

**TONOPAH TOWN BOARD
MEETING MINUTES
MARCH 26, 2014**

Tonopah Town Board Chairman Horace Carlyle called the meeting to order March 26, 2014 at 7:01 p.m. Also present were Duane Downing and Ron Kipp. Chairman Carlyle led in the Pledge of Allegiance. There were five others in attendance.

7:30 P.M. Public Hearing: Discussion and comment regarding the Town of Tonopah intending to sell town property located at 101 S. Main Street, Tonopah, Nevada, pursuant to NRS 279.472.

Town Manager James Eason gave a brief history of the Belvada property. He stated that three years ago the Board approved to begin the Convention Center/Belvada project and they initially did Phase I. A preliminary architectural report study was done to look at upgrading and bringing more business into Tonopah. In the study, the Board approved acquiring the Belvada on back taxes and they moved forward with that and did the engineering drawings. It went out to bid and the bids came back \$1,000,000.00 over budget and the Town did not have that in its coffers and elected not to go after additional bond dollars that were provided by the USDA at that time. The Town took the last option that was recommended by the Board to do a pay as you go and start meeting with anybody and all takers to discuss taking over the Belvada. The Town was approached by the Cline Family and the Mizpah group that they were interested in the Belvada. Working with the District Attorney's Office under NRS 279.472 and the redevelopment for the downtown area the building has been blighted three times, the Town board blighted it twice and the Nye County Commissioners blighted it also. So the criteria was met under NRS 279.472 and over the past year they've worked with the Mizpah group to see how they can transition this property to help enhance the downtown area and obtain their goals of redevelopment and revitalization.

Chairman Carlyle stated this is a great opportunity not only for the Town but also to support the Cline family who have spent a lot of time and money developing their project and this will add to their project as well as add to the tourist development of the Town.

Duane Downing addressed the Mizpah group stating this will definitely add to your project. They replied it certainly would but that they are looking forward to it. Ron Kipp stated it is exciting to see. Duane Downing made the comment that no one wants to see the building fall apart and is glad to see someone doing something with it because in 10 to 15 years it will not be salvageable.

John McCormick stated the Cline's are very much into getting this done. He said he thinks most people around here know them fairly well, their sense of history and attachment to the Town. This is something they have been wanting to do and they know it is going to cost a lot of money and are going in with their eyes open and are really looking forward to this project. He stated they will be very busy over the coming months. Donna Otteson stated this is kind of a saving grace for the building which is kind of what the Town tried to do. She thinks it's great and

believes the Cline's have proved that they are willing to invest in the Town and have done a great job on all the properties they have acquired. Bill Bunting, Nancy Cline's brother, said he will be supervising the work done on the building. He did the work on the Mizpah and the Brewery.

Duane Downing stated that one of the problems the Town had was due to the funding they had secured for the building, they were not able to rent out space and that it had to be used for specific purposes which made it very unsustainable financially. This made the building undesirable for the Town project, whereas the Cline family could generate some revenue out of it, which makes it a more feasible project.

The public hearing closed at 7:37 p.m.
The Board moved to item 3.

1. **Public Comment.**

Suzy Lieseke of the Tonopah Beautification Project addressed the Board. She stated that she received \$1500.00 from the Solar Project, and \$300.00 each from John at the Mizpah, M & K, and Wilma from the Post Office. She would like to replace the concrete planters downtown that are falling apart. She stated it will cost \$296.00 in lumber for each planter and would like to have 10 planters. She stated she still needs money for soil and a few trees that need to be replaced. The Board advised her that because this is a public comment, no action could be taken and she would need to submit an agenda item for a future meeting. Duane Downing asked her to submit an amount on the agenda item. No action taken by the Board.

2. **Review and approval of minutes, in context, from the regular meeting held on February 12, 2014.**

Duane Downing motioned to approve the minutes, in context, from the regular meeting held on March 12, 2014 as presented. Ron Kipp seconded. No further discussion. Motion carried 3-0.

3. **Discussion, deliberation and possible action to approve the sale of town property located at 101 s. Main Street, Tonopah, Nevada pursuant to NRS 279.472 and the execution of purchase agreement in connection with said property as prepared by Nye County District Attorney.**

James Eason stated the sale of the Belvada would not be to Fred and Nancy Cline but their trust. He stated the details of the contract would not change but just a little of the wording, such as the name and address and if the contract changed at all, it would come back before the Board.

Duane Downing motioned to approve the sale of the Town property located at 101 S. Main Street, Tonopah, Nevada pursuant to NRS 279.472 and the execution of purchase agreement in connection with said property as prepared by Nye County District Attorney contingent upon review by the Cline's attorney and the Nye County District Attorney. Ron Kipp seconded. Motion carried 3-0.

4. **Discussion** FY 14/15 Budget; All Town Departments/Tonopah Public Utilities

Chris Mulkerns distributed updated budget worksheets for review before Monday's Budget Workshop. Chairman Carlyle asked if there were any major changes. Mrs. Mulkerns stated she has not received the abatement numbers yet but should have them by tomorrow. The Board decided they would discuss it further on Monday.

5. **Tonopah Development Corporation Report**

No action taken by the Board.

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

Joe Westerlund addressed the Board stating today they did the first cut in for the meter vault and that the water was off for about 7 hours. However, everyone still had water just lower pressure. He stated they need to do 3 major line breaks and that was the first one. The next cut in will be April 5, 2014 but they will do a dry run day before so everyone knows what they are doing. This should make it go as smooth and quick as possible. He also stated 1000 feet of pipe was laid today. Chairman Carlyle asked if any progress has been made on the sewer lift station. Mr. Westerlund stated that he had received one quote which the Board has seen and he is in the process of getting another one out of Fallon.

James Eason said the water will be turned on in all the parks this week. The paint colors have come in on the roof project and that will be started in a couple weeks.

Chairman Carlyle brought up the OHB ordinance and stated they are just waiting on NDOT for the acceptance of crossings. Duane Downing clarified that the ordinance was passed but will not go into effect until they get approval from NDOT. He stated the whole point of the ordinance is so people can get from their homes to the desert legally and safely without having to put their ATV on a trailer. He stated this is not for transportation purposes but for recreation only. Tonopah is the first town in Nevada to approve this ordinance.

James Eason stated to Chairman Carlyle that there was a notice in the newspaper to bid on the sidewalk project for the county and he had seen some people walking around and looking at the sidewalks. So that project should be moving forward.

The Town Board recessed to the Library Board of Trustees at 7:22 p.m. and reconvened as the Town Board at 7:28 p.m.

7. **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.

8. **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.

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

No action taken by the Board

10. **Correspondence**

Nye County BOCC Meeting Summary, March 18, 2014
Nye County Water District Governing Board, Regular Meeting, March 24, 2014
Round Mountain Town Board Regular Meeting Minutes, March 25, 2014
Daniel C. McArthur, Ltd. C.P.A., Fiscal year 13/14 Audit Procedures

11. **Public Comment**

None.


12. **Approval of vouchers for payment**

The Board reviewed and signed the vouchers. Duane Downing motion to approve the vouchers as presented for payment. Ron Kipp seconded. No further discussion. Motion carried 3-0.

13. **Adjourn**

The meeting adjourned at 8:49 p.m.

Minutes transcribed by:


Arlene Neiderman, Deputy Town Clerk

Approved:


Horace Carlyle, Chairman


Duane Downing, Vice Chairman


Ron Kipp, Clerk

Janet Hatch, Member