

**CITY COUNCIL MINUTES
REGULAR MEETING
AUGUST 10, 2021**

The Winnemucca City Council met in regular session on Tuesday, August 10, 2021, at 2:00 p.m. in the City Hall meeting room, which was also accessible via teleconference and videoconference. Present (in the meeting room): Mayor Richard Stone; Council members Mike Owens, Vince Mendiola, Jim Billingsley and Pam Coats; City Manager Alicia Heiser, Deputy City Clerk Ruth Fitzpatrick, City Attorney Kent Maher and Police Chief Dave Garrison. Present (via teleconference): Council member Theresa Mavity.

CALL TO ORDER:

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

PUBLIC COMMENT-PERSONAL COMMUNICATION-CORRESPONDENCE:

Melanie Erquiaga of Nevada Outdoor School provided information and flyers regarding the Dutch Oven Cook-Off to be held on September 11, 2021 in the Bode Howard Memorial Pool parking lot.

MINUTES:

The minutes of the July 13, 2021 regular City Council meeting were reviewed and Council member Owens moved for approval as submitted. The motion carried unanimously with Council member Mavity abstaining because she was not present at the July 13, 2021 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 with Council member Billingsley abstaining from voting on the Jim Dandy Productions warrant(s) because he is the owner of the business.

PROCLAMATIONS-AWARDS-PRESENTATIONS:

None

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.

EVERY NEVADA RECOVERY FRAMEWORK PRESENTATION

State Treasurer Zach Conine (via videoconference) provided a PowerPoint presentation on the Every Nevada Recovery Framework program. The State of Nevada received \$3.7B in funding in June as part of the American Rescue Plan Act (ARPA) and approximately \$1B is for local governments, leaving about \$2.7B as discretionary general aid. Conine presented the seven

State priorities for strategic enhancement and outlined the process for gathering stakeholder input and community feedback on the effects of the pandemic and programs and services for recovery aid. After the State receives all local input, they plan to design and create new programs and services to address state needs. No action was taken.

PRIVATE ACTIVITY BOND CAP TRANSFER REQUEST

Katie Coleman (via videoconference) with Nevada Rural Housing Authority (NRHA) shared statistics on the impact of the NRHA Home at Last Program for Winnemucca homebuyers. The City and other local government private activity bond cap transfers to NRHA are the largest contributor to the program. Mayor Stone said the City has transferred the unused portion of the private activity bond cap to NRHA for several years. Council member Owens moved to transfer the unused portion of the City 2021 private activity bond cap to NRHA as presented. Motion carried unanimously.

BROADBAND MAPPING PROJECT PROPOSAL AND FUNDING REQUEST

Des Craig (via videoconference) from Western Nevada Development District (WNDD) provided a PowerPoint presentation on the proposed regional broadband mapping project to develop a GIS-based map containing layers that will include data regarding available broadband and local internet speeds to provide information needed to apply for broadband funding. The cost of the mapping is \$40,000, and WNDD is requesting a \$2,850 contribution from each member to cover the cost, which will be an annual cost to maintain the map. Council member Owens expressed concern over the annual \$40,000 cost. He said he understands the initial cost to build the map, but has a hard time understanding the annual fee being as high as the initial build-out. Council member Billingsley asked if the project could be funded by any of the broadband funds made available by the federal government. City Manager Heiser advised that broadband projects are an eligible expense under the American Rescue Plan Act (ARPA), and the \$2,850 fee could be paid from ARPA funds, which can only be allocated until December 31, 2024. Council member Owens moved to approve the \$2,850 expense for the WNDD broadband mapping project for one year only. Motion carried unanimously.

PUBLIC HEARING / REZONE REQUEST RW 21-06 / APN 16-0331-04

This ordinance was requested to change the zoning designation from E (Estates) to R-2 (Multiple Family Residential) for APN 16-0331-04 adjacent to Hardgrave Lane. City Manager Heiser explained the property is located near other properties with an R-2 zoning designation. Mayor Stone called for public comment; there was none. Council member Mendiola moved to approve the rezone request as presented. Motion carried unanimously.

PUBLIC HEARING / REZONE REQUEST RW 21-09 / APNs 16-0292-01, -02 AND -15

This ordinance was requested to change the zoning designations from AR (Agriculture Residential) to G-C (General Commercial) for APNs 16-0292-01 and 16-0292-02 abutting Fairgrounds Road and from AR/G-C (Agriculture Residential and General Commercial) to G-C (General Commercial) for APN 16-0292-15 abutting Leighton Day Road. City Manager Heiser said that other privately-owned property in the area of these parcels is zoned commercial. Council member Billingsley asked why the AR/GC designation needs to be changed since it already has a commercial designation. City Attorney Maher explained that the allowed commercial uses are different between the two designations and the G-C designation is required for the proposed use of the property. Mayor Stone called for public comment. Stone relayed a comment from County

Commissioner Jim French expressing concern over the appearance of the damaged vehicles and equipment on the site, and his call for installation of a privacy fence. Maher explained that a privacy fence cannot be required as a condition for rezone. Council member Owens moved to approve the rezone request as presented per staff recommendation. Motion carried unanimously.

PUBLIC HEARING / REZONE REQUEST RW 21-10 / APN 15-0135-14

This ordinance was requested to change the zoning designation from G-C (General Commercial) to R-1-6 (Single Family Residential, 6,000 sf minimum lot size) for APN 15-0135-14 at 133 Garrison Street. City Manager Heiser explained that this property is similar to several others in the area where the zoning designation has been changed from commercial to residential because homebuyers cannot get financing for single family residences located on commercially zoned property. Mayor Stone called for public comment; there was none. Council member Mendiola moved to approve the rezone request as presented per staff recommendation. Motion carried unanimously.

COMMUNITY GARDEN GRANT AGREEMENT ADMINISTRATION

City Manager Heiser explained that the Age and Dementia Friendly group applied for and was awarded a \$5,420 AARP grant similar to the one received two years ago for the fitness park. The funding is to be used for improvements to the community garden. AARP requires the grant be administered by a municipality. Council member Owens moved to approve the grant memorandum of understanding as presented with revisions to the confidentiality clause as recommended by City Attorney Maher. Motion carried unanimously.

CONCESSION SERVICES AGREEMENT RENEWAL REQUEST

The two-year license agreement, which is renewable for two years, with the Wright Food to provide concession services at the Sports Complex expired on March 31, 2021. A renewal agreement with modified payment terms was requested to allow the regular annual license payment of \$7,200 to be reduced by one-half if one-half or more of the events scheduled between May 1 and October 31 of each year are cancelled. Council member Coats moved to approve the renewal agreement with the modified payment terms as recommended by staff. Motion carried unanimously.

COVERED PATIO PROPOSAL AND FUNDING REQUEST

Joe Dendary, Fire Chief and Men's Golf Club member, presented a proposal to extend and cover the back patio of the Golf Course club house at an estimated total cost of \$14,080.68; the cost of the patio shade covering is estimated to be \$2,000. The Men's Golf Club is willing to contribute \$12,000, the Winnemucca Volunteer Fire Department will contribute the labor and the City is requested to contribute \$4,500. City Manager Heiser mentioned that outdoor recreation expenses are eligible for ARPA funding, and a City contribution could be covered by those funds. Council member Owens moved to approve the construction of the covered patio and to commit \$4,500 in funding per staff recommendation. Motion carried unanimously.

GOED AGREEMENT REQUEST

The Governor's Office of Economic Development (GOED) recently approved the formation of the Nevada 95-80 Regional Development Authority (RDA) and the proposal for the RDA to perform economic development services on behalf of GOED. The agreement provided by GOED awards

\$110,000 in FY 2021-2022 and \$110,000 in FY 2022-2023 to the RDA for the economic development services that will be performed. The funding will be split among the four members of the RDA. Council member Mendiola moved to approve the GOED funding agreement per staff recommendation. Motion carried unanimously.

CORONAVIRUS RELIEF FUNDS AND AMERICAN RESCUE PLAN FUNDS USE

City Manager Heiser reported that the July CARES Act report is not completed, and an update on the expenditures is expected at the next meeting. The reporting template for the American Rescue Plan Act (ARPA) funds has not been received. ARPA expenses will be reported directly to the Treasury, with the first expense report due in October 2021. Heiser said she will bring some information regarding potential projects to the next Council meeting, noting that water, sewer and broadband projects are eligible for ARPA funding. No action was taken.

BODE HOWARD MEMORIAL POOL

The City is still waiting to hear from the League of Cities or the Treasury Department as to whether a new aquatic center is an eligible use of ARPA funds. No action was taken.

STAFF-COUNCIL REPORTS

City Manager Heiser reported: 1) staff is moving forward with the pump selection of Well #8 and any Well #8 project is eligible for ARPA funding; 2) the West-Side curb and gutter project is underway; 3) a Section 163 review by the FAA was requested to determine whether the proposed transloading facility is an appropriate use of airport property; 4) the Loon Project has vacated their site and an Airport Industrial Park committee was formed by the Humboldt Development Authority and marketing of the former Loon site will begin soon; 5) the BLM is still working on the legal description for their proposed expansion which is needed for the new combined lease agreement; 6) the Hardgrave Lane design is almost complete and the project will be put to bid soon; 7) there are no new updates on the Urban Pond or Amphitheater projects; and, 8) the Community Garden will receive some upgrades as part of the AARP grant.

Council member Owens reported on the Airport Board meeting. Owens asked about replacement of the broken components at the splash pad. City Manager Heiser said new components have not yet been purchased. Owens asked about City staffing levels. Heiser reported that seasonal staffing has been sparse, but some recent hires were made, including a full-time Buildings and Grounds Maintenance employee.

Council member Mavity reported that she attended the quarterly Landfill meeting; and the horseshoe pitching event appeared to be successful.

Council member Billingsley confirmed that the horseshoe tournament was a great success, and the organizers have requested to come back in the future. Billingsley reported that this year has been a very good for room tax. Billingsley said he has noticed several minors driving golf carts on City streets, sometimes in an unsafe manner, and requested that Chief Garrison ask the police department officers inform the parents that children should not be operating golf carts on City streets without a valid driver's license.

Police Chief Garrison stated the new evidence vault technician is doing a great job and invited the Mayor and Council to tour the evidence vault to see the incredible progress that has been made. Council member Owens inquired if the evidence vault technician will be on crime scenes.

Garrison reported she will be attending crime scene investigation training in the very near future. In response to a question from Council member Mendiola, Garrison said the Highland Park cameras are not yet up and running.

Mayor Stone reported on the National Night Out event and attended the Nevada Gold Mines Community Development meeting. Great Basin College has a new Director, Becky Coleman.

PUBLIC COMMENT:

There were no comments.

Mayor Stone adjourned the meeting at 3:32 p.m.

Respectfully submitted,

Alicia Heiser
City Manager

PASSED AND ADOPTED: August 24, 2021

VOTE OF COUNCIL:

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

APPROVED:

ATTEST:

Richard Stone
Mayor

Ruth Fitzpatrick
Deputy City Clerk