

**CITY COUNCIL MINUTES  
REGULAR MEETING  
DECEMBER 10, 2019**

The Winnemucca City Council met in regular session on Tuesday December 10, 2019 at 2:00 p.m. in the City Hall meeting room. Present: Mayor Richard Stone; Council members Mike Owens, Theresa Mavity, and Paige Brooks; and, City Manager/Engineer Alicia Heiser, City Attorney Kent Maher and City Clerk Lorrie Haaglund. Absent: Council members Vince Mendiola and Jim Billingsley

**CALL TO ORDER:**

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

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

Richard Robie read a letter outlining a proposed Veterans memorial at the Winnemucca Cemetery to recognize all five branches of the armed services. The material for the memorial will be paid for with private funds. Robie said it is the intention of the Veterans to submit a formal request later this month for discussion and possible City approval to amend the Winnemucca Cemetery master plan.

**MINUTES:**

The November 19, 2019 City Council minutes were reviewed and Council member Mavity moved for approval as submitted. Motion carried unanimously.

**WARRANTS-EXPENSES:**

The payments for warrants and expense reports were reviewed and Council member Brooks moved for approval as submitted. Motion carried unanimously.

**PROCLAMATIONS-AWARDS-PRESENTATIONS:**

Police Chief Dalley presented awards to members of the Trident Narcotic Task Force. Dalley commented that the task force helps in combating illegal drugs and assisting with ongoing investigations. Mayor Stone thanked the task force for their service to the community.

**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.

**FACILITIES USE-FEE WAIVER REQUEST / LOOPY LEPRECHAUN TOURNAMENT**

Mayor Stone presented a request for use of City facilities and waiver of fees for the St. Patrick's Day Loopy Leprechaun baseball tournament. The tournament will be the same as last year. City Manager Heiser said there was no tournament date requested in the letter, but she will

make sure the tournament sponsor works with the Recreation Director on the dates. Heiser noted that facility use fees traditionally have been waived because funds raised by the tournament usually go to a charity. Heiser suggested that organizations requesting use of City recreation facilities should be paying, at the least, a reservation deposit and cleaning deposit as set forth in the ordinance. City Attorney Maher said the field prep charge should also be collected for the tournament. Council member Owens moved to approve the use of the City facilities, waive the team sponsorship fee and players' fee, and charge the applicable tournament fees, as presented. Motion carried unanimously.

### **WESTERN VILLAGE SUBDIVISION PHASE 1A-1B PLAT APPROVAL / EAST HORIZON HOLDINGS LLC**

City Manager Heiser explained that property owner East Horizon Holdings LLC decided to complete the Western Village Subdivision Phase I in two stages, Phase 1A and Phase 1B, each phase with 17 lots. Approval is requested for both phases even though Phase 1A will be undertaken initially. Heiser said the plan is good. They hope to break ground on Phase 1A in March. Heiser said the City is hoping to drill the test well before March and determine the final location of Well #8. There will be a 12" main from the new well site to Pack Saddle Road. The current plan is to place pipe only in the section that is going to be paved. Council member Owens moved to approve the final subdivision plat for Phase 1A and Phase 1B of the Western Village Subdivision as presented by staff. Motion carried unanimously.

### **CITY WATER RATE STUDY / NEVADA RURAL WATER ASSOCIATION**

City Manager Heiser explained that the City looked at the water rates about a year ago and thereafter contacted the Nevada Rural Water Association (NRWA) to do a rate study. As a member of the Association, there is no cost to the City for the study. Michael Boney, NRWA representative, presented the results of the study and commented that every connection places a demand on the system. Each person that owns a water connection should be paying a portion of the demand. The budget only works if everyone is paying their fair portion of the system demand. The goal of the water rate study is to determine a sustainability level for the water fund. The recommendations include a contingency fee variable cost of \$821,000 (used to produce water) and \$1.5M contingency for fixed costs (used to replace infrastructure.) Model 1 shows a higher base rate and a lower commodity fee (\$1.25 current charge for \$1,000 gallons). Model 1 showed 65% of the budget collected from the base rate (meter charge) and 35% collected through a commodity fee. Model 2 has a lower base rate and a higher commodity fee. Model 2 shows 48% of the budget collected from the base rate and 52% collected from the production of water. Both models will generate enough revenue to cover maintenance, repair and replacement of aging water system assets. The main goal is to collect for asset replacement. Heiser prefers an increase in the base fee over an increase in the commodity fee; this increases all user's bills by a flat rate across the board. The City is at the point now where there is not enough capital to do the necessary projects that are planned to maintain and sustain the system, that is, tank inspections, new well addition, additional storage, etc., all of which are expensive projects. Council member Owens directed staff to come up with a plan based on the presentation from NRWA so the Council can move forward with consideration of a rate change.

### **FISCAL YEAR 2018-2019 AUDIT-FINANCIAL REPORT**

This agenda item was postponed and will be presented at a future meeting.

**ORDINANCE INTRODUCTION / BILL NO. 12-10-2019B / ANNEXATION PROPOSAL / APN 10-0651-13 / SOUTHWEST GAS**

Council member Owens moved to introduce and set for public hearing at the next available Council meeting an ordinance amending Chapter 1.24 of Winnemucca Municipal Code; changing the territory included in the City by annexing an area of land thereto and codifying the annexation; providing a current description of property annexed to the City; providing a current description of property within the territory of the City; providing a current description of the boundaries of the City limits and a current description of property excluded therefrom; and, providing other matters properly related thereto, for property contiguous to the City limits indentified as Humboldt County APN 10-0651-13 and owned by Southwest Gas Corporation. Motion carried unanimously.

**ORDINANCE INTRODUCTION / BILL NO. 12-10-2019A / BUILDING CODES UPDATE**

Council member Owens moved to introduce and set for public hearing at the next available Council meeting an ordinance amending Chapter 15.04 of Winnemucca Municipal Code; adopting newer editions of various building codes and standards; re-adopting other adopted building codes; providing local modifications to adopted codes; and, providing other matters properly related thereto. Motion carried unanimously.

**ORDINANCE INTRODUCTION / BILL NO. 12-10-2019C / RECREATION FACILITIES FEE AMENDMENTS**

Council member Mavity moved to introduce and set for public hearing at the next available Council meeting an ordinance amending Chapter 3.12 of the Winnemucca Municipal Code; amending the fees and charges for users of the City recreation facilities, including the swimming pool and golf course; and, providing other matters properly related thereto. Motion carried unanimously.

**CITY COUNCIL MEETING SCHEDULE FOR 2020 CALENDAR YEAR**

Council member Owens moved to accept the proposed City Council 2020 meeting schedule as presented by staff with the addition of meetings on July 14, 2020 and December 15, 2020. Motion carried unanimously.

**BODE HOWARD MEMORIAL POOL**

City Manager Heiser reported she had received some information from Don Vetter who works with NNRDA. Vetter was involved with the Battle Mountain pool project and provided a presentation and material the consultant for the Battle Mountain pool prepared.

**STAFF-COUNCIL REPORTS:**

City Manager Heiser reported: (i) the BLM requested additional information for the Railroad Springs pipeline project; (ii) the NDEP has not yet approved the temporary discharge permit for Well #8; (iii) there are no updates on the Airport property acquisition; (iv) the Airport heavy aircraft apron expansion and reconstruction project is complete; (v) Hunewill should be starting on the Second Street storm drain project; (vi) the Alley's sewer project will begin soon; (vii) the Potato Road-Fountain Way-Railroad Street mill and overlay project is 99% complete with a

couple of minor items remaining; (viii) the curb and gutter project will be completed in phases after some of the other City projects are complete; and, (ix) a company has expressed serious interest in leasing a significant amount of land at the Airport Industrial Park and their plans include a rail spur and transloading facility.

Council member Owens reported on the December Airport Board meeting.

Council member Brooks attended the FCC meeting.

City Attorney Maher reported on the Humboldt River water basin lawsuit.

Mayor Stone announced there will be a joint City-County meeting on December 16, 2019 at 9:30 a.m. Stone attended the County-City joint Christmas party. Cassell in doing additional in-house training on the software.

**PUBLIC COMMENT:**

There was no public comment.

The meeting was adjourned at 3:15 p.m.

Respectfully submitted,

Lorrie Haaglund  
City Clerk

**PASSED AND ADOPTED:** January 21, 2020

**VOTE OF COUNCIL:**

**AYES:** Owens, Mavity, Brooks

**NAYS:** \_\_\_\_\_

**ABSTAIN:** Mendiola, Billingsley

**ABSENT:** \_\_\_\_\_

**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
Richard Stone  
Mayor

\_\_\_\_\_  
Lorrie Haaglund  
City Clerk