

**CITY COUNCIL MINUTES
REGULAR MEETING
MAY 6, 2025**

The Winnemucca City Council met in regular session on Tuesday May 6, 2025 at 1:00 pm in the City Hall meeting room; the meeting was accessible via remote technology. Present (in the meeting room): Mayor Richard Stone; Council members Andrew Lindsey, Theresa Mavity, Vince Mendiola, Ashley Maden, and Lyndsee Jimenez; City Manager Alicia Heiser; City Clerk Ruth Fitzpatrick; City Attorney Kent Maher; Police Chief Mike Rangel; Police Captain Chad Farstveet; Administrative Assistant My Le; Betty Lawrence (Planning Department); Wayne Smith (Airport Board); Michelle Hammond (Main Street); Deanna Eastman (Family Support Center); Kitty Norcutt and Teddy Swecker (Mural Program); Dana Toth (Historic Resources Commission); Roger Baylocq; Russell Greer (Intimate Dealings); and other persons who did not identify themselves. Present (via remote technology): County representatives: Don Kalkoske, Jessica Koepke, Michelle Cook, and Weston Noyes; Jaime Clemens; Aryn Williams; David Meyer; Harmony Brown; Jennifer Trujillo; Maria Diaz; Michael Brown; and other persons who did not identify themselves.

CALL TO ORDER:

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

PUBLIC COMMENT-PERSONAL COMMUNICATION-CORRESPONDENCE:

There were no public comments, personal communication or correspondence.

PROCLAMATIONS-AWARDS-PRESENTATIONS:

Mayor Stone declared May to be Historic Preservation Month.

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 Council member Maden 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, expansion, or operation of a business. Motion carried unanimously.

CONSENT AGENDA ITEMS:

Council member Mendiola moved to approve: 1) the April 22, 2025 regular meeting minutes; and 2) payments of warrants and expenses as submitted. Motion carried unanimously.

BUSINESS ITEMS:

ADMINISTRATION – MURAL CONCEPT PROPOSAL

Michelle Hammond, Main Street representative, presented two options for consideration as the mural proposed to be painted on the easterly side of the city-owned old fire house building located at 445 S. Bridge Street.

Council member Mendiola moved to approve the option containing the historic Bridge Street image for painting on the old fire house building. Motion carried unanimously.

ADMINISTRATION – ZONING DISTRICT EXPANSION REQUEST

Russell Greer of Intimate Dealings LLC requested that the city consider expanding the Adult Entertainment (AE) zoning district to include the property located at 400 W First Street, APN 15-0132-18, the Scott Shady Court motel property. Greer explained that he desires to open a brothel in Winnemucca. Currently, the AE zoning district (the only district which allows brothels) is restricted by ordinance to Block 40 and Block 41 of the Riverside Addition. The existing property within the AE district is owned by Gilman Development Company LLC. Greer indicated that Gilman Development Company is unwilling to sell the property to him. Greer believes the current Scott Shady Court property is a potential location for a brothel, but it is located outside of the AE district. Greer said he has not been successful in the attempt to purchase the Scott Shady Court property, but he is interested in knowing if the city has any interest in expanding the AE zoning district. Mayor Stone commented that he does not think the council has an appetite for expanding the AE zoning district. Council member Mendiola agreed with Mayor Stone.

No action was taken.

ADMINISTRATION – GRANT PROPOSAL

City Manager Heiser advised that two proposals were received in response to the request for bids for phase 1 of the heavy ramp reconstruction project at the municipal airport. Qualcon Contractors, Inc was the apparent low bidder with a total bid of \$1,984,458. The FAA indicated in February this year they had available funds of \$977,573 for this project. Knowing that the project cost would likely be higher than the funding available, the project was bid with schedule I being reconstruction of a portion of the heavy ramp and bid alternate I being reconstruction of taxiway A2. The FAA indicated there may be some state apportionment funding available for this project, so Lochner (the airport consultants) recommended that the FAA grant application be submitted for the full project amount of \$2,148,238, which includes administrative, engineering and inspection costs in addition to the construction cost. Award of the contract will not occur until the city knows the exact funding amount available from the FAA.

Council member Mavity moved to approve the submittal of the FAA grant application for the phase I construction, engineering, inspection, and administrative costs for the aircraft heavy ramp reconstruction project at the municipal airport as presented per staff recommendation. Motion carried unanimously.

ADMINISTRATION – SPAY-NEUTER PROGRAM

Mayor Stone indicated there are currently no updates on the spay-neuter program proposals. Council member Mavity asked if any input from the county had been received. City Manager Heiser said there has been no input from the county. Heiser explained that the Kitty Cat Catchers (a local volunteer group) are currently working on forming a nonprofit business entity status which will allow the group more possibilities for receiving and handling donated funding. Heiser suggested the most plausible way forward would be for the city and county to work directly with the Kitty Cat Catchers to administer a voucher program rather than using the current procedure involving local veterinarians.

No action was taken.

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ADMINISTRATION – AMERICAN RESCUE PLAN FUNDS

City Manager Heiser reported the January-March 2025 quarterly report was submitted prior to the end of April, and the next quarterly report will be due by the end of July. All invoices on the Downtown streetscape project are currently being paid with RTC funds. When the RTC funds for FY25 are exhausted, ARPA funds will be used, and any remaining portion of the project will be paid using RTC budgeted FY26 funds. The amphitheater project will be put out to bid in May or June, and construction will hopefully begin in July. The pump track project construction is scheduled to begin May 19 and will be completed in four to six weeks. The well 8 project is under construction and scheduled for completion in early summer.

No action was taken.

ADMINISTRATION – NEW AQUATICS CENTER

City Manager Heiser noted the meeting packet includes a table which tracks the funding meetings that have been held and those that are scheduled. Heiser met with CORE Construction on May 2 to discuss the CMAR process that was used for the construction of the Moana Pool in Reno. Heiser also met with the Community Foundation of Northern Nevada, an entity that works to match projects with donors. A follow-up meeting is scheduled with Nevada Gold Mines on May 12.

No action was taken.

STAFF-COUNCIL REPORTS

City Manager Heiser reported: 1) BLM SEAT Base expansion – Lochner submitted the 65% design package and it is being reviewed by the BLM; 2) Community Garden – no updates were received regarding the May 3 clean-up effort; 3) Stuart, Paiute, Two Angel (SP2A) sewer and water project – the design work is continuing; 4) Airport signage, PAPI replacement, and wind cone project – staff is waiting on the grant agreement; and, 5) 2025 Pavement maintenance project - all streets from Hanson Street to Hardgrave Lane and between Minor Street and Highland Drive are included.

Council member Mendiola reported attending Paradise Sonoma Conservation District meeting.

Council member Maden reported attending a Historic Resources Commission meeting.

Police Chief Rangel reported attending the Nevada Sheriff's and Chief's Conference. A recently held department hiring test showed improved participation with three applicants appearing for testing. The department currently has two open positions.

Mayor Stone reported that city hall was flooded with approximately two inches of water in the basement last week. Cleanup efforts were promptly undertaken, including water and carpet removal. Repairs are currently in progress to restore the area to proper condition. The Brain Health Summit will take place May 13-14. HCSD Teacher Recognition is on May 14 and Drug Court graduation is May 12 at 10:00 am.

Council member Mendiola asked about the hiring for the golf foreman position. City Manager Heiser advised that staff believes an internal candidate will fill the position. Following the anticipated internal hire, an entry-level position will open in a different department.

Council member Mavity inquired on the management of Mormon crickets. City Manager Heiser confirmed that the memorandum of understanding with the Bureau of Land Management (BLM) is in place and has been signed by the city, county, and BLM. Jeff Schrempp (a local pesticide dealer) has been monitoring both cricket activity and weather conditions, and will proceed with mitigation efforts as conditions warrant.

PUBLIC COMMENT:

Roger Baylocq, owner of the Scott Shady Court Motel, expressed concern about his property appearing on the city council agenda without his prior knowledge or consent. He thought it unusual that a discussion could occur without notification to the property owner. City Attorney Maher clarified that a request was made to the city to see if there was any interest in expanding the Adult Entertainment zoning district to include that parcel of property. Anyone can make a request about any property, but a formal rezone request would require the property owner's consent. Baylocq appreciated the explanation and thanked the city for addressing his concerns.

Mayor Stone adjourned the meeting at 1:50 p.m.

Respectfully submitted,

My Le
Administrative Assistant

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: May 20, 2025

VOTE OF COUNCIL:

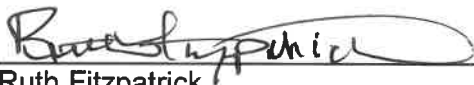
AYES: Lindsey, Mavity, Mendiola, Maden, Jimenez
NAYS: _____
ABSTAIN: _____
ABSENT: _____

APPROVED:



Richard Stone
Mayor

ATTEST:



Ruth Fitzpatrick
City Clerk