

TONOPAH TOWN BOARD
PUBLIC WORKSHOP MINUTES
JUNE 15, 2018
Tonopah Convention Center
301 Brougner Avenue, Tonopah, NV 89049

Tonopah Town Board Vice-Chairman Don Kaminski called the public workshop to order on June 15, 2018 at 9:02 a.m. Also present were Clerk Jerry Elliston, and Board Members Roni Link and Mike Sain. Five others were in attendance. Vice Chairman Kaminski led in the Pledge of Allegiance.

The Town Board recessed to the Library Board of Trustees at 11:29 a.m. and reconvened as the Town Board at 12:11 p.m.

The Town Board took a recess between 10:32 a.m. and 10:40 a.m.

1. Public Comment

Horace Carlyle commented on the future of Tonopah when Interstate 11 comes to town. Mr. Carlyle commented on BOCC Chairman Koenig's presentation in July of 2016 at a workshop and that he is willing to sponsor a bill draft for a Fire taxing district for Nye County which would support funding for emergency services outside of the Pahrump basin.

2. Public Workshop; All Town/ Tonopah Public Utilities Departments/ Funds for FY 2018/2019 for Capital Projects Five Year Plan.

Administrative Manager Chris Mulkerns noted she had provided the Board with the list they had discussed during the budget workshop process. Joe Westerlund described to the Board the utility infrastructure at the airport for their information. He commented that if there was to be development out at the airport there would have to be complete inspection of the system out there due to the inactivity. It was noted that Nye County owns the airport and leases to developers, etc. Joe Westerlund stated that it would be \$395,000 to get the water tank recoated, refurbished according to the water master plan from 2015. He also commented that there has been no estimate to refurbish the water and sewer lines and treatment plant at the airport. Mr. Carlyle commented that the county has spent almost 2 million dollars to upgrade the runways. He felt that the town could have developers come in. He asked what the Board's vision is for what is coming. He commented that that Town is going to get by-passed. He proposed that there could be an industrial park or a medical campus out there. Don Kaminski commented that right now Round Mountain Gold, Test Site, Solar Reserve and Nye County entities are sustaining us. He felt that we would lose tourists when I-11 comes. Mike Sain stated that the people that come through town that stop here, it is because this is a destination for them so the by-pass will not change that. The people that you lose will be those that would drive through town and stop and eat or gas up or something if they allow a truck stop to be built at the exit. He also stated that technology may take a portion of that away. Don Kaminski stated that he would like the town to propose that we have first rights out at the

exits. Jerry Elliston stated that we can't tell them what to do out there. Mike Sain stated that it is all BLM land out there so they won't be able to build anything out there. Jerry Elliston stated that once the interstate is built it makes it easier to put in an industrial park here, it makes it more attractive to have a central point. He felt that it would help sell that a little bit to the county and felt that the town should go to the county and come up with some kind of a plan to develop that in the future because he felt there was an opportunity with the industrial communities. He felt there was an opportunity there down the road. Roni Link felt that there is still a problem that will preclude some industries coming in because we still don't have a hospital. Horace Carlyle commented that in 2009 he attended an economic development meeting where a developer who wanted to bring an airplane painting business to the airport and was totally blocked by the old boy's network. He commented that Nye county is in a water fight with the state engineer regarding the Pahrump basin. He noted that Tonopah could be one of the most prosperous little towns in this area. He also commented that if we depend on tourism specifically you will die. He stated that the business is there, you just don't want it. Mike Sain said that was not exactly true. Jerry Elliston stated that there was a difference between small and industrial business. It may be a good opportunity to talk to the county. Joe Westerlund stated that the town could put a distribution center on the backside of T Mountain where they are coming through and they come out like the USA Parkway. It is a perfect place to move product North, South, East, West. There was discussion about other communities that have successful industrial parks. Being a midway point between Las Vegas and Reno makes Tonopah ideal. Don Kaminski commented that we need to work together. Horace Carlyle stated based on his experience that potential developers are always blocked. He discussed his experience in Mineral County with economic development. He was concerned what will happen to the north when Commissioner Wichman's term is up. There was discussion about water studies that have been done over the years. Horace commented that there was a way to get funding if you have a professional developer. Roni Link thanked Horace for his comments. Eugene Ryals stated that the board should consider where the I-11 corridor is going to be to see if there will be an option to put an industrial park closer to the interstate to make it more attractive to industrial clients.

Ms. Mulkerns stated that when the capital projects plan is filed with the Department of Taxation it will include dollar amounts in general. This meeting will set out the specific ways that the board would like to spend that money. She commented that on the Town side the Board has budgeted to spend \$300,000.

There was discussion about the proposed NDOT Main Street Project.

Don Kaminski asked about the mining park trestle project. Ms. Mulkerns stated that the money for that project was already accounted for in the Mining Park Capital Projects Fund, not part of the Town capital project fund.

Don Kaminski asked about the handicapped parking at the pool. Joe Westerlund described to the Board what staff would like to do at that park, with parking, dog park, etc. Don Kaminski questioned the amount suggested for the Dog Park. Joe commented that the estimate is high because the plan is to go with new equipment and follow whatever regulations may be set for these types of parks. Originally it was suggested that we use older used equipment for the park. Roni commented that this park would be for people that are travelling. Joe stated that an attractive dog park, or playground, etc. is impressive to people and will bring people to town. Mike Sain stated that other dog parks that he has seen did not have an abundance of equipment, just a grass area fenced in. Joe stated that when he got hired, James wanted everybody in town to bring their ideas, and this idea came from Becky Braska, TPU employee. Joe felt that if we did have a dog park in town it would be well attended by the locals. Joe stated that Stretch has offered to haul dirt and do the backhoe work. This may possibly be considered for a grant from POOL/PACT. Don Kaminski felt that the grant opportunities should be looked at more often and not move forward so quickly on projects just because it falls outside of a grant cycle. Jerry Elliston felt that the board should make it a nice dog park, budget the right amount money to do that, get grants, pick the spot and build one, making it nice. He also commented that the town could promote OHV trails, because we are a central location.

Don Kaminski asked about the request for more playground equipment. This would fill in some of the empty spaces at parks with the opportunity for grant funds in the fall.

There was discussion about the wind stops at the ball fields. There was also discussion about the possibility of holding tournaments. Don Kaminski felt that the events coordinator should be working on bringing these types of events to the town. Joe Westerlund stated that they were looking at shade structures at the horse shoe pits at Joe Friel, possibly covering maybe half of the courts. There was more discussion about the condition of the ball fields and the preventative measures that the town is taking to try and stay ahead of the rodent problem.

Don Kaminski commented on the rodeo ground lights. Joe stated that before Tell left he got the poles, but now that he is gone we will probably have to get Dave Peterson to do it once we get the lights, because the new guy with NV Energy won't use his personal time to put those up. Tell was going to do it as part of Grange. The lights that are currently there are working. We will have to bring in new fixtures.

Roni Link asked Don Kaminski for his opinion on an indoor shooting range. Don stated that it was on his list to possibly develop some type of camping/learning/shooting facility out on Highway 6. The biggest thing is to pull the property from BLM. Years ago when they had a gun club they paid for an archeological impact study. Joe asked if there would have to be an environmental impact study done? Don felt that it would help the locals

and develop it to where we could have major tournaments to bring people in that stay in town.

There was discussion about the Union Plaza Parking lot, and the possibility of a sitting area in one part of the parking lot with paver stones, repaving the rest of the parking lot. Roni asked if there was a way to engrave the paver stones, start some sort of program to sell pavers for the parking lot. Joe Westerlund stated that he was going to present to Rotary to see if they could work with the Town and Rotary together to do a fundraiser to sell the etched pavers "in memory of" to do the basketball park up at Jim Butler Park with the etched paver stones.

Horace asked who was going to control the parking lot behind the Belvada that the Town owns once that building is open. There was discussion about how to manage that parking lot. It was agreed that the parking lot itself needs to be refurbished regardless. Horace asked about the new property that the Library just purchased. Joe felt that the board needs to be proactive on this matter prior to the Belvada being open for business. He suggested that we meet with the Mizpah folks to open those lines of communication now rather than later. Mike Sain asked if it was possible to pave the U-Haul parking lot that the town owns. Don Kaminski asked if it would be prudent to see if they would be willing to help with the improvements in lieu of using it for their patrons. There was discussion about possibly working with a company that designs parking lots to come up with an efficient plan for parking.

Don Kaminski asked if the Town had ever entertained expanding the convention center, in order to be able to hold very large conventions. There was discussion about possibly using the Silver Rim school building for a community center. Don Kaminski heard that the school district was willing to lease it for \$1 a year. But there would be a lot of maintenance needed to bring it up to code. Diane Ryals said that she had spoken with the school district and was told to put an offer on the table. There was also discussion about the old county rec building and possibly reopening that building.

Don Kaminski asked about the tourism study and wondered when that would be presented. He said that study talked about adding camping sites. He also commented about possibly purchasing a new PA system for parades, etc that could be built into the new town office building. He felt it would be nice to use it during the Santa Crawl or Oktoberfest to play music while people are walking around downtown.

Mr. Kaminski called for a break at 10:32.

The meeting was reconvened at 10:40.

The capital projects discussions continued with Tonopah Public Utilities. Don asked what the G-5 Project was. Joe Westerlund stated that it was part of the water master plan. When NDOT does their project we will have them put the sleeve in so that we won't

have to jack and bore under the highway. Mike Sain asked what this project involved. Joe explained that it would work to loop that end of town together and improve pressure at that end of town. Joe Westerlund talked about the pressure stations at Sierra Vista as another capital project. He also talked about the valve in Sierra Vista as another capital project. It would be part of the pressure station project because they are close together. Joe stated that cleaning of the wells should be done every five years so we want to keep up on the maintenance of the wells by doing it in groups. Joe commented that we have received draft documents for the radio reads project and he would like to purchase a vehicle to hold the radio read equipment to be used for that sole purpose. Joe talked about the issue at Ararat Tank #1, water has eroded a ditch underneath the tank. He stated he wants to bring a company in that will fill the ditch with special grout to fix that issue. On the wastewater side Joe mentioned that he wants to do another re-liner project like we did a couple years ago. The finished product has a 100 year life.

There was a discussion about the Master Water Study and the priority list, projects that have been completed from that list and what is left on the list to be completed.

There was discussion about the NDOT project and the water and sewer lines that will be replaced during the project.

Joe asked if anyone had any questions or comments about the water and sewer capital projects. Eugene Ryals asked if the Sierra Vista pressure station was high on the list. There was discussion about water pressure in that area. Joe stated that when the valve situation is taken care of that issue will be fixed.

Don Kaminski continued with the mining park capital projects. There was discussion about the Silver Top Trestle project. Don Kaminski wondered if it would be possible to build a cage that people could get into and be lowered down into a shaft. He stated he would like to ask the insurance company if that would be feasible. He said there is a mine in Utah that lets people go down 1200 feet.

Don commented about the box cars out at the dump and wondered if they could be used as an exhibit at the park. The original plan was to use them as a viewing apparatus for the mining events. Joe felt like that idea should be presented to the Foundation for their input. Don commented that he is wanting to put more things to do at the park. Joe commented that the town is slowly going in and making repairs as needed. Horace Carlyle asked about the mural at Montgomery Pass. Joe commented that Bob Perchetti has been working with Schatt's Bakery to advertise on the east side of the billboard. He noted that they are working on getting it stabilized. There was discussion about advertising on the west side of the billboard. Horace Carlyle asked if the town should ask Shaw Engineering to take a look at it. Joe stated that we do have plans to fix it but haven't been able to get a crew up there.

There was discussion about the vacant lots that are owned by the town in Sierra Vista. Adding benches or mile markers for folks that walk in that area. Roni stated that she was asking about the town owned properties for the placement of a medical facility. Joe Westerlund commented about the large parcel the town owns behind the Silver Rim school.

Diane Ryals commented about possibly leasing Silver Rim and make a community center/library and have a walking path from there into town. She felt that a walking path would be a good way to connect those two areas for those people that don't drive, a path that is paved and lit, make it an exercise path with water stations. There was discussion about the current road that comes through the desert into town. Diane Ryals felt like people would use a walking path. Roni Link agreed. Eugene Ryals suggested putting solar lighting and doggy bag stations along the way.

Chairman Kaminski recessed to the Library District Board of Trustees meeting at 11:29 a.m.

The Town Board meeting reconvened at 12:11 p.m.

Horace Carlyle stated that the Town board is critical in getting a fire district set up. He commented that it would really boost the efficiency of the Northern Nye County Hospital District. There was discussion regarding the structure under NRS 450B. Roni Link thanked Horace for his comments and all his hard work.

3. Public Comment

None.

4. Adjourn

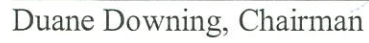
The workshop adjourned at 12:22 p.m.

Minutes transcribed by:



Chris Mulkerns,
Administrative Manager

Approved:



Duane Downing, Chairman



Don Kaminski, Vice-Chairman



Jerry W. Elliston, Clerk



Rhonda S. Link, Member



Michael Sain, Member

TONOPAH LIBRARY BOARD OF TRUSTEES
PUBLIC WORKSHOP MINUTES
JUNE 15, 2018
Tonopah Convention Center
301 Brougner Avenue, Tonopah, NV 89049

Tonopah Library Board of Trustees Chairman Don Kaminski called the public workshop to order on June 15, 2018 at 11:29 a.m. Also present were Vice-Chairman Mike Sain, Clerk Roni Link, and Trustee Jerry Elliston. Trustee Downing was absent. Five others were in attendance.

1. Public Comment

None.

1. Public Workshop; All Tonopah Public Library Funds for FY 2018/2019 for Capital Projects Five Year Plan.

Chris Mulkerns noted that she had talked to Brandon Sprague of APTUS and got clarification on his scope of work for the library plan which does include the schematic drawings, a site plan, floor plans for each phase and site elevation. Diane Ryals commented that the building will include the ground work, the fence, the new handicap ramp and new parking. Don asked what would have to be done to make it two stories. He noted that an elevator would not be needed unless we go to three stories, per ADA requirements. Roni asked if there would be sufficient electrical in the new building for computers etc. Eugene commented that there is probably 400 amp service to the current building. Eugene also commented that we need to consider that as this plan is developed, the cost of this and look at the cost to move into the Silver Rim building and using that facility to tie town services in with library services more so than they currently are. Eugene felt that pulling the two together has some benefits. Don asked if this would be a satellite to the current library, not closing down the current library. Don commented that would be another consideration as far as hiring more staff. Diane commented that a lot of people in town that talk about having something in that area of town. Eugene commented that this library plan will be a multi-year project so don't laser focus on one solution, look at other alternatives. There was discussion about possible parking issues. Diane noted that right now parking is not an issue but in the future if we have a new building with more things offered for the patrons than more parking will be needed. Diane talked about the new facility that has just been completed in Storey County. She suggested that the board should take a trip to have a look at it. She said that it is a community center/library and medical facility all in one building. Eugene stated that this was a big discussion at the conference they went to – how do you draw people to your library, create a value to the library for the community. He felt that the walking trail into town would be a good way to connect that area with the library. Roni asked about the Charters of Freedom that was presented to us and where would that go. Diane Ryals wondered if that was something that could be built at the Library. She felt that it could all be connected with a walkway from the pocket park, to the library, to the pool, etc. To become unified not so much separate. Similar to the roadways in Zion National Park with all the roads being

red, using the same motif that NDOT uses when the main street project is constructed so that it is all the same material. Also putting brochures in strategic locations along the way. Eugene discussed what he and Diane talked to the architect about when he was in town, about building an overall plan for what the ultimate vision of the library is, the space between the historic library and the main library looks like the state of Nevada and they talked about incorporating that space into the building, to tie the historic library and the main library together with a Nevada motif. That would be one phase of the project, another piece of it would be the wide front porch, they talked about creating an atrium with that porch that ties into the historic library that could be another phase. The architect looked at the building that we just bought and how it could be incorporated into the design, he is pretty confident that the building can be moved so we can move it closer to the library and renovate it, they talked about potentially extending the current building out to the north into that lot and setting this little building in front of that for an internet café or put all the computers for the kids or the adults or discard that building all together and build new structure out into that lot. They had talked about doing that and making parking over on the right but he said there was not enough space for that. Eugene and Diane gave him a list of the things that they were trying to accomplish by doing this and then asked him to consider those elements in coming up with a design that would be modular and incremental that could be implemented over the course of several years as we come up with funding mechanisms to manage each of those and it would all look like it was one project all tied together not piecemealed. Eugene stated that they had several little layouts on potential options. His recommendation to us was give him the requirements, so that is what he walked away with and let him design what it would look like so that is the expectation that he will come back with a solid conceptual drawing with those elements. Diane felt that Aptus will work hard to tie it all together. She felt that even if they just did a part of what he comes up with and you see how the town grows then you could go further. She agreed that it was a big thing to think about. Roni stated that a testing center for multiple uses would be beneficial to many entities in town. Diane stated that if a computer room was built it needs to be something that can be sectioned off or moveable so that it is multi function with the space that we have. Don asked if the drawings had provisions for bathroom facilities. Diane said they had talked about closing off the current bathroom in the historic library and have new bathrooms in the new facility. She stated that she talked to Brandon about using the historic library for just the Nevada collection to showcase them a little bit better. She also commented that for the kids center or arts and crafts that is geared toward multi function the floors would have to accommodate that. She felt that they would come up with a good plan. Eugene asked if there was anything else that needs to be done. Chris Mulkerns commented that based on the conversations they have had with Brandon he will be able to get started as soon as we tell him to. Eugene asked what kind of timeline he was on. Chris Mulkerns read from the scope of work exactly what the timeline is. Roni asked if staff could follow up with NCS D to see if the use of Silver Rim is a possibility. Don commented that if we lose the opportunity to that building he suggested that if we get a working relationship with the county to see if they are willing to get rid of the rec building and we could look at that

development as a possibility. He felt that it would benefit Nye County if we start developing stuff up here. He felt that everyone is willing to work together.

Joe Westerlund interrupted to read an email to the board that he just received from Becky:

“I just received a message to ask if the Town could have our Christmas Star activated for Duane. I was told that every Sunday when he closes church in prayer he always says ‘he hopes to be a light in Tonopah’ so we have been asked to let Duane’s light shine. Please let me know if we can do this or not.”

Don asked who regulates the star. Joe commented that the Town does. He asked if the Board wanted to turn it on – the Board agreed it was a great idea. Joe said he would take care of that today.

Joe left the meeting.

Don asked about the Christmas lights that we ordered and had we received them. Chris stated that we had. He wondered if they could be left up year round since they were of stars. Jerry felt like that would take away from the Christmas Light effect.

Don asked if there was anything else for the Library Capital Projects workshop.

2. Public Comment

Eugene Ryals stated that he appreciates the attention the library gets from the folks in this town and from the management in this town. He appreciates the opportunity that the Library has given them to make the library something more than when Diane took over and started working there.

3. Adjourn

The budget workshop adjourned at 12:11 p.m.

Minutes transcribed by:



Chris Mulkerns,
Administrative Manager

Approved:



Don Kaminski, Chairman



Michael Sain, Vice-Chairman



Rhonda S. Link, Clerk

Duane Downing, Trustee



Jerry Elliston, Trustee