

THE HONORABLE CITY COUNCIL OF THE CITY OF LOVELOCK MET IN REGULAR SESSION ON SEPTEMBER 1, 2020 AT THE LOVELOCK CITY HALL AT 7:00 P.M.

Present:

Mayor	Mike Giles
Council members	Dan Murphy
	Pat Rowe
	Starlin Gentry
City Clerk	Lisa Booth
Legal Counsel	Kent Maher
Police Chief	Michael Mancebo
Public Works Director	Steve Peters

Guests: Lucy Peters, Jennifer Ward, Rodney Wilcox, Bernie Schneider and Jerry Allen

PUBLIC COMMENT-PERSONAL COMMUNICATION-CORRESPONDENCE:

There were no comments, personal communications or correspondence.

MINUTES REVIEW-APPROVAL:

Council member Rowe moved to approve the August 18, 2020 regular City Council meeting minutes as presented.

Motion carried unanimously.

BUSINESS IMPACT DETERMINATION:

After review and consideration of the probable effect that each agenda item for this meeting could have on a "business" as defined by statute, Council member Gentry moved to make a finding that no item on this meeting agenda appears to impose a direct and significant economic burden on a business or directly restrict the formation, operation or expansion of a business.

Motion carried unanimously.

SEWER-DISPOSAL ACCOUNT DELINQUENCIES / ADJUSTMENTS / REFUNDS:

City Clerk Booth presented and reviewed the delinquent account list.

No action was taken.

CONTINUED PUBLIC HEARING / NUISANCE DETERMINATION / 945 ELMHURST AVE. AND APN 001-221-12 (WESTERN COMMUNICATIONS):

Pictures taken earlier in the day by the police department were provided and reviewed.

Council member Rowe moved to make a finding that based on the evidence presented the property described as APN 001-221-12 (Western Communications) constitutes a menace to public health and safety and to direct staff to clean the property and bill the owner.

Motion carried unanimously.

Council member Murphy moved to make a finding that based on the evidence presented the condition of the property at 945 Elmhurst does not constitute a nuisance or a menace to public health and safety.

Motion carried unanimously.

USDA DEBT RESERVE FUNDS USE / SEWER PLANT REPAIRS-UPGRADES:

Mayor Giles explained briefly the need for repairs and upgrades to the sewer plant and reported speaking with Cheryl Couch at USDA about using USDA debt reserve funds for the repairs and

upgrades. The City is able to use up to \$150,000 of the debt reserve upon application and authorization by the USDA.

Council member Murphy moved to authorize the Mayor to prepare, sign and submit the necessary application-request documents to receive authorization to use the restricted USDA debt service funds for sewer plant repairs and upgrades as discussed.

Motion carried unanimously.

SEWER PLANT STATUS-BUDGET / RATE INCREASE PROPOSAL:

Mayor Giles reported: new submersible pumps for the sewer plant have been ordered at a cost of \$17,564 each, plus freight; it will cost \$11,000 to rebuild an existing submersible pump; the pressure tank has been replaced; the computer monitoring system upgrade was ordered; and, the air leak is due to inadequate gaskets in the affected line and RDC (the original plant contractor) quoted a price of \$163,000 to replace the piping and gaskets. Alternatives are being looked at.

Giles suggested the Council needs to consider a sewer use fee increase. The last rate increase was July 2011 and the increases were graduated over a four-year period.

Council member Murphy commented the City should consider working towards a possible fee increase to \$60 by 2024.

The Council directed staff to start the rate increase process.

BIG MEADOW CONSERVATION DISTRICT BOARD APPOINTMENT / MASSOUD MOEZZI:

Mayor Giles reported receiving a letter from Big Meadow Conservation District Board Chairman Clinger requesting the reappointment of Massoud Moezzi to the Board as the City representative.

Council member Rowe moved to approve the reappointment of Massoud Moezzi to the Big Meadow Conservation District Board.

Motion carried unanimously.

9TH STREET ABANDONMENT PROPOSAL / PERSHING COUNTY COMMISSION:

Mayor Giles said that during the August 26 joint meeting of the City Council and County Commission, the County asked if the City would consider the abandonment of the portion of 9th street between Cornell Avenue and Dartmouth Avenue to facilitate the possible County expansion of the law enforcement facilities.

Council member Murphy stated that he was not in favor of the abandonment because of the number of utilities on or within the street. Sheriff Jerry Allen commented the road would still be usable, but it will be closed when needed for prisoner transport, and extra security could be placed around the utility hubs.

Legal Counsel Maher noted that all the County wanted to know at this time is if the City would be willing to consider this as an option; this is not a formal abandonment request because the County has not yet procured the abutting property. Council members Rowe and Gentry both remarked that they would be willing to consider an abandonment proposal with certain conditions. Maher advised the City has the ability to reserve an easement for utilities when property is abandoned.

Council member Gentry moved to have the City consider abandonment of a portion of 9th Street subject to the County completing the purchase of the abutting former Windmill property.

Motion carried with Council members Rowe and Gentry voting aye and Council member Murphy voting nay.

CARES ACT FUNDING AND DISTRIBUTION OF FUNDS / RECOMMENDATIONS FOR THE CORONAVIRUS RELIEF FUND EXPENDITURE PLAN;

Mayor Giles reviewed the City plan which was submitted to the State for use of the COVID-19 monies received through the State. The first one-half of the relief funds must be expended before the City can receive the remaining one-half of the funds. City Clerk Booth advised that notice was received from the State that more details are required for several of the line items that were listed.

No action was taken.

PROPOSAL TO ESTABLISH GUIDELINES AND RECOMMENDATIONS FOR THE SAFE RE-OPENING OF NONESSENTIAL BUSINESSES WITHIN THE CITY LIMITS:

Mayor Giles reported that there have been no changes at this time.

No action was taken.

PROPOSALS-RECOMMENDATIONS FOR PROVIDING PUBLIC WORKS AND PUBLIC SAFETY SERVICES:

Mayor Giles noted that at budget time the concern over the anticipated and projected lack of funding prevented consideration of compensation increases for City personnel. Giles reported that CTX (consolidated tax) funds came in over budget and the gas tax came in under budget; however, the shortfall is not as bad as was anticipated in March.

Council member Murphy stated that he was in favor of trying to give raises which will, hopefully, help the City keep the two police officers they currently have and offer a better starting wage to any new officers. Murphy suggested raises should also be given to other City employees.

Council member Rowe moved to direct the Mayor and staff to work on a proposal to provided compensation raises for City personnel.

Motion carried unanimously.

Mayor Giles commented there is a vacancy in the public works department and two applications for the position were received. An employee who previously held the position has asked to come back to work. Council member Murphy said in his opinion a former employee should be treated as a new hire and go through the application and interview process.

BROWNFIELDS GRANT PROJECT:

Mayor Giles reported receiving the Executive Summary on the former Bernd Hotel (City-owned property) which recommends the property be inspected for an underground oil tank.

No action was taken.

BUSINESS-LIQUOR-SPECIAL EVENTS LIQUOR LICENSES - BUILDING PERMITS:

The following licenses and permits were reviewed:

Business licenses:
None

Building permits:
#1596 – Jose Castillo - Electric

Liquor licenses:
None

Special Events liquor licenses:
None

PROCLAMATIONS-AWARDS:

There were no proclamations or awards.

STAFF-COUNCIL REPORTS-PROPOSALS:

Volunteer Fire Chief Wilcox stated he would like to see fireman call fees raised from \$10 to \$20, which is the amount the County pays. Wilcox also stated that he would like to see the fire department under the County only. Wilcox would like to be included in the budget process in the future.

Council member Gentry attended the Local Emergency Planning Committee meeting. There will be an exercise in the fall to test the various emergency systems.

Council member Murphy attended the Recreation Board meeting. The main issue is the swimming pool. Murphy questioned if the City is now in a position to start the nuisance process for the properties affected by the Main Street fire.

Council member Rowe attended the Western Nevada Development District meeting. Two new employees were hired to work on economic development with the member communities.

Mayor Giles reported: (i) receiving a letter from the BLM; (ii) receiving a memo from Coeur Rochester informing that they will be hiring a new general manager; (iii) receiving a housing market report; and, (iv) attending a teleconference Nevada League of Cities meeting where various upcoming legislative items were discussed.

VOUCHERS, CLAIMS AND PAYROLL:

Council member Rowe moved to approve vouchers and payroll through number 47379.

Motion carried unanimously.

PUBLIC COMMENT:

Bernie Schneider expressed his displeasure at the City handling of the clean-up of the burned properties. He is concerned for the safety of the people of Lovelock and does not appreciate the response of the City Council. Schneider requested a copy of the City ordinance that would cover the burned properties issue. City Clerk Booth stated it is was available on the City website.

Jennifer Ward stated that she is concerned with the way Lovelock seems to be struggling. She also shares the concerns about the lack of clean-up of the burned properties and the way the City Council has handled the situation.

There being no further business, the meeting was adjourned at 8:40 p.m. until the next scheduled City Council meeting on September 15, 2020 at 7:00 p.m.

Michael R. Giles, Mayor

Lisa Booth, City Clerk