

TONOPAHA TOWN BOARD
MEETING MINUTES
JULY 26, 2017
Tonopah Convention Center
301 Brougher Avenue, Tonopah, NV 89049

Tonopah Town Board Vice-Chairman Don Kaminski called the meeting to order on July 26, 2017 at 7:01 p.m. Also present were Clerk Jerry Elliston and Board Members Roni Link and Mike Sain. Chairman Duane Downing was present on the phone. Four others were in attendance. Vice-Chairman Don Kaminski led in the Pledge of Allegiance.

The Town Board recessed to the Library Board of Trustees at 7:35 p.m. and reconvened as the Town Board at 7:46 p.m.

1. Public Comment

Tonopah resident Cindy Kaminski asked Administrative Manager Chris Mulkerns if there will be an item regarding the fireworks purchased by 4 R Kids. Ms. Mulkerns clarified that she has not had a chance to talk to the organization yet, but will place it on a future agenda.

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

Chris Mulkerns stated that she received a quote about additional services/installations from Ford AV in the Convention Center. She noted that she will place an item on the next agenda and that they have to come back to connect the recording system to the AV system. This feature was included in the original quote.

3. Review and approval of minutes, in context, from the regular meeting held June 28, 2017.

Jerry Elliston motioned to approve the minutes, in context, from the regular meeting held June 28, 2017. Roni Link seconded. No further discussion. Motion carried 5-0.

4. Review and approval of minutes, in context, from the regular meeting held July 12, 2017.

Jerry Elliston motioned to approve the minutes, in context, from the regular meeting held July 12, 2017. Roni Link seconded. No further discussion. Motion carried 5-0.

5. Discussion, deliberation and possible decision to adopt general guidelines to be followed by Town staff when responding to Nye County Planning Department requests for comments from the Board regarding placement of manufactured homes within the Town of Tonopah, pursuant to NRS 278.02095 and proposed NCC 17.04.820.

Chris Mulkerns explained that Nye County Planning Director Darrell Lacy contacted Town staff a few weeks ago about the placement of a trailer on Florence Avenue. Ms. Mulkerns noted that when the owner of the trailer wanted his water and sewer turned on, Tonopah Public Utilities (TPU) referred him to the Planning Department. She added that TPU needs a certificate stating that the trailer has been set properly and passed inspection before utilities can be connected. After the owner contacted the Planning Department, the Town was asked to comment on the placement. Ms. Mulkerns pointed out that the Town Board agreed on general guidelines for placement of manufactured houses during a workshop held on May 19, 2017. The Board decided that trailers have to be from 1980 or

younger, not less than 600 square feet, have the proper setbacks from the road and neighbors, and pass the usual requirements as part of the inspection.

Ms. Mulkerns pointed out that in order to avoid having to agendize this matter every time a trailer is set on a property, she recommends that the Town Board sets general guidelines and authorizes staff to send a letter to the Planning Department stating that trailers can be set on a property if they meet the general guidelines. She added that the Town would list the guidelines and the Planning Department would check if the trailer falls under those guidelines. She stressed that having general guidelines will eliminate a long process for the person wanting to set a trailer on a property. Clerk Jerry Elliston noted that it is an advantage for residents to have general guidelines as they can get informed before moving anything in.

Chairman Duane Downing noted that the Planning Department wants the Town to set their own guidelines as a proposal for what Nye County will set as code. Chris Mulkerns pointed out that the Town could set even more detailed standards such as paint color, condition, etc. Mr. Elliston asked if Mr. Lacy was confident that the Board of County Commissioners will take these guidelines into consideration which Ms. Mulkerns confirmed.

Board Member Mike Sain asked if the guidelines are in a written form. Ms. Mulkerns clarified that she will compose a letter summarizing the Board's guidelines. Mr. Downing added that the Board can direct staff to follow the guidelines as discussed in the workshop. Vice-Chairman Don Kaminski asked if Ms. Mulkerns had the guidelines. Ms. Mulkerns replied that the Board had set the following guidelines at the workshop held in May of 2017:

A manufactured house:

- Cannot be older than 1980
- Cannot be less than 600 square feet
- Needs to be set back a certain distance from the property line and neighbors as listed in the Town Ordinance

Chairman Downing emphasized that the Board had set 1980 as the way trailers were built changed drastically at that time.

Tonopah resident Durk Pearson stated that he has lived in Tonopah for 26 years and that he owns many rental properties. He added that he is interested in doing more. He suggested allowing a variance in case a trailer is from 1979 but does not have asbestos or aluminum wiring, etc. He emphasized that he disagrees strongly with the 600 square foot minimum and he thinks people will bring in travel trailers as they cannot afford a trailer larger than 600 square feet. He pointed out that some lots in Tonopah are too small for larger trailers. Chairman Duane Downing stressed that the reason the Town Board came up with 600-square-foot was that Nye County wanted 1000 square foot. Clerk Jerry Elliston stated that he stands with the guidelines as discussed in the workshop because there are reasons for them. Mr. Downing pointed out that the Town is by far more lenient than the State and that he agrees with Mr. Elliston. Board Member Mike Sain stated that he agrees with Mr. Pearson as he feels 10x40 is still a reasonable size. Mr. Downing clarified that these regulations do not apply to mobile home parks. If someone wants a

10x40 trailer, they can park it in a mobile home park. He added that he stands with the decisions made during the workshop in May. Board Member Roni Link concurred.

Administrative Manager Chris Mulkerns pointed out that if the Town Board allows coming before the Board for a variance every time, then there is no point in having general guidelines. She added that she thinks Nye County wants specific guidelines, not a variance every time.

Jerry Elliston motioned to adopt the general guidelines as presented from the workshop to be followed by Town staff when responding to Nye County Planning Department requests for comments from the Board regarding placement of manufactured homes within the Town of Tonopah. Roni Link seconded. No further discussion. Motion carried 3-2.

6. Discussion, deliberation and possible decision to approve Debt Management Policy and Indebtedness Report for the Town of Tonopah – FY 2017/2018.

Chris Mulkerns noted that the Town has to show the revenue bonds on the TPU side, Arsenic Debt Phase 1 and 2. She added that the debt will be paid off in 2054 and 2053. Ms. Mulkerns clarified that the reporting is a requirement by the Department of Taxation. The Town has to show what the debt is and how it will be paid back.

Jerry Elliston motioned to approve the Debt Management Policy and Indebtedness Report for the Town of Tonopah – FY 2017/2018. Roni Link seconded. No further discussion. Motion carried 5-0.

7. Discussion, deliberation and possible decision to approve Town of Tonopah/Tonopah Public Utilities Five Year Capital Improvement Plan – FY 2017/2018.

Chris Mulkerns explained that the Five Year Capital Improvement Plan lists the various capital projects in the different funds such as capital projects, mural fund, mining park capital projects, etc. She noted that the numbers were discussed during the budget workshops in the spring. She clarified that the Board can discuss exactly what they want to do as they have only discussed some projects in detail. Ms. Mulkerns pointed out that it was discussed to have more improvements at the Convention Center, install new playground equipment at Barsanti and Jim Butler Park, etc.

Ms. Mulkerns noted that the money from the Mural Fund has to be spent on one of the murals or statues in Town. She clarified that the Town will help with the improvement of the statue at the VFW Post.

Ms. Mulkerns noted that the Fire Department would like to spend the money from the PST Fund on a new rescue vehicle. She explained that the Town will have to go out to bid and that the Town cannot buy used equipment with capital project funds. She added that she has been in contact with Goldfield about this matter and that she has all their information so that the Town can use this information as a guideline.

Ms. Mulkerns stated that the projects for TPU are part of the list of projects to be completed as listed in the Master Water Plan. Ms. Mulkerns explained that Engineer Paul

Winkelman checked the whole TPU system and ranked what needed to be done. The list includes cost for the project including engineering work, etc. Ms. Mulkerns pointed out that TPU has already completed projects 7, 8 and 9 of the list and none of them cost as much as listed. She stressed that Utility Manager Joe Westerlund would like to complete projects 5, 6 and 11 of the list in the current fiscal year. She added that Mr. Westerlund has already gotten estimates for the projects. Ms. Mulkerns noted that the sewer projects depend on what happens with NDOT and the Main Street project. If money is available, TPU would like to continue with the relining project with different areas. She emphasized that the area that was completed has not had one single callout since it was relined.

Jerry Elliston motioned to approve Town of Tonopah/Tonopah Public Utilities Five Year Capital Improvement Plan – FY 2017/2018. Mike Sain seconded. No further discussion. Motion carried 5-0.

8. Discussion, deliberation and possible decision to adopt, amend and adopt or reject Tonopah Town Resolution 2017-04: a Resolution directing the creation of a petty cash account for Town of Tonopah, Administration Department.

Chris Mulkerns explained that due to the move into the new offices, the TPU and Town office are more separated. She noted that Deputy Town Clerk Kat Galli would be able to accept cash payments without having to get change from TPU. She pointed out that the Town should have its own petty cash fund as TPU money should not be used for Town purposes. Don Kaminski asked how much money the fund will have. Kat Galli clarified that it will be \$200.00. Ms. Mulkerns stressed that the reconciliation will be done monthly. Ms. Galli stressed that this will make payments for customers more convenient.

Jerry Elliston motioned to adopt Tonopah Town Resolution 2017-04: a Resolution directing the creation of a petty cash account for Town of Tonopah, Administration Department in the amount of \$200.00. Roni Link seconded. No further discussion. Motion carried 5-0.

9. Discussion, deliberation and possible decision to approve budget transfers for FY 2016/2017.

Chris Mulkerns noted that the changes within the budget were done within each department. One can see how much money was taken from one line item and transferred to another line item. She emphasized that these transfers balance out each department and that the Town/TPU were well within the budget.

Jerry Elliston motioned to approve the budget transfers for FY 2016/2017. Roni Link seconded. No further discussion. Motion carried 5-0.

11. Correspondence

Northern Nye County Hospital District Meeting Agenda, July 20, 2017
Water Pollution Control Permit, Lone Mountain Mining, July 11, 2017
Beatty Town Advisory Board Meeting Agenda, July 24, 2017
Central Nevada Historical Society Membership Form
Tonopah Historic Mining Park Foundation Membership Form
Tonopah Historic Mining Park "Tailings", Spring 2017
Nye County Board of County Commissioners Meeting Summary, July 18, 2017
Tonopah Room Tax Report for the Month of June 2017, Collected July 2017
Beatty Town Advisory Board Meeting Agenda, July 31, 2017

Kat Galli pointed out that the membership forms for the Central Nevada Historical Society and Tonopah Historic Mining Park Foundation were provided to the Board. She asked the Members to share it with their family, friends or business owners to get additional support for the local museums. Mike Sain noted that he has visited the Central Nevada Museum a few times and they were not open. Ms. Galli clarified that the Museum has been operating solely on volunteer time from Mr. and Mrs. Allen. Mr. Sain stated that he would be happy to help them out and could volunteer a few hours every week. Ms. Galli added that the Museum is open Tuesday through Saturday. Ms. Mulkerns noted that the Museum probably has a volunteer form similar to that of the Town.

12. Approval of vouchers for payment.

The Board reviewed and signed the vouchers. Jerry Elliston motioned to approve the vouchers as presented for payment. Roni Link seconded. No further discussion. Motion carried 5-0.

13. Public Comment

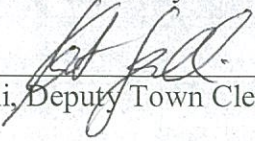
Duane Downing noted that he will not be able to attend the second meeting in August and September, but will be available by phone. Don Kaminski added that he will not be able to attend the second meeting in September either.

Kat Galli noted that the parks look amazing and thanked Brendan Eason for his dedicated work. She explained that he has been working for the Town for two years but is leaving for college the following day. She stressed that Mr. Eason did an amazing job and it is a pleasure visiting the parks in Town.

14. Adjourn

The meeting adjourned at 8:18 p.m.

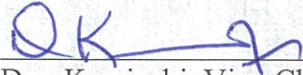
Minutes transcribed by:



Kat Galli, Deputy Town Clerk

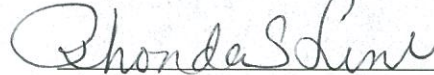
Approved:

Duane Downing, Chairman



Don Kaminski, Vice-Chairman

Jerry W. Elliston, Clerk



Rhonda S. Link, Member



Michael Sain, Member

TONOPAHA LIBRARY BOARD OF TRUSTEES
MEETING MINUTES
JULY 26, 2017
Tonopah Convention Center
301 Brougner Avenue, Tonopah, NV 89049

Tonopah Library Board of Trustees Chairman Don Kaminski called the meeting to order on July 26, 2017 at 7:35 p.m. Also present were Vice-Chairman Mike Sain, Clerk Roni Link, and Trustee Jerry Elliston. Trustee Duane Downing was present on the phone. Four others were in attendance.

1. Public Comment

None.

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

Administrative Manager Chris Mulkerns stated that if the Library receives the report from BEC Environmental soon, she will place an item on the next agenda regarding a decision to purchase the property located next to the Library.

3. Review and approval of minutes, in context, from the regular meeting held June 28, 2017.

Jerry Elliston motioned to approve the minutes, in context, from the regular meeting held June 28, 2017. Roni Link seconded. No further discussion. Motion carried 5-0.

4. Review and approval of minutes, in context, from the regular meeting held July 12, 2017.

Jerry Elliston motioned to approve the minutes, in context, from the regular meeting held July 12, 2017. Roni Link seconded. No further discussion. Motion carried 5-0.

5. Discussion, deliberation and possible decision to approve Debt Management Policy and Indebtedness Report for the Tonopah Library District – FY 2017/2018.

Chris Mulkerns noted that it is a formality to have a decision on this matter. She stressed that the Library District does not have any debt.

Jerry Elliston motioned to approve Debt Management Policy and Indebtedness Report for the Tonopah Library District – FY 2017/2018. Roni Link seconded. No further discussion. Motion carried 5-0.

6. Discussion, deliberation and possible decision to approve Tonopah Library District Five Year Capital Improvement Plan – FY 2017/2018.

Chris Mulkerns stated that the Board approved to transfer \$25,000 into the capital projects fund which would make a total of \$40,820 for possible expenditures. She clarified that the Board discussed what they would like to spend the money on. Don Kaminski pointed out that the Board would like to purchase the property next to the Library and add a breezeway between the Library and Historic Library.

Jerry Elliston motioned to approve Tonopah Library District Five Year Capital Improvement Plan – FY 2017/2018. Roni Link seconded. No further discussion. Motion carried 5-0.

7. Discussion, deliberation and possible decision to approve budget transfers for FY 2016/2017.

Chris Mulkerns explained that the Library District has to come to the end of a fiscal year with a balanced budget. The form (see backup) shows what line item money will be taken from and what line item it will be added to. She emphasized that it was only a few line items that went over budget and that they did not go over budget as a whole. She added that revisions have been made for the current fiscal year already.

Jerry Elliston motioned to approve the budget transfers for FY 2016/2017. Roni Link seconded. No further discussion. Motion carried 5-0.

8. Discussion, deliberation and possible action regarding Library Staff Reports:

- a) Library:
 - Computer usage
 - Story Time
 - Patrons served/ books checked out
 - State Library Trustee classes
 - New employee was hired
- b) Historic Library:

Chris Mulkerns stated that new employee Sarai Gromis started the previous week. She added that Acting Librarian Dianne Ryals and Library Assistant Dian Wickenden will be attending the State Library Trustee classes the following month. Chairman Don Kaminski pointed out that Ms. Ryals is ecstatic about the new hire. He added that he likes the report on how many patrons used the Library and how many books were checked out. Clerk Roni Link and Trustee Jerry Elliston agreed.

9. Correspondence

None.

10. Approval of vouchers for payment.

The Board reviewed and signed the vouchers. Jerry Elliston motioned to approve the vouchers as presented for payment. Roni Link seconded. No further discussion. Motion carried 5-0.

11. Public Comment

None.

12. Adjourn

The meeting adjourned at 7:46 p.m.

Minutes transcribed by:



Kat Galli, Deputy Town Clerk

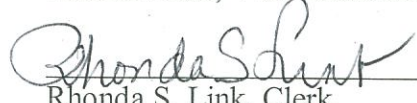
Approved:



Don Kaminski, Chairman



Michael Sain, Vice-Chairman



Rhonda S. Link, Clerk

Duane Downing, Trustee

Jerry Elliston, Trustee

