

IN A REGULAR MEETING OF THE WHITE PINE COUNTY COMMISSION HELD ON FEBRUARY 12, 2020 IN THE COUNTY LIBRARY CONFERENCE ROOM IN ELY, NEVADA

The Following Were Present:

County Commission

- Richard Howe, Chairman
- Travis Godon, Vice-Chairman
- Ian Bullis, Commissioner
- Shane Bybee, Commissioner
- Laurie L. Carson, Commissioner
- Nichole Baldwin, Clerk of the Board
- Susan Lujan, Deputy Clerk

County Officials

- Tim Bunch, Human Resources Director
- Brett North, WPC Fire District Chief
- Mike Johnson, IT Specialist
- Elizabeth Frances, Finance Director
- Bill Calderwood, Public Works Director
- Lance Gayle, Airport Manager
- Mike Wheable, District Attorney
- Andrew Hayes, Animal Control Officer
- Lance Gayle, Airport Manager
- Bryan Pyle, Deputy District Attorney
- Burton Hilton, WPC Assessor
- Cameron Kirkham, Emergency Mgmt. Director
- Lori Romero, Library/Sr. Center Director

Also Present

- Geri Wopschall
- George Chachas, KGTV-10
- Nathan Robertson, Ely City Mayor
- Donna Bath
- Caroline McIntosh, Main Street Committee
- Ross Rivera, Ely City Fire Chief
- Mark Bassett, NNRV
- Kyle Horvath, Tourism & Rec. Bd. Director
- Greg & Debbie Rivero
- Kathryn Brunson, Ag. Dist. 13 Chairman
- Brad Simpson, Main Street Committee
- Elizabeth Woolsey, Main Street Committee
- Martin Troutt, Ag. Dist. 13
- Terry McIntosh, High Desert Trailblazers Club
- Cheyenne Gibson, Nevada Census 2020
- Kay McMurray, Ely Times
- Bill Panagopoulos, Ag. Dist. 13
- Jonus Ware
- Cody Coombs
- Andrew Hayes, Animal Control Officer

Chairman Richard Howe called the meeting to order at 9:00 a.m. Commissioner Laurie Carson led the Pledge of Allegiance.

MOMENT OF SILENCE/SILENT INVOCATION

This was duly observed.

PUBLIC COMMENT

Animal Control Officer Andrew Hayes was asked by the people who provided him grant monies, to approach the Board with respect to dog licensing. While the rabies vaccinations wouldn't make much of a monetary impact in the future, a portion of the grant funding does go towards licensing the animals. He receives roughly \$35,000 from grants to assist him with this need; if the Board votes against this he would be losing those funds. He added he would like the Board to consider continuing with this.

Mr. George Chachas commented on several agenda items; regarding repealing of the dog licenses, he felt we couldn't afford to give up the revenues to help mitigate the costs of animal control enforcement; he shared the same concerns as the Animal Control Officer. He added that the County is losing revenues, yet we keep coming up with new taxes. Next was the agenda item regarding the County selling land for less than the Fair Market Value; he charged that's selective enforcement of the law, adding that people have to pay FMV for the lands we have. He added that in his opinion the Building Officer is "the single biggest detriment to housing in this County." In his own experience, he was told not to offer less for the property he had been looking at because it was worth more than he wanted to pay. Also, regarding a policy for County vehicles, that's been in place for years, and what if there's a DUI or a hit-and-run? He reiterated from earlier meetings that the Building Official is using a government vehicle for personal use. Also, there's an agenda item to reroof a building, but Mr. Chachas has had deficiencies on his roof at 570 Aultman Street that he felt should be corrected first.

At 9:12 a.m., Chairman Richard Howe recessed the Commission meeting and opened the Fire Commission meeting. Fire Commission Chairman Richard Howe adjourned the meeting at 9:47 and reconvened the regular Commission meeting.

9:30 A.M. - CERTIFICATION OF ROADS & PROPOSED ORDINANCES

PUBLIC HEARING/DISCUSSION/FOR POSSIBLE ACTION - THE WHITE PINE COUNTY BOARD OF COMMISSIONERS WILL TAKE PUBLIC COMMENT AND CONSIDER THE APPROVAL OF THE CERTIFICATION OF ROADS WITHIN WHITE PINE COUNTY, NEVADA, PURSUANT TO NRS 365.550

Public Works Director Bill Calderwood advised our County roads are certified annually; this is for the prior year, as always. He cited the map and noted the overall County road miles remained the same, as did the eligible roads for fuel tax. The only difference was where miles were reduced on Long Valley Road and increased both on Pole Line Road 212 and the Georgetown Road. The City also added some asphalt miles, and the Regional Transportation Commission approved those, due to the Public Transit Funds being split with the City. The Board thanked Director Calderwood for his information. There was no public comment. Chairman Richard Howe entertained a motion for approval. Commissioner Travis Godon made a motion to approve the Road Certification for White Pine County, Nevada, pursuant to NRS 365.550 as presented. Commissioner Ian Bullis seconded. Motion carried.

PUBLIC HEARING/SECOND READING/DISCUSSION/FOR POSSIBLE ACTION - THE WHITE PINE COUNTY BOARD OF COMMISSIONERS WILL TAKE PUBLIC COMMENT AND CONSIDER APPROVAL OF ORDINANCE 507, BILL 01.08.2020, AN ORDINANCE AMENDING TITLE 11 OF THE WHITE PINE COUNTY CODE REGULATING THE SPEED LIMIT WITHIN MCGILL TOWN LIMITS

Chairman Richard Howe read the text title into the record and asked for public comment; there was none. He noted the Sheriff's Department brought this to us at the last Commission meeting with respect to the 20-mile speed limit. Commissioner Shane Bybee would like to see gateway signage on these towns, such as a standard speed limit of 20 mph (except for the State Highway portions, as noted by Chairman Howe). Public Works Director Bill Calderwood noted exceptions within McGill at the parks and school zones, which will remain at 15 mph. He will meet with WPC Sheriff Scott Henriod about these; if this passes for sign placement, the Sheriff's Dept. can enforce the Ordinance. Commissioner Laurie Carson added that this would also be more consistent within the residential

area. Chairman Richard Howe entertained a motion to approve. Commissioner Travis Godon made a motion to approve Ordinance 507, Bill 01.08.2020 as written. Commissioner Ian Bullis seconded. Motion carried.

DISCUSSION ONLY/SECOND READING OF ORDINANCE 508, BILL 01.22.2020, AN ORDINANCE AMENDING CHAPTER 8.04 OF THE WHITE PINE COUNTY CODE, REPEALING THE EXISTING REGULATION THAT A DOG OWNER MUST LICENSE THE ANIMAL

Chairman Richard Howe noted this is the second reading of Ordinance 508, and it will be voted on by the Board at the next Commission meeting, February 26th. Commissioner Shane Bybee will abstain from this discussion, it was noted. Chairman Howe asked for public comment. Commissioner Ian Bullis noted that we are being funded for such things as rabies vaccinations, and the annual income from this would only be \$600.00; so there are only 30 people in compliance in the County for licensing their dogs? He wants to know our community is safe because people ARE vaccinating their pets; he suggested we repeal this and work more closely with our Animal Control Officer. He added there are many great nonprofit organizations out there who do drives for free vaccinations and free ID tags. The community might be more likely to participate in such positive events, rather than be under an enforcement that clearly no one is bothering to comply with. Commissioner Laurie Carson felt we should look into this prior to taking a vote to rescind it. Commissioner Travis Godon asked Deputy District Attorney Bryan Pyle to check with Officer Hayes to see exactly what licensing is required and the funding that we do get; that would also be helpful in making a decision. Commissioner Bullis added that if he's getting funding, then we as a County should be holding events to help the community with this. Ely Mayor Nathan Robertson noted the City has the same problem of low compliance. He felt the best answer would be outreach and education in the community in order to reach compliance. While he understands concerns of personal freedom, not having the government get involved, etc., we've been doing dog licensing for decades. We should be able to walk down a street where we won't be attacked by dogs; and yet we're asking Officer Hayes to patrol 10,000 square miles of pet owners who don't bother vaccinating—and therefore not licensing—their animals. Any assistance we would get from the nonprofit organizations would be contingent upon our being able to show we are trying to comply. He encouraged the Commission to look at this in a different light, to see if we could initiate better outreach; he liked Commissioner Bullis' idea. He noted that the City does this every 3 years to coincide with the required vaccination schedule. Commissioner Godon wished to confirm that just paying for the dog license is all that's being enforced by the law, correct? He noted we often have skunks, coyotes, and even deer running down Main Street. Chairman Howe felt that asking residents to pay \$10.00 to have their dog vaccinated is an enforcement. But in relying on groups, he felt, we should have to have a cooperative agreement with the City. Just paying the fee as stipulated would give us a tool for enforcement; he didn't feel the fee is exorbitant. This will be taken as a vote at the next Commission meeting.

DISCUSSION ONLY/FIRST READING OF PROPOSED ORDINANCE 509, BILL 02.12.2020, AMENDING CHAPTER 2.32 OF THE WHITE PINE COUNTY CODE CLARIFYING THE REGIONAL PLANNING COMMISSION'S LACK OF AUTHORITY TO DISPOSE OF GOVERNMENT PROPERTY; DEFINING "APPROPRIATE GOVERNING BODY;" SPECIFYING APPEAL PROCEDURE

District Attorney Mike Wheable noted that this would be a "tune-up" as the RPC is moving forward. This will ensure a citizen can't come in and request abandonment of a County parcel, as he

explained. This Ordinance also clarifies duties and appeal procedures; if this passes we would request the City of Ely pass something similar for consistency. The text title was duly read into the record.

10:00 A.M. – PUBLIC HEARING – CDBG

PUBLIC HEARING/DISCUSSION/FOR POSSIBLE ACTION – PUBLIC HEARING #3 ON FINAL RANKING OF APPLICATIONS FOR FUNDING UNDER NEXT FISCAL YEAR’S (JULY 1, 2020 TO JUNE 30, 2021) STATE CDBG PROGRAM BASED ON PRIOR PUBLIC HEARINGS AND FEEDBACK FROM CDBG STAFF – FOLLOWING PUBLIC INPUT AT THE PUBLIC HEARING THE BOARD OF COUNTY COMMISSIONERS WILL DETERMINE THE FINAL RANKING OF THE PROJECTS

Finance Director Elizabeth Frances advised that during the first two Public Hearings on this, several proposals had been submitted, which she related to the Board:

- Reline the McGill sewer ponds
- Address the McGill slag ditch issues
- Open a facility for homeless veterans in McGill
- Assist with a heating system for a veterans’ rehab facility in McGill
- A new skateboard park in Ely
- A new park adjacent to the Aquatic Center in Ely

The CDBG grant staff felt that only 2 projects would qualify under the current CDBG regulations: The McGill sewer ponds and the McGill slag ditch. It is their recommendation that the County Commission approve those two projects for which CDBG grant funding. Director Frances noted both of these would be planning grants; there would also be a preliminary engineering study required for both of these projects. The Board should rank their priority project and then the second. Following some discussion, Commissioner Travis Godon made a motion to make the McGill sewer ponds first priority, and the McGill slag ditch the second. Commissioner Laurie Carson seconded. There was no public comment received. Motion carried.

10:15 A.M. – PUBLIC HEARING – SNPLMA

PUBLIC HEARING/DISCUSSION/FOR POSSIBLE ACTION – PUBLIC HEARING ON REEVALUATION AND FINAL RANKING OF SNPLMA – ROUND 18 PROJECT PRIORITIES INCLUDING POSSIBLE AMENDMENTS TO EXISTING PROJECTS AND CONSIDERATION OF NEW PROJECTS BASED ON FEEDBACK FROM SNPLMA STAFF AND PRIOR PUBLIC HEARINGS – FOLLOWING THE PUBLIC INPUT AT THE PUBLIC HEARING THE BOARD OF COUNTY COMMISSIONERS WILL DETERMINE THE FINAL RANKING OF THE PROJECTS

Finance Director Elizabeth Frances advised that the County had ranked approximately 18 projects; after meeting with SNPLMA representatives last December, we were notified that we could submit for larger projects and should consider expanding their scope. Round 18 will still be delayed, it was noted; people may submit new ideas to expand on their projects. She continued that the Ely Downtown Project was the number one priority project from the last round; she inquired of the Board if it should remain first on the list. District Attorney Mike Wheable felt the Railroad project should be the first to be presented today. Chairman Richard Howe set some ground rules, and noted there are many proposals and projects so he requested people please condense their presentations. He invited NNRy’s Mark Bassett to the podium.

WPC Clerk Nichole Baldwin provided the handout from Mr. Bassett on this, which illustrated the 3 phases of their project. Mr. Bassett noted the McGill train depot, in Phase 1, was in bad shape but is now stabilized and close to being opened to the public. They are looking to put the track back into service to McGill for this. The railroad is a national historic landmark, and they'd like to expand it into a National Heritage Corridor. There would be a trail provided parallel to the track in order to remove the ongoing safety issue of ATVs, etc. using the railroad right-of-way for their travel. In his presentation, Mr. Bassett cited the Star Trains and the "Star Pad" built by the Industrial Road railroad crossing; they worked with Great Basin National Park to begin the Star Trains. They want to bring the Currie station to the Star Pad, as an educational tool and center of the Dark Skies program. He noted they went from 5 Star Trains last year to a current 18 trains, all of which sold out in August 2019! Phase 2 would be at Ruth, and Phase 3 would be installing/repairing the water tank and buildings for the railroad. In reply to a query from the Board, Mr. Bassett advised SHIPPO has been contacted with respect to this. During a brief discussion it was noted that BLM could be approached about marking all the trails with respect to the railroad, since currently none of them are marked. All 3 phases of the project would cost \$12-16 million. The Board thanked Mr. Bassett for his presentation.

Mr. Kyle Horvath, Tourism & Recreation Board Director, advised of the next project, which would change the initial view of White Pine County by our visitors. Most of the growth would be on the west side of Ely, in conjunction with the Main Street Project, and particularly at the parks. The parks projects would appeal to all ages; recreation, transportation alternatives, etc. He provided a handout showing the amenities for these projects, which would connect the community as a whole. District Attorney Mike Wheable cited the packet in backup, including a letter of support from the Ely Shoshone Tribe concerning the property adjacent to Love's. Director Horvath speaks to economically changing our community in a post-mining era and "increasing investments in the community so we can survive over the next 100 years." Running, biking, snowboarding, equestrian events, whatever we need to do that may be radical but could change the current culture of our community, is the goal. He asked what people see when they first come into town on the west side? What is being proposed will change the view of our community when people first come in. He continued to relate amenities such as a Dog Park up by Loves as well as different opportunities in the Broadbent Park area. He noted Love's is strategically placed and everyone would be directed to the downtown Ely area, to Great Basin National Park, to the various events in the County, etc. New trailheads for mountain bike trails is also being looked at by the Forest Service, as they could develop some of those trails. He continued that we need to brand our community and market ourselves differently, such as St. George and other successful communities have done; they are "blowing up around Parks!" He reviewed the parks and their benefits, noting that if we "invest in the children of the community, you will create a healthy community." Get the kids off their video games, and give them something to do and somewhere to go. The project proposals would cost from \$9-12 million, but these ideas are definitely scalable down to a fiscally manageable size. D.A. Wheable added we could do acquisition and development at the same time with these projects, per SNWA's communications with us. Ely Mayor Nathan Robertson added that the Main Street Plaza project is being bundled and will be included at the Broadbent Park area (an amphitheatre, splashpad, etc.); it would all be partnered in. Director Horvath noted these projects especially focus on beautifying both of our corridors into the City of Ely and encourage the quality of life, thereby encompassing all opportunities for expansion and accessibility hubs and recreation.

Ms. Kathryn Brunson, Agricultural District 13/Fair & Rodeo Advisory Board Chairman, introduced several members of their Board to the assemblage. She advised that when they created their plan it wasn't just to enhance their facility, but also to help counteract the additional costs that would come with it. Their proposal is in 5 Phases; they encompass the arenas and hookups, events center, multi-use facility, increasing the power supply, replacing/constructing corrals and overnight stay areas for the horses. The grandstand upgrades specifically target providing better materials, which will last longer over time. Concessions will be remodeled for events; the bathrooms would include showers (she noted the water is already provided). She noted Phase 1 is expected to cost \$1 million. Phase 2 is to repair/-replace the inside track railing, as the Horse Races are the largest economic benefit to the community. There would also be arena lighting improvements/installation using LED lighting, which is more cost-efficient. In reply to a query regarding possible conflict with the RV areas around town, Chairman Brunson advised that the horse trailers and people with their trailers park at the Fairgrounds and are set; the board doesn't feel there would be a conflict as they would remain their during the duration of the event(s). Phase 2 would cost roughly \$1.4 million, she noted. Phase 3 would be to increase the power supply, replace wiring, etc. She explained there's no more room for outlets; therefore pole transformers would need to be installed in order to grow the Fairgrounds and provide enough power to facilitate their event center. The last power upgrade, it was pointed out, was done 5 years ago. Commissioner Shane Bybee noted that with the new LED lighting, the power consumption would drop considerably. A member of the Ag. Dist. 13 board pointed out the arena would be multi-use, not just for equestrian events but also for concerts, wrestling, etc., any type of event that could be held there year-round, as it would be indoors. Phase 3 is expected to cost \$7.5 million. Phase 4 would be construction of the overnight horse barns, costing \$500,000. Phase 5 would encompass the Park area and construction of a walking trail around the entire facility; she noted it's far enough from the highway and would be a safer area to use for recreation. Phase 5 would cost around \$800,000 and would include benches, exercise structures, etc. along the walking trail. Therefore, she concluded by noting the cost of all 5 Phases of their proposal would be approximately \$14 million, which includes some forecasted increases over time. She added the Ag. Dist. 13 advisory board has budgeted \$10,000 of their own monies in order to obtain the engineering estimates for all 5 Phases of their proposal.

Chairman Richard Howe advised everyone has presented their projects very well; all of them are needed, and all of them would be great to have in our community. The Board's task today is to prioritize them; while all of the proposals could someday come to fruition, a priority needs to be set today. Director Frances noted that in their discussions, SNPLMA had used language like "large" and "multi-million" but if they preferred phases, we could do that as well. Public Works Director Bill Calderwood advised that he didn't think we would need to rank the projects, just submit them; Commissioner Laurie Carson felt it would be appropriate to rank them. During the discussion it was felt the Skateboard Park could be listed under both of the Park Projects, rather than as an individual project; it would be best bundled in. Chairman Howe called for public comment.

Ms. Caroline McIntosh, of the Main Street Committee, appreciated knowing that the scope has changed for projects. They have rethought the project regarding the Main Street Plaza and trails; she agreed it made more sense to incorporate the Skateboard Park and Broadbent Park. She encouraged these proposals as they would bring a wonderful quality of life for our citizens and people coming through our community.

Mr. Brad Simpson, also of the Main Street Committee, agreed this would have a tremendous impact on our community as we go forward with such proposals. This would allow for much growth and for businesses to come in, and will impact the rest of the County for the future.

Ms. Elizabeth Woolsey, also a Main Street Committee member, noted the proposals covered all the main points of the Main Street project and would be a good accompaniment.

Mr. Martin Troutt, Ag. Dist. 13 advisory board member, noted that he and others travel a good distance to attend the large equestrian events. When they do, he advised that he's often asked why White Pine County doesn't have an event center like most of the other areas in Nevada; further, if we had one, the people would come here, even in the wintertime.

Mr. Terry McIntosh, of the High Desert Trailblazers Club, noted that all three of our Parks have access to public lands via trails. The OHV and off-trail industry is a billion-dollar industry in America; we should look at bringing some of those funds into Ely as well. He added their club would be willing to be involved in anything they could do to help bring this all together.

Chairman Howe now asked the Board members for their input. Commissioner Ian Bullis noted that first impressions are everything, for hospitality, tourism, and business. He really hates to prioritize, though, because all of these things need to happen. He did feel the Park process should be number one, "as our front door needs to be more welcoming" and we need to show pride of ownership. The other 2 projects are equally important, but he felt the Fairgrounds could be second and the railroad third, only because the railroad is already doing so much for the community.

Commissioner Travis Godon felt the Fairgrounds should be first, since it already exists. The Parks projects could be second, as they could "funnel" in some economic benefits. The railroad could be the third, he felt. Commissioner Laurie Carson didn't wish to make a decision, but first priority for her would be the Parks. As to the second and third choices, for her the Fairgrounds and the railroad are tied; she'd be happy with the majority of the Board's decision, but that she had initially rated the railroad as second in priority. Commissioner Shane Bybee complimented everyone, but it makes our decision "terrifying!" Downtown revitalization has always been a desperate situation, and he firmly believes this program will cover our entrances into town and give us what we need. He's leaning a bit towards the railroad for the second choice; it's a business that's open 365 days/year, the museums are open, etc., and these amenities aren't just for the weekends. He is also fine with the projects in either position. His vote would be for the proposals that "draw" people to the community. Chairman Howe advised that he's voted against the Main Street downtown project in the past; when and if the owners of the buildings put up some funds to improve their storefronts, etc., he'd be fine with it. But to rely on the government for keeping the downtown area upgraded, he had some serious doubts. He recalled that he hadn't been won over by the Parks, either. However, he did feel that bundling the Parks together into one huge project would make a difference. The Fairgrounds are utilized a great deal, he noted; but the railroad brings in more revenue by far than any other industry in the County, and there are figures out there to prove that. So for him the priority would be Parks first, then the railroad, then the Fairgrounds.

Commissioner Travis Godon felt the Fairgrounds should be second choice due to the infrastructure; they always have to put funds into it just to keep it fixed. Commissioner Bybee felt the railroad has an edge since it's a year-round facility, but getting downtown fixed should be the priority. So now Chairman Howe entertained a motion for approval and prioritizing the projects. Commissioner Travis Godon made a motion to make the Parks number 1 priority; Commissioner Ian Bullis seconded. Motion carried. Commissioner Godon made a motion to select the Fairgrounds as number 2; dies for lack of a second. Commissioner Shane Bybee made a motion to select the railroad as number 2; Commissioner Ian Bullis seconded. Motion carried. Therefore, the priority would be, per Chairman Howe, the Parks, the railroad, and the Fairgrounds. He entertained a motion to select that priority order. Commissioner Shane Bybee made a motion to prioritize the Parks first, then the railroad, then the Fairgrounds. Commissioner Ian Bullis seconded. Motion carried 4:1 with

Commissioner Travis Godon voting in opposition. It was clarified that ALL these projects will go forward as choices to SNPLMA for Round 18, and our priorities probably wouldn't really have a bearing since "the decision is really up to SNPLMA."

10:30 A.M. – UPDATE ON THE U.S. CENSUS

DISCUSSION/UPDATE/INTRODUCTION OF CHEYENNE GIBSON, REGIONAL COORDINATOR FOR CENSUS OUTREACH, AND INFORMATION ON UPCOMING U.S. CENSUS INCLUDING EFFORTS TO ENSURE AN ACCURATE AND COMPLETE COUNT IN WHITE PINE COUNTY

Ms. Cheyenne Gibson introduced herself to the Board and provided a handout. She explained that she is responsible to ensure communities are being properly educated about the census, through community outreach. She is responsible for Ely, Eureka, Elko and Lander counties; her goal is to be visiting each of the communities to seek outreach opportunities. She noted that the Governor established the Complete Count Committee in order to achieve a complete and accurate census count. This will ensure Nevadans get their fair share of resources and proper representation in the legislative voting bodies. She reviewed the marketing material, which touches on 10 basic key points of the census. She added that people who aren't counted makes it easier for funding to go to other states. Census counts will be done in person, by mail, computer, etc. methods. She added that it's mandated in the United States Constitution that every citizen participate in the census. There are several obstacles to this goal, however, such as distrust of the government, misinformation, and also that some of the communities are hard to count (she confessed she didn't know where Ely was on the map). Also important is winning the community leaders over so more information could be disseminated and the census results would be more accurate. The Board thanked Ms. Gibson for her presentation. Deputy District Attorney Bryan Pyle advised he had attended some training on this and how important the census really is to smaller counties, as it could affect their planning greatly.

ITEMS FROM ELECTED OFFICIALS AND DEPARTMENT HEADS
COUNTY COMMISSION

RICHARD HOWE, COMMISSION CHAIRMAN

DISCUSSION ONLY/UPDATE FROM THE CHAIRMAN ON SILVER LION FARMS, GRIDFLEX, AND HOUSING AND ASSISTED LIVING IN WHITE PINE COUNTY

Chairman Richard Howe read the letter from Silver Lion Farms into the record, noting that they've invested over \$50 million in just one year. CEO Tracey Saville and Ms. Donna Bath will be coming before this Board on February 26th to provide an update. Chairman Howe reported on Gridflex, a power plant which will be located at the Gonder Substation and utilizes water from upper and lower reservoirs, which would be constructed. A power line from Jakes' Valley would be connected and they are working with the BLM since Gonder couldn't handle the additional load itself. It is expected to be built in 2022, and would be essentially an underground project. Commissioner Laurie Carson noted they've been working 10 years on this; White Pine County sits on the power grid in the most favorable spot for the project. The last item of Chairman Howe's report dealt with housing and assisted living in the County; he's been working on this for some time, and at this point it appears we may have a developer. 8 single assisted-living homes and 4 studio homes have been bid, but the cost is unknown at this point. He clarified the homes would be for independent living, but with assistance, as he explained briefly. He drafted a letter, with Deputy District Attorney Bryan Pyle's

additional assistance to the City of Ely, which would be sent to prospective developers. It was noted the area is adjacent to the Mountain View subdivision; Chairman Howe read the draft letter into the record.



January 20, 2019

To Our Ely Community Members:

As a new, but fully dedicated member of the community in Ely and White Pine County, Silver Lion Farms - our owners, our initial investors, and our management team and workforce - all take our presence and impact as neighbors to heart. We all work together to succeed or fail together. One Team. One Fight.

Our investment to date in the city and county, \$50M in just under 12-months, is only the very beginning of our journey here. We are incredibly grateful for the community support we have received, and it has been instrumental in helping create this first stage of our foundation.

We are not an isolated company separate from this community: we are in the fabric now.

2019 was Year One of a 3-year plan and we are at the beginning of a bold and large undertaking. It is relentless pursuit of problem-solving every day to build something like this, not without imperfect moments, and it requires many people working in concert to achieve success.

It is not a straight line to accomplish this goal and we have encountered many delays and challenges that go with a project of this scope: we are building a billion-dollar vertically integrated hemp ingredient supply chain company, at 6,400 feet in remote, rural Nevada, and that doesn't happen overnight or very often in a lifetime. It also means there are many things beyond our control, and the timing of funding is one of them.

We chose Nevada and specifically this region to found and grow our headquarters in because of its people, the environment, and the state and local government's support of hemp, all of whom are advancing the same ideals we care about: helping millions through a healing plant, creating jobs, investing in the region, and creating abundance for all. Ely is not afraid of facing challenges together, and we chose Ely for that very reason.

In late 2019, we undertook a market opportunity to take a big step to reduce that risk for the region - to help us all be sure we could realize the value of our infrastructure and people here could count on that value sustaining over time.

This is not a simple project and it has many expensive, complex, and impossible to predict problems to overcome, involving housing, energy capacity, labor, and the remote nature of the location. Time is oftentimes not our exacting friend.

To ensure we would not have to worry about any slowdowns or delays come this spring, we issued a several hundred million dollar bond to fund our expansion activities here in NV and the east coast, to



complete our supply chain infrastructure (expansion land, genetics and extraction, housing), to ensure we could run for 2 years and firmly support the workforce and operations this entails.

We privately issued this bond December 18th, and our team has been working to close with a handful of private prospective and committed buyers since then, who share our mission and passion for hemp and the Ely region.

We all expected this first stage of financing from our bond to close by the end of the fiscal year, but it has been delayed by a few weeks. Contrary to any fifth-hand suggestion to the contrary, Silver Lion Farms is very much alive and well and operating on a "winter" schedule as we close our bond this month.

We are providing this letter for Donna Bath and our team to share with anyone in the community so there is no mis-communications as to our status in the field. Though only briefly delayed for a few weeks on our expansion plans for 2020, we are here and excited for what's next.

Please feel free to call me directly if you have any questions about our status of personnel, commitment to Ely, or our operational intentions for 2020.

We will provide regular updates to all.

Sincerely,

Tracy Saville
CEO, Co-founder
Silver Lion Farms, LLC

DISCUSSION/FOR POSSIBLE ACTION/APPROVAL TO SELECT ONE OR TWO COMMISSIONERS OR COUNTY REPRESENTATIVES TO ATTEND A MEETING IN CALIENTE ON MARCH 3 AT 9 AM WITH THE NEVADA LEGISLATIVE COMMITTEE ON PUBLIC LANDS
Chairman Richard Howe advised both he and Commissioner Laurie Carson had been contacted regarding this; following brief discussion, Commissioner Carson agreed to attend. Chairman Howe entertained a motion to approve. Commissioner Ian Bullis made a motion to select Commissioner Laurie Carson to attend a meeting in Caliente on March 3rd with the Nevada Legislative Committee on Public Lands. Commissioner Shane Bybee seconded. Motion carried.

TRAVIS GODON, VICE-CHAIRMAN

DISCUSSION ONLY ON PROS/CONS OF CONTRACTING WITH RESOURCE CONCEPTS INC. FOR NATURAL RESOURCE MANAGER SERVICES IN COMPARISON TO HIRING A FULL-TIME EMPLOYEE - OVERVIEW OF SERVICES AND EXAMPLE CONTRACT IN BACKUP

Commissioner Travis Godon contacted Resource Concepts through Mr. Jake Tibbetts, National Resources Director in Eureka County. That firm has many specialties, such as members with extensive water backgrounds, etc. They're based out of Carson City and will represent White Pine County; they would be willing to come out to present whenever needed. Theirs is a pay-as-you-go contract, costing normally \$25,000 for their services. District Attorney Mike Wheable noted that although they're not local, they're very good. Commissioner Laurie Carson noted that someone is desperately needed since the BLM is totally revamping their grazing requirements throughout the United States. We have many grazing permittees here in the County, and that will directly affect them, she added. Commissioner Godon felt we could get them on board much sooner than having to go through the hiring process like we do for an employee. Finance Director Elizabeth Frances advised there's enough in the Contingency fund to cover this; perhaps we could pay per quarter and not have to give them the full amount up front. She did note a concern, that both they and the County should be getting information simultaneously so we wouldn't be left out of the loop. Following some discussion, it was generally agreed that we could invite Resource Concepts to come and present during a Commission meeting; we could approve the amount for the contract and get that ratified at a later date.

DISCUSSION/FOR POSSIBLE ACTION/APPROVAL OF AN AMOUNT NOT TO EXCEED \$30,000 TO BE SET ASIDE AS A PRELIMINARY BUDGET AMOUNT FOR FY2021 FOR THE WHITE PINE COUNTY HORSE RACES - THIS ALLOCATION SHALL WORK THE SAME WAY AS IN THE PREVIOUS FY2020 IN WHICH NO COUNTY MONIES ARE USED FOR RACE PURSES AND THAT ALL ITEMS BE INVOICED WITH PROPER BACKUP TO THE FINANCE OFFICE BEFORE ANY DISTRIBUTION OF FUNDS IF ALLOCATION IS APPROVED IN THE FINAL BUDGET - BACKUP MATERIAL HAS A LIST OF ITEMS THAT WOULD BE INVOICED

Commissioner Travis Godon disclosed that his father volunteers to work during the Horse Races, and while he doesn't have anything to do with the funds he wished to disclose this. The Ag. Dist. 13 advisory board asked this last year, and at that time Finance Director Elizabeth Frances advised they would be held accountable and everything would need to be justified. This allocation will help them draw more horses into the race, thus raising the purse, as was explained. During the discussion it was noted they would still need to send the County the invoices, just to earmark them for the budget season. Commissioner Shane Bybee also disclosed that he works in the Paramutuel booths. Commissioner Ian Bullis will also abstain from this, as his wife's company provides the janitorial staff for the Horse Races. It was determined, however, that these disclosures will have no bearing on this vote, per District Attorney Mike Wheable. Chairman Richard Howe entertained a motion for approval. Commissioner Travis Godon made a motion to approve the amount not to exceed \$30,000 be set aside as a preliminary budget amount for FY2021 for the White Pine County Horse Races as requested and presented. Commissioner Shane Bybee seconded. Motion carried with 2 abstentions from the discussion (Commissioners Godon and Bybee), but not from the voting capability on this agenda item.

IAN BULLIS, COMMISSIONER

DISCUSSION/FOR POSSIBLE ACTION/APPROVAL FOR EACH COMMISSIONER TO VISIT EACH COUNTY DEPARTMENT AND SPEND SOME TIME THERE IN THE NEXT 90 DAYS TO PREPARE BETTER EVALUATIONS AND IN PREPARATION OF THE UPCOMING BUDGET SEASON

Commissioner Ian Bullis advised this will be dependent upon the cooperation from the Department Heads; he felt it would be beneficial for the Commissioners to spend time with the Department Heads in order to get more insight. He added this could also be a good morale booster. He requested Human Resources Director Tim Bunch to get some feedback from the Department Heads as to when the best day/time it would be for the Commissioners to visit and observe. Director Bunch noted this would be difficult for some of the Dept. Heads; but just knowing the Board wants to spend some time in the Departments, would be valuable in preparing for the upcoming budget workshops. Commissioner Laurie Carson advised each Department Head used to provide their information in a big notebook, to be available to other Dept. Heads so they could see what goes on in their departments. Finance Director Elizabeth Frances felt Director Bunch should caution the Commissioners regarding serial communication; Director Bunch noted that everyone was already aware of the ramifications. Following brief discussion, Commissioner Ian Bullis made a motion that each Commissioner would commit to be intentional during the next 90 days and meet with the Department Heads as discussed. Commissioner Travis Godon seconded. Motion carried.

ELECTED OFFICIALS

MIKE WHEABLE, DISTRICT ATTORNEY

DISCUSSION/FOR POSSIBLE ACTION/APPROVAL OF RESOLUTION 2020-07, A RESOLUTION DECLARING THAT IT IS IN THE BEST INTEREST OF THE COUNTY TO SELL CERTAIN COUNTY-OWNED REAL PROPERTY FOR LESS THAN FMV (FAIR MARKET VALUE) IF NECESSARY

District Attorney Mike Wheable advised this statute is needed on the records, thus the reason for this Resolution. There needs to be a plan, a contract, and a commitment, as he explained. Commissioner Travis Godon made a motion to approve Resolution 2020-07 as presented. Commissioner Laurie Carson seconded. Motion carried.

DISCUSSION/FOR POSSIBLE ACTION/REVIEW PROPOSALS SUBMITTED FOR THE DEVELOPMENT OF COUNTY-OWNED PROPERTY WPC APN #002-271-13; REJECT ALL PROPOSALS, OR ACCEPT OR MODIFY ANY PROPOSALS AND AWARD THE SALE OF THE PROPERTY WITH REQUIREMENTS, AND/OR CONDITIONS, AND/OR COVENANTS, AS DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS, TO THE MOST RESPONSIVE PARTY

Chairman Richard Howe advised one bid had been received, from JCR Development; the sealed bid was opened and their bid was reviewed. JCR offered \$100.00 in exchange for the property; they felt stick-built homes would be better than modular homes in the particular site area. They would build 3-4 homes per year, and the infrastructure would be built as the project goes forward. It was noted the City of Ely normally charges hookup fees; Chairman Richard Howe advised he will attend the Municipal Utility Board and City Council meetings to bring up the subject of hookup fees. It was anticipated the cost of the hookups would be roughly \$45,000. During the discussion it was calculated that the taxes would be approximately \$30,000/year for 14 homes, and the taxes would remain in the County. As for the City, they would receive roughly \$15,000/year for their water/sewer/hookup fees.

Finance Director Elizabeth Frances will research to see how the City's water/sewer fund, which is an Enterprise Fund, would weigh into this, as to whether would it prove beneficial or not. Commissioner Travis Godon advised no investor would want to come in and take the risk with our "boom or bust" economy; we just need to do this and remove the risk so they will come in. District Attorney Mike Wheable pointed out that these homes will sell quickly; perhaps the landowners who aren't doing anything with their land would be encouraged to sell their properties as well. He added that "we don't want to hear 'no' on this, but we want to know how to get this accomplished." Deputy District Attorney Bryan Pyle noted in the original RFP a Performance Bond was initially required; while the RFP was responsive, with respect to the Performance Bond covering the cost of completion—such as for curb/gutter—there was also an alternative included of possibly repossessing the land. The Performance Bond could possibly be cost-prohibitive for some companies, it was noted by Commissioner Shane Bybee, especially if you're building speculatively. He added that if the land would be repossessed, it must be in the condition that they received it (i.e., bare land, no improvements). Following further discussion, Chairman Richard Howe advised that if this is approved to go forward, he would take this to the Municipal Utility Board and City Council for their input. Chairman Richard Howe entertained a motion for approval. Commissioner Travis Godon made a motion to award the bid to JCR Development as discussed. Commissioner Shane Bybee seconded. Motion carried.

Richard Howe, Chairman
 Travis Godon, Vice Chairman
 Commissioner Shane Bybee
 Commissioner Ian Bullis
 Commissioner Laurie L. Carson

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RESOLUTION NO. 2020-07

**A RESOLUTION OF THE WHITE PINE COUNTY BOARD OF COUNTY COMMISSIONERS
 DECLARING THAT IT IS IN THE BEST INTERESTS OF THE COUNTY TO SELL CERTAIN FOR
 LESS THAN FAIR MARKET VALUE, IF NECESSARY**

WHEREAS, NRS 244.137 establishes the County's authority to regulate matters of local concern:

WHEREAS, NRS 244.2815 establishes the County's authority to sell County-owned real property without offering it to the public and for less than fair market value for the purpose of economic development:

WHEREAS, economic development within the meaning of NRS 244.2815(4)(a)(4), includes the establishment of residential housing needed to support commercial enterprises within the County;

WHEREAS, NRS 244.189 establishes the Board of County Commissioners' authority to exercise such powers as the Board determines are necessary and proper for the development of affordable housing:

WHEREAS, with Resolution 2019-39, the Board of County Commissioners declared a critical need for housing to support the establishment of new commercial enterprises or facilities or the expansion of existing commercial enterprises or facilities.

WHEREAS, White Pine County continues to experience a shortage of housing which is impacting commercial enterprises currently within the County and will continue to impact commercial enterprises which are coming to the County in the future.

WHEREAS, the County owns White Pine County Assessor's parcel number 002-271-13.

NOW, THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF WHITE PINE COUNTY, STATE OF NEVADA, hereby resolves:

1. Because a shortage of housing is impacting commercial enterprises within the County, it is in the best interests of the County to sell White Pine County Assessor's parcel number 002-271-13 for less than fair market value, if necessary.
2. That the above-referenced parcel shall be sold to the developer that accepts and can perform the requirements, and/or conditions, and/or covenants determined by the Board of County Commissioners for the sale of the property.
3. That the sale of the above-referenced parcel is conditioned on the purchaser meeting the requirements, and/or conditions, and/or covenants as determined by the Board of County Commissioners.
4. The requirements, and/or conditions, and/or covenants determined by the Board of County Commissioners will be captured in the land sale agreement and/or the deed. The land sale agreement and/or the deed will likewise state that the purchaser must meet such requirements, and/or conditions, and/or covenants and that failure to do so shall result in reversion of the property to the County.

INTRODUCED AND PASSED this 12th day of February, 2020.

Approved:

 Richard Howe, Chairman
 BOARD OF COUNTY COMMISSIONERS
 White Pine County, Nevada

ATTEST:

 Clerk of the Board

DISCUSSION/FOR POSSIBLE ACTION/APPROVAL OF A GRANT OF RIGHT-OF-WAY EASEMENT BETWEEN THE WHITE PINE COUNTY COMMISSION AND MT. WHEELER POWER, INC.

It was clarified by District Attorney Mike Wheable that this is the easement for the new Justice Center; this is an important step in the process for obtaining the right-of-way. Commissioner Travis Godon made a motion to approve the grant right-of-way easement between White Pine County and Mt. Wheeler Power, Inc. as requested. Commissioner Ian Bullis seconded. Motion carried.

DISCUSSION/FOR POSSIBLE ACTION/APPROVAL TO SEND A LETTER TO SENATOR CATHERINE CORTEZ-MASTO REGARDING COMMENTS ON SECTION 702 DISCUSSION DRAFT

WPC Clerk Nichole Baldwin cited the draft letter in the backup materials. District Attorney Mike Wheable pointed out a couple of minor changes that should be done prior to mailing it. During the discussion, Commissioner Laurie Carson felt the first two paragraphs should be reversed and the third paragraph be omitted, or else combine them as she suggested to the Board; also the closing should be "Sincerely." Commissioner Travis Godon will revise the letter and provide it to Deputy District Attorney Bryan Pyle for finishing prior to mailing it. Commissioner Travis Godon made a motion to approve sending the letter to Senator Catherine Cortez-Masto as discussed. Commissioner Ian Bullis seconded. Motion carried.

BURTON HILTON, ASSESSOR

DISCUSSION/FOR POSSIBLE ACTION/APPROVAL TO ACCEPT AND APPROVE THE SPECIAL ASSESSMENTS FOR THE FY2019-2020 ON THE FOLLOWING STATE OF NEVADA, DIV. OF WATER RESOURCES LISTS, ACCORDING TO NRS 534.040: WHITE RIVER GROUNDWATER BASIN \$6,927.46, STEPTOE GROUNDWATER BASIN \$11,246.01, HUNTINGTON GROUNDWATER BASIN \$3,415.85, LAKE VALLEY GROUNDWATER BASIN \$38.80, AND RUBY VALLEY GROUNDWATER BASIN \$291.95

WPC Assessor Burton Hilton advised this is an annual requirement with respect to tracking certain groundwater basins. Due to the effects of tracking/monitoring, some of the basins located outside the County are also assessed, as he explained. Chairman Richard Howe entertained a motion to approve. Commissioner Ian Bullis made a motion to accept and approve the special assessments for FY 2019-2020 on the White River, Steptoe, Huntington, Lake Valley and Ruby Valley groundwater basins, as requested. Commissioner Laurie Carson seconded. Motion carried.

DISCUSSION/FOR POSSIBLE ACTION/APPROVAL TO ACCEPT AND APPROVE THE SPECIAL ASSESSMENTS FOR THE FY2020-2021 ON THE FOLLOWING STATE OF NEVADA, DIV. OF WATER RESOURCES LISTS, ACCORDING TO NRS 533.280, 533,285, 533290: HUMBOLDT RIVER DISTRIBUTION \$583.68, WHITE RIVER DISTRIBUTION \$3,712.50

Assessor Hilton advised that the Humboldt River and White River are the two main rivers that the County receives our water from; these special assessments are also required. Commissioner Ian Bullis made a motion to accept and approve the special assessments for Humboldt and White River distributions as requested. Commissioner Shane Bybee seconded. Motion carried.

DISCUSSION/FOR POSSIBLE ACTION/APPROVAL TO REFUND TAXPAYER OF PARCEL 005-571-33 AT TOTAL OF \$710.66 FOR OVER-ASSESSMENT PER NRS 361.768

Assessor Hilton advised this refund is for an individual's house that was destroyed by fire during the last part of December; per State law the over-assessment must be refunded. Commissioner Ian Bullis made a motion to refund the taxpayer for APN 005-571-33 the amount of \$710.66 for over-assessment, as required by law. Commissioner Travis Godon seconded. Motion carried.

NICHOLE BALDWIN, COUNTY CLERK

DISCUSSION/FOR POSSIBLE ACTION/APPROVAL TO REAPPOINT CRAIG BAKER TO THE BAKER AREA CITIZENS ADVISORY BOARD;

DISCUSSION/FOR POSSIBLE ACTION/APPROVAL TO REAPPOINT JAMES ALLRED TO THE LUND TOWN COUNCIL; and

DISCUSSION/FOR POSSIBLE ACTION/APPROVAL TO APPOINT SHANNIN PIERCE TO THE LOCAL EMERGENCY PLANNING COMMITTEE (LEPC)

Per approval of District Attorney Mike Wheable, Chairman Richard Howe opened these agenda items simultaneously and the Board was able to approve them in one motion. Commissioner Ian Bullis made a motion to reappoint Craig Baker to the Baker Area Citizens Advisory Board; to reappoint James Allred to the Lund Town Council; and appointed Shannin Pierce to the Local Emergency Planning Committee. Commissioner Laurie Carson seconded. Motion carried.

DEPARTMENT HEADS

TIM BUNCH, HUMAN RESOURCES DIRECTOR

DISCUSSION/FOR POSSIBLE ACTION/APPROVAL TO CONDUCT TRAININGS TO ENSURE THERE IS NO CONFLICT OR CONCERNS REGARDING WPC PERSONNEL POLICY 2.10, OUTSIDE EMPLOYMENT

Human Resources Director Tim Bunch clarified that he didn't wish to have any misconception that he would be doing anything on behalf of the County, which motivated this agenda item. While he did take leadership training and would like to continue doing that here, this wouldn't interfere with his job duties and it would be his own personal business. An outside entity would pay him directly for his services, as he explained. He added that he'd love to be able to do consulting and similar work for the County employees at no charge for those who would like to learn, on the outside; but this requires the approval of the Board. Commissioner Ian Bullis made a motion to approve HR Director Tim Bunch to conduct trainings to ensure there's no conflict or concerns regarding the County Personnel Policy covering outside employment. Commissioner Travis Godon seconded. Motion carried.

DISCUSSION/FOR POSSIBLE ACTION/APPROVAL OF WHITE PINE PERSONNEL POLICY 8.2.7 REGARDING AUTHORIZED USE OF COUNTY VEHICLES

Director Bunch advised he had discussed this with Chairman Richard Howe and Finance Director Elizabeth Frances. He added that to refute Mr. George Chachas' earlier comment, the only place in the policy referring to County vehicle use is covered by just one line in that policy. His suggestion for revision of this is included in the backup material, which he related to the Board:

8.2.7 – Authorized Use

1. Utilization of any or all County vehicles is limited to authorized employees and the job functions which fall within their respective job description.
2. County vehicles are not to be utilized for personal use, i.e., appointments, errands, shopping, etc. outside those covered by WPC Policy 8.2.6. If the vehicle is specifically assigned to a Department Head as a Department assigned vehicle, all requirements to maintain said vehicle must be maintained and documented as directed.
3. Due to liability constraints, passengers in County vehicles must be limited to employees of White Pine County only.

It was noted this will cover all concerns and be clear as to the use of County vehicles. There was a brief discussion of some exceptions that could arise, such as the Sheriff's Dept. and Juvenile Probation transporting people who are not employees; it was also noted that sometimes the EMTs take their vehicles to lunch in case they get a callout. These will be incorporated into the policy by Director Bunch as discussed. Commissioner Ian Bullis made a motion to approve the White Pine Personnel Policy 8.2.7 regarding authorized use of County vehicles as presented and discussed. Commissioner Laurie Carson seconded. Motion carried.

ELIZABETH FRANCES, FINANCE DIRECTOR

DISCUSSION/FOR POSSIBLE ACTION/APPROVAL OF THE REMAINING QUARTERLY GRANT REPORTS

Finance Director Elizabeth Frances cited material in the backup, adding that the Family Planning grant was closed out and there were no extra expenditures. Also, grants from the Courts weren't received in time to be included, so they will be done at the next meeting. Commissioner Travis Godon made a motion to approve the remaining quarterly grant reports that were presented. Commissioner Ian Bullis seconded. Motion carried.

DISCUSSION/FOR POSSIBLE ACTION/APPROVAL OF MONTHLY FINANCIAL REPORTS FOR JANUARY 2020

Finance Director Elizabeth Frances noted that the revenue report was received outside of the timeline for today's agenda, so that will be provided at the next meeting. She suggested the Board either approve what is being presented today or table this until next time. Commissioner Laurie Carson made a motion to table this agenda item. Commissioner Travis Godon seconded. Motion carried.

DISCUSSION/FOR POSSIBLE ACTION/APPROVAL TO SUBMIT A WAIVER TO PREVENT WPC'S REMOVAL FROM THE SUPPLEMENTAL CITY-COUNTY RELIEF TAX GUARANTEED STATUS TO THE DEPARTMENT OF TAXATION

Director Frances provided a handout showing what the State collects vs. what the State distributes; there is a growing difference between those figures. Our goal is to provide for diversification of our economy so that when the mine closes we don't drop our guaranteed status; once we're taken off, she advised, we can't be put back on. Commissioner Ian Bullis noted that 2025 is the predicted end-of-mine life; once we bring other businesses in here that will change the figures. We would be more stable and less likely to drop below the allowable limits. While the decision is up to the Commission, she continued, it is important to note that we will be losing more money next year. We could set aside some funds to assist with that, but we wouldn't be able to use those monies for County

operations. Commissioner Laurie Carson made a motion to submit a waiver to prevent the County's removal from the CTX guaranteed status to the Nv. Department of Taxation. Commissioner Travis Godon seconded. Motion carried.

DISCUSSION/FOR POSSIBLE ACTION/APPROVAL FOR WHITE PINE COUNTY TO PURCHASE THE WPCFPD'S 2019 JEEP WRANGLER UNLIMITED (VIN 7291) AT A PRICE BETWEEN \$28,284 AND \$35,757 WITH FUNDS COMING FROM EITHER GENERAL FUND BEGINNING FUND BALANCE OR CONTINGENCY

Chairman Richard Howe advised this had been acted upon in the Fire Commission, and we need to approve it in the County portion as well. Commissioner Shane Bybee made a motion to purchase the 2019 Jeep Wrangler Unlimited at the figure decided upon in the Fire Commission, \$34,000, with funds coming from the General Fund beginning fund balance. Commissioner Ian Bullis seconded. Motion carried.

DISCUSSION/FOR POSSIBLE ACTION/APPROVAL OF RESOLUTION 2020-09 TO AUGMENT THE GENERAL FUND FROM UNANTICIPATED AND UNBUDGETED REVENUES FROM LINCOLN COUNTY FOR REIMBURSEABLE OVERTIME, SHARED SOFTWARE AND TRAVEL RELATED EXPENSE FOR JUVENILE PROBATION IN THE AMOUNT OF \$6,007

Finance Director Elizabeth Frances advised this came from the District Court Judges and Juvenile Probation. She explained that they're billing Lincoln County for our additional expenses, and we would be going overbudget without this. Commissioner Ian Bullis made a motion to approve Resolution 2020-09 to augment the General Fund from revenues from Lincoln County for reimburseable overtime, shared software and travel related expenses for Juvenile Probation for \$6,007 as requested. Commissioner Shane Bybee seconded. Motion carried.

Richard Howe, Chairman
Travis Godon, Vice Chairman
Commissioner Shane Bybee
Commissioner Ian Bullis
Commissioner Laurie L. Carson

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Resolution Number 2020-09

Resolution to Augment the General Fund from unanticipated and unbudgeted revenues from Lincoln County for reimbursable overtime, shared software and travel related expense for juvenile probation in the amount of \$6,007

Whereas, the White Pine County Juvenile Probation Department has been assisting the Lincoln County Juvenile Probation Department at the direction of the District Court Judge; and

Whereas, the costs incurred were reimbursable from Lincoln County to White Pine County at the direction of the District Court Judge; and

Whereas, this was an unanticipated and unbudgeted expense during the FY 2020 budget process;

Now Therefore Be It Resolved that White Pine County shall appropriate unbudgeted and unanticipated revenues from Lincoln County for Juvenile Probation Service and adjust accounts as follows:

Account Code	Description	Increase
001-209-51102-000	OVERTIME WAGES	\$ 3,499.00
001-209-52201-000	TRAVEL	\$ 133.00
001-209-52501-000	AUTO GAS & OIL	\$ 194.00
001-209-52915-000	CONTRACT SERVICES	\$ 60.00
001-209-52227-000	TRANSPORTATION	\$ 2,118.00
001-209-52502-000	AUTO REPAIR/MAINT	\$ 3.00
001-000-36210-000	MISC REVENUE	\$ 6,007.00

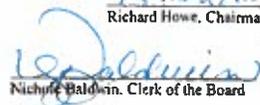
It Is Further Resolved that the Finance Director shall forward the necessary documents to the Department of Taxation, State of Nevada.

Passed, adopted and approved the 12th day of February, 2020.

Ayes: 5
Nays: 0
Absent: 0


Richard Howe, Chairman of the Board

TEST:


Nichole Baldwin, Clerk of the Board

DISCUSSION/FOR POSSIBLE ACTION/APPROVAL TO ASSEMBLE A COMMITTEE TO ENTER INTO DISCUSSIONS WITH THE CITY OF ELY REGARDING SHARING RESOURCES ON A JOINT GEOGRAPHIC INFORMATION SYSTEM (GIS) PROJECT/SYSTEM – PLANNED IMPLEMENTATION OF SHARED SERVICES WOULD BE IN THE 2021 FISCAL YEAR COMMENCING NO SOONER THAN JULY 1, 2020

Director Frances cited the memo on this in the backup materials. City Engineer B.J. Almberg noted that the City of Ely wants a GIS system, and they're very expensive. Ours is paid for through the Assessor's Technology Fund; the City is requesting to participate in the program. Director Frances recommended this be done, as it includes the infrastructure for water/sewer. As long as a professional does the base layer, our GIS technician can keep it up to date once the initial layer is completed. She noted that WPC Assessor Burton Hilton is open to this suggestion; Director Frances is proposing to assemble a committee to research this and bring back their proposal. Chairman Richard Howe entertained a motion to approve. Commissioner Ian Bullis made a motion to assemble a committee to enter into discussions with the City of Ely regarding sharing resources on a joint GIS project, with planned implementation to commence no sooner than July 1, 2020. Commissioner Travis Godon seconded. Motion carried.

DISCUSSION/FOR POSSIBLE ACTION/APPROVAL OF RESOLUTION 2020-10, A RESOLUTION AMENDING RESOLUTION 2019-15 THAT CREATED A POLICY FOR THE PURCHASE OF VEHICLES BY WHITE PINE COUNTY – CHANGES TO THE EXISTING RESOLUTION ARE HIGHLIGHTED IN YELLOW

Director Frances advised this is the same thing we wanted to do with the Fire District. Following brief discussion, Commissioner Travis Godon made a motion to approve Resolution 2020-10, to amend Resolution 2019-15 regarding changing the policy for the purchase of vehicles by White Pine County. Commissioner Ian Bullis seconded. Motion carried.

Richard Howe, Chairman
Travis Godon, Vice Chairman
Commissioner Shane Bybee
Commissioner Ian Bullis
Commissioner Laurie L. Carson

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RESOLUTION NO. 2020-10

A RESOLUTION AMENDING RESOLUTION 2019-15 OF THE WHITE PINE COUNTY BOARD OF COUNTY COMMISSIONERS THAT CREATED A POLICY FOR THE PURCHASE OF VEHICLES BY COUNTY DEPARTMENTS

WHEREAS, NRS 244.275 establishes the Commission's authority to purchase personal property necessary for the use of the county; and

WHEREAS, the goal of this policy is to obtain the best value in goods and services for the County on behalf of the public and to define the responsibilities of County departments in the purchase of goods and services

NOW, THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF WHITE PINE COUNTY, STATE OF NEVADA, hereby RESOLVES:

That in addition to complying with all Nevada Revised Statutes applicable to local government purchasing, any County department seeking to purchase a vehicle for its necessary use must, along with its funding request

1. Provide to the Board of County Commissioners a list of that department's existing vehicles, if any, along with a description of their current condition, mileage, and any known defects.
2. If the vehicle to be purchased is new, provide to the Board of County Commissioners a detailed description of the vehicle sought to be purchased, including the vehicle year, make and model, a picture of the vehicle, its cost, an estimate of its annual maintenance costs, and the specific need for the vehicle.
3. If the vehicle to be purchased is used, provide to the Board of County Commissioners a description of the vehicle sought to be acquired, including a general description of the vehicle to be sought, a picture of the type of vehicle, its estimated cost including the maximum purchase price and an estimate of its annual service costs.

Passed, adopted and approved the 12th day of February, 2020.

Ayes: 5
Nays: _____
Absent: _____


Richard Howe, Chairman of the Board

ATTEST:


Nichole Baldwin, Clerk of the Board

DISCUSSION/UPDATE/PROCESS REQUIRED FOR FINANCING THE JUSTICE CENTER PROJECT

Finance Director Elizabeth Frances advised we are at the point with the Justice Center where we need to review our debt service; there are many technical details involved with this. WPC Treasurer Catherine Bakaric had discussed this with her, as she didn't feel she had enough expertise to effectively evaluate the options for interim financing. We will need to pass a bond ordinance, identify and procure bond counsel; Director Frances explained the process. She has discussed this with the USDA and they recommended we begin the process now. The agenda items that follow deal with those things that must be done in a timely manner, and are related to the Justice Center financing. She continued that we have long-term loans with the USDA for 30 years and USDA RDLG for 10 years, in an amount of approximately \$10.1 million for both. Our objective now is to cut that time and money in half, she related to the Board.

DISCUSSION/FOR POSSIBLE ACTION/APPROVAL OF THE ENGAGEMENT LETTER FROM JNA CONSULTING GROUP, LLC FOR ASSISTANCE WITH DEBT SERVICE REQUIREMENTS ON THE JUSTICE CENTER PROJECT IN AN AMOUNT NOT TO EXCEED \$35,000 WITH FUNDS TO COME FROM GENERAL FUND CONTINGENCY

JNA Consulting Group would assist Director Frances in writing an RFP for bond counsel, as well as helping us figure how best to finance the long-term debt, as she explained to the Board. District Attorney Mike Wheable confirmed this. Director Frances added that bond counsel, covered in the next agenda item, is an anticipated cost associated with this. Chairman Richard Howe entertained a motion to approve. Commissioner Ian Bullis made a motion to approve the engagement letter from JNA Consulting Group, LLC for assistance with debt service requirements in an amount not to exceed \$35,000. Commissioner Shane Bybee seconded. Motion carried.

DISCUSSION/FOR POSSIBLE ACTION/APPROVAL TO BEGIN PROCESS OF REQUEST FOR PROPOSAL (RFP) FOR BOND COUNSEL NECESSARY FOR THE JUSTICE CENTER PROJECT FINANCING

Director Frances reiterated that bond counsel is necessary and is anticipated in costs associated with the Justice Center. Commissioner Laurie Carson made a motion to begin the process of RFP for bond counsel as requested. Commissioner Travis Godon seconded. Motion carried.

CONSENT AGENDA: DISCUSSION/FOR POSSIBLE ACTION/RATIFICATION OF CORRESPONDENCE SENT ON BEHALF OF THE WHITE PINE COUNTY COMMISSION; APPROVAL OF PAYROLL FOR COUNTY ELECTED OFFICIALS; APPROVAL OF HR TRANSMITTAL FOR PAYROLL CHANGES; APPROVAL OF BUDGET TRANSFERS WITHIN/BETWEEN FUNCTIONS/PROGRAMS WITHIN A FUND THAT DO NOT INCREASE THE TOTAL APPROPRIATION OF THE FUND

Commissioner Laurie Carson made a motion to approve the Consent Agenda as presented. Commissioner Shane Bybee seconded. Motion carried.

NOTICE OF UNTIMED ITEMS

**DISCUSSION/FOR POSSIBLE ACTION/APPROVAL OF THE PROCLAMATION TO
RECOGNIZE FEBRUARY AS NATIONAL RADON MONTH**

In the absence of Ms. Nadia Noel, UNR Cooperative Extension, Chairman Richard Howe advised this Proclamation is submitted every year in recognizing a National Radon Month. Commissioner Ian Bullis made a motion to approve the Proclamation to recognize February as National Radon Month as requested. Commissioner Travis Godon seconded. Motion carried.

*Richard Howe, Chairman
Travis Godon, Vice Chairman
Commissioner Shane Bybee
Commissioner Ian Bullis
Commissioner Laurie L. Carson*

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**White Pine County
Board of County Commissioners**

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**A PROCLAMATION DECLARING FEBRUARY 2020 AS "NATIONAL RADON
ACTION MONTH IN WHITE PINE COUNTY, NEVADA"**

WHEREAS, many White Pine County residents don't know about radon, yet need to know for the safety and health of their families, as radon is a colorless, odorless, naturally occurring radioactive gas that is the primary cause of lung cancer among nonsmokers and the second leading cause of lung cancer for smokers; and

WHEREAS, the U.S. Environmental Protection Agency (EPA) estimates 21,000 people in the U.S. die each year from lung cancer caused by indoor radon exposure; and

WHEREAS, radon kills more people than secondhand smoke, drunk driving and home fires combined; and

WHEREAS, any home in White Pine County may have elevated levels of radon, even if neighboring homes do not, and living in a home with an average radon level of 4 picocuries per liter of air poses a similar risk of developing lung cancer as smoking half a pack of cigarettes a day; and

WHEREAS, testing is the only way to know if a home has an elevated radon level, and testing is easy and inexpensive, and when identified, homes can be fixed; and

WHEREAS, University of Nevada, Reno Extension's Nevada Radon Education Program, the Nevada Division of Public and Behavioral Health, and the EPA support efforts to encourage all White Pine County residents to test their homes for radon, mitigate elevated levels of radon, and have new homes built with radon-reducing materials and features.

NOW, THEREFORE We, the White Pine County Board of Commissioners, do hereby proclaim February 2020, as

**"NATIONAL RADON ACTION MONTH"
In White Pine County, Nevada**

ADOPTED this 12th day of February, 2020

ATTEST:

Richard Howe, Commission Chairman

Nichole Baldwin, County Clerk

**DISCUSSION/FOR POSSIBLE ACTION/APPROVAL OF MINUTES FROM THE
REGULAR COUNTY COMMISSION MEETINGS HELD:**

January 8, 2020

January 22, 2020

Commissioner Shane Bybee abstained from the January 8th set of minutes as he was absent from that meeting. Commissioner Laurie Carson made a motion to approve the January 8th set of minutes as presented. Commissioner Travis Godon seconded. Motion carried, with Commissioner Shane Bybee abstaining.

Regarding the January 22nd set of minutes, Commissioner Laurie Carson had noted some corrections which she provided to Deputy Clerk Susan Lujan. Commissioner Travis Godon made a motion to approve the January 22nd set of minutes with corrections noted. Commissioner Laurie Carson seconded. Motion carried.

PUBLIC COMMENT

Finance Director Elizabeth Frances advised that the State has requested our Public Health Nurse to assist at White Pine High School starting March 1st, as their school nurse had quit. She noted this wouldn't impact the ability of the Public Health Nurse to provide public health services at the clinic. She added that reaching out to the High School is also good for our outreach. She noted this will be placed on the February 26th Commission agenda for the Board's consideration.

At 2:35 p.m., Chairman Richard Howe recessed the regular Commission meeting and reopened the Fire Commission meeting for a Closed Personnel Session to be held on District Fire Chief Brett North. Human Resources Director Tim Bunch advised Chief North had the option of having a Closed or Open Session for his evaluation; Chief North wished to have his session remain open to the public. Commissioner Travis Godon made a motion to go into an Open Session evaluation for Fire District Chief Brett North as requested. Commissioner Ian Bullis seconded. Motion carried. The Open Session was duly held. Chairman Richard Howe adjourned the Fire Commission meeting at 2:50 p.m. and reconvened the regular Commission meeting.

ADJOURNMENT

At 2:50 p.m., Commissioner Shane Bybee made a motion to adjourn. Commissioner Ian Bullis seconded. Motion carried.

BOARD OF COUNTY COMMISSIONERS
WHITE PINE COUNTY
STATE OF NEVADA

BY:



CHAIRMAN

ATTEST:



CLERK OF THE BOARD