

**THE HONARABLE CITY COUNCIL OF THE CITY OF LOVELOCK MEET IN REGULAR SESSION ON SEPTEMBER 6, 2022 AT THE LOVELOCK CITY HALL AT 7:00 P.M.**

Present: Mayor Pro Tem Patricia Rowe  
Council members Jonathan Reynolds  
Star Gentry  
Police Chief Michael Mancebo  
Legal Counsel Kent Maher  
Office Assistant Jeanette Hughes

Absent: Mayor Michael Giles

Guests: Alan List (List Cattle Co), Andres Villacres (Maverik), Wendy Nelsen, Bonnie Skoglie, Lacey Donaldson and Tom Donaldson.

**PUBLIC COMMENT-PERSONAL COMMUNICATION-CORRESPONDENCE:**

Wendy Nelsen and Bonnie Skoglie presented a promotional video production which features Lovelock and its history and is designed for television and social media distribution.

**MEETING MINUTES REVIEW-APPROVAL:**

Council member Gentry moved to approve the August 16, 2022 City Council regular 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:**

There were two requests from the Clerk's office to apply deposits to the two accounts.

Council member Gentry moved to authorize payment of the deposits to the accounts as requested.

Motion carried unanimously.

**ELECTED OFFICIALS COMPENSATION INCREASE PROPOSAL:**

The Council reviewed the draft ordinance proposal to increase the compensation for the mayor and council members (the only elected city officials). Legal Counsel Maher explained the request at this meeting is to introduce the ordinance and set it for public hearing.

Council member Reynolds moved to introduce the proposed ordinance and set it for public hearing at the next available council meeting.

Motion carried unanimously.

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**PUBLIC HEARING / VOLUNTARY ANNEXATION REQUEST / LIST CATTLE COMPANY-MAVERIK:**

Maverik, through the property owner List Cattle Company, proposes to voluntarily annex an approximate four plus acre parcel of unimproved land which will be acquired from List Cattle Company and is located in the NE1/4 SW1/4, Section 26, T27N, R31E, MDB&M, Pershing County, Nevada, in the southwesterly portion of Pershing County Assessor Parcel No. 007-081-16 at the intersection of Main Street and the I-80 eastbound onramp. There were no comments from the public.

Legal Counsel Maher explained that the proposed parcel map to create the parcel sought to be annexed was approved by the county subject to the payment of the deferred taxes which are imposed when the agriculture property is changed to a higher use (in this case to commercial use). Property owner representative Alan List reported the taxes have been paid and the map process will proceed. Maverik representative Andres Villacres said per the company policy Maverik will complete the purchase of the property upon obtaining approval from NDOT for access from the NDOT right-of-way adjoining a portion of the property

Council member Gentry moved to adopt the ordinance to annex the parcel of property as presented and explained.

Motion carried unanimously.

**PUBLIC HEARING / NUISANCE DETERMINATION / VARIOUS PARCELS:**

Photographs taken earlier in the day to show the condition of the following described properties were presented and discussed: 470, 471, 482, 483, 494 and 495 Camellia Way (off Sixth Street owned by Pavilion Homes LLC); 500, 510, 520, 525, 530, 535, 545 and 555 Rose Way (in Garden View Estates off Sixth Street owned by Pavilion Homes LLC); 527, 547 and 567 Sunflower Street (in Garden View Estates owned by Pavilion Homes LLC); 585 Cornell Avenue; and, the 6.25 acre unimproved parcel abutting Jamestown Road identified as Pershing County APN 001-081-36. There were no property owners present. Tom Donaldson and Lacey Donaldson, property owners living in the Camellia Way-Rose Way area remarked that in the past there has been some effort at abating the weeds in the area but that the properties with weeds are still in very bad condition (as verified by the photographs). Donaldson suggested that disking the weeds into the ground is not working and that a better plan needs to be developed. No other evidence or information was presented.

Council member Gentry moved to find that the condition of the property at 470, 471, 482, 483, 494 and 495 Camellia Way (off Sixth Street owned by Pavilion Homes LLC), 500, 510, 520, 525, 530, 535, 545 and 555 Rose Way (in Garden View Estates off Sixth Street owned by Pavilion Homes LLC), and 527, 547 and 567 Sunflower Street (in Garden View Estates owned by Pavilion Homes LLC) constitutes a menace to public safety, health and welfare and must be abated by the next Council meeting on September 20, 2022.

Motion carried unanimously.

Council member Gentry moved to find that the condition of the property at 585 Cornell Avenue does not constitute a menace to public safety, health and welfare.

Motion carried unanimously.

Council member Gentry moved to find that the condition of the property at the 6.25 acre unimproved parcel abutting Jamestown Road identified as Pershing County APN 001-081-36 constitutes a menace to public safety, health and welfare and must be abated by the next Council meeting on August 2, 2022.

Motion carried unanimously.

**AMERICAN RESCUE PLAN ACT (ARPA) FUNDS:**

Council member Reynolds asked about the status of the projects on the priority list and the economic development assistance for businesses.

No action was taken.

**BROWNFIELDS GRANT PROJECT REPORT:**

There was no report.

No action was taken.

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

There were no licenses or permits for review.

**PROCLAMATIONS-AWARDS:**

There were no proclamations or awards.

**COUNCIL-STAFF REPORTS-PROPOSALS:**

Council member Gentry said he was pleased the Maverik project is proceeding.

Council member Reynolds reported there was no RTC update and asked if there are any updates on the barrier located at the end of Dartmouth.

Council member Rowe attended the recent WNDD conference and noted that with the various programs now available there is great opportunity for those high school graduates and others who do not plan to attend college to attend trade school (electrical and welding) and get paid while receiving the training.

**VOUCHERS, CLAIMS AND PAYROLL:**

Council member Gentry moved to approve payroll and vouchers numbered 49180-49225.

Motion carried unanimously.

**PUBLIC COMMENT:**

Wendy Nelsen commented that the water utilities at the Depot Building are sometimes subject to unauthorized and it may be advisable to lock or secure the outside faucet. The utility bills are not too high and paying for the utilities as part of the Depot Building rental agreement is acceptable, but the renter (FCC) needs to budget in advance for the costs because some FCC funding sources only allow payments going forward and disallow payment for prior costs. Legal Counsel Maher noted the Depot Building rental agreement was approved by the city and only needs to be signed.

Tom Donaldson expressed concern about the area at the end of 6th Street and Jamestown where a bunch of dirt was piled on the back side of the fence and it plugged a ditch which resulted in water flooding the roadway and causing the road to sink as much as four inches in places. Lacey Donaldson said when road is covered with water it is not possible to tell the depth of the roadway which could result in an accident. Legal Counsel Maher asked if the ditch is on private property. Donaldson said he did not know, but it appears the ditch needs to be re-dug and the roadway needs repair. Donaldson questioned if the city crew could remove the pile of dirt. Donaldson also noted there is a parked RV trailer leaking what appears to be sewage on Grinnell Avenue and questioned if the RV can be moved.

There being no further business the meeting was adjourned at 7:59 pm until the next scheduled city council meeting on September 20, 2022 at 7:00 p.m.

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Michael R. Giles, Mayor

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Terri Wilcox, City Clerk