determine potential cost savings through value engineering. A list of the proposed cost savings was presented to the Council. West said one of the bigger savings was eliminating the future soccer field lighting infrastructure. It was originally anticipated installing conduits in order to light the soccer fields in the future. According to West's research, soccer fields are typically not lighted. Currently, there are not enough fields to accommodate the large number of soccer teams, which results in having late practice schedules under lights. With the additional fields, practice after dark may not be necessary. West believes that most of the late night practices will be alleviated with the construction of the fields at the recreation complex. Putnam asked if the lighting is needed in the future in order to practice or play, how much more it will cost to add the lighting infrastructure at that time. West replied it will be substantially more expensive to add at a later date. Councilman Cain commented that having the lighted fields will make the recreation complex more multi use. Cain also felt the minimal savings from going from 6" water pipe irrigation stubs to 4" stubs will not be worth it. Alan Means, New Vision Development representative, stated once the bids on the landscaping and the buildings are received, and the utility costs from NV Energy and Southwest Gas are known, the cost numbers will be firmed up. Means suggested consideration of an addendum to add the lighting conduits back into the contract once the overall budget can be determined. Putnam said she questioned not having the lighting because of the large amount of mining and shift workers that use or might want to use the fields at night. Councilman Brooks noted that because of the coaches' work schedules a lot of teams do not begin practice until after 6:30 p.m. Councilman Billingsley said there was discussion about being able to bring in tournaments with this recreation complex, which may also require scheduling into the night hours, and considering the minimal cost savings, he doesn't think it should be eliminated. There was some discussion on organizations that may be willing to help with the cost of the lights themselves if the underground work (conduit) was already in place. Councilman Owens agreed with Billingsley and suggested leaving the conduits in for the lighting so that it does not have to be done later at a higher cost. The consensus of the Council was to leave the \$50,000 in the project for the lighting conduit and to leave in the 6" water pipe stubs, bringing the total cost of the project to \$1,450,000. West went over the project cost summary sheet including the estimated costs of Phase 1B (irrigation/landscaping) and Phase 1C (small buildings). Western Nevada Supply has offered to reduce its material costs to the contractor on the project which will reduce the project cost by \$18,000 in Phase I and an estimated \$13,000 in the landscaping portion of the project. West stated the total cost for the project is \$3.25 million with the budgeted amount for this project being \$3.12 million. The project is approximately \$130,000 over budget but if the contingency is not used, the project will be less than \$100,000 over budget. Councilman Brooks moved to accept the bid from Hunewill Construction and issue a change order reflecting the proposed changes as discussed. Motion carried unanimously.

PUBLIC-PERSONAL COMMUNICATION-CORRESPONDENCE:

There were no public or personal communications or correspondence.

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