



# Board of Mineral County Commissioners

Hawthorne, Nevada  
Wednesday, May 17, 2017

The Honorable Board of Mineral County Commissioners met this day in a regular session with the following people present:

Honorable Garth D. Price	Chairman
Honorable Jerrie Tipton	Vice-Chairman
Honorable Chris Hegg	Member
Honorable Christopher Nepper	Clerk-Treasurer
Honorable Sean Rowe	District Attorney

## 1. Pledge of Allegiance and Safety Message

Pledge of Allegiance was led by Commissioner Hegg.

Safety Message was given by Patrick Hughes, Mineral County Emergency Manager – Mr. Hughes gave an overview of his handout “Protecting Workers from Heat Illness” stressing the importance protecting yourself and others from heat illness.

Commissioner Price added, be safe this Armed Forces weekend, watch out for pedestrians.

## 2. Public Comment - None

## 3. Approval of Agenda/Necessary Changes

Approval of Minutes moved to June 7<sup>th</sup> Commission Meeting.

Move item 16 to earlier in the meeting to accommodate Patrick Hughes schedule.

Commissioner Price would be stepping out of the meeting at 9:30 for 30 minutes.

Public Comment: None

**A MOTION WAS MADE BY** Commissioner Tipton, seconded by Commissioner Hegg and unanimously carried by the Board to approve changes to the agenda as presented.

## 4. Accounts Payable Vouchers, Credit Card Approval Form Requests, Capital Outlay Purchase Orders and Auditor’s Cash Report by Fund presented for review, discussion and possible action.

Public Comment: None

Honorable Christine Hoferer and Teresa McNally Recorder-Auditor presented accounts payable, vouchers, auditor’s cash report by fund was presented. No capital outlay requests were presented.

## 5. Treasurer’s Accounting Fund Summary Balance Report and Financial Horizon Credit Union Accounts Report – presented for review, discussion and possible action.

Treasurer’s Accounting Fund Summary Balance Report and Financial Horizon Credit Union Accounts Report was reviewed by the Commissioners.

Public Comment: None

## 6. Reports and Correspondence –

A letter was read by the Deputy Clerk regarding Medflight’s interest in establishing a base for operations in Hawthorne.

## 7. Minutes of April 19 and April 25, 2017 – for review and possible action.

Approval of Minutes was moved to June 7<sup>th</sup> Commission Meeting.

**Kenneth Collum** – For consideration and possible action relative to the BLM program updates.

## 8. Public Comment: None

Mr. Collum reviewed the status of the Carson City District Resource Management Plan

Revision, Fire Potential, Geothermal Lease Sale would be held October 24, 2017.

Commissioner Hegg added the eastern edge boundary of the Geothermal Lease property was a known BLM archeological site that encompassed one third of the map. He asked Mr. Collum to review the archeological significance with the BLM Archeologist.

Mining- Lithium exploration at the Teels March was put on hold while Dajin seeks additional financial support. Commissioner Tipton stated they have been good about taking care of roads.

Rawhide Mine submitted a plan amendment to expand mining operation at their existing operation and the new Regent site. There were 28 active notices in Mineral County of intent to explore for minerals. Notices are permission from BLM to drill for minerals.

Permittee Outreach was moving forward and additional meeting with staff would happen after the Outreach is complete.

Grazing Management – Pitchfork, Rafter 7 and Flying M Ranches

Pilot-Table Mountain Permit Renewal monitoring, the goal is for the ground to be completed this summer.

Recreation – Discussion ensued regarding off highway vehicle recreation. Eric Hamrey stated his concerns with road maintenance on road's that would be used for off-road races. Roads should be restored by each group that uses roads that Mineral County maintains. Mr. Collum stated he would follow up on the road question.

- 9. Business License Applications** – The following applications will be presented for discussion and possible action. (Public comment following each application):

**Richard Nepper**; Rick's Cleaning; PO BOX 62, Hawthorne, NV; New Application

Public Comment: None

**A MOTION WAS MADE BY** Commissioner Hegg and seconded by Commissioner Tipton to approve the business application for **Richard Nepper**; Rick's Cleaning; PO BOX 62, Hawthorne, NV. A vote of the Board disclosed the following:

**Ayes:** Commissioner Tipton  
Commissioner Hegg  
**Absent:** Commissioner Price

Motion carried and so ordered

- 10. Patrick Hughes, Emergency Manager** – For consideration and possible action relative to adoption by resolution of the updated Mineral County and Walker River Paiute Tribe Multi-jurisdictional Hazard Mitigation Plan.

Commissioner Tipton read Resolution 17-010 Adoption of the updated Mineral County and Walker River Paiute Tribe Multijurisdictional Hazard Mitigation Plan into the record.

Public Comment: None

**A MOTION WAS MADE BY** Commissioner Hegg and seconded by Commissioner Tipton to adopt Resolution 17-010 to update Mineral County and Walker River Paiute Tribe Multijurisdictional Hazard Mitigation Plan.

**AMENDED MOTION WAS MADE BY** Commissioner Hegg and seconded by Commissioner Tipton to adopt Resolution 17-010 to update Mineral County and Walker River Paiute Tribe Multijurisdictional Hazard Mitigation Plan and have the Chairman sign the Resolution.

A vote of the Board disclosed the following:

**Ayes:** Commissioner Tipton  
Commissioner Hegg  
**Absent:** Commissioner Price

Motion carried and so ordered.

11. For consideration and possible action relative to approval of Glenn Bunch as a member at large to fill a vacant membership slot on the Mineral County Local Emergency Planning Committee.

Patrick Hughes was present for the Mineral County Local Emergency Planning Committee (MCLEPC). Mr. Hughes stated the Committee had approved the application of Mr. Bunch.

Public Comment: None

Chris Hoferer asked how many members were on MCLEPC. Mr. Hughes stated we thought there were 13 specific position with an additional 3 slots for members at large.

**A MOTION WAS MADE BY** Commissioner Hegg and seconded by Commissioner Tipton to approve the recommendation to appointment of Glenn Bunch as a member of the MCLEPC.

A vote of the Board disclosed the following:

**Ayes:** Commissioner Tipton  
Commissioner Hegg

**Absent:** Commissioner Price

Motion carried and so ordered.

12. **Sheriff Randy Adams** – For consideration and possible action relative to expenditure and approval of funds for a padded jail cell.

Sheriff Adams and Undersheriff Ferguson were present to discuss the quotes received for padded jail cell. Discussion ensued regarding the cells. The detox cell would be a 100% safe room with sanitation facilities removed. The max cell would include sanitation facilities. The price was estimated to be \$30,000.00 to \$40,000.00 dollars.

Christine Hoferer stated this is a large expense, and not budgeted in Capital Projects. She asked if it was possible that Pool Pact would assist with a grant for this project. Eric Hamrey stated he had spoken with Pool Pact regarding the padded cells and that he was waiting them to contact him with more information.

Public Comment: Beth Cichowlaz asked what type of materials were used to pad the cell.

Item was continued to the June 7<sup>th</sup> Commission Meeting.

13. **Harish Sethi** – For consideration and possible action relative to request for Petition to sell at public auction Parcel #002-054-06 4103 4<sup>th</sup> Ave, Luning, Nevada.

Commissioner Tipton explained why she felt auctioning this property would be beneficial to the county. Discussion ensued regarding public auction requirements for the county.

Public Comment: None

**A MOTION WAS MADE BY** Commissioner Hegg and seconded by Commissioner Tipton to approve the petition to sell at public auction Parcel #002-054-06 4103 4<sup>th</sup> Ave, Luning, Nevada for a future date to be determined by the Clerk's Office. A vote of the Board disclosed the following:

**Ayes:** Commissioner Hegg  
Commissioner Tipton

**Absent:** Commissioner Price

14. **Beth Cichowlaz, Public Administrator** – For consideration and possible action relative to compensation according to the new law for Public Administrators.

Beth Cichowlaz gave background on assembly bill 310, and felt conversation should be started regarding compensation to the Public Administrator. Ms. Cichowlaz said she had been performing the duties of Public Administrator for the last 3 years. By statue Public Administrator's are paid 4% of the estate per the Nevada Revised Statues. She said the majority of estates she handled were indigent estates and no payment was available. Discussion ensued regarding compensation for the Public Administrator.

Commissioner Hegg stated he would like to review the benefits that would be required for this position.

Christine Hoferer stated she felt this would be a PERS position. Ms. Hoferer stated she has sent in a fiscal note on this bill.

Public Comment: None

Continue item to June 7<sup>th</sup> Commissioner's meeting to review benefits and costs associated with compensation for the Pubic Administrator.

- 15. **Gay Ann Williams, Nevada Rural Counties RSVP** – For consideration and possible action relative to Retired Senior Volunteer Program (RSVP) field representative introduction to new Commissioner Price and Commissioner Hegg.

Gay Ann Williams introduced herself to Commissioner Hegg and Price and explained the RSVP services to the Commissioners. Also present were RSVP volunteers Dorothy Grimes and Dianna Morris.

Public Comment: None

- 16. **Honorable Jerrie Tipton** – For consideration and possible action relative to relocating the Mineral County Emergency Manager's office at the Armory Building.

Commissioner Tipton stated there were 3 vacant offices at the Armory that could be suitable for an office for the Mineral County Emergency Manger's Office. Ms. Tipton asked Mr. Hughes to visit the facility and make a decision regarding moving into the Armory instead of the EOC building. The Armory has already been identified in emergency management plans as a mass causality emergency location. The offices were empty; however phones and internet were readily available.

Public Comment: None

**A MOTION WAS MADE BY** Commissioner Hegg and seconded by Commissioner Tipton to approve the Emergency Manager's Office to be moved to the Armory Building if he felt the office space would be suitable. A vote of the Board disclosed the following:

- Ayes:** Commissioner Hegg  
Commissioner Tipton
- Absent:** Commissioner Price

- 17. **Larry Grant, Hawthorne Utilities Director** – For consideration and possible action relative to approval to seek bond counsel for the sewer wetlands project.

Larry Grant and Ana Fitzgerald were present for Hawthorne Utilities. The remaining wetlands project would be \$1.5 million dollars. Hawthorne Utilities have been advised to retain bond counsel for the GeoBond. State Revolving Fund (SRF) would provide \$500,000.00 of loan principal forgiveness. Bond Counsel would be reimbursed by the SRF money. Preliminary engineering would need to be completed so NDEP would sign off on the project. Once the project is approved

SRF was waiting to find out how much federal funding they would receive. The \$1 million dollar SRF loan would be at 2.5% interest, payments would be bi-annually. This would be a long term loan for 30 years.

Public Comment: None

**A MOTION WAS MADE BY** Commissioner Tipton, seconded by Commissioner Hegg and unanimously carried by the Board to allow Hawthorne Utilities to seek bond counsel for the sewer wetlands project as presented.

- 18. For consideration and possible action relative to Walker Lake Refuse Service, regarding lack of residential interest in the propose refuse service.

Larry Grant stated there were 67 residences that signed up and 100 accounts would need to be opened to cover the cost of refuse pick up at Walker Lake. Mr. Grant stated he did not want to start service knowing that it would be a loss for Hawthorne Utilities. Continuing the free roll off service was too expensive and an alternative needed to be put in place. Ms. Fitzgerald stated the service had to be self sustaining by State Law.

Discussion ensued regarding options to service the Walker Lake Community. Mr. Grant said

there is an ordinance, Mineral County wide that states if you have a water account, and a residence, you must have trash service. Partnering with the GID could be an alternative to resolve the problem.

Another option would be to have two roll off's available for refuse at the Lake, plus an additional spare roll off. It was estimated that roll off's would cost approximately \$10,000.00 each. By law garbage needed to be removed once per week. An MOU with the GID would need to be signed if roll off's were to be located on GID property. If roll off's were positioned at Walker Lake, then there would need to be an agreement for an assessment fee charged to each person on their taxes.

Commissioner Tipton shared her concerns with various options to resolve garbage pick-up at Walker Lake.

Public Comment:

Sherri Samson asked how would Utilities know who uses the roll off.

Richard Smith asked if renting a 4 yard dumpster would be an option. Ms. Fitzgerald stated a dumpster could be rented.

Item to be continued for June 7<sup>th</sup>.

**19. Larry Grant, Hawthorne Industrial Airport/Mineral County Airport Land Use Advisory Committee** – For consideration and possible action relative to renewal of one year lease by Barry Chandler, Sierra Auto Environmental Services LLC of Lot#2.

Mr. Grant explained the type of business Sierra Auto Environmental was engaged in, and advised that the lease amount was increased for this year. Mr. Grant stated

Commissioner Tipton read the recommendation by Hawthorne Industrial Airport/Mineral County Airport Land Use Advisory Committee raising the lease amount from \$100.00 to \$500.00 per acre per year.

Public Comment: None

**A MOTION WAS MADE BY** Commissioner Tipton, seconded by Commissioner Hegg and unanimously carried by the Board to accept the recommendation of the Hawthorne Industrial Airport/Mineral County Airport Land Use Advisory Committee as presented.

**MOTION WAS MADE BY** Commissioner Tipton, seconded by Commissioner Hegg and unanimously carried by the Board to have the Chairman sign the renewal of the one year lease with Barry Chandler, Sierra Auto Environmental Services LLC of Lot#2 when the lease has been completed.

**20. Honorable Chris Nepper, Clerk-Treasurer** – For consideration and possible action relative to DevNet software management system for the Assessor and Treasurer's Office to replace Advanced Data Systems (ADS) software management system.

Honorable Chris Nepper stated the Treasurer's Association had selected DevNet as their software provider to replace ADS. Mr. Nepper and Brenda Jones would be meeting with DevNet tomorrow for firmer quote on software and services. All contracts have been sent to legal counsel for review.

Commissioner Tipton asked if DevNet would work with the program Recorders office would select. Mr. Nepper stated he was advised by DevNet that they would be able to integrate with other software. DevNet would be opening a regional office in Carson City. Ms. Tipton also asked about the Public Safety portion. Mr. Nepper stated the Sheriff's office advised him their only concern was business licenses' and that DevNet would be able to integrate business licenses into the software.

Commissioner Price asked about required up-grades to hardware. Mr. Nepper stated he would have more information on hardware needs after his meeting with DevNet.

Berenita Presnell asked if the County would use the same version of windows as the home version user.

Public Comment: None

- 21. Closed Session** – Pursuant to NRS 288.220 to discuss/review all labor/bargaining unit contracts, grievances and negotiations.

Public Comment: None

**A MOTION WAS MADE BY** Commissioner Tipton, seconded by Commissioner Hegg and unanimously carried by the Board to move to a closed session pursuant to NRS 288.220 to discuss/review all labor/bargaining unit contracts, grievances and negotiations.

- 22. Open Session** – Discussion and possible action relative to all labor/bargaining unit contracts, grievances and negotiations.

Public Comment: None

**A MOTION WAS MADE BY** Commissioner Tipton, seconded by Commissioner Hegg and unanimously carried by the Board to return to open session.

**TIME SPECIFIC ITEMS:**

- 10:00 AM Mark Nixon, Regional Planning Commission** – For consideration and possible action relative to Zoning change from C1 to R2, 125 E Street, Parcel APN:001-324-05.

Mark Nixon stated that this was a residential property and the Regional Planning Commission recommends the zoning change to be approved.

Public Comment: None

**A MOTION WAS MADE BY** Commissioner Tipton, seconded by Commissioner Hegg and unanimously carried by the Board to approve the Zoning change from C1 to R2, 125 E Street, Parcel APN:001-324-05 in Hawthorne as presented.

- Immediately Following Eric Hamrey, Public Works Director** – For consideration and possible action relative to Opening and reviewing of bids for improvements to Hawthorne Industrial Airport, Airport Improvement Project No. 332-0009-14-2017.

Bid could not be awarded until the bids were reviewed and determined to be compliant.

Eric Hamery, Alison Thomas with Armstrong Consultants opened bids.

Bids from the following contractors were presented and opened:

Mesquite Electric LLC – Mesquite, NV \$23,200.00

Silver Sabre Electric – Mesquite, NV – \$30,966.00

Public Comment: None

- Immediately Following** For consideration and possible action relative to discussion of cost and repairs on the Mina Municipal Building.

Mr. Hamrey stated there were three projects in the building that needed to be addressed.

Interior Repair Estimate	\$18,439.41
Roof Repair Estimate	\$57,145.33
Mold Remediation Estimate	\$12,125.49

Total Estimate of Repairs	\$87,710.23
---------------------------	-------------

Commissioner Tipton said she would not want to address the interior of the building until the roof was repaired. She also stated mold was important to address. Eric Hamrey stated the structure has a foam roof. Commissioner Tipton asked Mr. Barrow to contact Paul Golden at SMU (Southern Methodist University) and find out how much SMU could contribute to the repairs of the building.

Public Comment:

Jeff Barrow was present for MSU. He asked if the roof could be partially replaced at the end of the building that MSU occupies.

**Immediately Following** For consideration and possible action relative to repairs of the Hawthorne Sign located at Lady Bird Park.

Public Comment: None

Mr. Hamrey stated he had no update regarding the repairs.

**5:30 PM Public Hearing Patrick Hughes, Mineral County Emergency Manager** – For consideration and possible action relative to spring thaw flood event update and presentation about possible flood impacts to Mineral County residents and businesses from late May to July.

Patrick Hughes discussed the concerns regarding the Carson and Walker Basin for flooding. Mr. Hughes gave out "Spring Thaw Flood Events and Possible Impacts to Mineral County" and "Know your county" fliers.

At the State level this was being called the Nevada Spring Flooding Event. Snow pack is 2 ½ times the normal snowpack. River flows for East Walker and Walker River were expected to increase in the next week.

The Walker Basin is expected to reach flood levels due to the amount of snow. The West Walker and East Walker River's were expected to exceed flood stage.

Safety precautions needed to be taken due to high swift river flows. The Walker River Basin was expecting flooding events to happen all summer long.

Schurz was expecting to have 10 to 25 structures flood. The worst of the flooding was expected to be in the center of the town. Schurz was working to mitigate the flooding by cleaning out ditches and preparing sandbags.

Road closures and vector control would impact Mineral County. Some roads are expected to have physical damage that will extend the time the roads would be shut down. Highways expected to close - 95 south of Fallon, 395 south of Bridgeport,

Medical impacts were concerns, due to road closures. There is a possibility that 3 to 4 roads could be closed at the same time. Third party medical providers may not be able to reach the area. Vector control issues, an increase in the mosquitoes population was also a major concern.

Glenn Bunch stated let people know where you're going and when you plan to come back, be prepared. Search and Rescue found a person that had been stuck for two days in the Aura area last weekend. Bodie was expected to open this weekend.

Mr. Hughes stated he would be updating the Mineral County website and the Emergency Manager's Facebook page with changes as they occur.

Public Comment: None

## **Board of Highway Commissioners**

### **Public Comment**

**Commissioner Recognition** – Commissioner Price thanked all County Departments for their work getting ready for Armed Forces Day.

---

There being no further business to come before this Board, the meeting of the Board adjourned until Wednesday, June 7, 2017 at 9:00 AM.

---

A verbatim recording of this meeting has been prepared and by reference becomes a part thereof.

**Approved: Board of County Commissioners**

By: Garth D. Price GP  
Garth D. Price, Chairman

Date: 6/21/17

**Attest:**



Christopher Nepper, Clerk of the Board

Mineral County is an equal opportunity provider and employer. If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html), or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at [program.intake@usda.gov](mailto:program.intake@usda.gov).