

THE HONORABLE CITY COUNCIL OF THE CITY OF LOVELOCK MET IN REGULAR SESSION ON AUGUST 20, 2024 AT THE LOVELOCK CITY HALL AT 7:00 P.M.

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

Visitors: Larry Rackley, Sandy Sorani, Cathy Bryant, Tina Gallagher, Lee Ann Gallagher, Rodney Wilcox, Cecelia Thornhill, Shawn Thornhill, Neil Gallagher, Tom Donaldson, Sebastien Donaldson, and Kelly Thompson.

PUBLIC COMMENT-PERSONAL COMMUNICATION-CORRESPONDENCE:

Lee Ann Gallagher read a letter she prepared stating her opposition to the city selling the property at 810 Franklin Avenue to the Nevada Rural Housing Authority (NRHA). Gallagher questioned if someone other than NRHA can purchase the property.

Sandra Sorani voiced her complaints about: the condition of the burned property next to her house; the unlicensed cars, travel trailers and RVs parked on the city streets; and, the weeds in the alleys. Sorani requested a copy of the proposed ordinance that the city is working on which addresses the concerns she voiced. Mayor Giles advised that the police clerk is the city person currently tasked with sending the weed nuisance notices and will be responsible for sending the notices of violations of the proposed ordinance prohibitions.

ECONOMIC DEVELOPMENT REPORT:

Mayor Giles reported the retirement of Bob Potts, a long-time state level representative involved with economic development.

MINUTES REVIEW-APPROVAL:

Council member Reynolds moved to approve the minutes of the August 6, 2024, meeting as submitted.

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 Reynolds 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:

The delinquent account list and the account write-off/deposit applied list was reviewed. Council member McKinney moved to approve the write off/deposit applied list as presented.

Motion carried with Council members McKinney and Skoglie voting aye and Council member Reynolds voting nay

BUILDING INSPECTION / COVERED WAGON MOTEL-OFF THE RAILS CASINO PROJECTS:

James Jurad, the private citizen who requested the item be placed on the agenda, was not present.

Mayor Giles explained that the clerk's office does not receive any building inspector paperwork until a project or job is complete.

Council member Skoglie reported she met with the building inspector and received an explanation of the inspection procedures and reporting. Skoglie said she has no issues with the procedures.

CODE ENFORCEMENT OFFICER PROPOSAL:

Council member Reynolds explained his belief that the city should have a full time code enforcement person or the city should use the county code enforcement officer.

Council member Skoglie questioned if the city is financially able to afford a full time code enforcer. Mayor Giles explained that the proposed ordinance dealing with nuisance and related matters needs to be addressed first, and that if the city does use the county code enforcement person there will be a cost to the city. Council member McKinney suggested having a joint meeting with the county to discuss the possibilities, noting that not much can be done until the new budget cycle. Legal Counsel Maher advised that the city should determine how much time the city anticipates using the county code enforcer, the estimated cost of utilizing such services, how the costs for equipment, vehicles and facilities will be shared, and how the employee will be supervised. Giles recommended the city have a meeting to discuss the various issues and proposals prior to having a joint meeting with the county.

Council member Reynolds commented that unless the police issue citations there is no teeth in the (nuisance) laws. Police Chief Mancebo reminded that all a code enforcer does is inform the property owner or property occupant of an alleged violation. Mayor Giles explained that due to the municipal court-justice court arrangement between the city and county, all the misdemeanor fine revenue is retained by the justice court; there is no revenue to the city.

CITY PROPERTY SALE PROPOSAL:

Mayor Giles explained that the proposal to sell the city-owned 810 Franklin Avenue property to the Nevada Rural Housing Authority (NRHA) will not be acted upon until the property appraisal is obtained.

Council member McKinney remarked that some persons were mistaken in their public assertions that the property will be used for low income housing; it will be used for income based housing, not low-income housing.

Legal Counsel Maher noted that NRHA solicited the city to consider a sale of the property, the city did not propose the sale. The sale process will be at least a five to six month process with opportunity for public input. Giles explained that by the time this matter is ready to proceed to development and construction, if it reaches that point, it will be late 2025 or early 2026 before anything happens.

Neil Gallagher asked if there were any plans that the public could see. Legal Counsel Maher stated that to his knowledge there are no written documents or master plan in the possession of the city, there has only been discussions with NRHA at which the overall concept, the tentative plan, the means of funding, the laws and the required approvals and procedures were discussed. Maher noted that under the applicable law the property can be committed for housing purposes and if it is not used for such purposes then it reverts back to the city.

Lee Ann Gallagher ask what will happen with the recycle center. The decision of locating the recycle center is a county matter.

BLM LEASE PROPOSAL / FIRE HOUSE SPACE:

There was a general discussion about the BLM proposal to lease space in the fire house, the length of the lease term, the lease payment amount, whether the lease revenue could be earmarked for equipment, and when the lease would start and stop. The questions were referred to Legal Counsel Maher to discuss with the BLM.

No action was taken and the matter was continued.

MARIJUANA ESTABLISHMENT REGULATIONS, GUIDELINES AND FEES PROPOSAL:

Mayor Giles explained that marijuana use is now legal in this state and with that legalization the city has no control over whether a dispensary business will decide to locate in the city. Giles suggested that it is advisable to establish licensing regulations and fees for dispensary businesses to provide the city with some means of regulating such businesses.

Council member McKinney agreed that regulations, guidelines and fees are essential, noting the city could use the licensing revenue.

Council member Reynolds questioned the locations where such businesses will be allowed. Giles noted there are state laws in place requiring such businesses not being located within a certain distance from schools, churches, and parks. Legal Counsel Maher replied to Reynolds question that it is possible to restrict the location of such businesses to properties with certain zoning designations, for example, to industrial or commercial zones. Reynolds questioned how the fees are established. Maher explained that the fees are determined by the council, and typically the fee schedules of other similar sized jurisdictions are considered and used to establish the application and licensing fees.

The matter was directed back to Legal Counsel to work on the ordinance proposal.

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

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

Council member McKinney suggested chickens should be allowed within the city limits with a limit placed on the number of allowed chickens, such as 10 or 12 per residence, no roosters be allowed, there must be an adequate chicken coop and a permit which must be renewed yearly be required to keep chickens.

Mayor Giles remarked that per the ordinance utility trailers and camp trailers are not allowed to be parked on the streets unless the trailer is attached to a vehicle.

No action was taken and the matter was continued to make revisions to the ordinance proposal for consideration.

PROCLAMATIONS-AWARDS:

There were no proclamations or awards.

STAFF-COUNCIL REPORTS-PROPOSALS:

Chief Mancebo stated that everything was going well at POST.

Council member Reynolds stated that he wanted the Police Chief to survey the city streets for illegal parking and dogs running at large. The Harry Potter event went well.

Council member Skoglie reported over \$15,000 was collected at the hospital foundation dinner and fund raising event.

Council member McKinney reported that there was no recreation board meeting in August and Pershing County public schools are back in session on Monday.

Mayor Giles reported: (i) the sewer plant air line replacement project is done and the city is waiting for a scheduled date to replace valves; (ii) prospective employees were interviewed for the deputy city clerk position; (iii) attending a debt management committee meeting; (iv) attending a meeting on August 29 at the Governor's office; and, (v) the Nevada League of Cities annual meeting will be held October 10-12 and Council member Skoglie will attend.

VOUCHERS, CLAIMS AND PAYROLL:

Council member Reynolds moved to approve vouchers numbered 50936 to 50967 inclusive.

Motion carried unanimously.

PUBLIC COMMENT:

Council member Reynolds thanked the public for their participation in the BBQ and the fund raising auction of the parking spots at the football field which collected \$16,000.

Lee Ann Gallagher reported Amhurst Park is full of thistle.

Rodney Wilcox stated the volunteer lunch program for kids held on city property went very well.

There being no further business, the meeting was adjourned at 8:26 pm until the next scheduled City Council meeting on September 3, 2024, at 7:00 pm.

Michael R. Giles, Mayor

Terri Wilcox, City Clerk