

TONOPAH TOWN BOARD

MEETING MINUTES

MARCH 13, 2013

Tonopah Town Board Chairman Horace Carlyle called the meeting to order at 7:02 pm. Also present were Duane Downing and Javier Gonzalez. Ron Kipp was absent. There were nine other people in attendance.

7:30 P.M. Public Hearing: Discuss the lease of property owned by the Town and located at 140 S. Main Street, Tonopah, Nevada pursuant to NRS 279

Chris Mulkerns explained that the Board received the summary of the appraisal of the Old Firehouse on Main Street. The space appraised was 7,524 square feet. This is a public hearing to discuss the fact that the Town would like to lease a portion of the Old Firehouse. The appraiser's suggestion for market value rent of the portion being rented out is \$5,910 annually. This works out to about \$630 per month for 1,196 square feet. This also includes utilities. She noted that there is no decision for the Board to make tonight. This is just a public hearing to let the public know that this is the Town's intention. She noted that the 250 square foot space is for the Congressman's office and is separate from the 1,196 square foot area. This includes the area next to the bays, the old fire chief's office, which is now completely open, the small office to the right, and the common area. She noted that this is part of the lease the Board already approved at an earlier meeting. It is just explaining how to fill in the blanks. Duane Downing noted that of the \$5,910 annually, \$1,609 is for utilities.

The Public Hearing closed at 7:50 PM.

1. Public Comment

No action taken by the Board.

2. Review and approval of minutes, in context, from regular meeting held on February 27 2013.

Duane Downing made a motion to approve the minutes, in context, from regular meeting held on February 27, 2013. Javier Gonzalez seconded. Motion passed 3-0-1 (Ron Kipp was absent).

3. Discussion, decision and possible approval of 5/8ths of 1% Room Tax Grant to advertise and promote the 2013 Jim Butler Days Arm Wrestling

Lisa Westerlund explained that they are still working with the United States Arm Wrestling Association. They said they will provide the t-shirts and trophies for \$927.50. The company will also put out 500 flyers, with 300 across the United States and 200 in the local area. There will

also be advertisements on their website. She estimates that they will get about 60 out of town competitors as well as their families and friends. Duane Downing noted that there is a lack of hotel space at the moment. Lisa Westerlund explained that they know the situation so when they come to a small town they are prepared for that.

Javier Gonzalez wanted to know the total from last year. Lisa Westerlund explained that they asked for \$1,428 last year and they are asking for \$1,427 this year. Horace Carlyle noted that it was a spectacular event last year. Javier Gonzalez noted that one page of the application lists a request of \$1,427.50 and the other page lists a request of \$1,425. Lisa Westerlund confirmed that they were requesting the \$1,427.50.

Javier Gonzalez made a motion to approve the 5/8th of 1% Room Tax Grant to advertise promote the 2013 Jim Butler Days Arm Wrestling for the amount of \$1,427.50. Duane Downing seconded. Motion passed 3-0-1 (Ron Kipp was absent).

4. Set time, date and place for Town of Tonopah/Tonopah Public Utilities Public Hearing for the FY 13/14 budget

Chris Mulkerns explained that this is the public hearing date for the budget in May. The Department of Taxation sets the dates so it can be on either May 16, 2013 or May 17, 2013, a Thursday or Friday. The Board agreed that May 16, 2013 will be better. The Board agreed that 9:00 AM works.

Javier Gonzalez made a motion to set the time the time of 9:00 AM on May 16, 2013 at the Tonopah Convention Center for the Town of Tonopah and Tonopah Public Utilities Public Hearing for the Fiscal Year 2013/2014 budget. Duane Downing seconded. Motion passed 3-0-1 (Ron Kipp was absent).

5. Review, discussion and possible decision to grant permission to Tonopah Historic Mining Park Foundation to place a sign above the front door of the Tonopah Historic Mining Park Visitor Center/Power House renaming it the "John Livermore Visitor Center" in honor of the late John Livermore.

Mariah Rivero explained that John Livermore was one of the original Foundation members for the Mining Park. He also provided the original donation for salaries for the Park Curator when the park first opened. He played a very important role in getting the Mining Park going and maintaining it. The Mining Park Foundation would like to rename the visitor center in his honor. If the Board approves this the Foundation will eventually put a sign above the front doors stating such.

Javier Gonzalez made a motion to grant permission to the Tonopah Historic Mining Park Foundation to place a sign above the front door of the Tonopah Historic Mining Park Visitor Center/Power House renaming it the "John Livermore Visitor Center" in honor of the late John Livermore. Duane Downing seconded. Motion passed 3-0-1 (Ron Kipp was absent).

The Tonopah Town Board recessed to the Tonopah Library Board of Trustees at 7:15 PM. The Tonopah Town Board returned at 7:20 PM.

6. Discussion, decision and possible resolution of water leak issue at 141 South Street

The Tonopah Town Board called Michael Lach at this time.

Chris Mulkerns explained the issue is the January 15, 2013 read and the usage. It was reread several times and there was very little difference.

Michael Lach explained that there is a half inch line coming off the meter into the house. None of the leaks he found were a full on open leak. He noted that he had someone calculate a half inch line a 80 pounds of pressure, running at 3.7 gallons per minute over a thirty day period. The total gallons of water from those calculations came out to 147,000 gallons of water. He has a hard time believing the read would be off by 100,000 gallons. He also noted that he did not see any water anywhere and the space under the house was not saturated. He is just questioning where the water went and how that much water went through a half inch line.

Chris Mulkerns explained that on average a household meter can run 20 gallons per minute. Michael Lach explained that it is a one inch meter but automatically narrows to a half inch pipe. He explained that when the leaks in the house were fixed, the meter did not run once turned on. It was not a leak between the meter and the house. Chris Mulkerns explained that when a meter is failing, it does not speed up but slows down. She noted that the read from the following month is back in line with previous reads.

Michael Lach explained that a one inch meter can do 20 gallons a minute but there is a half inch line coming off the meter. Horace Carlyle explained that at 10 gallons minutes, 14,400 gallons would be used in a 24 hour period. Duane Downing noted that this would equate to about 432,000 gallons in a 30 day period. Michael Lach explained that the calculations have to take into consideration the psi as well. Horace Carlyle explained that if there is a leak past the meter, the customer is responsible.

Michael Lach explained that the volume of water in a half inch line versus a one inch line is about $\frac{1}{4}$. He agreed to pay the water bill. Horace Carlyle reiterated that if there is a leak on the customer side of the meter, the customer is responsible for the water usage.

Duane Downing made a motion that the dispute has been resolved and the billed amount is going to be paid as is. Javier Gonzalez seconded. Michael Lach wanted to know if he would have to pay a late fee since it will be paid next week. Chris Mulkerns noted that he could pay over the phone as penalties do not go on until the 19th. The Board agreed to waive the late fees as long as the bill was paid next week. Duane Downing amended the motion to come up with a resolution for the water leak issue at 141 South Street; the meter read was determined to be correct and the bill will be paid however if a late fee is incurred Staff will be authorized to waive the late fee

provided that the customer is in within the next seven business days to pay the bill. Javier Gonzalez seconded. Motion passed 3-0-1 (Ron Kipp was absent).

7. Discussion, decision and possible resolution of water leak issue at Highway 95 N., North Tonopah Development

Michael Lach explained that there was a water leak at this property. The wrong meter was turned off so the leak went on for longer than it should have. The water from the leak did not go into the sewer. He explained that he did pay the bill for the water portion of this and he paid the amount for the highest sewer bill he has had plus \$10. The majority of the water did not go into the sewer but ended up on the ground. He has no problem paying the sewer based on his highest sewer bill. Chris Mulkerns explained that his water bill for the month with the leak was \$1,050. He has a commercial meter so he pays the same rate on the sewer side as on the water side. His sewer bill is \$862.60. His highest sewer bill was \$96.20. He paid a total bill of \$1,150. He paid the water bill plus and extra \$100 for the sewer.

Duane Downing made a motion to come up with a resolution for the water leak issue at Highway 95 N., North Tonopah Development; the Board will list the sewer charge for this dispute in the amount of \$100 and that will clear the bill. Javier Gonzalez seconded. Chris Mulkerns explained that the adjustment will be made tomorrow. Motion passed 3-0-1 (Ron Kipp was absent).

The Tonopah Town Board moved to the 7:30 timed item at 7:43 PM.

8. Tonopah Department Budget Reports

Horace Carlyle wanted to know where the Town was on Consolidated Tax. Chris Mulkerns explained that to date the Town has received six payments. The County is about two payments behind. Duane Downing noted that business license payments are up. Chris Mulkerns noted that the Town did receive very preliminary draft numbers from Dan McArthur this afternoon.

No action taken by the Board.

9. Tonopah Development Corporation Report

No action taken by the Board.

10. Public Comment

No action taken by the Board.

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

Horace Carlyle explained that Mrs. Eastley considered making a presentation to the Board regarding a possible monetary consideration for supporting the Chamber of Commerce and TDC. In 2009 the Board set aside funds to support TDC which were never used and neither the Chamber nor TDC have ever been able to get a plan submitted. He noted that the Board has

supported the Tonopah Development Corporation in principal and the Chamber of Commerce but so far there has been no viable plan.

Duane Downing noted that McDonald's was paying for the billboard advertisements. With it being closed, he wanted to know if those payments had stopped. Chris Mulkerns noted that the Town received \$1,000 several months ago. Mariah Rivero noted that it was McDonald's in Ely that was paying for those.

12. 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.

This item was tabled.

13. Closed meeting, pursuant to NRS 288.220 for purposes of conferring with Town's Management Representative regarding labor negotiation issues, and other personnel issues

This item was tabled.

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

This item was tabled.

15. Correspondence

Round Mountain Town Board Regular Meeting Minutes – 02/26/2013

Tonopah Community Fund Quarterly Report – 02/28/2013

Nye County Board of Commissioners Regular Meeting Agenda – 03/06/2013

Letter from GSA Pacific Rim Region – 03/08/2013

Horace Carlyle explained that there is an issue with the current Town/TPU Office. He feels the bays in the Old Firehouse or even the buildings from the GSA would be a great place for the Town Office.

Nye County Airports February 2013 Status Report – 03/08/2013

U.S. NWTRB Meeting at Hanford to Focus on Waste Form and Disposal Issues – 03/08/2013

Operation Clean Desert Continues to Make an Impact after 10 Years – 03/08/2013

Beatty Town Advisory Board Regular Meeting Agenda – 03/11/2013

Pahrump Town Board Regular Meeting Agenda – 03/12/2013

Round Mountain Town Board Regular Meeting Agenda – 03/12/2013

Las Vegas Valley Aerial Radiation Background Survey – 03/11/2013

Nye County Water District Governing Board Teleconference Agenda – 03/15/2013

16. Approval of Vouchers for Payment

The vouchers were reviewed and all were signed by Board members. Duane Downing made a motion to approve the vouchers as presented for payment. Javier Gonzalez seconded. Motion passed 3-0-1 (Ron Kipp was absent).

17. Adjourn

Meeting was adjourned at 8:09 pm.

Minutes transcribed by:

Approved:

Mariah Rivero

Horace Carlyle, Chairman

Duane Downing, Vice Chairman

Ron Kipp, Clerk

Javier Gonzalez, Member

Vacant, Member