

**CITY COUNCIL MINUTES  
REGULAR MEETING  
NOVEMBER 17, 2020**

The Winnemucca City Council met in regular session on Tuesday November 17, 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, Vince Mendiola and Pam Coats; and, City Manager/Engineer Alicia Heiser, City Clerk Lorrie Haaglund and City Attorney Kent Maher. Present (via video conference): Council member Jim Billingsley.

**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 June 15, 2020 City Council joint meeting minutes were reviewed and Council member Owens moved for approval as submitted. Motion carried unanimously.

The July 17, 2020 City Council joint meeting minutes were reviewed and Council member Mendiola moved for approval as submitted. Motion carried unanimously.

The November 3, 2020 City Council regular meeting minutes were reviewed and Council member Mavity moved for approval as submitted. Motion carried unanimously with Council member Owens abstaining as he was absent from the November 3, 2020 meeting.

**WARRANTS-EXPENSES:**

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

**PROCLAMATIONS-AWARDS-PRESENTATIONS:**

Mayor Stone presented a 5-year service award to Captain Jay Powell of the Winnemucca Volunteer Fire Department, and 25-year service awards to Jeff Brumm and Carl Rose. Fire Chief Joe Dendary presented Brumm and Rose with \$250 gift certificates on behalf of the Fire Department and congratulated them on their retirement from the department.

The meeting was recessed at 2:10 p.m.

The term of office of Council member Brooks ended. The Oath of Office was administered to Michael Owens as the Council Seat 1 member, Vincent L. Mendiola as the Council Seat 3 member and Pamela Coats as the Council Seat 5 member for the terms of the respective offices beginning at this meeting.

The meeting was reconvened at 2:15 p.m. with Richard Stone as Mayor, Michael Owens as the Council Seat 1 member, Theresa L. Mavity as the Council Seat 2 member, Vincent L. Mendiola

as the Council Seat 3 member, Jim Billingsley as the Council Seat 4 member and Pamela Coats as the Council Seat 5 member.

## **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.

### **NEVADA NATIONAL GUARD ARMORY PROPERTY ACQUISITION-USE PROPOSALS**

City Manager Heiser explained that the Nevada National Guard has significantly reduced their presence in many rural areas, including Winnemucca, and they are interested in divesting their interest in the local armory building and property since it is now rarely used. The City sold the property to the State of Nevada in 1948 and the deed has a reversionary clause providing that the property ownership reverts to the City if it is no longer used for military purposes. The National Guard expressed interest in returning the property to the City but they want payment of the outstanding debt of approximately \$225,000 owed to the federal National Guard for renovations made to the facility.

Tim Powers, Humboldt General Hospital CEO, expressed interest in acquiring the property because HGH is considering relocating its EMS service to free up the space occupied by the current EMS facility for specialty services. Mayor Stone expressed concern about emergency vehicles responding from the armory property location because of the layout of the streets and intersections in that area. The City has the first right to the property due to the reversionary clause in the deed. City administration has discussed the use of the armory property for the Public Works Department because it is running out of room to store equipment inside at the various locations now used by the department. Using the armory property will allow Public Works to centralize their operations and equipment. Heiser commented that the building is in good shape and there is room for additional buildings to be constructed in the future. Heiser noted that the recently appraised City-owned residential properties will be considered for sale at \$62,500 each (\$125,000 total) and the Scout Hut property offered for sale at \$155,000. The sale proceeds of the three properties could provide funds to cover payment of the armory loan. Council member Mendiola moved to direct staff to contact the National Guard and find out the status of the outstanding loan and proceed to work on the property acquisition. Motion carried unanimously.

### **APPRAISAL REPORTS FOR CITY-OWNED PROPERTY AT 3266 FRONTIER STREET (APN 16-0444-07) AND 3326 PAIUTE STREET (APN 16-0442-08)**

City Manager Heiser explained the City obtained the properties at 3266 Frontier Street and 3326 Paiute Street because the City had a lien on properties which were taken for delinquent taxes. Heiser said she is not aware the City will ever have any use for the residential lots. There has been contact from contractors interested in purchasing the lots. Council member Mendiola agreed the City does not have any use for these residential lots. Council member Mavity moved to find that it is in the best interest of the City to proceed with the sale of the properties at 3266 Frontier Street and 3326 Paiute Street. Motion carried unanimously.

## **2020 GENERAL ELECTION RESULTS**

City Attorney Maher explained this agenda item is scheduled to ratify the action taken at the November 13, 2020 special meeting due to the item being posted for the special meeting agenda after the posting deadline. Council member Mavity moved to ratify the action taken at the November 13, 2020 special meeting to adopt the resolution declaring Michael Owens and Vincent Mendiola as the single candidates filed for and elected to Council Seat 1 and Seat 3, respectively. Motion carried unanimously.

## **CORONAVIRUS RELIEF FUND EXPENDITURES**

City Manager Heiser presented an update on the coronavirus relief fund expenditure report and worksheets submitted to the state for expenditures to date and anticipated expenditures prior to December 30, 2020 which show total expenditures for the reporting period of \$330,210.19, with a remaining first allocation balance of \$336,387.57. Anticipated expenses prior to December 30 include the audio/visual equipment, the remaining \$104,000 allocated to the Boys and Girls Club, and the remaining \$143,000 allocated to the Humboldt County School District. Technology upgrades include computers for City Hall staff and air purifiers for City Hall and the Police Department and a sterilizer for City Hall. Heiser said the City auditors and the Coronavirus Relief Fund Committee agreed the funds can be used to purchase a couple of public safety vehicles and some community-based monitoring cameras which will reduce the potential for coronavirus exposure by limiting unnecessary human contact. The City has approximately \$478,00 of funds remaining, and the County has about \$100,000. The Food Bank and Senior Center may receive funds for meals. No action was taken.

## **BODE HOWARD MEMORIAL POOL**

City Manager Heiser reported that Greenplay Aquatic Design Group received and incorporated the City comments in the design concepts and cost estimate reports and they are working on the market analysis and potential funding mechanisms sections. No action was taken.

## **STAFF-COUNCIL REPORTS**

City Manager Heiser reported: (i) the Railroad Springs pipeline project right-of-way permit application was sent to NV Energy, the water project application was submitted to NDEP and the project will be advertised for bids which are due December 4 with bid award anticipated December 15; (ii) the final report from Farr West on the Well 8 project is pending; (iii) the Alleys sewer project remains on hold; (iv) Hunewill Construction has been given the notice to proceed on the West-side curb and gutter project which should be completed by the end of 2020; (v) the City is continuing discussions with the party interested in constructing a transloading facility at the Airport Industrial Park; (vi) there were no comments from Loon's legal team on the revisions to the Airport Industrial Park area amended license agreement and the revised parcel map for the expanded license area was received from Desert Mountain Surveying; (vii) the BLM recently stepped up efforts to complete a proposed \$2.5M expansion at the Airport which will require coordination between BLM, the City, Armstrong Consultants, and the FAA. Proposed amendment(s) to the existing BLM lease(s) at the airport are expected in the coming months.

Council member Owens reported on the LEPC and Airport Board meetings. Owens also attended and reported on the NV League of Cities virtual conference.

Council member Mavity attended the NV league of Cities virtual conference.

Council member Mendiola reported on the Humboldt Foundation and the Humboldt River Basin Water Authority meetings. Mendiola commented on his recent tour of the Police Department evidence room.

Council member Billingsley mentioned the WCVA will meet tomorrow night and he welcomed Pam Coats to the Council.

Council member Coats attended the FCC meeting.

Recreation Director representative Peters reported the swimming pool will be closed until further notice due to a positive Covid exposure with a lifeguard.

Police Chief Garrison reported the department is starting the process of notifying persons who have vehicles stored on the streets to remove them or face having them towed and stored until the fees are paid.

Mayor Stone reported on the Veterans Day Parade and reminded that the Nevada Gold Mine Community Breakfast will be held December 3, 2020 at the Boys and Girls Club. There will be only one Council meeting in December on the 15th. Stone attended the virtual conference of NV League of Cities.

**PUBLIC COMMENT:**

There was no public comment.

The meeting was adjourned at 3:32 p.m.

Respectfully submitted,

Lorrie Haaglund  
City Clerk

**PASSED AND ADOPTED:** December 15, 2020

**VOTE OF COUNCIL:**

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

**APPROVED:**

**ATTEST:**

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

\_\_\_\_\_  
Alicia Heiser  
City Manager