

TONOPAH TOWN BOARD  
MEETING MINUTES  
OCTOBER 10, 2018  
Tonopah Convention Center  
301 Brougner Avenue, Tonopah, NV 89049

Tonopah Town Board Vice-Chairman Don Kaminski called the meeting to order on October 10, 2018 at 6:00 p.m. Also present were Clerk Jerry Elliston and Board Members Roni Link and Mike Sain. Chairman Duane Downing was absent. Twelve others were in attendance. Vice-Chairman Don Kaminski led in the Pledge of Allegiance.

The Town Board held the Bid Opening at 6:21 p.m.

The Town Board recessed to the Library Board of Trustees at 6:44 p.m. and reconvened as the Town Board at 6:51 p.m.

1. Public Comment

Vice-Chairman Don Kaminski asked for a moment of silence for Chairman Duane Downing.

2. Announcements

Administrative Manager Chris Mulkerns stated that the Rotary Club of Tonopah will be hosting a "Meet the Candidates" night the following day with doors opening at 5:30 p.m. and the event starting at 6 p.m. Tonopah resident Joni Eastley added that every candidate will have the opportunity for a 3-minute speech. Written questions from attendees had to be submitted in advance.

Ms. Mulkerns pointed out that there will be multiple events held on October 13<sup>th</sup>: the grand opening of the Information Center on Main Street, the Fire Prevention Day held at the Fire Station, and the dedication of the Stargazing Park in memory of Clair Blackburn.

Ms. Mulkerns noted that a townhall meeting for the "Gemfield Project" will be held from 4 p.m. to 6 p.m. on October 15<sup>th</sup>, a flu shot clinic will be held at Station 11 on October 16<sup>th</sup>, and the Legislative Flag Ceremony will be held at the High School on October 25<sup>th</sup>.

Tourism & Events Coordinator Kat Galli stated that the Ghost Walk will be held October 20<sup>th</sup>. TPU Account Representative Becky Braska added that the Grange Harvest Festival will be held on October 21<sup>st</sup>.

3. Town Board Members/Department Manager's/Nye County Commissioner's Comments

Board Member Roni Link pointed out that the Hospital District special meeting was cancelled.

Vice-Chairman Don Kaminski stated that Fire Chief Rob Elliott asked for an additional trash dumpster. Administrative Manager Chris Mulkerns replied that Nye County is the account holder but that she will contact them to see if an additional one can be added.

4. Review and approval of minutes, in context, from the regular meeting held September 12, 2018.

This item was tabled.

5. Review and approval of minutes, in context, from the regular meeting held September 26, 2018.

This item was tabled.

6. Discussion, deliberation and possible decision to contract with the Nevada Preservation Foundation to prepare for the application for the Nevada Main Street Program.

Administrative Manager Chris Mulkerns explained that she, Joni Eastley and Tourism & Events Coordinator Kat Galli had a meeting to discuss the process and everything that is involved if the Town Board decides to move forward with the Main Street Program for Tonopah. The three decided it was better at this stage in the process to get some professional help to ensure the application is filled out correctly. Ms. Mulkerns noted that Heidi Swank of the Nevada Preservation Office is willing to meet with staff and businesses so that the Town can see what interest there is and that the application is done properly when it comes to it.

Vice-Chairman Don Kaminski asked if this program was the same as what Tonopah Development Corporation (TDC) used to do. Joni Eastley stressed that this is a completely different program. Ms. Eastley added that she has been keeping TDC active in the event something like this would happen. The application process to become an accredited Main Street Program requires that there is a 504(c)3 in place. Therefore, TDC would be perfect for this purpose. Ms. Eastley explained that she met with GOED (Governor's Office of Economic Development) staff who confirmed that Tonopah has everything in place to move forward. She stressed that the steering committee has to have a large number of members. She added that the more her, Ms. Mulkerns and Ms. Galli discussed, the more they realized it would be best to have a facilitator as the process requires a lot of planning. She pointed out that the Town Board would see all plans before they are submitted.

Clerk Jerry Elliston stressed that this program requires community involvement. He asked if there is interest from the local businesses. Ms. Eastley clarified that the program is different in every Town and that Tonopah will not know what it could be like until the process is started. Mr. Elliston inquired whether a manager for the program is needed. Ms. Eastley clarified that she will be closely working with Ms. Swank. Ms. Mulkerns emphasized that this is the first step to get all these questions answered and to find out if there is interest. Mr. Kaminski added that it could be any businesses, not just the downtown ones. He asked whether the Town would be eligible for grants if they were part of the Main Street Program which Ms. Eastley confirmed. Mr. Elliston asked what funds this expense would be paid out of. Ms. Mulkerns noted that it could be paid out of Town Administration professional fees. Mr. Elliston asked if TDC will be present for the workshop. Ms. Eastley explained that she is in the process of organizing TDC again. She added that she would like to have an office again as it was extremely helpful when TDC was still open.

Board Member Roni Link asked how the Main Street Program will tie in to what NDOT proposes for their Main Street improvements. Ms. Eastley stated that this would be a good question for Ms. Swank. She pointed out that NDOT is focused on the infrastructure, but the Main Street Program would capitalize on Tonopah's historic elements and how those can be incorporated into storefront renovations, historic markers, etc. She emphasized that the program's steering committee would work on what they want for Tonopah and then prepare the application. She explained that the Town would get \$30,000 worth of technical assistance from the State. She emphasized that the \$25,000 that the Town would commit to the program annually would stay in Tonopah. The Town can decide what that money is spent on. Mr. Kaminski asked what fund the \$25,000 would come from. Ms. Mulkerns replied that it could be taken out of the room tax fund or professional fees.

Tonopah resident Durk Pearson stated that when he saw the backup for this item, he thought it was a very expensive program, but now he thinks it is worth finding out what can be done. He cautioned the Board about declaring a building historic as that can become very expensive for the owner. He added that he visited Gardnerville a while back and was impressed by its state. Ms. Eastley clarified that there are specific criteria to declare a building historic. Mr. Pearson stressed that such a declaration should be voluntary. Ms. Eastley added that the Town has already done a lot of the foundational work as the blight area was already declared years ago. Mr. Pearson pointed out that this will bring in more tourists.

Jerry Elliston motioned to contract for an amount not to exceed \$2,750.00 with the Nevada Preservation Foundation to prepare for the application for the Nevada Main Street Program. Roni Link seconded. No further discussion. Motion carried 4-0. The audience applauded.

TIMED ITEM: Open and read aloud bids for the construction of the Tonopah Public Utilities Flow Meter Replacement Furnish and Install project – PWP No. NY2019-37.

Administrative Manager Chris Mulkerns stated that one bid was received from CAP Mechanical out of Elko, NV. She noted that the addenda were acknowledged.

|                 |                |
|-----------------|----------------|
| Base bid price: | \$746,039.00   |
| Alternate A:    | \$1,341,222.00 |
| Total:          | \$2,087,261.00 |

Ms. Mulkerns pointed out that page 9 of the bid document is not signed. The bidder was present for the meeting and signed the document.

Ms. Mulkerns noted that the bid bond, list of subcontractors, list of suppliers, and all other lists are included.

Ms. Mulkerns explained that she will e-mail this to Engineer Paul Winkelman in the morning. The bidder stated that he appreciates the opportunity. Ms. Mulkerns added that this bid will be on the October 24<sup>th</sup> agenda for possible approval.

7. Discussion, deliberation and possible decision to not enforce Tonopah Town Ordinance Chapter 22.04, Business License Tax and Regulations, Articles I, II, and III for all businesses other than hotels and motels, for calendar years 2019 and 2020.

Deputy Town Clerk Kat Galli pointed out that she provided detailed backup as to why she thinks it would be a good idea to have a test phase to see if it makes sense to eliminate local license requirements. She noted that there may be disadvantages that she did not think about. She added that she is only seeing her frustrations and the frustrations of the customers at this point. She gave a recent example of a new licensee where she spent about two to three hours handling the case for a revenue of \$12.50. She emphasized that the late fees for the bills that she could not take care of in the meantime would by far exceed that amount, not even counting staff time. She stressed that it is the State's responsibility to take care of all the licensing, whether it is business licensing, contractor licensing, or others. She concluded that staff time could be better spent on other projects.

Vice-Chairman Don Kaminski questioned why staff is taking the time to explain all the regulations to customers. He added that he owns several businesses and is always asked to provide his current business license. He pointed out that eliminating the requirement would pose problems for business owners. Ms. Galli clarified that there are many other communities that do not have local license requirements and that business owners only need proof of the State license.

Clerk Jerry Elliston asked what the procedure is to do this. Ms. Galli noted that the Board would make a decision to temporarily not enforce these articles of the ordinance. The articles would still be in effect for hotels and motels, but the Board could make the decision to waive the fees. She explained that as the room tax requirements are tied to the business license requirements, staff thought it would be best to leave the ordinance in full effect for those businesses.

Tonopah resident Joni Eastley noted that there was a reason for licensing when there was a Chamber of Commerce as one benefited from being a member. She questioned whether there is a return for the businesses now. She suggested contacting the Nye County District Attorney about this matter. Administrative Manager Chris Mulkerns pointed out that staff contacted attorney Steve Gross who thinks that it is okay to do it this way, get data on pros and cons, and then have a permanent solution in 2020 to repeal, replace, or amend.

Tonopah resident Durk Pearson stated that when he moved to Tonopah 27 years ago, Tonopah had a population of 12,500. He pointed out that a population of 2,500 gets to the bottom end of an economically viable range for towns. He emphasized that the smaller Tonopah gets, the harder it is for smaller businesses to operate. He stressed that the absence of regulations is attractive for business owners. He added that there is no downside as it is just a trial phase. Mr. Pearson stated that he thinks the staff member who takes care of business licensing is much better off writing grants. He added that she has a history of getting lots of money through grants. In terms of how much money that person can bring in writing grants instead of through business licensing, he noted that he thinks the Town is better off having that staff member do other things than licensing. He suggested the Town gives it a try. He added that it may be a unique advertising opportunity to attract more businesses, especially for part-time and home-based businesses.

Mr. Elliston asked how long Beatty has had their ordinance suspended. Ms. Galli replied that it has been since the 80's. He noted that the Town collects about \$20,000 a year. Ms. Galli replied that it goes into the general fund. Mr. Elliston pointed out that it would not be a huge loss. Mr. Kaminski clarified that Ms. Galli will no longer be doing the licensing as she took another position within the Town. Ms. Galli replied that she hopes the new person will take a grant writing class as well. She added that grant writing is part of the job description. Mr. Elliston stated that the Town needs to give the new employee a chance to learn the job. Mr. Kaminski emphasized that the State laws are still in effect.

Board Member Mike Sain stated that he has had many conversations with Ms. Galli about this matter and does not have a problem with it personally.

Jerry Elliston motioned to suspend the Tonopah Town Ordinance Chapter 22.04, Business License Tax and Regulations, Articles I, II, and III, for the calendar years of 2019 and 2020, except for hotels and motels, and waive the fees for hotels and motels. Mike Sain seconded. Mr. Elliston suggested that Mr. Kaminski abstain from the vote. No further discussion. Motion carried 3-0, 1 abstention. Durk Pearson applauded and thanked the Board. Kat Galli also thanked the Board.

8. Discussion, deliberation and possible action on Department Budget Reports.

No comments or questions.

9. Correspondence

Staff Report Chris Mulkerns, September 2018

E-mail from Tina Landsberry re: Great Nevada Shakeout, October 18, 2018

Project Completion Report: Rodeo, August 1, 2018

Nye County Board of County Commissioners Meeting Agenda, October 2, 2018

E-mail from Kat Galli re: Mobihom Development Amargosa Valley, October 2, 2018

Beatty Town Advisory Board Meeting Agenda, October 8, 2018

Round Mountain Town Board Meeting Agenda, October 9, 2018

Free Flu Shot Clinic Flyer, October 2018

Foster Care Training Flyer, November 2-4, 2018

Northern Nye County Hospital District Meeting Agenda, October 11, 2018

Gemfield Resources Town Hall "Gemfield Project" Flyer, October 15-16, 2018

Round Mountain Town Board Meeting Cancellation, October 9, 2018

Nye County Board of County Commissioners Meeting Summary, October 2, 2018

Northern Nye County Hospital District Meeting Cancellation, October 11, 2018

NDOT: Public Comment Period re: Draft Report: Alternatives Analysis Results, October 2018

Thank-you card from Lu Torres, USDA, October 2018

Vice-Chairman Don Kaminski noted that he liked the thank-you card. Deputy Town Clerk Kat Galli pointed out that she sent the link to read the I-11 routes today. Ms. Mulkerns added that NDOT is seeking public comment. Mr. Kaminski asked her to place an item on the next agenda to discuss this matter.

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 4-0.

11. Announcements

Vice-Chairman Don Kaminski asked if the outside lighting at the Information Center was installed. Board Member Roni Link answered that she saw someone working on it earlier that day. Mr. Kaminski asked if additional signage was bought which Deputy Town Clerk Kat Galli confirmed. Administrative Manager Chris Mulkerns added that the signage will be installed the following day.

Ms. Link pointed out that she will be in an EMS class on October 13<sup>th</sup> when all the events will be taking place. She added that she hopes they will be able to come to the Thank-you BBQ. Ms. Galli noted that she did not send the invitation to everyone due to Open Meeting Law requirements. She stated that the Town will be hosting a Thank-you BBQ for all firefighters and EMS volunteers on Saturday.

Ms. Mulkerns stated that she met with the Fire Department about the fireworks. She noted that she wrote down all the things that need to be fixed for next year. The Town will have the conservation crew build new racks.

Mr. Kaminski asked if there will be a crew available to paint the statue at the VFW Post. Ms. Mulkerns replied that she hopes to have the crew available more often now.

12. Public Comment

None.

13. Adjourn.

The meeting adjourned at 7:01 p.m.

Minutes transcribed by:

  
\_\_\_\_\_  
Kat Gall, Deputy Town Clerk

Approved:

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Duane Downing, Chairman

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Don Kaminski, Vice-Chairman

  
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Jerry W. Elliston, Clerk

  
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Rhonda S. Link, Member

  
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Michael Sain, Member





TONOPAH LIBRARY BOARD OF TRUSTEES  
MEETING MINUTES  
OCTOBER 10, 2018  
Tonopah Convention Center  
301 Brougner Avenue, Tonopah, NV 89049

Tonopah Library Board of Trustees Chairman Don Kaminski called the meeting to order on October 10, 2018 at 6:44 p.m. Also present were Vice-Chairman Mike Sain, Clerk Roni Link, and Trustee Jerry Elliston. Trustee Duane Downing was absent. Twelve others were in attendance.

1. Public Comment

None.

2. Announcements

None.

3. Library Board Member's/Manager's Comments

Administrative Manager Chris Mulkerns noted that BEC Environmental did the Phase II site visit last Thursday which included all soil testing, inside inspection, etc. She noted that she hopes to have a final report within a month.

Vice-Chairman Mike Sain noted that he has questions on the draft plan from the architect. Trustee Jerry Elliston asked if the Board should have a workshop on this matter. Acting Librarian Dianne Ryals explained that the architect asked for comments from staff and the Board.

4. Review and approval of minutes, in context, from the regular meeting held September 12, 2018.

This item was tabled.

5. Review and approval of minutes, in context, from the regular meeting held September 26, 2018.

This item was tabled.

6. Discussion, deliberation and possible action on the Library Budget Report.

Chairman Don Kaminski noted that he asked staff earlier about the revenue numbers and that Administrative Manager Chris Mulkerns explained to him that the collections are always behind at the beginning of the fiscal year.

7. Correspondence

Aptus Architecture: Draft Library Master Plan, 10.10.18

8. 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 4-0.

9. Announcements

None.

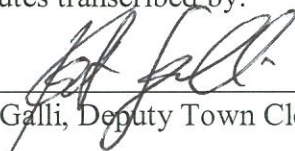
10. Public Comment

Acting Librarian Dianne Ryals stated that the fiber optics are finally taken care of and she will hopefully have it installed by the end of the month.

11. Adjourn

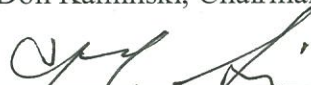
The meeting adjourned at 6:51 p.m.

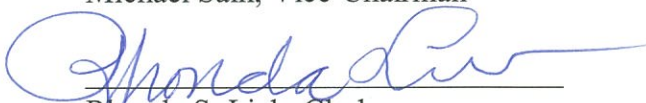
Minutes transcribed by:

  
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Kat Galli, Deputy Town Clerk

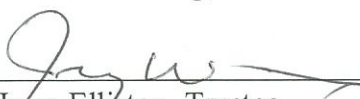
Approved:

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Don Kaminski, Chairman

  
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Michael Sain, Vice-Chairman

  
\_\_\_\_\_  
Rhonda S. Link, Clerk

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Duane Downing, Trustee

  
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Jerry Elliston, Trustee