

**CITY COUNCIL MINUTES  
REGULAR MEETING  
SEPTEMBER 22, 2020**

The Winnemucca City Council met in regular session on Tuesday September 22, 2020 at 2:00 p.m. in the City Hall meeting room. Present (at the meeting room): Mayor Richard Stone; Council members Mike Owens, Theresa Mavity, and Jim Billingsley; and, City Manager/Engineer Alicia Heiser, City Clerk Lorrie Haaglund, and City Attorney Kent Maher. Absent: Council members Vince Mendiola and Paige Brooks.

**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 September 8, 2020 City Council regular meeting minutes were tabled until a quorum of the Council members present at that meeting are available to consider them.

**WARRANTS-EXPENSES:**

The reports for payments of warrants and expenses were reviewed and Council member Owens moved for approval as submitted. Motion carried unanimously.

**PROCLAMATIONS-AWARDS-PRESENTATIONS:**

There were no proclamations 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 Mavity 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.

**DEVELOPMENT STANDARDS WAIVER REQUEST / SMITH TRUST**

City Manager Heiser explained that Smith is seeking approval of a parcel map and requested waiver of the curb, gutter and sidewalk improvements required by the development standards because the parcel is served by a private road and there are currently no similar improvements in the area (East National Ave.). There is a property owners maintenance agreement for the private access road and John Milton, Desert Mountain Surveying, the agent for the Randolph L. Smith Family Trust, recommends the parcel map include: (i) a note which has the book and page recording information of the maintenance agreement; and, (ii) the property owner consent to not oppose a future assessment district for curb, gutter and sidewalk improvements. Council

member Mavity moved to authorize the waiver for development standards for curb, gutter and sidewalk for APN 15-0491-12 owned by the Randolph L. Smith Family Trust with the requirement the parcel map include the recording information of the maintenance agreement and the property owner consent to no objection to a future assessment district as presented. Motion carried unanimously.

#### **UTILITY EASEMENT REQUEST / SOUTHWEST GAS**

City Manager Heiser commented that Southwest Gas requested an easement to allow placement of a gas transmission line near Jungo Road across the corner of City-owned property (APN 15-0101-36). Council member Owens moved to approve the grant of a utility easement to Southwest Gas for a gas transmission line near Jungo Road across the corner of City-owned property (APN 15-0101-36) as presented by staff. Motion carried unanimously.

#### **ACTUARIAL SERVICES AGREEMENT / MACLEOD WATTS**

City Manager Heiser explained the annual City audit requires an actuarial valuation of other postemployment benefits (OPEB) liability in order to be in compliance with the financial reporting requirements of GASB 75. The OPEB are reported as a liability; the actuarial study looks at all enrollees, retirees and those working and calculates a liability for reporting in financial document. The City has used Macleod Watts for this service in the past. The cost for the valuation (every three years) is \$6,300. The cost of the report (every year) is \$2,200. Council member Owens moved to accept the proposal to engage the professional services of MacLeod Watts at a cost of \$8,500 as presented by staff. Motion carried unanimously.

#### **CORONAVIRUS RELIEF FUND ELIGIBILITY CERTIFICATION**

City Manager Heiser presented the expense reporting worksheets for the Coronavirus Relief Funds through August 31, 2020. The reporting worksheet for the State was submitted September 10, 2020 for \$37,673.89. The City issued checks of \$308,306.04 to the School District and \$100,000 to the Boys and Girls Club. The School District and the Boys and Girls Club provide their expense worksheets to the City the first of every month and the City then includes the expenditures on the form submitted to the State by the tenth of each month.

Heiser explained the guidelines under which employees qualify for COVID leave (FMLA). The City will have a single audit requirement for this fiscal year audit because more than \$750,000 in federal funds will be received.

#### **BODE HOWARD MEMORIAL POOL**

City Manager Heiser reported GreenPlay, the City consultant, is working on two conceptual design options which include the existing pool site as well as a site at the Recreation Complex. The City gave an estimated budget range of \$8-12M. Once the GreenPlay report is received, the City can work on priorities within the budget parameters.

#### **STAFF-COUNCIL REPORTS**

City Manager Heiser reported: (i) the drawings and specs for the Railroad Springs pipeline project are being completed and an application for an NDEP permit will be submitted; (ii) the

final report from Farr West on the Well #8 project is still pending; (iii) the Alleys sewer project remains on hold until Hunewill Construction assigns a crew; (iv) the West-side curb and gutter project was approved by RTC at yesterday's meeting; (v) discussions are continuing with the party interested in constructing a transloading facility at the Airport Industrial Park; (vi) LOON provided a tentative site plan for their proposed expansion and staff is working with Desert Mountain Surveying to obtain a new legal description and with the City Attorney on the amendment to the license agreement; and, (vii) there is a conference call scheduled this Thursday with Armstrong Consultants and the BLM Project Manager to discuss the proposed BLM improvements at the airport.

Council member Owens reported on the RTC meeting, the Nevada Goldmining breakfast, the Chamber luncheon meeting and the Airport Board meeting.

Council member Mavity reported that she has had no committee meetings but commented that we need to work on getting the word out to small business owners about the availability of COVID funds and the process of applying for them.

Council member Billingsley reported on the WCVA meeting. Billingsley said there was about \$100,000 lost in room tax revenue last fiscal year.

City Attorney Maher commented that during the last session of the legislature the use of annexation commitments from property owners outside the City limits who request City water and sewer was prohibited. Maher said there is concern the same restrictions may eventually apply to future assessment districts.

Chief Garrison reported that the Police Department will be helping Community Health with the drive-thru flu shot event tomorrow from 4-8 p.m.

Recreation Director representative Chad Peters reported that the boiler at the Bode Howard pool was down over the weekend. Open swim did not work out so the sessions will be cancelled. Peters said the Boys and Girls Club hired 25 employees through the temp service to provided staffing for distance learning and, beginning October 5, 2020, they will be at four schools and the Boys and Girls Club.

Mayor Stone commented that the Nevada League of Cities will be holding a virtual conference on November 9-10, 2020. Stone and the City Manager attended the USDA Small Business Administration meeting; Stone attended the Chamber Luncheon with Lithium Mining. Halloween will be held October 31, 2020 from 5-8 p.m.; the Chamber of Commerce will hold their business trick or treat; and, the Flying Pig and Koyote Cruisers will hold a trunk or treat. Social distancing is encouraged.

**PUBLIC COMMENT:**

There was no public comment.

The meeting was adjourned at 2:50 p.m.

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Respectfully submitted,

Lorrie Haaglund  
City Clerk

**PASSED AND ADOPTED:** October 6, 2020

**VOTE OF COUNCIL:**

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

**APPROVED:**

**ATTEST:**

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Richard Stone  
Mayor

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Lorrie Haaglund  
City Clerk