

**TONOPAH TOWN BOARD  
MEETING MINUTES  
OCTOBER 22, 2014**

Tonopah Town Board Chairman Horace Carlyle called the meeting to order October 22, 2014 at 7:02 p.m. Also present were Ron Kipp, Janet Hatch and Tom Seley. Duane Downing was absent. Chairman Carlyle led in the Pledge of Allegiance. There were ten others in attendance.

The Town Board recessed to the Library Board of Trustees at 7:15 p.m. and reconvened as the Town Board at 7:36 p.m.

The Town Board recessed to the Public Hearing at 7:36 p.m. and reconvened as the Town Board at 7:40 p.m.

**7:36 P.M.     Public Hearing: Discussion and deliberation to adopt, amend and adopt or reject Town of Tonopah Bill No. TTO-13-05; an ordinance enacting a revision and codification of the general ordinances of the Town of Tonopah, an ordinance amending Nye County Code, Title 22, titled Tonopah, by adding a new chapter 22.38 titled "Off-Highway Vehicles", by adopting by reference Nevada Revised Statutes sections 490.083, 490.090, 490.120, 490.130 and 490.520(3), regulating the operation of off-highway vehicles; providing for the severability, constitutionality and effective date therefore and other matters relating thereto.**

Chairman Carlyle opened the Public Hearing at 7:36 p.m. Robin Rivero addressed the Board stating she is still looking forward to this being done. She is in support of it and can't wait to see it happen. Mrs. Rivero thinks this will open a lot of doors for other activity in this area which will help support the Town.

Janet Hatch motioned to adopt Town of Tonopah Bill No. TTO-13-05; an ordinance enacting a revision and codification of the general ordinances of the Town of Tonopah, an ordinance amending Nye County Code Title 22, Tonopah, by adding a new chapter 22.38 titled Off-Highway Vehicles, by adopting by reference Nevada Revised Statutes sections 490.083, 490.090, 490.130 and 490.520(3), regulating the operation of off-highway vehicles; providing for the severability, constitutionality and effective date therefore and other matters relating thereto. This ordinance shall be in force and effect from and after the 21<sup>st</sup> day of the month of November, 2014. Tom Seley seconded. Horace Carlyle, Janet Hatch and Tom Seley voted yea. Ron Kipp voted nay. Motion carried 3-1.

Robin Rivero questioned the effective date, since District Attorney Brian Kunzi had said at a previous Board Meeting that it was already in effect. Mr. Eason explained that Mr. Kunzi had said that but the Town had to go back and revisit this ordinance as because of the time sensitive material and too much time had passed, so they had to go back and redo the action. This action will not be in force until November 21, 2014.

Horace Carlyle thanked Robin Rivero for all the work she had done on this matter.

1. **Public Comment.** None.
2. **Review and approval of minutes, in context, from the regular meeting held on October 8, 2014.**

Janet Hatch motioned to approve the minutes, in context, from the regular meeting held on October 8, 2014 as presented. Ron Kipp seconded. No further discussion. Motion carried 4-0.

3. **Deliberation, discussion and possible action to approve/deny request of State 5/8ths Room Tax Grant for Cow Pasture Golf Tournament.**

Clark Jewett addressed the Board and requested a State 5/8ths Room Tax Grant in the amount of \$1,200.00 to advertise the 4<sup>th</sup> annual Cow Pasture Golf Tournament.

Janet Hatch motioned to approve a State 5/8ths Room Tax Grant in the amount of \$1,200.00 to advertise the Cow Pasture Golf Tournament. Tom Seley seconded. No further discussion. Motion carried 4-0.

4. **Deliberation, discussion and possible action for the Tonopah Town Board to schedule a date, time and place for workshops regarding the Town of Tonopah/Tonopah Public Utilities future capital projects and general fund budgets, and to possibly engage with Rural Development USDA in the process of creating one (1) year, five (5) year and ten (10) year plans under the "Community Opportunity Plan" program.**

Town Manager James Eason explained this is about having a plan for the appraisals and what they want to do regarding a one or a five or a ten year plan. Sarah Adler from USDA called Mr. Eason and presented an offer of a program that they are doing which is a Community Opportunity Plan. If the Board wants to do the workshops they can incorporate this Community Opportunity Plan in conjunction with Esmeralda County. It is to identify projects for funding whether it is water projects, sewer, fire department, town halls or playground facilities, etc. They can demonstrate the funding mechanism as they fit into the budget for the next one to five to ten years.

Chairman Horace Carlyle stated he thought they should participate with the USDA and should at least investigate and support the program if possible. The Town Board agreed to work with USDA during the workshops.

Tom Seley motioned to possibly schedule workshops to be held on the 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays in November and December which will be November 5, 2014 and November 19, 2014 and December 3, 2014 and December 17, 2014 at 7:00 p.m. at the Tonopah Convention Center if all parties are available. Workshops are regarding Town of Tonopah/Tonopah Public Utilities future capital projects and general fund budgets, and to engage with Rural Development USDA in the process of creating one (1) year, five (5) year and ten (10) year plans under the

“Community Opportunity Plan” program. Janet Hatch seconded. No further discussion. Motion carried 4-0.

**5. Deliberation, discussion and possible action to set Board Meeting dates, times and location for the second Town Board Meetings in November and December, 2014.**

Chris Mulkerns explained that this is due how close these Board Meetings are to the holidays.

Janet Hatch motioned to hold the November 26, 2014 Board Meeting at 9:00 a.m.; the December 24, 2014 meeting will be moved up to December 22, 2014 at 9:00 a.m. at the Convention Center. Tom Seley seconded. No further discussion. Motion carried 4-0.

**6. Deliberation, discussion and possible action to purchase the following for the proposed use as Tonopah Town Office and Tonopah Public Utility Office. Current signage is “High Country Furniture” adjacent to the Belvada. Property is identified per APN 008-135-08.**

Horace Carlyle stated he put this item on the agenda because ever since the Belvada didn't work out there have been many discussions and appraisals done to decide where the Town office should be. Mr. Carlyle noted that Bob Perchetti agreed to sell the building for \$75,000.00. The fair value appraisal is \$80,000.00. Mr. Carlyle stated the cost per square footage on a modular building without upgrades is \$70.00 per square foot. The Perchetti building has 3,518 square feet; if you multiply that by \$70.00 a square foot a building that size would cost \$246,260.00 and that doesn't include the land. On a regular building without upgrades like fire sprinkler systems would be an average of about \$135.00 a square foot, which would be a cost of \$474,930.00 without land or sub. Mr. Carlyle stated when he spoke with a county employee she stated one of the biggest criticisms is that the town does not have a visible town center. Mr. Carlyle explained he has never liked the location of the town office based on the elderly getting up there and the parking is difficult, it is old and there is not enough storage space. Mr. Carlyle stated he looks at the commitment the Cline's have made with the Belvada and the investment they have made in the community. He stated if they were to purchase this building and renovate it; that would support downtown business and commerce. Mr. Carlyle stated once the Belvada is renovated, this property they are looking at would go up in value. Mr. Carlyle noted that Mr. Perchetti would basically be absorbing any commission they would do with a realtor. Mr. Carlyle explained it would cost money to develop but it would cost a lot more to put up even a modular building. He stated one of the other buildings he likes is the old firehouse. But there are drawbacks there as well. Mr. Carlyle felt the Perchetti building would be a value to the community and it supports downtown revitalization, it supports the Cline's investment in the community and it gives them a centralized town entity that has more than enough space to hold town meetings in. It has good access as well.

James Eason explained that when they were initially doing their budgets, it was budgeted but he had asked the Board to postpone any plans of doing any projects because of the hospital and the situation the hospital was in. They did not know at that time how they were going to be partnering or what their role would be. He stated it is still up in the air right now. What is being

discussed with the county is creating a hospital district, which would be in the best interest of the whole community. Mr. Eason stated it is up to the Board to decide the best location for the Town office. He explained that they have discussed the alternatives and Horace is right about the cost of the Town office remaining where it is. To build a new building would be very expensive. The old firehouse would have to be rehabbed and refurbished. The parking at the Perchetti building would be a huge benefit as well as being centrally located.

Janet Hatch asked if the hospital needed more time before they make a decision. Mr. Eason explained that it will be up to Nye County as it is in their hands. They are currently working on the numbers for a hospital district then it will go before the Nye County Board of Commissioners. Mr. Eason stated the Town does have the money in their budget if the hospital needs it and if they do need to contribute they could look at changing or reevaluating some things.

Janet Hatch asked what it would take to get the Perchetti building modified to meet the Town's needs and if it would meet the Town's and TPU's future needs. Mr. Eason stated from the Town office standpoint it does meet the needs. The old firehouse also meets the needs. The old courthouse would meet their needs. Mr. Eason explained that what it boils down to is what would benefit the town the most and what is the cost going to be.

Ed Tomany stated the town just put a roof on the old firehouse and the building being discussed needs a new roof. He noted there are hazmat issues with the old firehouse. Mr. Eason explained that there are asbestos tiles on the floor and lead paint. Mr. Tomany stated that you need to base a decision on numbers. If you spend \$75,000.00 to purchase the building and then you have to put a new roof on it and renovate it. He stated the parking is as convenient as downtown and it is also very accessible. Mr. Tomany recommended the Board crunch the numbers before making a decision.

Robin Rivero stated that another thing to consider is that the property is currently on the tax roll, which isn't much but the town would lose that. She stated the town would also be losing a private entity who could occupy that building.

Tom Seley stated they would basically be buying the shell of a building that has windows from the 1960's and they would have to do rehab and a sprinkler system as well as an HVAC set up. He stated you could put \$300,000.00 into this building and you would still have a 1960's building with \$300,000.00 into it. He would like to see a space analysis done. Mr. Seley liked the location, but would like to have more information.

Ron Kipp stated he likes the location but doesn't think it is a good investment.

Janet Hatch would like to see the numbers and comparisons done. She stated she needs more information to make a decision.

This item died due to lack of a motion.

**7. Deliberation, discussion and action to negotiate the purchase of the property located at 155 Central Street, Tonopah, NV 89049. Assessor's Parcel Number 008-139-12,**

Horace Carlyle stated this is a vehicle to authorize the town manager to inquire on a possible sale price. He explained this property is primarily for the Library but in all probability it could have multiple uses. Staff needs direction to allow the Town Manager to see if the owner's are interested in selling and what the price might be. They have spent \$2,000.00 on an appraisal but have not given staff direction. The appraisal was for \$12,000.00.

Tom Seley motioned to authorize town staff to negotiate the purchase price of the property located at 155 Central Street, Tonopah, NV 89049. Assessor's Parcel Number 008-139-12. Janet Hatch seconded. No further discussion. Motion carried 4-0.

**8. Tonopah Development Corporation Report.**

No action taken by the Board.

**9. Town Board Member's/Department Manager's/Nye County Commissioner's Comments.**

James Eason stated Dan Tarnowski of Nevada Rural Water is looking at a date of November 12, 2014 at 6:00 p.m. to do a workshop for board member training.

Mr. Eason asked what topics the Board would like to discuss at the workshop so he can get that information to Sarah Adler.

Mr. Eason stated the goal of the hospital is to have the hospital out of bankruptcy before the end of the year. If it goes back into the control of Nye County they would like to establish a hospital district. The Nye County Board of Commissioners and the Department of Taxation would need to approve that.

Mr. Eason stated that Rick and Donna Motis are getting the train ready for the Nevada Day Parade in Carson City.

Mr. Eason stated they are receiving quotes for the overhead awnings at the ball fields. People have commented on safety issues regarding foul balls.

All the phase 2 VFD's are done and Paul Winkleman has signed off on it.

Tom Seley stated he attended a meeting at the hospital to help create a questionnaire to distribute around town. Mr. Seley noted it was a good session. They hope to get good feedback. He also like the way the sidewalks are coming along.

James Eason stated he met with the BLM about their pen setup for the wild horse roundup.

Horace Carlyle stated he hoped the Board looked at the State Fire Marshal Reports.

10. **Closure of meeting, pursuant to NRS 288.220 for purposes of conferring with Town's Management Representative regarding labor negotiation issues, and other personnel issues.**

No action taken by the Board.

11. **Closed meeting, Pursuant to NRS 288.220 for purposes of conferring with Town's Management Representative regarding labor negotiation issues, and other personnel matters presented in the closed meeting**

No action taken by the Board.

12. **Deliberation, discussion and possible decision on labor negotiations, issues and other personnel matters presented in the closed**

No action taken by the Board.

13. **Correspondence**

Nye BOCC Workshop, October 14, 2014  
Round Mountain Town Board Meeting Cancelled, October 14, 2014  
Round Mountain Town Board Meeting Minutes, September 9, 2014  
Letter of Support to West Kirkland Mining, October 9, 2014  
Nye BOCC Meeting Agenda, October 21, 2014  
State Fire Marshal Report, NTD, July 16, 2012  
Nye County Animal Advisory Committee Agenda, October 23, 2014  
Letter from Senator Harry Reid, October 3, 2014  
Nye County Water District Meeting Agenda, October 27, 2014  
Nye County BOCC Meeting Summary, October 21, 2014  
Beatty Town Advisory Board Meeting Agenda, October 27, 2014  
Letter from Timothy Coward, BLM, October 2, 2014

14. **Public Comment**

Janet Hatch asked Jess Rosner of Nye Communities Coalition about a letter he was going to draft regarding the Jr. Probation Officer. Mr. Rosner stated that he is no farther on the letter as he has been out of town.

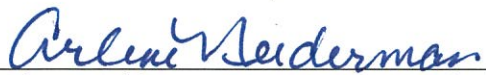
15. **Approval of vouchers for payment**

The Board reviewed and signed the vouchers. Tom Seley motioned to approve the vouchers as presented for payment. Janet Hatch seconded. No further discussion. Motion carried 4-0.

16. Adjourn


The meeting adjourned at 8:59 p.m.

Minutes transcribed by:

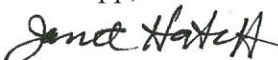
  
Arlene Neiderman, Deputy Town Clerk

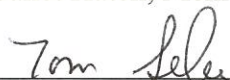
Approved:

  
Horace Carlyle, Chairman

  
Duane Downing, Vice Chairman

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Ron Kipp, Clerk

  
Janet Hatch, Member

  
Tom Seley, Member