

TONOPAH TOWN BOARD  
MEETING MINUTES  
OCTOBER 14, 2015  
TONOPAH CONVENTION CENTER  
301 Brougner Avenue, Tonopah, NV 89049

Tonopah Town Board Chairman Horace Carlyle called the meeting to order October 14, 2015 at 7:00 p.m. Also present were Tom Seley, Janet Hatch, and Duane Downing. Doug Farinholt was absent. Eighteen others were in attendance. Chairman Carlyle led in the Pledge of Allegiance.

Sandy McVey attended on the phone between 7:40 p.m. and 7:57 p.m.

The Town Board recessed to the Library Board of Trustees at 7:21 p.m. and reconvened as the Town Board at 7:40 p.m.

1. Public Comment

None.

2. Review and approval of minutes, in context, from the regular meeting held August 26, 2015.

Duane Downing motioned to approve the minutes, in context, from the regular meeting held August 26, 2015. Janet Hatch seconded. No further discussion. Motion carried 4-0.

3. Review and approval of minutes, in context, from the regular meeting held September 9, 2015.

Duane Downing motioned to approve the minutes, in context, from the regular meeting held September 9, 2015. Janet Hatch seconded. No further discussion. Motion carried 4-0.

4. Review and approval of minutes, in context, from the regular meeting held September 23, 2015.

Duane Downing motioned to approve the minutes, in context, from the regular meeting held September 23, 2015. Janet Hatch seconded. No further discussion. Motion carried 4-0.

11. Nye Regional Medical Center Update

Wayne Allen, CEO of Nye Regional Medical Center introduced himself. He said that the hospital closed August 20, 2015. He explained that the owners of the Medical Records at the facility are patients; the hospital is custodian. This was advertised resulting in about 775 people coming in requesting their Medical Records the last six to eight weeks. Two workers worked full time to accommodate.

Unfortunately they are winding down the financial and legal affairs of the corporation Prime Care. It ceases to exist in a few weeks. In preparation they need to do a smooth transition hand off of Medical Records to a new custodian. The Nevada Revised Statutes dictate that the new custodian will be the State of Nevada when no other owner comes forward. Mr. Allen stated they are not selling the hospital. No one is coming forward to operate it as a hospital, so the records will be going to the State.

They have been in touch with the State on several occasions and reached an understanding that the transition needs to be smooth. The hospital has already engaged in some archiving

to start the process. In the next two to three days they will get a name and number from the State to publish in the paper, and posting it at the hospital about whom to contact and of how to get Medical Records in the future. This is important because the State will be the legal custodian unless a new owner comes in.

The records are going to for the moment, stay at the facility. There will be notification if they are to be moved. A paper or scanned CD copy of the records is still possible to obtain. Horace Carlyle replied that it is good that the hospital is going to publish it because some people want to know where the records are. Wayne Allen responded that they are also going to publish it at different locations around town so it gets properly advertised. They will continue to keep signs up about the hospital being closed and will do the same with the Medical Records.

In the interim Wayne Allen and the hospital have been working closely with Renown Health. They are expecting to be on the Nye County Board of County Commissioners (BOCC) agenda for Tuesday, October 20, 2015 in Pahrump at the Commissioners meeting to give a presentation.

Renown Health is expected to be coming forward with their business model and associated cost of operating that model.

The other expectation is, if the business plan and its associated cost get approved, Renown Health will work the next two weeks after that in anticipation of being at the next meeting in Tonopah, on Tuesday, November 3<sup>rd</sup>. If approved, Renown will work up an operating agreement between the two parties; the County and Renown, then put into place a legal document of operations. The expected 3<sup>rd</sup> phase, which is their business model, will then be up and operational within 45 to 60 days, subject to approval by all parties. This should be accomplished on or before December 1 of this year.

Wayne Allen stated that this is a good foundation, that Renown can add on to make it more encompassing as time goes along and as volume and demand will support it.

Tonopah resident Robin Rivero asked what the model will be.

Wayne Allen responded that he cannot give details until the presentation has been made at the BOCC meeting. He went on to say it is a solid beginning, but it's not the end. It needs to be added to as time goes on.

Wayne Allen continued on saying they will not be opening the hospital as an Acute Care hospital. That is not to happen immediately, not to say it will never happen again.

Duane Downing told everyone to be aware, even though the Commissioners meeting is going to be in Pahrump, it is teleconferenced at the BOCC chambers in Tonopah so it can be attended, one can see everything and the Commissioners can receive comments during public comment.

Wayne Allen thanked Duane Downing for the clarification and added that he was going to be present at the meeting and that people need to invite friends. The last time, about 4 to 5 weeks ago, around 90 people attended.

Tonopah resident Ronda Link notified that Dr. Von Dippi and his wife Ruby are anxious to come back to work at the clinic. She asked to pass that on to someone from Renown.

Wayne Allen responded that Dr. Von Dippi expressed his interest when he was leaving and that Renown knows about it. He added all are hopeful that Dr. Van Guilder comes back part time. The Board Members thanked Wayne Allen for his update/presentation.

7. Discussion, deliberation and possible action to authorize the request of 5/8ths Room Tax in the amount of \$5,000.00 from Allen Metscher/Central Nevada Historical Society to advertise and promote the Central Nevada Museum with a professional video.

Allen Metscher introduced himself. He indicated that he is the Co-Founder and President of the Central Nevada Historical Society.

Joni Eastley introduced herself as a Tonopah resident. She stated that she prepared the request on behalf of the Central Nevada Historical Society and thought it necessary to attend the meeting to answer questions. The request is pretty self-explanatory; there is not enough revenue through the tax rate to completely support museum function. They are trying to develop programs to increase visitor numbers to the museum and hopefully revenues.

Duane Downing asked Allen Metscher if he had anybody in mind to do the video for them. Allen Metscher responded they are looking at Ted Faye to create the video. He has put together videos in the past for museums at Rhyolite and Beatty. This contract will have their own script written because when advertising historic places like the Museum in Tonopah one needs to draw people in. It also will run on the Internet Web page for the Museum. With advertising available now, even the news articles alone, they have had people come in from Australia, New Zealand, and Europe. By adding a video it will bring even more people. The museum is well known nationwide and worldwide. It needs to show what it has.

Tom Seley asked if advertising through this film includes a good discussion on the research capabilities. The museum has some of the best research in Nevada, definitely Central Nevada. Nowhere else are real records for people to actually look at.

Allen Metscher responded stressing the World War II military input Central Nevada has had for decades. The World War II memorial part of the museum alone brings a lot of visitors in. They come to see if a relative's name is mentioned in the documents. And additional advertising will bring more people in who stay at the motels or hotels and buy food.

Tom Seley affirmed that Allen had "hit the nail on the head". The whole point of the Room Tax Grant Fund is to promote advertising that brings more people in to increase funding for the motels.

Tom Seley motioned to approve the 5/8 room tax for \$5000.00 for Allen Metscher, Central Nevada Historical Society to advertise the Central Nevada Museum with a professional video. Horace Carlyle seconded. He asked if there were any questions. No further discussion. Motion carried 4-0.

Joni Eastley, Tom Seley and the other Board Members had a short discussion about having Vegas and Reno news stations play bits and pieces of the video to announce it, along with PBS stations in Reno and Vegas to air it.

5. Discussion, deliberation and possible approval of agreement for legal representation to assist with discussion, negotiations and preparation of any agreement between West Kirkland Mining (WKM) and the Town of Tonopah and subsequent proposal provided to WKM.

Sandy McVey, Chief Operating Officer, West Kirkland Mining, attended on the phone.

Administrative Manager Chris Mulkerns noted that the item was just read into the record and stated that the Board got the backup disks of the agreement from Attorney Steven Gross's office. She asked if anyone has any questions. Horace Carlyle replied that he is supporting the Porter Simon agreement dated October 5<sup>th</sup>, 2015. It meets the needs so it can move forward to meet the needs of West Kirkland Mining, minimizing the immediate expense. It helps the solution of the application.

Chris Mulkerns checked to see if Sandy McVey was able to hear. He replied that it came through well. She went on and asked if anyone else had any questions or comments. Everyone responded that it was self-explanatory.

Duane Downing motioned to go with the Agreement letter dated October 5, 2015 from Porter Simon, prepared in order to allow Mr. Gross to advise the Town on the best approach to proceed with the process from this point forward. Tom Seley seconded. No further discussion. Motion carried 4-0.

6. Discussion, deliberation and possible action on the schedule of work involved in developing a Memorandum of Understanding (MOU) between Town of Tonopah and West Kirkland Mining USA Ltd. (WKM) for the supply of Town water to the Hasbrouck Gold Project, specifically WKM's preference that legal work to develop an MOU be commenced only once work being performed by Shaw Engineering demonstrates the broad technical and economic viability of Town of Tonopah supplying water to the Hasbrouck Gold Project.

Sandy McVey stated that WKM supports this. The background to this is as follows: WKM should reimburse the Town the reasonable expenses involved in evaluating and developing a proposal for the supply of water to WKM. The concern is that all need to be on the same page with the proposal before going to lawyers so that unnecessary fees are not incurred.

Tom Seley reiterated to affirm what Sandy was saying about Item #6, requesting no legal work be performed on the MOU until Shaw Engineering completes the study showing that it is viable to provide water. Sandy McVey went on to say that the backbone of the deal needs to be worked out before bringing it to Lawyers. There are a few decisions the Town has to make. One is that they have to monitor the levels of service. The Town's business is the basis of the proposal to supply water to the Hasbrouck Gold Project. WKM does not want to tell the Town how to do its own business. Tom Seley affirmed Sandy McVey.

Horace Carlyle added: The intent is to keep it simple. One of the things established at the last meeting is the Town Tonopah Public Utilities has the obligation to come up with a preliminary proposal to West Kirkland Mining.

Sandy McVey responded with fully supporting the Board receiving advice so they can move forward on the proposal. The issue is the \$50,000. That is giving hesitation.

Duane Downing said that the schedule of work at this time is waiting for Shaw Engineering to complete their work before getting Lawyers involved for a MOU. Chris Mulkerns explained the Board hired an attorney. They need to get with that attorney and let him give advice on things going forward. Duane Downing agreed.

Horace Carlyle asked Sandy McVey if he understood what was being said. He realized that being in Canada and teleconferencing was difficult. The goal is to move forward in a progressive positive way. Sandy McVey thanked Horace Carlyle and asked what to do at this stage. Horace Carlyle responded that the Town is trying to act in good faith to move forward with the project. Hopefully on the next agenda they will have something more positive for negotiations. The Town has to make sure, based on liabilities, etc. that they are proceeding in the correct manner for the project. The Town has to submit a proposal based on the application. It is the Towns burden, not WKM's.

Sandy McVey reiterated that they are supporting the Town in this and are trying to help move forward. The only concern is \$50,000. He asked if it would it be possible to make it a smaller number for this initial work then ask for more when it comes time to finalize the agreement, thus breaking the legal fees down into two phases. Phase one would be to come up with a gold rush approach to allow negotiations between WKM and the Town. This will allow more money for the lawyers so they will be able to cover that expense.

Horace Carlyle responded saying that the intent of the Board is to move forward in a simple and cost effective way on a timely basis. The Board is obligated to have things reviewed by legal counsel. They will practice due diligence and make it a timely proposal. Sandy McVey thanked Horace Carlyle and asked to let WKM know how they can support the Board with completing the Proposal. Horace Carlyle affirmed. Sandy McVey apologized for not being there and thanked the Board for the attempt to accommodate him by teleconferencing. Horace Carlyle thanked Sandy McVey for attending the meeting.

Tom Seley recommended Item 6 to die for lack of motion. All affirmed.

8. Discussion, deliberation and possible action to approve revisions to the Tonopah Public Utilities Service application.

Account Supervisor Becky Braska asked to remove the Social Security Number from the TPU application, and replacing that information with the Driver's License, State ID or Passport number, which needs to be physically shown for the records. She went on and said they added the email address; the employer's address and telephone number, which is indicated in Policy and Procedures. It states that this information should be on the application as it is in the ordinance. Everything else will remain the same on the form. Horace Carlyle indicated that it protects people's privacy, which is the main thing.

Chris Mulkerns added that they have spoken to a local lock smith who looked at the cabinets in the office. The locksmith told them that the cabinets can have a lock put on them. They are now going to ask him for a price so as to get them locked.

Duane Downing motioned to approve the revisions to the Tonopah Public Utilities Service application. Tom Seley seconded. No further discussion. Motion carried 4-0.

9. Discussion, deliberation and possible action to authorize writing-off twelve (12) delinquent accounts totaling \$1,332.57 from Tonopah Public Utilities accounts receivables.

Becky Braska asked if there were any questions about the accounts. Horace Carlyle responded that everything is pretty straight forward and it is a required accounting practice.

Duane Downing motioned to authorize writing off twelve (12) delinquent accounts totaling \$1,332.57 from Tonopah Public Utilities accounts receivables. Janet Hatch seconded. No further discussion. Motion carried 4-0.

10. Discussion, deliberation and possible action to set the date, time and location for the first and second Town Board Meeting in November 2015.

Deputy Town Clerk Kat Galli mentioned that the first meeting would fall on a holiday. The second meeting would be on the Wednesday right before the Thanksgiving weekend. She suggested moving the meetings to the Tuesdays. It's not the Tuesdays that the BOCC meets. Tom Seley confirmed what Kat Galli was saying by asking if the dates the meetings fall on would be on the 10<sup>th</sup> and the 24<sup>th</sup>. She affirmed the dates.

Tom Seley motioned to move the meetings to Tuesday November 10<sup>th</sup> and November 24<sup>th</sup>, 7 p.m. at the Tonopah Convention Center. Duane Downing seconded. No further discussion. Motion carried 4-0.

12. Discussion, deliberation and possible decision to direct staff to forward draft "Charging Station Shared Investment Agreement", received from NV Energy in connection with Tonopah Town being selected to participate in the Nevada Electric Highway Initiative, to the Nye County District Attorney's Office for review and comments.

Chris Mulkerns spoke about the grant the Town applied for in the amount of \$30,000 from NV Energy. It is for putting in electric vehicle charging stations. The agreement NV Energy sent basically lays out what the Town's responsibility is and what NV Energy's responsibility would be. The document needs to be forwarded to the Nye County District Attorney (DA)'s office for review. She continued that she and Joe Westerlund spoke to a couple entities that already have electric charging stations to get a feel for what they got out of it and what their having to spend on it now. Indications show electricity, infrastructure and operating maintenance wise was shown to be cheaper than expected with one of the entities; spending \$10.00 a month.

The other entity, who dealt with the main charges like the Town does, and depending on what time people pull up, etc. could end up with a \$300 to \$400 month bill. Chris went on to say that the Town was not asking for approval at this time because it is being sent off to the DA. Tom Seley affirmed, agreeing to get the document sent off to the DA's office for

reviewing and then went on to say Item 13 needs to be discussed because it appears to be a better offer.

Horace Carlyle indicated that as an individual Board Member, he is not supporting the proposal. The supporting finances do not substantiate moving forward because there is no design indication. Things adding to the cost would be infrastructure cost, putting in the power, the amenities that might be required. All would necessitate additional funding.

Tom Seley agreed that it needs to be sent to the DA. He then went on to say it would be surprising if the DA accepted the proposal and suggested moving forward with it. The cost to the Town will far surpass \$30,000. Horace Carlyle agreed.

Tom Seley asked if they had the option to “kill” the proposal right now. Chris Mulkerns replied at this moment money will not be received until the agreement is signed and sent back to NV Energy. It is being sent to the DA first for review and when the DA replies with her comments, it can then be decided whether it is of interest or not.

Utility Manager Joe Westerlund indicated that they have talked to both groups. They found out that Tesla vehicles can only be charged on a Tesla machine. NV Energy machines have the ability to charge all vehicles. There is a lot to consider. Asphalt cost is on the Town. So is setting up the charging and pulling the electricity. He questioned whether there was enough electricity on site or whether there was a need to bring in larger electrical supply. Duane Downing added pulling more power requires bringing a transformer, too.

Joe Westerlund went on to say that the one company they talked to the first time did not have demand charges. It cost about \$0.10 a vehicle. Chris affirmed that the power cost was about \$10.00 a month. They do a peak average of 1.5 cars a day at that location.

The other one is in Minden. They had a station put in 2013, but actually did not get it on line until 2014. They got a deal with Tesla which allowed them to put their machine right next to NV Energy’s machine. The interesting thing is NV Energy has offices in Tonopah. It may be an option. Tom Seley affirmed that it may be a better location.

Joe Westerlund said he asked what type of maintenance they were incurring on the machines. The contact replied that no maintenance issues occurred until last week. Chris added that the plug on the end had broken off which needed replacing. The cost of repairs was on them. They are waiting to find out, but the agreement appears to state the cost of repairs is going to be on the Town. They interpreted that if it they decide to take the NV Energy deal, and after 5 years find out they are not interested, the Town will need to refund back the money. It appears costly. That is why it is sent off to the DA for review. They need to keep looking into it and see if there are more things hidden. Tom Seley agreed with sending it to the DA’s office, but he agrees with Mr. Carlyle about not seeing it moving forward.

Duane Downing motioned to forward draft “Charging Station Shared Investment Agreement”, received from NV Energy in connection with Tonopah Town being selected to participate in the Nevada Electric Highway Initiative, to the Nye County District Attorney’s Office for review. Tom Seley seconded. No further discussion. Motion carried 4-0.

13. Discussion, deliberation and possible decision to direct staff to forward draft "Supercharger Agreement", received from Tesla Motors, Inc., to the Nye County District Attorney's Office for review and comments.

Chris Mulkerns explained that she had met with Cameron from Tesla. They went to view Pocket Park to show the space. Cameron sent an agreement to the Town. As discussed before in the last item, they would like to send the agreement to the DA for her to review. It is like night and day compared to the other one. Cameron emailed a couple times and has been in contact with NV Energy. NV Energy indicated to Tesla that there is not an issue with getting energy to the spot they looked at. She educated Cameron about the Town's process. Now it is a wait on how everything goes.

Duane Downing pointed out that Pocket Park might be an issue because it serves a function and a lot has been put into it. If they do this then Pocket Park will no longer exist. They looked at the property next to it, but the cost is a little bit outrageous. Chris Mulkerns agreed that it was expensive. Duane Downing continued with saying they need to look at an alternate location. There is one huge vacant lot between the Tonopah Station and the High School but there is no indication of who owns that land. It appears to be a better possibility.

Chris Mulkerns added that the area they looked at was when you are facing the new Fire Station from Main Street; it would be the back right corner, back up against the rock wall. Duane Downing went on to say his main concern was about the Farmers Market. Chris Mulkerns indicated that the Farmer's Market was conveniently moved to the Convention Center.

Joe Westerlund spoke up about a couple other lots on Main Street that are personally owned but focused more interest on the one across the street next to the Belvada. Duane Downing retorted that it was such a small lot. Chris Mulkerns added that the reason Cameron liked Pocket Park is due to its location. The hotel, restaurants and gas stations are conveniently located around that area. There are activities to do while the cars are charging. These things need to be kept in mind while looking for other locations. Horace Carlyle affirmed what all were saying. He added that an option is to research a potential new location to move Pocket Park to.

Duane Downing added that one of the greatest locations would be between the Post Office and the Tonopah Brewery Company. The problem is that land is designated as restaurant property. He went on to say that this is the part where they will send information to the DA but was not completely sold on the Pocket Park being the right location. Horace responded by saying that they are going to continue looking for other locations then referred to Joni Eastley, that she may have some additional information they have not heard of yet.

Joni Eastley indicated she had talked extensively with representatives of both companies, thus she knows what they are looking for and why. They want to be downtown within walking distance of several motels, easy access to mini-marts and food.

Horace Carlyle responded by saying he was not suggesting changing Tesla, but instead he suggested locating land for the Town Park. Duane Downing and Joni Eastley said they never thought about relocating the Park somewhere else. They thought it was a good idea.



Joni Eastley added that there is another business owner in Town she talked to. They run a hotel with a lot of frontage and access to shopping, food and gaming. He is all for putting in a charging station. So it is Plan B if needed.

Tom Seley mentioned that the Pocket Park does not have to be where it is now. It is there because the property was available. Horace Carlyle added that if the Pocket Park is relocated he would like to have a restroom added to the new park. Joni Eastley affirmed, and noted that adding a gazebo would be nice. Horace Carlyle retorted that due diligence will come up with a positive. Tom Seley stated the area where Pocket Park is now is more centrally located.

Duane Downing motioned to direct staff to forward the draft for the Super Charger agreement received from Tesla Motors, Inc. to the Nye County District Attorney. Tom Seley seconded. No further discussion. Motion carried 4-0.

14. Discussion, deliberation and possible decision to surplus and dispose of Town of Tonopah and Tonopah Public Utilities Inventory Deemed to be Incapacitated or Out of Service by staff.

Joe Westerlund stated that they put out the surplus vehicles about a month ago but there were no bids. They are going to put it back on. Chris Mulkerns added that they called the company that was used before but they have disconnected phones. A local business seems to be interested, so it will be processed again and they will publish it. The wording in the ad will be changed slightly adding: "and various scrap items".

Duane Downing motioned to direct staff to publish for the disposal for Town/Tonopah Public Utilities inventory deemed to be incapacitated or out of service and other items deemed to be scrapped. Tom Seley seconded. No further discussion. Motion carried 4-0.

15. Discussion, deliberation and possible decision to award bid for Tonopah Public Utilities Relining of Sewer Collection Lines Project. Phase 1: authorize Chairman to execute documents necessary to move forward, if awarded.

Chris Mulkerns explained they received one bid which is in the sealed packet. The bid was from Hoffman Southwest Corp DBA Professional Pipe Services. Joe talked to them extensively on the phone. The base bid came in at \$72,000. And then each of additive alternate bids is \$28,250 each. The recommendation is to award the base bid and the additive alternate bids A through D, which means they will not be able to get the last additive alternate. The total bid would be for \$185,000. Duane Downing asked whether the additives mean additional areas. Chris Mulkerns denied this and clarified that they are additional footage. Duane Downing asked how much footage the initial and A through D is. Joe Westerlund responded that it is 1,300 feet. Duane Downing asked what areas it is covering and where it will cover the main problems. Joe Westerlund answered that it will resolve four of the big problems.

Chris Mulkerns went on with saying this is Phase 1. It was discussed in the budget meeting. The issue will move on to do the same thing next year as sewer capital projects which gets additional pipe relined. Joe Westerlund added that he has talked to the contact who has been in Town three or four times. He said even though it is basically 1,300 feet, they have a camera. If the camera areas don't look like it needs to be re-piped, they can be skipped, like

at Rhine's Trailer Court. Areas in that pipe look brand new still because it is ADS pipe. They can cut sections out of that piece. So if they decide the five areas can get done and skip a couple spots, then they can move to the section that is not on this bid. Tom Seley asked what they were made of. Joe Westerlund replied that some of it is ADS plastic, some of it is in bad shape but when they are done it will be brand new pipe. Tom Seley added if you got a good quality pipe and you are able to isolate those sections, put the money to where there is problem pipe.

Duane Downing motioned to award the bid for Tonopah Public Utility relining of sewer collection lines Project Phase 1 to Hoffman Southwest Corp DBA Professional Pipe Services for the baseline bid plus alternative additive A through D and to authorize Chairman to sign the document and move forward. Tom Seley seconded. No further discussion. Motion carried 4-0.

16. Discussion, deliberation and possible decision to authorize signature of amended auditor engagement letter in connection with financial statements for Fiscal Year ending June 30, 2015.

Duane Downing motioned to authorize signature of amended auditor engagement letter in connection with financial statements for Fiscal Year ending June 30, 2015. Tom Seley seconded. No further discussion. Motion carried 4-0.

17. Department Budget Reports

Chris Mulkerns asked if they have any questions. Horace Carlyle and Tom Seley said it all looks good. Janet Hatch had a question about the general insurance that 80% was paid out. She inquired whether there will be enough to cover the rest of the year. Chris Mulkerns replied that the bill is for the beginning of the fiscal year and the premium is for the entire year. It is the only thing that comes out of that line item unless there is a claim where the deductible will need to be paid.

Horace Carlyle asked about National 9 and where the standing is with them. Chris Mulkerns answered that they have spoken to Kim Lara at the Nye County Treasurer's Office that finally had a response today. He apparently did not realize the standing he had, where no room taxes had been paid this fiscal year with penalties for May and June. Ms. Lam is going to put together the letter just like was done the last time telling him the next step will be a Show Cause Hearing. If she does not hear from him by a certain date it will go on the agenda and go through the process.

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

Chris Mulkerns explained there was a meeting that day. The members of the team, including Tom Seley, Horace Carlyle, Susan Dudley, John Collins, Joe Westerlund and herself discussed several things. She introduced Paul Winkelman who gave a synopsis of the meeting to the Board.

Paul Winkelman of Shaw Engineering stated that he and John Collins came into Town to meet with Town staff. They discussed the Capital Improvement Plan, the rate, and connection fees. The first draft of that study has been handed out and covered in that

meeting. The deadline is next Friday, October 23<sup>rd</sup> to provide comments on the first draft. The intent is to assemble all comments and issue a final draft, then go from there.

Shaw Engineering has consulted John Collins and has brought him to the meeting to help with the rate study and to introduce him to staff and the Board. He indicated he was excited that Susan joined the team. She has good ideas about where the Ordinance needs some help, and also help with the inactive meters. He is asking everyone; all the Board members and staff, to provide answers to what sections of the Ordinance needs work. The intent is not to redo the entire Ordinances, but to update it. He went on to say inactive meters are a big issue because there are quite a few of them but they will not be too difficult to resolve.

Another issue discussed was West Kirkland Mining, which Shaw Engineering has to do to finalize the water capacity study. It has two options in it, maximum day demand and average day demand for the wells. Part of the MOU process with West Kirkland was to figure out which way to go. The Board needs to make a decision about this. This is what will be presented in the proposal with West Kirkland Mining ultimately. This will become an agenda item for the next Board meeting to discuss. There will be another meeting tomorrow at 8 a.m. to highlight what was discussed today.

Tom Seley asked for affirmation that any comments they may have need to be given to Ms. Mulkerns so they can be summarized in one document and handed to Paul Winkelman. It was agreed. They asked if John Collins had anything to add. He retorted that it was a pleasure to be here.

Horace Carlyle commented that John Collins has done an outstanding job, his study was of the highest professional level. He was demonstrating to Mr. Westerlund today the different pragmatic ways that, when all moves forward, he will have to apply what the Board decides to modify the ordinances, etc. Mr. Westerlund will have at his discretion some simple but indispensable tools. He went on to thank John Collins for everything. All affirmed what Mr. Carlyle said.

Tom Seley asked what the status was of the removal of the double wide trailer on Main Street. Joe Westerlund responded that all trash and things needing stored was removed from inside the trailer today. It is ready to be moved. Dr. Dees has someone lined up in Hawthorne who wants the trailers, and who is figuring out the logistics on how to get them hauled out. There has not been much discussion on what the plan is, but pictures have been taken of the axles and of the inside for them. Everything is ready to have it taken out. Joe Westerlund went on to say that the prison crew helped them clean and remove things out of the trailers.

Duane Downing asked if a property swap has been looked into for that chunk of property. Joe Westerlund answered that the Pizza place wants the property as a parking lot. Chris Mulkerns added that this is the reason for the urgency of removing the trailers.

Duane Downing went on to say that it would be a perfect location for Tesla's charging station. Joni Easley asked if they had access to 3 phase power. Duane Downing responded there should be plenty of power because they had a three story motel plus a restaurant there. Tom Seley went on to say it is one more eye sore off of Main Street so it will improve the image of Tonopah for people who come through.

Joe Westerlund added he and Paul are going out to the Booster Station tomorrow and check out the final product on the walls, they are erected and all they have left is a little electrical work. Everything is moving great for the generator project.

19. 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.

20. Closed 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.

21. Discussion, deliberation, and possible decision on labor negotiations, issues and other personnel matters presented in the closed meeting.

No action taken by the Board.

22. Correspondence

Round Mountain Town Board Special Meeting Agenda, September 29, 2015

Tonopah Room Tax Report, August, 2015

Alternative Service Concepts POOL Loss Run, October 01, 2015

Nye County BOCC Meeting Agenda, October 06, 2015

Tonopah Convention Center Report, October 01, 2015

Tonopah Town Collections Report, September, 2015

Nye County Water District Governing Board Meeting Agenda, October 12, 2015

Beatty Town Advisory Board Meeting, October 12, 2015

Round Mountain Town Board Regular Meeting Agenda, October 13, 2015

Nye County, NV Emergency Management Tonopah Station II Requirements of Respiratory Protection, October 14, 2015

Tonopah Wine Walk Poster, October 17, 2015

Round Mountain Town Board, Notice of Possible Quorum Agenda, October 19, 2015

23. Approval of vouchers for payment.

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

24. Public Comment.

Deputy Town Clerk Kat Galli stated that the Community Foundation Annual Report for last year is going to be at the Town Office for review. There is just one copy because the photographs would be difficult to photocopy.

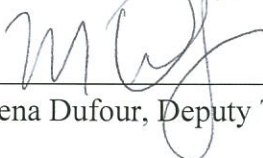
Tonopah resident Jeff Galli indicated to please not let there be a hang up about redeveloping the Pocket Park. There are plenty of Parks in Town. Do not hesitate on this for sake of something for the future of Tonopah. Duane Downing responded that there used

to be a problem with it because the Farmer's Market was still being held there. Now that they are using the Convention Center for it, there is not an issue anymore.


25. Adjourn

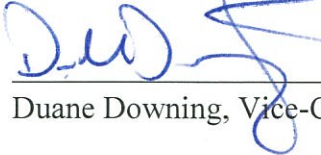
The meeting adjourned at 8:55 p.m.

Minutes transcribed by:

  
\_\_\_\_\_  
Marlena Dufour, Deputy Town Clerk


Approved:

  
\_\_\_\_\_  
Horace Carlyle, Chairman

  
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Duane Downing, Vice-Chairman

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Tom Seley, Clerk

  
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Janet Hatch, Member

  
\_\_\_\_\_  
Doug Farinholt, Member



TONOPAH LIBRARY BOARD OF TRUSTEES  
MEETING MINUTES  
OCTOBER 14, 2015  
TONOPAH CONVENTION CENTER  
301 Brougner Avenue, Tonopah, NV 89049

Tonopah Town Board Chairman Tom Seley called the Library Board of Trustees meeting to order on October 14, 2015 at 7:22 p.m. Also present were Janet Hatch, Duane Downing and Horace Carlyle. Doug Farinholt was absent. Eighteen others were in attendance.

1. Public Comment

Assistant County Manager Joni Eastley, announced that she has made acting Librarian Diane Ryals aware of a large supply of very sturdy shelving from the old law library. Some of it is available to be donated to the Tonopah Library to replace the shelving they have. Duane Downing replied those shelves are fantastic. They can now get rid of the glass cabinets. Joni Eastley specified some would go into the business center. Duane Downing asked if all of the shelves are available. Joni Eastley affirmed that some are being sent to the museum but they are only going to be using a few of them. Duane Downing indicated that the whole library could be redone with those. Joni Eastley went on to say that the Board is ready to redesign and move some of them in to let her know.

2. Review and approval of minutes, in context, from the regular meeting held September 23, 2015

Horace Carlyle motioned to approve the minutes, in context, from the regular meeting held September 23, 2015. Tom Seley seconded. No further discussion. Motion carried 4-0.

3. Discussion, deliberation and possible decision to authorize signature of amended auditor engagement letter in connection with financial statements for Fiscal Year ending June 30, 2015.

Chris Mulkerns spoke about receiving the letter from Dan along with the amended engagement letter. One had been signed already for this Audit Fiscal Year 2015. They had to amend it due to some changes to the Governmental Accounting Standards Board (GASB). He added a couple items on both Library and Town. The items on the Library side will increase his fee. The amount paid is usually a little over \$2,000, but it may be closer to \$4,000. Horace Carlyle indicated putting it as an additional fee of \$900. Chris Mulkerns went on indicating what was seen in an email that it was to be closer to \$4,000. Duane Downing affirmed this.

Horace Carlyle motioned to authorize signatures of the Amended Audit Engagement Letter in connection with the financial statements for the Fiscal Year ending June 30, 2015. The additional increase is approximately \$900, plus the original amount. Duane Downing seconded. No further discussion. Motion carried 4-0.

4. Library Budget Report

Tom Seley asked if there are any comments about the Library Budget Report. Horace Carlyle indicated that the budget looks good.

5. Library Board Member's/Department Manager's Comments

Duane Downing spoke about how he was shocked about Joni Eastley offering the Law Library shelving units. He indicated that he had been in the Law Library a lot and that the shelving units are of surprisingly fantastic quality.

Janet Hatch indicated she was happy with seeing donations, then thanked everyone supporting it and for the hard work that is being done. There has been a lot of people going in and working, trying to do the modifications and upgrades, getting everything functional, a real asset to the community. Tom Seley added that he would like to thank Gene Ryals because he spent a lot of time working on things. The floor is fairly level now.

Acting Librarian Diane Ryals stated that the floor is fairly level but they found a sag in the bathroom. Previously Tom Seley indicated the bathroom may not be ADA compliant, so they did some research and found out they would have to cover half a window and door to make it compliant. So before redoing the floor a decision needs to be made about whether it going to be a closet, or an office. The walls need to stay. She asked if the sink can stay and make it a beverage bar for whoever uses the building. Tom Seley answered that he is a fan of taking the walls down for the use of the entire space, but it makes sense to go ahead and reinstall the sink so there is coffee and other items for someone coming in to a meeting. That is the best use of that area.

Diane Ryals stated that there is another issue. Without a bathroom, someone from the Library staff will always have to be around when renting the building to someone because they have to be able to come into the Library to use the restroom.

Tom Seley asked to have Town staff do some research about a security gate that could be installed in the Library. That way the person in charge of whatever the meeting may be would be responsible for opening or locking that door and telling them where the restroom is. The security gate would prevent entrance to the rest of the Library.

Duane Downing asked if there was an option to put the Historic building back the way it was. Diane Ryals replied that they had to renovate because removing the carpet revealed the floor was falling in. The floor was cut previously to install the plumbing. That is where the floor started sagging in. They could not leave it that way because it was dangerous. Additionally, she had read that once you start renovating you must put it in compliance. It cannot be put back as it was. Duane Downing replied there needs to be someone to do research on this before making a decision. No restroom will cause problems.

Diane Ryals continued by saying the building cannot be used unless there is access to a restroom. There can be an enclosed walkway from one building to the other so patrons can come in the main door, come through the main Library to access the building; that way people are not going in and out. Duane Downing replied that a covered entryway would cost more than putting a bathroom on the outside of the building.

Chris Mulkerns said there is a Cultural Grant tied to that building. Guidelines must be followed when renovating. They have to sign off on whatever is being done. They may not sign off on a new bathroom. Tom Seley asked when the bathroom was put in. Diane Ryals answered it was put in the 1970's.



Joni Eastley, speaking as a member of the Friends of the Belmont Courthouse Board stated that she believed the building was on the National Register of Historic Places, as the Belmont Courthouse is. A while back Nye County Planning Employees wanted certain things done to ensure public access and safety. Due to the age and historic significance of the building she wrote the Historic State Preservation Office asking for a waiver from ADA compliance requirements. They granted the waiver. She affirmed Ms. Mulkerns about the Cultural Affairs grant being issued years ago. She went on to say to leave the bathroom where it is. It does not have to be ADA compliant as long as there is a waiver. Conversation ensued about doing research on getting a waiver because the building needs a restroom.

Diane Ryals continued on about that they are making progress. Volunteers are helping with painting and other things pertaining to the project. Horace Carlyle scrubbed the floors. They were nasty. The front porch has all the wood removed. All it needs is the wood to be scraped and it will be ready to put back. So it is coming along.

6. Correspondence

None

7. Approval of vouchers for payment.

The Board reviewed and signed the vouchers. Duane Downing motioned to approve the vouchers as presented for payment. Horace Carlyle seconded. No further discussion. Motion carried 4-0.

8. Public Comment

None

9. Adjourn

The meeting adjourned at 7:38 p.m.

Minutes transcribed by:

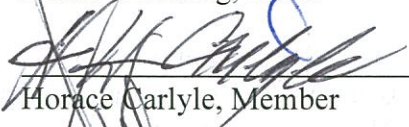
  
\_\_\_\_\_  
Marlena Dufour, Deputy Town Clerk


Approved:

\_\_\_\_\_  
Tom Seley, Chairman

  
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Janet Hatch, Vice-Chairman

  
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Duane Downing, Clerk

  
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Horace Carlyle, Member

  
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Doug Farinholt, Member