

**CITY COUNCIL MINUTES  
REGULAR MEETING  
FEBRUARY 19, 2019**

The Winnemucca City Council met in regular session on Tuesday February 19, 2019 at 2:00 p.m. in the City Hall meeting room. Present: Mayor Richard Stone; Council members Mike Owens, Theresa Mavity, Vince Mendiola, Jim Billingsley and Paige Brooks; and, City Attorney Kent Maher, City Manager/Engineer Alicia Heiser and City Clerk Lorrie Haaglund.

**CALL TO ORDER:**

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

**PUBLIC COMMENT - PERSONAL COMMUNICATION - CORRESPONDENCE:**

There was no public comment, personal communication or correspondence.

**MINUTES:**

The February 5, 2019 regular City Council meeting minutes were reviewed and Council member Owens moved for approval as submitted. Motion carried unanimously.

**WARRANTS-EXPENSES:**

The payments for warrants and expense reports were reviewed and Council member Mavity moved for approval as submitted. The motion carried unanimously with Council member Billingsley abstaining from voting on the Jim Dandy Productions warrants as he is the owner of the business.

**PROCLAMATION-AWARDS:**

There were no proclamation or awards.

**BUSINESS ITEMS:**

**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 Council member Owens moved to make a finding that no item on the 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.

**CITY FACILITIES USE-FEE WAIVER REQUEST / HUMBOLDT SOFTBALL LEAGUE**

Julio Martin and Jackson Begay, Humboldt Softball League representatives, requested the use of the City Sports complex and fee waiver for the newly formed adult softball league. The season is planned to start June 11, 2019 and will end with a 24-hour tournament on August 2-3, 2019. The games will take place in the evenings three nights per week. Begay said they have already discussed the games with the recreation director and are on the calendar/schedule. They are working around any tournaments already scheduled. The League will do all the field prep work and provide a copy of their insurance certificate prior to the start of the season. Council member Brooks moved to approve the use of the sports complex and waive the facilities use fees for the Humboldt Softball League season beginning June 11, 2019 ending August 3, 2019. Motion carried unanimously.

**PURE TONIC CONCENTRATES CANNABIS DISPENSARY BUSINESS PRESENTATION**

This agenda item was postponed.

**RECREATION BUILDING / ROOF AND STUCCO REPAIR**

City Manager Heiser commented she received quotes for replacing the windows at the former youth recreation building. The amount for non-argon filled windows is \$5,500 and approximately \$6,500 for argon filled windows. The windows will require some framing work so another \$2,000 dollars should be added to the estimated replacement cost. With the \$52,000 budgeted for stucco and a new roof, the total amount for the building repairs is estimated at \$60,000. A used 24' x 60' portable building will cost approximately \$115,000. Mayor Stone noted that the existing building is believed to be structurally sound and no major expenses are foreseen after the repairs are completed. Council member Brooks moved to approve, subject to budget funds being available, the proposed stucco, roof and the window replacement repairs to the former youth recreation building as presented. Motion carried unanimously.

**SALE OF CITY OWNED RESIDENTIAL LOTS**

City Manager Heiser said the City owns two residential lots in the Harmony Subdivision, one on Frontier Street and one on Paiute Street. The City acquired ownership of the lots due to delinquent assessment fees. A developer inquired about the possibility of the City selling the lots. In order to sell the lots, the City must follow the process detailed in NRS 268, which includes two appraisals, public advertising and submittal of bids. City Attorney Maher said the City will have to pay for the appraisal, but the cost could be recovered through the sale. Mayor Stone commented that selling the properties will put them back on the tax roll. Council member Mendiola moved to authorize staff to start the process to undertake the sale of the properties. Motion carried unanimously.

**NNRDA REGIONAL STRATEGIC PLAN**

Council member Mendiola explained that NNRDA wants to prepare a SIDs plan which will help with acquiring federal grants. Mendiola reported that NNRDA has come up with the money required for the SIDs plan. No action needs to be taken.

**ARMSTRONG CONSULTANTS PROFESSIONAL SERVICES AGREEMENT**

City Manager Heiser explained the Armstrong Consultants engineering and associated fees for the heavy apron reconstruction and expansion project at the airport are \$419,195. Due to the size of the project, Neil Rood and Associates were commissioned to validate the Armstrong fee proposal. The independent fee estimate is \$482,640, which is significantly more than the Armstrong proposal. The fees are reimbursable through FAA at 93.5% with the remaining 6.5% shared between the County and the City. City Attorney Maher noted that engineering services alone on projects of a similar nature are usually around 8% of the project cost, which is consistent with the Armstrong proposal. Council member Owens moved to approve the professional services agreement between the City and Armstrong Consultants as presented contingent upon FAA grant approval. Motion carried unanimously.

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## **2019-2020 SELF FUNDED HEALTH INSURANCE**

The Employee Benefits Committee with assistance from A & H Insurance has been exploring self-insurance as a possible health insurance option for the City and County. City Manager Heiser explained that the City would basically pay itself the employee premiums to fund an insurance account from which claims would be paid. An insurance provider, such as Hometown Health, would be retained as a third-party administrator to work with the hospitals and manage claims. The City will manage the funds and the claims paid by the City. There will be a cap on out of pocket expenses. A & H Insurance recommends an umbrella policy be obtained to supplement the self-insurance. Mayor Stone questioned if there are enough employees between the City and County to build up an insurance reserve. Heiser said the insurance stipends now paid employees would be used to build up the account. Once the reserve is built up, lower premiums may be possible for dependent coverage. It is possible to try the self-insurance and if the City and County are not satisfied with the program, traditional coverage can be obtained again. A & H Insurance is in the process of getting proposals on fees for third party administration from Hometown Health and Anthem. The consensus of the Council was to continue researching self-funding insurance for the City employees.

## **BODE HOWARD MEMORIAL POOL**

Mayor Stone commented that this will be an on-going agenda item aimed at formulating a plan to either rehabilitate Bode Howard Memorial Pool or consider options for a new pool. City Manager Heiser said she has explored a couple of options for evaluating the status of the current pool. Heiser said she could inspect the pool and create a report on the current state of the pool with an estimate of repair costs. Alternately, the City could hire a firm that specializes in pool design or pool rehabilitation to consider rehabilitation costs and options for a new pool with projected revenue streams for each option. Council member and WCVA board member Billingsley commented the WCVA has discussed the possibility of a new pool and the potential of holding swim meets and bringing in large numbers of people and revenue. If this were the case, the WCVA would more than likely help with funding. Billingsley said the City needs to look at efforts to build a new pool and find out what it will cost, how it can be funded and develop a plan for funding. Council member Mavity commented that the City needs solid numbers on keeping the current pool safely open. Council member Owens agreed and suggested planning for a new pool be started. Stone expressed that a new pool is the goal but keeping the existing pool open must be considered because a new pool may not be possible for a number of years. Council member Brooks agreed that the existing pool needs to be operated safely but cautioned against continuing to put money into "band aids" for the pool. Billingsley suggested an independent firm with expertise be contracted to provide solid cost numbers. Heiser said to bring someone in to do a complete study and provide options could cost \$200,000, and the City doesn't have funding for that service. Spring Higley (who works at the pool) said that aquatics consultant Councilman-Hunsaker would probably do a study for roughly \$30,000. Higley said she can obtain additional contact information for other companies that do the same type of work. Members of the public commented on the need for a pool, whether it is the existing pool or a new pool. Rehab Services of Nevada has used the pool for over 20 years for aquatic rehab and the pool is also used by McDermitt Tribal Wellness, various rural schools and Sonoma Heights Elementary for P.E. classes. Ann Harris said she is in favor of a new pool but not in favor of a tax initiative to pay for it. Harris suggested other funding mechanisms such as large companies or the community. Stone said again the City does not have extra money for a new pool. Heiser commented that the City, as an entity, cannot solicit donations. City Attorney Maher said he discussed with the City auditor the possibility of the City accepting donations for the pool and was informed they are problematic from a budgeting and auditing

perspective because if the project never gets fully funded, then the City is faced with what to do with the money donated for a specific purpose. A private organization which qualifies as a tax exempt non-profit could be set up with rules for collecting, managing and distributing the collected contributions, but that will take an initiative from the private sector. Susan Rorex voiced her concerns of the possibility of spending so much money on a new pool and the potential use of the remainder of the Nixon Hall insurance fund money. No action was taken.

### **STAFF-COUNCIL REPORTS**

City Manager Heiser reported: McGinley and Associates will submit a plan of development to the BLM for the Railroad Springs pipeline project to facilitate the determination of NEPA adequacy; a mutually agreed upon location has been determined for the Well #8 test drilling and it is anticipated to be completed before July 1, 2019; the closing documents for the Washington property acquisition are still circulating with the sellers; the contractor will return in the spring to complete the airport pavement maintenance project; there is no indication yet if the FAA discretionary funding will be available; the new playground equipment for Pioneer Park and the Recreation Complex will be advertised and a bid award is expected at the second meeting in March; and, the alley sewer upgrade project and the Second Street storm drain project are on hold due to the weather.

Council member Owens reported on the February Airport Board meeting. Owens attended the RTC meeting. Owens complemented the Public Works Department on the snow removal.

Council member Mavity met with Brett Worsham from the Community Garden and reported the Community Garden will coordinate the Arbor Day celebration with the Color the Mucc event.

Council member Mendiola reported on the Humboldt Foundation, Humboldt River Water Basin, and Paradise Sonoma Conservation District meetings he attended.

Council member Billingsley reported that the sound system at the events center, which was purchased by the WCVA, is outstanding. Billingsley commented that the wrestling tournament was a big success and Winnemucca did a great job hosting it.

Council member Brooks reported on the NNRC meeting.

Mayor Stone reported on the Mayor's Day at the legislature he attended. Local government day at the legislature will be held on March 28, 2019, and Stone urged attendance if possible.

### **PUBLIC COMMENT:**

There was no public comment.

The meeting was adjourned at 3:30 p.m.

Respectfully submitted,

Lorrie Haaglund  
City Clerk

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**PASSED AND ADOPTED:** March 5, 2019

**VOTE OF COUNCIL:**

**AYES:** Owens, Mavity, Mendiola, Billingsley, Brooks \_\_\_\_\_  
**NAYS:** \_\_\_\_\_  
**ABSTAIN:** \_\_\_\_\_  
**ABSENT:** \_\_\_\_\_

**APPROVED:**

**ATTEST:**

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Richard Stone  
Mayor

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Lorrie Haaglund  
City Clerk