

**CITY COUNCIL MINUTES
REGULAR MEETING
OCTOBER 04, 2022**

The Winnemucca City Council met in regular session on Tuesday, October 04, 2022, at 1:00 p.m. in the City Hall meeting room; the meeting was accessible via teleconference and videoconference. Present (in the meeting room): Mayor Richard Stone; Council members Mike Owens, Theresa Mavity, Vince Mendiola, Jim Billingsley and Pam Coats; City Manager Alicia Heiser; City Attorney Kent Maher; City Clerk Ruth Fitzpatrick; Administrative Assistant Brandy Grimm; Police Captain Chad Farstveet; Recreation Director Tom Heikkila; Julia Maestresjuan (Great Basin Sun); Wayne Smith (Airport Board); Dana Toth (Historic Resources Commission); Lindsey Myers (Historic Resources Commission); Cecil Martin (Museum Board; and, Gerald Moritz. Present (via teleconference): Ashley Maden; Michelle Allen (Economic Development Officer); and, Chad Neeley.

CALL TO ORDER:

Mayor Stone called the meeting to order at 1:00 p.m.

PUBLIC COMMENT-PERSONAL COMMUNICATION-CORRESPONDENCE:

Dana Toth, Historic Resources Commission, asked about the status of the deed for the transfer of the Museum Lane property and announced updates to the Haunted Bridge Street event scheduled for October 29, 2022.

MINUTES:

The minutes of the September 19, 2022 City-County joint meeting were reviewed and Council member Mavity moved for approval as submitted. Motion carried with Council member Owens abstaining as he was not at the meeting.

The minutes of the September 20, 2022 regular City Council meeting were reviewed and Council member Owens moved for approval as submitted. Motion carried unanimously.

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:

Mayor Stone presented City Manager Alicia Heiser with a 5-year service award.

Mayor Stone proclaimed Tuesday November 1, 2022 to be 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.

APARTMENT RENTAL PROPOSAL

A possible lease of the apartment over the old fire house by the Family Support Center was discussed at the last council meeting, and staff was directed to move forward with the leasing process. City Attorney Maher said he discussed the matter with Deputy District Attorney Wendy Maddox (a support center representative) and suggested a month-to-month rental agreement rather than a lease which can be implemented much quicker because it does not have the same legal requirements as entering into a longer term lease agreement. Maddox indicated the Family Support Center would be fine with a month-to-month rental agreement. The city must still determine a monthly rental fee for the apartment. The rental fee was discussed.

Council member Billingsley moved to approve a rental agreement at \$300 per month for the Family Support Center to temporarily house out-of-area providers working and providing services in Winnemucca on a recurring basis. Motion carried unanimously.

AIRPORT LEASE REQUEST

City Manager Heiser stated Dixie Air owns the hangars constructed on airport lease tracts 3, 5 and 14, and they want to sell the hangars to their son, Chad Neeley. Heiser added that a standard land lease term at the airport is 15-years with a conditional renewal for another 15 years. Neeley has requested a 30-year lease term to allow him to obtain commercial financing to purchase the hangars. The Airport Board recommended approval of a 30-year lease term to accommodate the significant financial investment Neeley is making at the airport.

City Attorney Maher commented that the hangars are subleased as a business venture which is in violation of the terms and conditions of the standard airport lease, including the Dixie Air lease, and that providing an opportunity for persons to make money from subleasing of hangars was not the original intent of allowing hangar leases at the airport. Maher also noted that the FAA grants which fund capital improvement projects at the airport contain compliance assurances that must be considered when leasing out airport property.

Council member Owens stated the airport board has been working in recent years to make sure Dixie Air did not have subleases that were non-aeronautical, and there have been several nonaeronautical evictions. Wayne Smith, Airport Board Chairman, confirmed Owens' statement that all subleases are supposed to be aeronautical use only.

Mayor Stone expressed concern regarding hangars being subleased; he believes the city should be compensated for those subleases as the land lease amount is so small.

Chad Neeley affirmed a 30-year lease is requested due to the necessity of using bank funding to finance the investment. Neeley added he thinks the current land lease price (paid to the city) is fair for what it is, land that a building sits on to store airplanes, and the responsibility to maintain the buildings will be Neely's, not the city's.

City Attorney Maher recommended that council get more information about sublease amounts to make a better determination of what the city will do, if anything, in relation to allowing subleasing and to allow time for questions to be answered.

Mayor Stone stated he would like to meet with the city attorney, city manager and Neeley to go over the proposed terms in more detail. A meeting was tentatively scheduled for October 5, 2022 at 2:00 pm.

No action was taken.

STREET SAFETY PROPOSALS

City Manager Heiser stated safety concerns for the intersection of Kluncy Canyon Road and Great Basin Avenue were brought to city attention at the last meeting. Since then, the trees around the stop signs have been trimmed back and a yield bar has been painted to help with visibility. Heiser added other options that could be implemented include making the intersection a four-way stop, installing flashing stop signs, or additional signage that indicates cross traffic does not stop.

Council member Billingsley stated it does not look like an intersection and more visibility is needed. Billingsley suggested trying other signage or flashing lights before deciding to go to a four-way stop. Council member Mendiola noted speed is also an issue in the area and agreed more signage is needed for visibility.

Gerry Moritz, a resident of the area, stated speed limit signs are needed on Great Basin Avenue to the cattle guard as there are none or very few and speed is an issue.

Staff will add flashing solar powered stop signs and speed limit signs on Great Basin Avenue and, if needed, the matter can be revisited.

No action was taken.

WATER-SEWER CONNECTION FEES DEFERRED PAYMENTS

City Manager Heiser said that with the recent requests for and grants of water and sewer connection fee deferrals to contractors, additional discussion is needed to determine whether the fees deferral should be incorporated in the city ordinances or whether a policy providing guidelines for deferral should be implemented. The building department is not in favor of making the connection fee deferral permanent for all developments because it will be difficult to track the connection fees for individual single-family residences. It may be easier to track payments for larger housing development projects or commercial developments seeking deferrals, but there needs to be some guidelines on the amount of fees paid and amount deferred.

Council member Billingsley is in favor of selecting a minimum threshold amount and criteria for deferral eligibility of larger projects because it could help ease some of the upfront costs that builders encounter.

City Attorney Maher stated it will need to be an ordinance change and council can impose specific criteria for developers to be granted a connection fee deferral.

Council directed staff to do some research to come up with an appropriate amount for developers to meet for the deferral.

No action was taken.

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AMERICAN RESCUE PLAN FUNDS

City Manager Heiser stated the report for the quarter ending September 30, 2022 is due at the end of October, and updated information will be available when that report is complete.

No action was taken.

BODE HOWARD MEMORIAL POOL-NEW AQUATICS CENTER

City Manager Heiser stated she is almost done with the draft RFP for design services, and it will go to the committee and City Attorney for review, and hopefully will be advertised in November.

No action was taken.

STAFF-COUNCIL REPORTS

City Manager Heiser reported: 1) staff and Shaw Engineering are discussing the pump installation and pump house design for Well 8; 2) the list of the locations to be included in the East side curb and gutter project is being prepared; 3) a ruling on the ongoing FAA Section 163 review is expected; 4) there is no new interest in the Loon site; 5) staff is coordinating with Armstrong Consultants on the BLM airport SEAT base lease and construction project; 6) Hunewill started the Hardgrave Lane project with completion expected before winter; 7) work to clean up the Community Garden is continuing; 8) Tank 1C is now empty and ready to be refilled and retested and possibly back in service by October 10, 2022; 9) installation of the helicopter outlet and the fuel tank protective bollards are complete for the general aviation apron hardstand project, and some quality issues need repair prior to the project final close-out; 10) Armstrong started the heavy aircraft apron reconstruction project design and is on-board to coordinate with the BLM project; and, 11) the Hanson Street water main project to “loop” the water system will need to be started soon to be finished before the NDOT Hanson Street bridge project in spring 2023.

Council member Mendiola reported attending the HDA meeting and advised the Nevada Futures event is scheduled for October 26 from 8:00 am to 1:30 pm at the Boys and Girls Club.

Council member Billingsley showed proposals for the WCVA planned Convention Center East Hall remodel and reported the rugby tournament is coming back to Winnemucca on October 22.

Recreation Director Tom Heikkila stated: 1) he has been working with WYFL and AYSO for their field markings; 2) the pool is open on Wednesday afternoon for open swim which has been successful; and, 3) the pool is currently fully staffed with lifeguards.

Mayor Stone reported: 1) the Mayor’s ball is October 14; 2) Juvenile Detention is having an open house on October 17 at 1:30 pm to show the transitional housing; and, 3) candidates’ night is October 5 at 6:00 pm.

PUBLIC COMMENT:

There were no comments.

Mayor Stone adjourned the meeting at 2:31 p.m.

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Respectfully submitted,

Brandy Grimm
Administrative Assistant II

The federal mandated non-discrimination statement is set out in entirety on the publicly posted meeting agenda for this meeting and is incorporated by reference pursuant to 41 CFR part 60, and is available in the City Clerk Office, 90 W Fourth St, Winnemucca, NV.

PASSED AND ADOPTED: October 18, 2022

VOTE OF COUNCIL:

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

APPROVED:

ATTEST:

Richard Stone
Mayor

Ruth Fitzpatrick
City Clerk