

IN A REGULAR MEETING OF THE WHITE PINE COUNTY COMMISSION HELD ON OCTOBER 24, 2018 IN THE COUNTY LIBRARY MEETING ROOM IN ELY, NEVADA

The Following Were Present:

County Commission

Richard Howe, Chairman  
Carol McKenzie, Commissioner  
Gary Perea, Commissioner  
Steve Stork, Commissioner  
Susan Lujan, Deputy Clerk

The Following Was Absent:

Shane Bybee, Vice-Chairman  
Nichole Baldwin, Clerk of the Board

County Officials

Jennifer Farnworth, IT Specialist  
Scott Henriod, WPC Sheriff  
Timothy Bunch, Human Resources Director  
Bryan Pyle, Deputy District Attorney  
Elizabeth Frances, Finance Director  
Lisa Ashby, Assistant Manager, Aquatic Center  
Kristi Rozich, Aquatic Center Director  
Lori Romero, Library/Sr. Center Director  
Catherine Bakaric, WPC Treasurer  
Lance Gale, Airport Manager  
Martin Troutt, Road Dept. Supervisor  
Bill Calderwood, Public Works Director

Also Present

Mike Coster  
George Chachas, KGTV-10  
Mindy Seal, BLM  
Donna Bath, Senator Dean Heller  
Brad Simpson, Keller Williams Realty  
Ian Bullis, Whitepineliving.com  
Richard Barber  
Lloyd Phillips  
Jean Phillips  
Laurie Carson, SLUPAC & ENLRP  
Denise Castle, JOIN, Inc.  
Kyle Horvath, Tourism & Recreation Board  
Gail Holmes

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Chairman Richard Howe called the meeting to order at 9:04 a.m. Finance Director Elizabeth Frances led the Pledge of Allegiance. Chairman Howe advised Commissioner Shane Bybee was not present today due to illness; Commissioner Steve Stork will be arriving late. WPC Clerk Nichole Baldwin is assisting her staff with Early Voting.

PUBLIC COMMENT

Assistant Manager Lisa Ashby, of the Aquatic Center, is here today to support Aquatic Center Director Kristi Rozich in her Closed Session. She advised that Director Rozich has brought the morale of the workers up, and that she's also creating a welcoming environment for the pool employees. Commissioner Gary Perea explained the language concerning the Department Head Closed Sessions must be worded as it is in order to properly hold the appraisal, and the language will be the same for every Department Head evaluation. He hoped that explanation eases some concerns regarding those agenda items.

Mr. Brad Simpson, of Keller Williams Realty, voiced total support of Chairman Howe's marketing the real estate properties in Ely. He advised their inventory is low right now, and much of the housing that is available needs extreme work. Utilizing County land, infrastructure, and bringing in developers to do nice housing would be great for the community; he felt the housing would be from \$200-225,000 bracket. He agreed there's a tremendous need for good quality housing. Mr. Simpson also noted that he's on the Main Street Project Planning Board; they've determined that hiring an Administrator/Director, who would require a high salary, is not foremost in their priorities. Rather, he continued, obtaining a 501-C3 designation first would be proper, and then contract with someone. He continued that we need to start doing things to bring the housing in here; the Main Street Project will provide a basis for expanding the economy throughout the community.

Ms. Mindy Seal, BLM, provided an update on the Gold Rock Mine; their Record of Decision was signed and no appeals have been received to date. Everything should be on board for the mine to move forward. She also noted that the Silver State Trail is currently being readdressed; it will be on the fast track for EAS, as she explained. She assured the Board there will be extensive public involvement on that issue. The Commission will also be receiving a letter requesting White Pine County to be in a cooperating agency status; that would be for the roads (no new roads, but existing roads) and also for socio-economic support.

Mr. George Chachas provided some concerns; first, the agenda item to approve the WPC Policy Manual. He cited Section 2.11, which prohibits workplace violence, as well as others, including adherence to the code of ethical standards; we need to conform to all the laws. He noted Commissioner Bybee has yet to respond to the lack of collection of railroad fees, and that he should either account for those funds which should have been collected or resign. He next charged Commissioner Carol McKenzie with not adhering to the required ADA access with her cement work in Lund; Chairman Richard Howe halted further comment on that matter. Mr. Chachas continued that the downtown community wants the old Annex site to be used for the new Justice Center, and that Aultman Street needs all 4 lanes. He noted that an overhead walkway should be done at the Intersection by Love's and McDonald's on the Great Basin Highway; he felt that's probably the busiest intersection in the vicinity of Ely. He continued that traffic controls/stop signs are needed at the intersections of Great Basin Boulevard and Campton Street, and also at Avenues K and L. Other issues of concern involved the Tourism & Recreation Board salary, and also that those staff members were recently paid \$17,000 in overtime. He touched upon the shortage of housing, and our struggling small businesses, especially the smaller hotels; he charged the County is squandering taxpayers' money. Time was called.

At 9:15 a.m., Chairman Richard Howe recessed the regular Commission meeting and opened the Road Commission meeting. At 9:38 a.m., Chairman Richard Howe adjourned the Road Commission meeting and reconvened the regular Commission meeting.

**9:30 A.M. – PUBLIC HEARINGS, READINGS OF PROPOSED ORDINANCES**

DISCUSSION/THIRD READING OF PROPOSED ORDINANCE 494, BILL 09.26.2018, AN ORDINANCE ALLOWING NATURAL PERSONS TO DESIGNATE A FAMILY CEMETERY UPON LAND OWNED BY SUCH PERSONS PURSUANT TO NRS 451.067

Deputy District Attorney Bryan Pyle noted that changes were made as reflected from the last Commission meeting, namely not to have a strict 40-acre requirement and a consideration that the Board could deny interment. The summary was duly read.

**PUBLIC HEARING**

THE WHITE PINE COUNTY BOARD OF COMMISSISONERS WILL TAKE PUBLIC COMMENT RE: THE PASSAGE OF PROPOSED ORDINANCE 494, BILL 09.26.18, AN ORDINANCE ALLOWING NATURAL PERSONS TO DESIGNATE A FAMILY CEMETERY UPON LAND OWNED BY SUCH PERSONS PURSUANT TO NRS 451.067

Chairman Richard Howe requested public comment; there was none.

DISCUSSION/ACTION/APPROVAL OF THE PASSAGE OF PROPOSED ORDINANCE 494, BILL 09.26.2018, AN ORDINANCE ALLOWING NATURAL PERSONS TO DESIGNATE A FAMILY CEMETERY UPON LAND OWNED BY SUCH PERSONS PURSUANT TO NRS 451.067

Chairman Richard Howe entertained a motion to approve. Commissioner Steve Stork made a motion to approve passage of Ordinance 494, Bill 09.26.2018, an Ordinance allowing natural persons to designate a family cemetery upon land owned by such persons pursuant to NRS 451.067. Commissioner Gary Perea seconded. Motion carried.

DISCUSSION/SECOND READING OF PROPOSED ORDINANCE 495, BILL 10.10.2018,  
AMENDING TITLE 4 OF THE WPC CODE TO GRANT AN EXEMPTION FROM THE COUNTY'S  
BUSINESS LICENSING SCHEME IF THE BUSINESS IS EXEMPT UNDER STATE LAW

Deputy D.A. Pyle advised this Ordinance also reflects changes made during the first reading, such as adding a provision regarding special events. Just one Business License would be required for those, if a list of the vendors for the event would be supplied to the Commission. He continued that exemptions would be limited to those qualified at the State level, in order to parallel those requirements. Those include government entities, charitable, religious, non-profit (under 501-3C), home occupation permits already obtained and a net of not more than 66.2/3% of their annual wage from such business, etc. The marijuana issue was also addressed in this revised version, he noted. There was added an extra provision that the Business License fee could be assessed per resolution of the Commission, due to the evaluation of the County's Business License scheme at the beginning of next year. Commissioner Gary Perea asked if there was a definition of the number of days under which the special event would be licensed; Deputy D.A. Pyle candidly noted that had been avoided up to now, but as defined by this Board the number of days could be changed to be more/less as needed and thus avoid the 6-8 weeks of the normal Ordinance process. The Board liked restricting the events to a certain number of days; he might craft another Ordinance, defining it per County Code, to cover that issue. The Board also liked that idea.

10:00 A.M.

DISCUSSION/ACTION/APPROVAL OF AN OFFER TO PURCHASE ALL REMAINING COUNTY-OWNED PROPERTIES THAT WERE PUT UP FOR AUCTION IN 2017 THAT WERE NOT SOLD, FOR \$400 CASH - THIS OFFER WAS MADE IN PUBLIC COMMENT DURING THE OCTOBER 10, 2018 REGULAR COMMISSION MEETING BY GEORGE CHACHAS. PROPERTIES ARE AS FOLLOWS:

- O APN 010-731-51 near Mineral Heights
- O APN 010-731-01 near Mineral Heights
- O APN 002-161-08 Park Avenue behind WBRH
- O APN 002-161-07 Park Avenue behind WBRH
- O APN 002-161-06 Park Avenue behind WBRH
- O APN 002-161-05 Park Avenue behind WBRH

Commissioner Gary Perea asked if there is a landfill or any commercial enterprise on these properties; the reply was negative. He also asked if water/sewer are available; the response was affirmative. There was no discussion. Chairman Richard Howe entertained a motion for approval three times; died for lack of a motion. Mr. George Chachas felt Chairman Howe was being discriminatory, and noted there had been no offers from anyone else in the past when these properties had come up for sale. There was a brief exchange, during which Deputy D.A. Bryan Pyle advised the Board should move on in the agenda.

11:00 A.M. - SLUPAC AND ENLRP (SLURP)

DISCUSSION/ACTION/APPROVAL OF THE RESIGNATION OF LAURIE CARSON AS THE WHITE PINE COUNTY REPRESENTATIVE TO SLUPAC AND ENLRP AS OF DECEMBER 31, 2018

Ms. Laurie Carson advised that her membership in SLUPAC expires December 31, 2018. She explained that since she didn't run for Commissioner again, she had been functioning the last 2 years as a White Pine County representative. She continued that the Governor's office prefers to have Commissioners in that position; therefore this is on today's agenda. Commissioner Gary Perea noted that in the past, the Governor had requested the County name 3 persons for this position, and the representative would be selected from those. Ms. Carson recalled that as well; she read from the Governor's email regarding this, which was included in the Commission packets, noting that if she would like reappointment she would need to file an application on the website no later than December 1<sup>st</sup>. She emphasized that she's not asking to be reappointed, but also felt that she could serve for the next 3 years if needed. Commissioner Steve Stork commented that she's been doing a great job; Chairman Richard Howe would also be happy if she would remain as our representative. The Board agreed, citing her experience and the knowledge she has about all this. Commissioner Perea asked about ENLRP; Ms. Carson noted that's part of SNPLMA; on February 12<sup>th</sup> of next year they meet with the Federal entities (BLM, Forest Service, Great Basin National Park, etc.) and applications are submitted for grant funding for SNPLMA.

She sits on the board that evaluates and scores the applications; she is willing to remain on that board, and her successor could attend along with her in order to make a smooth transition. She added that a letter for that needs to be done, but the agenda item doesn't allow for that. Chairman Richard Howe entertained a motion to accept her resignation from SLUPAC; died for lack of a motion. The Board thanked Ms. Carson for doing an excellent job.

## ITEMS FROM ELECTED OFFICIALS AND DEPARTMENT HEADS

### COUNTY COMMISSION

#### RICHARD HOWE, COMMISSION CHAIRMAN

#### DISCUSSION ONLY ON THE CRITICAL HOUSING SHORTAGE IN WHITE PINE COUNTY

Chairman Richard Howe discussed this matter with the mines, the State prison, etc. and everyone agreed that we are extremely short on good housing in White Pine County. He cited a map that was handed out showing some areas of County property, such as off of Park Avenue and Avenue M; there have been no expressions of interest in those properties to date. There are from 4-6 lots on Park Avenue besides 62 acres which he also noted on the map; he continued that the County would not do those areas as LMI housing because the existing homeowners in the adjacent subdivision have invested much money in their properties. He felt we could put 18-20 nice homes in there, and cited a meeting held last night with prospective developers. Chairman Howe advised that there are some employees who could come in and work at the Prison, for example, but they can't because there's no suitable housing for them here; as a result, the Prison is 70 employees short of what they should have. He noted that we're also competing with Eureka and Elko for housing for the mine employees in those areas. He would like to see us create a road and begin to develop those 62 acres. He continued that the parcels could accommodate 1400-1800 sq ft homes, 5,000 sq ft parcels, and they could sell for \$225,000, which is now considered reasonably affordable housing. He emphasized that if we miss this window to identify the properties we own and entice development, we would be losing a terrific opportunity. Chairman Howe added that it will take both the City and the County to cooperate in this effort. Commissioner Steve Stork felt that the City's Municipal Utilities Board would also need to be addressed with respect to the utility costs, which is currently a hindrance to such development as we are envisioning. Chairman Howe advised that had been discussed, and it was realized that hookup fees are a definite monetary factor in getting these homes built. Commissioner Gary Perea is fully in favor of this, and added that housing in Baker is also an issue. He would like the Board to keep in mind our other areas, such as near Great Basin National Park, which is also trying to get more employees there as well, but currently there's no County-owned land in Baker. There is, however, BLM land, which has been requested for disposal, and there's also an existing General Improvement District (G.I.D.) for the infrastructure. Commissioner Carol McKenzie advised that Lund also has an issue; people would like to live there, but finding housing for them is nearly impossible, although there is some acreage available. Chairman Howe noted that there's already infrastructure, paved roads, and water/sewer for the areas he cited earlier. As for Lund and other outlying areas, we need to identify the properties and make sure the County owns them first.

#### DISCUSSION/ACTION/APPROVAL OF A PROCLAMATION HONORING VETERANS ON THE 100<sup>TH</sup> ANNIVERSARY OF ARMISTICE DAY ON NOVEMBER 11, 2018

Chairman Richard Howe noted that November 11, 1918, was Armistice Day; he proceeded to read the Proclamation into the record. Chairman Howe entertained a motion to approve. Commissioner Gary Perea made a motion to approve the Proclamation honoring Veterans on the 100<sup>th</sup> Anniversary of Armistice Day on November 11, 2018 as presented. Commissioner Steve Stork seconded. Motion carried.

Richard Howe, Chairman  
Shane Bybee, Vice Chairman  
Commissioner Gary Perea  
Commissioner Carol McKenzie  
Commissioner Steven M. Stork

Nichole Baldwin, Ex-officio Clerk of the Board

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Board of County Commissioners

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## Proclamation

### Honoring Veterans on the 100<sup>th</sup> Anniversary of Armistice Day

**Whereas**, Armistice Day marks the armistice signed between the Allies of World War I and Germany at Compiegne, France, for the cessation of hostilities on the Western Front of World War I, which occurred at eleven o'clock in the morning "on the eleventh day of the eleventh month" of 1918, and

**Whereas**, Congress passed a resolution in 1926 to honor the anniversary of the great armistice declaring November 11<sup>th</sup> a national holiday; and

**Whereas**, in 1954, Armistice Day was renamed Veteran's Day and the scope was expanded to include veterans of all U.S. wars; and

**Whereas**, America is the land of opportunity and a beacon of hope and freedom to the rest of the world because our Soldiers, Sailors, Marines, Airmen, and Coast Guardsmen have fought valiantly to defeat tyranny and terror, and to protect the liberties we hold most dear; without the service of Veterans, we would not have the freedoms we have today; and

**Whereas**, United States Veterans have protected our Country and its values by putting their lives on the line every day, in foreign countries, against enemies with little or no moral code or regard for human life, and they willfully did this whether or not their efforts were appreciated by us; and

**Whereas**, the United States honors Veterans, both living and dead, who have sacrificed their lives and who serve or have served their County honorably during war or peacetime; and

**Now Therefore, We It Resolved** the County of White Pine does hereby proclaim November 11, 2018 (observed on November 12, 2018) as the 100<sup>th</sup> Anniversary of Armistice Day, also known as Veteran's Day, and recognizes and honors all United States Veterans, living and dead, who have exhibited selflessness, sacrifice, and bravery, and for the part they played in advancing the cause of freedom and peace as we are a better nation because of their service.

Dated this 24<sup>th</sup> day of October, 2018.

By:   
Richard Howe, Commission Chairman

Attest:   
Nichole Baldwin, County Clerk

### GARY PEREA, COMMISSIONER

#### DISCUSSION/ACTION/APPROVAL OF THE WHITE PINE COUNTY PUBLIC LANDS POLICY AS UPDATED AND SUBMITTED BY PLUAC

Commissioner Gary Perea advised PLUAC has been working on this for some time; there were no major changes that needed to be made, just updating the graphs and some new statistics regarding fish, wildlife, and water. He noted there was some mention of a lack of available housing in the County in there as well. He concluded that this is just to update the policy; he requested WPC Clerk Nichole Baldwin to meet with PLUAC Secretary Emily Willard to get the correct dates included in the document. Chairman Richard Howe entertained a motion to approve. Commissioner Carol McKenzie made a motion to approve the WPC Public Lands Policy as updated and submitted by PLUAC. Commissioner Steve Stork seconded. Motion carried.

### ELECTED OFFICIALS

#### NICHOLE BALDWIN, COUNTY CLERK

#### DISCUSSION/ACTION/APPROVAL OF THE REQUEST FOR RESIGNATION FROM BURTON HILTON ON THE AUDIT COMMITTEE

Chairman Richard Howe advised that WPC Assessor Burton Hilton has decided to resign from the Audit Committee. Finance Director Elizabeth Frances noted the resolution establishing the Audit Committee's membership calls for 2 elected officials and 3 independent members. She agreed we will need to replace Assessor



Hilton, and that she wished to applaud him publicly for doing a great job. She will look for another elected official to assume that position on the Committee. The Board echoed her sentiment and thanked Assessor Hilton for his service. Chairman Richard Howe entertained a motion for approval. Commissioner Steve Stork made a motion to accept the resignation of WPC Assessor Burton Hilton from the Audit Committee. Commissioner Carol McKenzie seconded. Motion carried.

**CATHERINE BAKARIC, TREASURER**

**DISCUSSION/ACTION/ACCEPTANCE OF COMPLETED SNPLMA PROJECT WP-09 WHITE PINE COUNTY FAIRGROUNDS RENOVATION**

WPC Treasurer Catherine Bakaric advised this project has been completed, and the closeout will be done by the end of this month. She continued that we received a letter of substantial completion and a successful walkthrough was done; she showed a picture of the Fairgrounds renovation. She added that SNPLMA will be doing training here shortly, and they will also do a walkthrough of the project. Commissioner Gary Perea made a motion to accept the completed SNPLMA Project WP-09 White Pine County Fairgrounds Renovation as presented. Commissioner Steve Stork seconded. Motion carried.

**DEPARTMENT HEADS**

**LANCE GALE, AIRPORT MANAGER**

**DISCUSSION/UPDATE ON THE 2019 ELY AIR RACES/AIR SHOW TO BE HELD JUNE 13-15, 2019**

Airport Manager Lance Gale advised the 2019 Ely Air Races/Show will be held June 13-15 of next year; they are looking to cater to the morning hours rather than the afternoon, due to the wind conditions prevalent in Ely. He met with the International Formula One ("IF1") people in Reno, and they definitely want to be a part of our Air Races. He gave a presentation to all of their pilots while he was there, and they allowed the pilots from last year to give their testimonials regarding this year's races. They all agreed they've never been treated better anywhere else in the world like they were here in Ely. They will bring in 18-22 planes; he noted international flights will be here to perform and race. He added that the C-130 has, with prior Commission approval, been all set up and in place to come here as well, and they will be here for all 3 days. Manager Gale advised that representatives from the Guinness Book of World Records will also attend, since we're the highest altitude air race in the world, as well as the only race that turns right-handed. He continued that we're working on more aerial events than last year; many had cancelled out last year, and we already have some commitments for those. He explained that we had received some complaints regarding the lag time between races, so we're pushing for intermittent activities which he explained, such as having tours of the planes and providing plane rides. The Civil Air Patrol (C.A.P.) will also be giving some plane rides, he noted. Manager Gale continued that they're trying to plan for a large number of people; rather than trying to hold races in the later afternoon, they would focus on doing community organization things during that time instead. He explained, for example, that the first day of the event (June 13<sup>th</sup>) would cater towards our County residents and make it a special day for them: The IF1 planes would qualify for the races and there would be an evening race that day, plus a package deal including a BBQ with the pilots, as more of a family-structured event. He will present a budget to the Board next time. Regarding advertising: He noted we should have been advertising at the Reno Air Races this year for our event next year, but we will begin doing that immediately once and go forward. He added that the waivers for the IF1 planes are in place for 2019-2020, but we must still be doing some waivers for the FAA as he explained. The IF1 pilots are excited about next year, and asked how the runways are proceeding; they were happy about the brand new runway/taxiways that are being constructed. All of the required insurance is already in place, he noted. Chairman Richard Howe has major concerns about the high costs of last year's event, and noted that when people don't attend and we have to "eat the cost", that will be a major factor in his decision. He continued that due to lack of rooms available in the motels, we won't have any room for the pilots, for one; and he wanted there to be guaranteed, signed contracts for the pilots and the events. He also wanted to ensure that we would have enough time to back out of the event without having to pay exorbitant costs, should anything go awry. We need to have everything in our hands; the budget, guaranteed signed contracts, etc., not just hearsay. He appreciated the updates from Manager Gale and really wants this event to work, but if it can't, he suggested perhaps we should wait another year. Manager Gale noted that the IF1 organization is developing a U.S. Cup

and then an International Cup, and we would be a part of that circuit. He added that the FAA will know everything a lot sooner than next February, and if the Board decides they won't want to hold this event, they need to know. He added that once we cancel such an event, it may be difficult to get the event back. He did agree that he didn't want what happened to us last year to be repeated, monetarily. Commissioner Gary Perea felt if Manager Gale could clear up some of the unknowns and provide the Board some guarantees, that would be beneficial to their decision. Even though last year's event was the first year, it was still a shock to see the costs we had incurred. Manager Gale pointed out that without a budget, we can't get any guaranteed contracts; the County provided him with a budget just 45 days prior to the event. Chairman Howe requested that our Finance Dept. show the Board whether or not this event could be done. Commissioner Carol McKenzie noted that last year we had a slow start, and didn't have as much information as we needed. She felt that since we're starting earlier on the event, that will help us. Manager Gale advised he will be able to provide more data as backup to assist the Board in making their decision. Much infrastructure was done last year, for example, that we don't have to do this year, such as the parking lots, grandstand areas, etc. In-kind donations are coming forward to help us, as well as equipment and resources donations to help make this happen. The Board thanked Manager Gale for his information.

**DISCUSSION/ACTION/APPROVAL OF 2019 AIR RACE/AIR SHOW COMMITTEE**

Manager Gale advised he had provided WPC Clerk Nichole Baldwin the Committee List last week, which was distributed to the Board. Commissioner Gary Perea noted that none of the Committee members appear to have a financial background; he would like to see someone on there with that. Manager Gale pointed out this is a volunteer committee, but he will search for someone to fill that need. Commissioner Steve Stork felt that a CPA, a banker, etc. could fill that position; he noted that this agenda item is just to approve the existing Committee as volunteers. Chairman Howe read the list of Committee members into the record and requested Manager Gale to find someone with a financial background.

*Richard Howe, Chairman  
Steven Stork, Vice Chairman  
Commissioner Gary Perea  
Commissioner Carol McKenzie  
Commissioner Shane Bybee*

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*Nichole Baldwin, Ex-officio Clerk of the Board*

**White Pine County  
Board of County Commissioners**

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10/19/18

The White Pine County Airport (Yelland Field) is planning and organizing Air Races/ Air Show for June 13-15 2019 through the office of our Airport Manager Lance Gale we have established a Community Committee to put this together. The White Pine County Board of County Commissioners recognize the following Committee members to represent the County in the planning and organizing of this event. The Board likewise approves that the only member of this Committee having the authority to enter into contractual agreements for this event is our Airport Manager Lance Gale. Yelland Field is located at 1475 McGill Hwy in Ely, Nevada.

**Committee Members**

|                   |                                 |
|-------------------|---------------------------------|
| Lance Gale        | Airport Manager/ Event Chairman |
| Meg Rhoades       | WP Co Tour & Rec                |
| Kyle Horvack      | WP Co Tour & Rec                |
| Wayne Cameron     | WP Chamber of Commerce          |
| Christina Sawyer  | Committee Secretary             |
| Et McDaniel       | Security                        |
| Lloyd Phillips    | Logistics                       |
| Chris Christensen | Member                          |
| Ed Sturges        | Vets & DAVs                     |
| Jessie Sturges    | Member                          |
| Randy Ewell       | Volunteers                      |
| Tim Bunch         | Member                          |
| Donna Birch       | Member                          |
| Mark Crozier      | Civil Air Patrol                |

Commissioner Steve Stork noted a name misspelled on the list and advised of the change: Kyle Horvack should be Kyle Horvath. Chairman Richard Howe entertained a motion to approve as corrected. Commissioner Carol McKenzie made a motion to approve the 2019 Air Race/Show Committee as corrected. Commissioner Gary Perea seconded. Public Works Director Bill Calderwood advised that the Commission selects the Committee members and they have to do public meetings in accordance with the Open Meeting Law. Deputy District Attorney Bryan Pyle agreed that if they have to report to the Commission it should be under the OML; Finance Director Elizabeth Frances concurred. Deputy D.A. Pyle noted that this agenda item was worded so the members wouldn't be appointed, just that the Committee would be approved; he added that last year it was worded purposely for that reason. Deputy D.A. Pyle will review the issue. Commissioner Perea felt that we could approve this today as it's worded, and Manager Gale could request their Committee Secretary to do this if required. Deputy D.A. agreed that as it is worded, it may be approved. The motion and second were noted; motion carried.

**TIMOTHY BUNCH, HUMAN RESOURCES DIRECTOR**

**DISCUSSION/ACTION/APPROVAL TO RATIFY THE INTERNAL POSTING FOR DEPUTY COUNTY CLERK**

Human Resources Director Timothy Bunch clarified that there has been a retirement in the Clerk's Office, Deputy Clerk Debbie Underwood, which leaves a vacancy. He noted it was posted internally, but he didn't bring it to this Board due to the timing with early voting in the Clerk's Office and there is much pressure there until it is filled. Chairman Richard Howe entertained a motion to approve. Commissioner Steve Stork made a motion to ratify the internal posting for a Deputy County Clerk as requested. Commissioner Gary Perea seconded. Motion carried.

**DISCUSSION/ACTION/APPROVAL TO RATIFY THE EXTERNAL POSTING FOR DEPUTY COUNTY CLERK**

Chairman Richard Howe noted this agenda item is in conjunction with the previous item. Chairman Howe entertained a motion for approval. Commissioner Steve Stork made a motion to ratify the external posting for Deputy County Clerk as requested. Commissioner Gary Perea seconded. Motion carried.

**DISCUSSION/ACTION/APPROVAL OF THE WPC POLICY MANUAL AMENDED SECTIONS 2.69 THROUGH 2.14.3 IN ORDER TO BE UP TO DATE WITH CURRENT POLICIES/LAWS TO PROTECT THE COUNTY AND ITS EMPLOYEES**

Director Bunch noted this is a continuous process of review; however, he noted there is a section that will be revised as to correct wording, such as in the drug component in connection with CDL's. He is looking to incorporate what was done last year, and that wasn't changed in the Policy Manual, so he wants to wait until the proper verbiage is supplied. For this agenda item, he is requesting the Commission approve everything but the drug portion of the policy. Deputy District Attorney Bryan Pyle explained that as the policy currently reads, new employees are tested when they start in their new positions, plus random drug tests are done by a 3<sup>rd</sup> party; all the tests are funneled through the Sheriff's Dept. currently. Commissioners Gary Perea and Steve Stork both wished to see some recommendations from Director Bunch and the District Attorney's office on this. Deputy D.A. Pyle advised that this will be done throughout for consistency, such as for those positions which are safety sensitive. Director Bunch added that per NRS, those positions are supposed to be posted as being safety sensitive, but we don't have those posted as such. During the ensuing discussion, Deputy D.A. Pyle felt that some of the sections could be tabled until they are done properly. Director Bunch commented that POOL/PACT had come in and helped with the Policy Manual 10 years ago; and since that time there's been so many social changes, and laws have changed, that it's no longer pertinent either in the order or content to our present time. Commissioner Perea asked if less than 20 pages at a time could be presented for review; Director Bunch agreed, but added the process will take longer. Commissioner Steve Stork made a motion to table this agenda item. Commissioner Carol McKenzie seconded. Motion carried.



ELIZABETH FRANCES, FINANCE DIRECTOR

DISCUSSION/ACTION/APPROVAL OF QUARTERLY GRANT REPORTS

Finance Director Elizabeth Frances cited the reports in the Commission packets, but noted there are a few missing which she will bring back to this Board at a later date. Commissioner Gary Perea advised there's no balance remaining in the Welfare Set-Aside grant; she will get a corrected report for the next meeting. Chairman Richard Howe entertained a motion to approve. Commissioner Gary Perea made a motion to approve the quarterly grant reports with correction noted. Commissioner Steve Stork seconded. Motion carried.

DISCUSSION/ACTION/APPROVAL OF THE REVISED FY2018 DEBT MANAGEMENT POLICY FOR WHITE PINE COUNTY

Director Frances advised she had submitted the 2018 Debt Management Policy report, which was due August 1<sup>st</sup>; the Nevada Dept. of Taxation contacted her and noted our Net Proceeds with respect to our bonded debt limit needs to be included. She informed the Board this has never been done in the past, but she will comply with this. She continued that the figure for 10% of our assessed valuation is \$454,121,947; she would never recommend going that high in our debts unless there's a really strong revenue source coming in, and she didn't think that figure should be included in our debt limit. However, she added, we have a new Finance Analyst now and with the new statute things have changed. Chairman Richard Howe entertained a motion for approval. Commissioner Carol McKenzie made a motion to approve the revised FY2018 Debt Management Policy for White Pine County. Commissioner Steve Stork seconded. Motion carried.

DISCUSSION/ACTION/APPROVAL OF THE MONTHLY FINANCIAL REPORTS FOR SEPTEMBER 2018

Director Frances cited the reports in the packets and asked if there were any questions; she added we're just finishing up the first quarter and there was nothing significant for her to report. Commissioner Gary Perea asked about the revenues in the General Fund, specifically under Miscellaneous Receipts, if there was something we received that we didn't expect. Director Frances felt there was possibly a new lease agreement related to something at the Airport, but she will double check and get back to the Commission with that information. Chairman Richard Howe entertained a motion to approve. Commissioner Carol McKenzie made a motion to approve the monthly financial reports for September 2018 as requested. Commissioner Steve Stork seconded. Motion carried.

DISCUSSION/UPDATE ON INFORMATION RELATED TO THE MAIN STREET PROJECT

Chairman Richard Howe cited a memo from Commissioner Steve Stork on this. Commissioner Stork explained that last week he met with Finance Director Elizabeth Frances, Ms. Caroline McIntosh, and Ely Mayor Melody VanCamp to discuss the project and develop a plan for where we need to be. He noted the plan needs to be in place by March 15, 2019 so that the City and County will have the opportunity to include financial assistance in their respective budgets. Ms. McIntosh will be organizing a Board of Directors for the non-profit, and she's advised she would be willing to sit on that board. Commissioner Stork read recommendations from the memo update into the record, noting that office space and other in-kind services are looking to be filled by the City/County/Tourism & Recreation Board/Great Basin Heritage Partnership entities as well. Only after the non-profit 501 C-3 is in place, a Director would be hired, as he clarified for the Board. He commented that "this thing will only progress as fast as it's fed some money." He reiterated that the Director would be a half-time position, roughly for \$35,000, and everyone appears to be on board with this. Director Frances agreed with the idea behind this project, citing the benefits of increased local jobs, energy efficiency, and all the items outlined that would benefit from this. However, Chairman Howe advised he's not in favor of this, but he would be fine with whatever the rest of the Board wants to do. Commissioner Gary Perea is fully in favor of this and added that as we move forward he would hope there are other areas in White Pine County whereby improvements could also be made. Director Frances noted that we would need to address all that the project would include; language such as "Main Street and other historic corridors" would open the door to look at those areas. Commissioner Carol McKenzie advised there are many very old buildings that she would love to see restored rather than pulled down, citing the Centennial Arts Building for example. She added that building is having

some improvements made currently. Director Frances noted there's a lot of philosophy behind the Main Street Project, being more of renovation rather than demolition.

Following a meeting today that included Steve Stork, Melody Van Camp, Robert Switzer, Caroline McIntosh and Elizabeth Frances regarding the Main Street Project the following recommendations are being made to provide opportunity for the Project to move forward:

1. Caroline McIntosh will work with the current downtown beautification steering committee to develop a proposed board of directors for the new Main Street Project Nonprofit Corporation.
2. Either the County District Attorney's Office or the City of Ely Attorney will assist the created Board of Directors to draw up the articles of incorporation for the 501(c)(3) required for the Main Street Project.
3. The Ely City Council will consider an agenda item to provide in-kind services including office space, office furniture, a computer, phone, Internet and office supplies plus a cash contribution of up to \$10,000.
4. The White Pine County Commission will consider an agenda item to provide a cash contribution while considering the amount of in-kind and cash contributions provided by the City of Ely.
5. Recommendations three and four will provide the startup money necessary for the new 501(c)(3).
6. The newly formed Board of Directors for the Main Street Project will develop necessary bylaws, an action plan to move the Main Street project forward and a budget for fiscal year 2020 that supports the action plan including both projected revenue sources and estimated expenditures.
7. The Board of Directors will include in their budget and provide to both the City Council and the County Commission information on opportunities to obtain other funding sources including funding through the Governor's Office of Economic Development, available grants and other partners.
8. The action plan with the associated budget will be completed by March 15, 2019 so that the City and County will have the opportunity to include financial assistance for Main Street Project within their budget.

**CONSENT AGENDA: DISCUSSION/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 Steve Stork made a motion to approve the Consent Agenda as presented. Commissioner Carol McKenzie seconded. Motion carried.

#### NOTICE OF UNTIMED ITEMS

**DISCUSSION/ACTION/APPROVAL OF THE GRANT OF RIGHT OF ENTRY TO REAL PROPERTY AND FORESTRY WORK PROJECT AGREEMENT FOR COOPERATORS BETWEEN WHITE PINE COUNTY AND THE NEVADA DIVISION OF FORESTRY**

Mr. Taylor Chambers, NDF-Ely Camp Supervisor, wasn't here today but Chairman Richard Howe advised this had been discussed previously. He clarified that this right-of-entry allows for crossing roads necessary to perform needed tasks across agency and other boundaries. He is requesting this agreement be granted. Commissioner Richard Howe entertained a motion to approve. Commissioner Steve Stork made a motion to approve the grant of right-of-entry to real property and forestry work agreement for cooperators between White Pine County and NDF. Commissioner Gary Perea seconded. Motion carried.

**DISCUSSION/ACTION/APPROVAL TO CLOSE MAIN STREET IN RUTH FROM 9:00 AM TO 1:00 PM ON NOVEMBER 10, 2018 FOR THE FALLEN MINER MEMORIAL CEREMONY**

Chairman Richard Howe advised he had attended the last Fallen Miner Memorial Ceremony, which he reported was very well done. There have been 50+ more names added to this memorial since the initial ceremony, and this is intended to honor those fallen miners as well. He entertained a motion to approval. Commissioner Carol McKenzie made a motion to close Main Street in Ruth from 9AM to 1PM on November 10, 2018 for the Fallen Miner Memorial Ceremony as requested. Commissioner Steve Stork seconded. Motion carried.

DISCUSSION/ACTION/APPROVAL OF MINUTES FROM THE FOLLOWING COUNTY COMMISSION MEETINGS:

September 26

October 10

Chairman Richard Howe entertained a motion to approve. Commissioner Gary Perea made a motion to approve the minutes of September 26 and October 10 as presented. Commissioner Steve Stork seconded. Motion carried.

DISCUSSION/ACTION/APPROVAL OF A MOTION TO CLOSE THE COUNTY COMMISSION MEETING PURSUANT TO NRS 241.030 TO HAVE A CLOSED PERSONNEL SESSION FOR THE HR DIRECTOR, TIMOTHY BUNCH, TO CONSIDER HIS CHARACTER, ALLEGED MISCONDUCT, PROFESSIONAL COMPETENCE, PHYSICAL OR MENTAL HEALTH IN ORDER TO EVALUATE HIS JOB PERFORMANCE DURING THE FIRST 90 DAYS OF EMPLOYMENT

At 11:25 a.m., Chairman Richard Howe read this agenda item into the record and asked Human Resources Director Timothy Bunch if he wished to have an Open or Closed Session. HR Director Bunch advised he wants it to be a Closed meeting. Chairman Richard Howe entertained a motion to close the regular Commission meeting. Commissioner Carol McKenzie made a motion to close the County Commission meeting in order to hold a Closed Personnel Session. Commissioner Steve Stork seconded. Motion carried. The public was asked to vacate the Conference Room.

DISCUSSION/ACTION/APPROVAL OF A MOTION TO CLOSE THE COUNTY COMMISSION MEETING PURSUANT TO NRS 241.030 TO HAVE A CLOSED PERSONNEL SESSION FOR THE AQUATIC CENTER DIRECTOR, KRISTI LYNCH-ROZICH, TO CONSIDER HER CHARACTER, ALLEGED MISCONDUCT, PROFESSIONAL COMPETENCE, PHYSICAL OR MENTAL HEALTH IN ORDER TO EVALUATE HER JOB PERFORMANCE DURING THE FIRST 90 DAYS OF EMPLOYMENT

At 11:44 a.m. the Closed Session was adjourned and the regular Commission meeting was reconvened. Chairman Richard Howe asked if Aquatic Center Director Kristi Lynch-Rozich also wished to have a Closed Session; she did. Commissioner Steve Stork made a motion to hold the Closed Session; Commissioner Carol McKenzie seconded. Motion carried.

At 11:55 a.m. the Closed Session was adjourned and the regular Commission meeting was convened.

PUBLIC COMMENT

There was none.

ADJOURNMENT

At 11:57 a.m., Commissioner Steve Stork made a motion to adjourn; Commissioner Carol McKenzie seconded. Motion carried.

At 12:00 noon, Chairman Richard Howe reopened the Public Comment portion of the Commission meeting. Deputy Clerk Susan Lujan read a note into the record: Due to Election Day being on November 6<sup>th</sup>, WPC Clerk Nichole Baldwin will need agenda items for the November 14<sup>th</sup> Commission meeting by noon on Friday, November 2<sup>nd</sup>.

At 12:01 p.m., Chairman Richard Howe adjourned the regular Commission meeting.

BOARD OF COUNTY COMMISSIONERS  
COUNTY OF WHITE PINE  
STATE OF NEVADA

BY: Richard Han  
CHAIRMAN

ATTEST:

Goldstein  
WPC CLERK OF THE BOARD