

**CITY COUNCIL MINUTES
REGULAR MEETING
OCTOBER 6, 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 Theresa Mavity and Vince Mendiola; and, City Manager/Engineer Alicia Heiser, City Clerk Lorrie Haaglund, and City Attorney Kent Maher. Present (via videoconference): Council members Mike Owens and Paige Brooks. Absent: Council member Jim Billingsley.

CALL TO ORDER:

Mayor Stone called the meeting to order at 2:02 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 reviewed and Council member Mavity moved for approval as submitted. Motion carried unanimously.

The September 22, 2020 City Council regular meeting minutes were reviewed and Council member Mavity moved for approval as submitted. Motion carried with Council members Owens and Mavity voting aye (constituting two of the three members present at the meeting) and Council members Brooks and Mendiola abstaining from voting as they were absent from the meeting.

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:

Mayor Stone presented a proclamation declaring November 1, 2020 as "Extra Mile Day."

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 Mendiola 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.

NEVADA RURAL HOUSING AUTHORITY (NRHA) CDBG GRANT FUNDING APPLICATION

Stacey Sept, NRHA representative (via videoconference), provided information on the request to have the City apply for CDBG funding for the proposed Mountain View Village and

Winnemucca Village rehabilitation projects. The funding package for the Mountain View Village improvements includes a proposed \$500,000 CDBG grant. The applicable funding agency regulations require the CDBG grant application to be made by the City. The median income of the population affected by the project is within the qualifying range. NRHA is soliciting City approval to submit an application to CDBG for \$500,000; however, the grant funding application deadline for the current cycle is past, and this presentation is informational. NRHA will revisit the request with the Council prior to the next funding cycle. At that time, they will also request approval to work with the City staff to complete the application for submission. Mayor Stone directed staff to work with NRHA in preparation of the CDBG application for funding the proposed rehabilitation of Mountain View Village. No action was taken.

PUBLIC HEARING-ORDINANCE ADOPTION / AMEND MASTER PLAN FROM THE COMM (COMMERCIAL) MASTER PLAN DESIGNATION TO MHDR (MEDIUM HIGH DENSITY RESIDENTIAL) / NEW WESTERN VILLAGE DEVELOPMENT

Mayor Stone commented this is a request to amend the master plan from the COMM (Commercial) master plan designation to MHDR (Medium High Density Residential). Betty Lawrence, Planning Department representative, reported the Planning Commission recommended approval at their September 9, 2020 meeting. Mayor Stone called for public comment on the proposed amendment of the master plan. There were no comments. Council member Mavity moved to adopt the ordinance to amend the master plan for property located at Great Basin Avenue and Packsaddle Road from the COMM (Commercial) master plan designation to MHDR (Medium High Density Residential), Assessor's Parcel No. 16-0368-10. Motion carried unanimously.

PUBLIC HEARING-ORDINANCE ADOPTION / AMEND THE G-C (GENERAL COMMERCIAL) ZONING DESIGNATION TO R-2 (MULTI-FAMILY RESIDENTIAL) AND R-1-6 (SINGLE FAMILY RESIDENTIAL 6,000 SF MINIMUM LOT SIZE ZONING DESIGNATION) / NEW WESTERN VILLAGE DEVELOPMENT

Mayor Stone noted this is a request to amend the G-C (General Commercial) zoning designation to R-2 (Multi Family Residential) and R-1-6 (Single-Family Residential 6,000 sf minimum lot size zoning designation) for property located at Great Basin Avenue and Packsaddle Road (identical to the property of the preceding agenda item). Betty Lawrence, Planning Department representative, said no comments were received. Mayor Stone called for public comment on the proposed amendment to the zoning designation. There were no comments. Council member Mendiola moved to adopt the ordinance to amend the G-C (General Commercial) zoning designation to R-2 (Multi-Family Residential) and R-1-6 (Single-Family Residential 6,000 sf minimum lot size zoning designation) for property located at Great Basin Avenue and Packsaddle Road, Assessor's Parcel No. 16-0368-10. Motion carried unanimously.

PUBLIC HEARING-ORDINANCE ADOPTION / CEMETERY RULES-POLICIES-FEES

City Manager Heiser explained that there are cemetery rules in place, but some rules and fees were developed by staff to respond to a need at the time and were never formally adopted by the City Council. The coronavirus pandemic rules prohibit gatherings at churches and other public facilities which resulted in an increase of graveside services at the City cemetery, which in turn necessitated a review of the applicable City cemetery rules and prompted the proposal to formally adopt the rules and fees. Mayor Stone called for public comment on the proposed

ordinance. There were no comments. Council member Brooks moved to adopt the ordinance for the cemetery rules, policies and fees as proposed. Motion carried unanimously.

HANSON STREET-HIGHLAND DRIVE-WATER CANYON ROAD INTERSECTION PROPOSAL

City Manager Heiser reported receiving phone calls expressing concern about the safety of the Hanson Street-Highland Drive-Water Canyon three-way intersection. One person asked if the City could make the intersection a 3-way stop. Heiser feels a 3-way stop is only a short-term solution and suggested a roundabout will be a better permanent solution. A roundabout will require using a portion of the adjacent Indian land. There was discussion about possibly adjusting the proposed location of the roundabout to avoid having to use Indian land. Heiser estimates the cost of a roundabout to be between \$500,000 and \$750,000. It will probably be an RTC project. Heiser asked if there is any interest in exploring a three-way stop or in researching a roundabout. Mayor Stone commented that a three way stop in the interim may be a solution. City Attorney Maher explained that the current configuration was designed to keep traffic moving and noted a roundabout slows the traffic but does not stop it. Heiser commented a regular four-way intersection has 32 contact points and a roundabout only has eight; a roundabout reduces the chance of an accident by 75% based on contact points. Council member Mendiola recommended leaving the intersection as it is and moving forward with research of a roundabout. Staff was directed staff to continue exploring the roundabout option and report back. No action was taken.

CORONAVIRUS RELIEF FUND ELIGIBILITY CERTIFICATION

City Manager Heiser reported the Coronavirus Relief Fund reimbursement requests through September 30, 2020 totaled \$449,728.28, which includes \$100,000 to the Winnemucca Boys and Girls Club, \$308,000 to the Humboldt County School District and approximately \$41,000 to the City. The reporting worksheet for the State was submitted September 10, 2020 for \$449,728.28 against the first half allocation of \$708,020. Heiser said the City is considering using the funds to upgrade the audiovisual system at City Hall. The wastewater testing costs through September were \$3,000 and will increase to \$6,000 in the next three months. The testing was positive at a couple of collection sites and the information correlates with reported cases in those areas. Humboldt County has noticed an increase in requests for Coronavirus Relief Funds from small businesses. No action was taken.

BODE HOWARD MEMORIAL POOL

City Manager Heiser commented there are no major updates on the Bode Howard Memorial Pool Project. GreenPlay is working on the conceptual designs and cost estimates. No action was taken.

REGIONAL ECONOMIC DEVELOPMENT AUTHORITY PROPOSAL

Mayor Stone said this agenda item was included to allow the Council to ratify any action taken at the October 5, 2020 City Council joint meeting with Humboldt County and Humboldt Development Authority because the joint meeting agenda for the City was posted a few minutes late. Council member Mendiola moved to ratify the action taken at the joint meeting to move forward with combining economic development in Humboldt and Pershing counties. Motion carried unanimously.

STAFF-COUNCIL REPORTS

City Manager Heiser reported: (i) the Railroad Springs pipeline project right-of-way permit application has been sent to NV Energy, and the application for approval of the water project has been submitted to NDEP; (ii) the final report from Farr West for Well #8 should be received soon; (iii) the Alleys sewer project remains on hold until Hunewill Construction assigns a crew; (iv) the notice to proceed on the West-side curb and gutter project has been issued to Hunewill Construction and hopefully will be completed by the end of this year; (v) discussions are continuing with the party interested in constructing a transloading facility at the Airport Industrial Park and there is interest from other potential users regarding the Airport Industrial Park property; (vi) a proposed site plan for the Loon expansion and the Airport Industrial Park property was received; and, (vii) the BLM recently increased their efforts to complete a proposed \$2.5M expansion at the Airport and amendments to the existing BLM lease(s) at the airport are expected over the next few months. BLM will be paying for the project through the lease agreements. Armstrong Consultants are currently working on the cost estimates.

Council member Owens noted the wrecked cars at the Fire Department were removed.

Council member Mavity thanked the police department staff for the tour of the evidence vault.

Council member Mendiola reported on the Paradise Sonoma Conservation District meeting. The Humboldt Foundation will meet on Thursday to discuss the \$104,000 in funding requests received from the school district for the approximately \$40,000 in available funds.

Chad Peters reported that OSHA had received a complaint regarding the sauna at the pool. Currently, regulations do not allow saunas at pools to operate and, until further notice, the sauna will be closed. There will be a slow pitch softball tournament October 17-18, 2020. The Boys and Girls Club distance learning is up to four sites including the Club and the Winnemucca Junior High School contacted them to request the distance learning services (through CARES Act Funding). There are 46 new employees hired through the temp service for distance learning. Yesterday was the first distance learning day; there were 108 participants with 38 new applicants this morning. The fee is the \$20 annual membership fee and the fee is waived if a family is not able to pay.

Mayor Stone commented that the Nevada League of Cities will be holding a virtual conference on November 9-10, 2020. The registration forms were forwarded to the Council and staff will be providing additional information when it is received.

PUBLIC COMMENT:

There was no public comment.

The meeting was adjourned at 3:17 p.m.

Respectfully submitted,

Lorrie Haaglund
City Clerk

PASSED AND ADOPTED: October 20, 2020

VOTE OF COUNCIL:

AYES: Owens, Mavity, Mendiola, Brooks _____
NAYS: _____
ABSTAIN: Billingsley _____
ABSENT: _____

APPROVED:

ATTEST:

Richard Stone
Mayor

Lorrie Haaglund
City Clerk