

THE HONORABLE CITY COUNCIL OF THE CITY OF LOVELOCK MET IN REGULAR SESSION ON AUGUST 6, 2024 AT THE LOVELOCK CITY HALL AT 7:00 P.M.

Present:	Mayor Pro Tem Council members	Bonnie Skoglie Jordan McKinney Jonathan Reynolds
	Police Chief City Clerk Legal Counsel	Michael Mancebo Terri Wilcox Kent Maher
Absent:	Mayor	Mike Giles

Visitors: Tom Donaldson, Kirsten Hertz, Roger Mancebo, Mishon Hurst (Nevada Rural Housing), Sandra Sorani, Chuck Cummins, Heidi Lusby-Angvick (Economic Development), Cecelia Thornhill, Shawn Thornhill, Laura Katsaris, Rodney Wilcox, and other persons who did not identify themselves.

PUBLIC COMMENT-PERSONAL COMMUNICATION-CORRESPONDENCE:

Local resident Sandra Sorani expressed concern about the neighboring property which recently burned and questioned when the weeds and cars will be taken care of. Sorani said there are eight (8) properties on Western Avenue that are full of weeds, and the town looks like a garbage dump.

ECONOMIC DEVELOPMENT REPORT:

Pershing County Economic Development Director Heidi Lusby-Angvick reported that she is working with Golden Shovel Agency to market the industrial park.

MINUTES REVIEW-APPROVAL:

Council member Reynolds moved to approve the minutes of the June 4, 2024 meeting as submitted.

Motion carried with Council members Skoglie and Reynolds voting aye and Council member McKinney abstaining because she was absent from the meeting.

Council member McKinney moved to approve the minutes of the May 21, 2024 and June 18, 2024 meetings as submitted.

Motion carried with Council members McKinney and Skoglie voting aye and Council member Reynolds abstaining because he was absent from the meeting.

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 McKinney 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 was no delinquent account list because it is the beginning of the month.

An account write-off/deposit applied list was reviewed. Council member Reynolds moved to approve the write off/deposit applied list as presented.

Motion carried unanimously.

PRIVATE ACTIVITY VOLUME BOND CAP TRANSFER / NRHA:

Mayor Pro Tem Skoglie explained that the Nevada Rural Housing Authority (NRHA) is again requesting the City transfer the unused portion of the city 2024 private activity volume bond cap to NRHA to be used in their programs to assist with financing single-family residential housing in Pershing County and other areas of the state.

Council member Reynolds moved to authorize transfer of the unused portion of the 2024 tax exempt private activity volume bond cap to the Nevada Rural Housing Authority as requested.

Motion carried unanimously.

PROPOSAL TO SELL 810 FRANKLIN AVENUE TO NEVADA RURAL HOUSING AUTHORITY:

Mishon Hurst, Nevada Rural Housing Authority (NRHA), explained that NRHA is considering acquiring the city-owned property at 810 Franklin Avenue to build a 22-unit housing project, which will include space for the local food bank that currently occupies a city building on the property. The housing project will be managed by Bluebird Properties and Hurst is the NRHA rep that oversees the management group. The units are income based, not low income; the lease rules are very strict, and there will be an on-site manager, maintenance personnel and grounds person.

Heidi Lusby-Angvick stated that phase 1 and 2 have started.

Council member Reynolds said he received complaints about persons using the alleys and all the traffic.

In response to her question, Council member McKinney was informed the recycle center will have to move.

Mayor Pro Tem Skoglie said she does not know of any reason the city would not sell the property for the proposed housing project. For the process to start, an appraisal of the property is needed.

Mayor Pro Tem Skoglie moved to authorize staff to obtain an appraisal on the property to start the sale procedure.

Motion carried unanimously.

PUBLIC HEARING / BILL NUMBER 269 / NUISANCE ORDINANCE PROPOSAL TO REPEAL AND REPLACE EXISTING LOVELOCK MUNICIPAL CODE (LMC) CHAPER 11:

Council member Reynolds stated that the proposed ordinance is a lot cleaner than the existing ordinance. He suggested the city join with the county to use their code enforcer.

Legal Counsel Maher asked the council to review the draft and provide him with any comments for consideration in preparing the final proposal.

No action was taken and the matter was continued until the next meeting.

PROCLAMATIONS-AWARDS:

There were no proclamations or awards.

STAFF-COUNCIL REPORTS-PROPOSALS:

Council member Reynolds reported attending the emergency response meeting, and suggested the city needs to engage in emergency planning and more planning participants are needed.

Council member McKinney reported that she was not at the last recreation board meeting, but the concrete was poured for the pickleball courts and fitness court; youth soccer and football are starting.

Mayor Pro-Tem Skoglie reported: (i) the annual Health Foundation dinner is Saturday August 9; (ii) special event liquor licenses were issued to the fire department and Temptations; (iii) a letter was received from the Department of Taxation that the city 2024-2025 budget is in compliance; (iv) the city transferred the contingency funds (\$36,200) to: expenses clerk miscellaneous (\$4,000), clerk salaries (\$2,000), city hall capital outlay (\$2,500), city hall salaries (\$2,500), police salaries (\$5,000), police benefits (\$15,200), and fire department (\$5,000); (v) a police officer has 14 weeks left to complete POST; (vi) two public works employees are in Las Vegas for sewer certification training; (vii) NDOT is rewriting the Uprise Fiber contract again; (viii) Maverik will be advertising for employees in a month; and, (ix) the fitness court installation started today.

Fire Chief Wilcox handed out a draft copy of a lease proposal for BLM to lease space at the city firehouse; he requested the matter be on the next agenda. Wilcox suggested some concrete work be done in front of the door of the old firehouse. He commented that there are weeds everywhere in town. Persons who do not keep control of the weeds on their property should be fined. Wilcox commented that a new fire truck could be procured with a 5 year lease like the county did, or the city could put a cent of the tax rate toward a purchase or the city could do a tax override.

VOUCHERS, CLAIMS AND PAYROLL:

Council member Reynolds moved to approve vouchers numbered 50809 to 50935 inclusive.

Motion carried unanimously.

PUBLIC COMMENT:

Council member Reynolds thanked the public for the Frontier Days dinner and said this was the best year ever. The annual dinner and football field parking spaces auction will be on the 14th from 5:30 pm to 8:00 pm; the highest spot went for \$2,000 last year.

There being no further business, the meeting was adjourned at 8:20 pm until the next scheduled City Council meeting on August 20, 2024, at 7:00 pm.

Michael R. Giles, Mayor

Terri Wilcox, City Clerk