

**CITY COUNCIL MINUTES
REGULAR MEETING
NOVEMBER 22, 2022**

The Winnemucca City Council met in regular session on Tuesday, November 22, 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 Theresa Mavity, Vince Mendiola, Ashley Maden and Pam Coats; City Manager Alicia Heiser; City Attorney Kent Maher; Administrative Assistant Brandy Grimm; Debbie Stone (Humboldt County Chamber of Commerce); and guests Denise Arguello, Dustin Stone, Frankie Stone, Marie Stone, Oliver Stone, Benjamin Stone, Marcus Stone and Larry Maden. Not present: Council member Mike Owens.

CALL TO ORDER:

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

PUBLIC COMMENT-PERSONAL COMMUNICATION-CORRESPONDENCE:

There was no public comment, personal communication, or correspondence.

MINUTES:

The minutes of the November 08, 2022 regular City Council meeting were reviewed and Council member Mendiola moved for approval as submitted. Motion carried unanimously.

The minutes of the November 15, 2022 special City Council meeting were reviewed and Council member Mavity moved for approval as submitted. Motion carried unanimously.

WARRANTS-EXPENSES:

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

PROCLAMATIONS-AWARDS-PRESENTATIONS:

The term of office of Council member Billingsley ended. The Oath of Office was administered to Theresa Mavity as the Council Seat 2 member, Ashley Maden as the Council Seat 4 member and Richard Stone as the Mayor for the terms of the respective offices beginning at this meeting.

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.

FUNDS TRANSFER

City Manager Heiser reported the City currently has about \$19M in the non-interest earning Wells Fargo checking account, \$10.4M of which is ARPA funds. The city also maintains about \$2.6M in a money market account through Moreton Asset Management which, with the recent increase in

interest rates, is currently earning about 5% interest and is expected to earn approximately 3% to 5% interest during the next year. The Moreton account consists of very short-term investments, and the funds are next-day liquid. Heiser suggested moving \$10M of the City funds from the Wells Fargo account to the Moreton account to realize interest income on the funds while being held.

Council member Mendiola moved to authorize the transfer of City funds from the Wells Fargo checking account to the Moreton Asset Management money market account to increase the account earnings as explained. Motion carried unanimously.

PROPERTY DISPOSAL PROPOSAL

City Manager Heiser recapped the discussion of the property disposal item from the prior Council meeting and the directive to staff to determine an estimated value for the APN 16-0447-02 property proposed for transfer to the abutting property owner on the east side, the O'Brien Living Trust. The area of the strip of property is approximately 0.3 acres. Staff gathered comparison data for 2021 and 2022 on eleven vacant properties with Estates zoning which were privately sold. The average sale price per acre of those properties was \$101,492.01, per the sales data from the Humboldt County Assessor's office. All of the comparison properties were vacant but were capable of being developed. The property in question has no development potential due to its irregular shape. Using the average sales price data as a very conservative estimate, the value of the strip of property is approximately \$30,447.60. If transferred to the abutting owner, the owner will be responsible for improving the strip (which abuts Stuart Street on the west side) with paving, curb and gutter. The length of the strip is approximately 1,300 feet and based on the bid prices from the recently undertaken Hardgrave Lane project, the cost to install curb, gutter and a strip of paving 10 feet wide is approximately \$44,598.66, which is of significantly more value to the city than the strip of land itself.

Council member Maden moved to approve the proposal to dispose of an approximate 10+/- strip of city-owned real property abutting Stuart Street and extending from the Palisade Drive intersection to Kluncy Canyon Road, APN 16-0447-02, by transferring it to the John and Connie O'Brien Living Trust. Motion carried unanimously.

AMERICAN RESCUE PLAN FUNDS

City Manager Heiser stated the next quarterly report will be due in January.

No action was taken.

BODE HOWARD MEMORIAL POOL

City Manager Heiser stated the RFP is complete and under review by the City Attorney and committee and should be advertised for bid soon.

No action was taken.

STAFF-COUNCIL REPORTS

City Manager Heiser reported: 1) no new information on the pump installation and pump house design for Well 8; 2) no new information on the list of the locations for the East side curb and gutter project; 3) no ruling yet on the FAA Section 163 review; 4) staff is coordinating with Armstrong Consultants on the BLM airport SEAT base lease and construction project; 5) the Hardgrave Lane project is almost complete; 6) staff will continue to look at possible uses of ARPA

funds for Recreation Complex projects; 7) no update on the Community Garden; 8) Tank 1C is back in service; 9) Q&D Construction completed all punch list items for the airport general aviation apron hardstand project which is now in the one-year warranty period; 10) Armstrong Consultants 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 must start soon to finish before the spring 2023 NDOT Hanson Street project.

Council member Mendiola reported attending the Humboldt Foundation meeting.

Council member Maden reported attending the Main Street chili cookoff event.

Council member Coats reported attending the FCC meeting and the Main Street chili cookoff event.

Mayor Stone reported: 1) the Nevada League of Cities has postponed until February the public official orientation previously scheduled for the first week of December; 2) the City-County Christmas party is December 2; and, 3) the Parade of Lights is December 10 at 5:30 pm.

PUBLIC COMMENT:

There were no comments.

Mayor Stone adjourned the meeting at 1:33 p.m.

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: December 13, 2022

VOTE OF COUNCIL:

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

APPROVED:

ATTEST:

Richard Stone
Mayor

Ruth Fitzpatrick
City Clerk