

CARLIN CITY COUNCIL
CITY OF CARLIN, STATE OF NEVADA
REGULAR MEETING
CARLIN CITY HALL
101 SOUTH EIGHTH STREET
CARLIN, NEVADA
September 25, 2013, 7:00 p.m.

Call to Order and Roll Call:

Mayor Cliff Eklund called the meeting of the City Council to order at 7:00 p.m.

Council Members Present: Mayor Cliff Eklund
Councilperson Bob DeMars
Councilperson Jay Duke
Absent: Vice Mayor Donnetta Skinner
Councilperson Steve Feasel

1. Administrative Staff: City Manager Glenn Trust, City Clerk LaDawn Lawson, Public Works Director Carlos Esparza
2. Present: Lincoln Litchfield, D. Gary Longaker, Mike Sheppard, Eddie Hult, Lisa Dayton, Bobbi White, Tom Bingaman, Linda Bingaman, Karla Jones David Jones

Pledge of Allegiance

I. Review discussion and possible approval of a bid for the construction of the Carlin Firehouse, and all related matters. (Possible Action Item)

1. Mayor Cliff Eklund read a letter from J. D. Long into the record: *Re: Carlin Fire Station – Bid Review. Dear Glen: Due to a medical condition for my wife, I will not be able to make our City Council meeting. I will be leaving shortly for Reno and will return on Thursday morning. ¶With respect to the bids received and my review of them over this past weekend, I am recommending to the City of Carlin to award the contract to Michael Clay Corporation for the amount of \$596,638.00 based upon their Base Bid of \$247,721.00 and ADD Alternate #1 of \$348,917.00. ¶My apologies to you and the City of Carlin for not being able to attend the meeting. ¶Respectfully submitted. J. D. Long, Architect*
2. City Manager Glenn Trust explained the bid opening was held on Friday, September 20. He stated there were three (3) bidders, Q & D Construction, Michael Clay Construction and MGM Construction. He noted there were the parts to the bid covered Phase I and II. He noted they plan to rebid Add Alternate II later. He stated Michael Clay was the low bidder. Discussion was held on the bids. He noted Alternate 1 is the erection of the building and Alternate II, Phase III is the completion of the interior. He noted as the construction progresses they can assess when they have to bid the other portion. He explained that Mike Sheppard was present from Michael Clay Construction for questions.
3. Councilperson Bob DeMars inquired about the start date.
4. Michael Clay stated due to the weather and they need to get the bonds and insurance to the City. He would like to start the site work as soon as possible, possibly next week for the concrete.
5. Discussion was held on the metal building and the height of 32' with 7300 square feet and 11 large doors.
6. Discussion was held about there being no street closures during this construction.
7. **Councilperson Jay Duke moved for approval of a bid for the construction of the Carlin Firehouse by Michael Clay Corporation \$596,638.00 based upon their Base Bid of \$247,721.00 and ADD Alternate #1 of \$348,917.00, and all related matters. Councilperson Bob DeMars seconded the motion. The motion carried.**

- II. Review, discussion and approval of a joint agreement and operating plan between the City of Carlin, the Carlin Volunteer Fire Department and the Nevada Division of Forestry, and all related matters, and all related matters. (Possible Action Item)**
1. Linda Bingaman stated this is an agreement between the Fire Department and the City of Carlin for the use of the City equipment when it is used on incidents outside of the city limits.
 2. Mayor Cliff Eklund inquired about the insurance in the Operating Plan, Item 10.
 3. City Manager Glenn Trust stated this is worker's comp and liability insurance and does not change the current status.
 4. Councilperson Jay Duke inquired about personal, noting it does not spell out what equipment of Carlin that is.
 5. City Manager Glenn Trust stated the list of equipment is Number 15.
 6. Councilperson Bob DeMars inquired about the joint venture.
 7. Linda Bingaman stated this is not any different than they do now, but this paper formalizes their costs and rates.
 8. City Manager Glenn Trust stated the document also places the person at the Fire Department in control of their response area and in other cases that changes to NDF in other response areas.
 9. Mayor Cliff Eklund stated Carlin does not respond unless requested by NDF.
 10. Linda Bingaman stated since they have a grant, they can respond in wild land and can be reimbursed.
 - 11. Councilperson Bob DeMars moved for approval of a joint agreement and operating plan between the City of Carlin, the Carlin Volunteer Fire Department and the Nevada Division of Forestry, and all related matters, and all related matters. Councilperson Jay Duke seconded the motion. The motion carried.**

- III. Discussion and presentation by Eddie Hult, Nevada Rural Housing Authority, regarding the recently conducted Housing Assessment and efforts to work with developers in Carlin, and all related matters. (Non-Action Item)**
1. Gary Longaker explained they would like to combine both Item Numbers of III and IV in the use of time, noting NRHA was created as a state agency in 1973 as a public housing authority for rural areas within the state and in 1995 became a local quasi-government entity by the legislature and they have NACO and NLC as overseers. He stated their jurisdiction was defined in 2005 and since has changed to any city under 150,000 population. He stated they have received awards, but primarily proud of the PSA of the Year Award in 2009. He explained the programs. He discussed some of the housing programs with transfers and matching funds from the state, as well as tax exempt and tax break programs. He stated the Access program does not require the person to be a first time homebuyer. He complimented the cities for their partnership with NRHA, noting they have helped 2000 families across the state.
 2. Eddie Hult stated he has met with City Manager Glenn Trust and Councilperson Steve Feasel, noting he went to school in Carlin. He explained they study how to better serve the housing needs of the state. He discussed there was a study done of the full impact with demographics, senior and veteran input, workforce needs, as a means of helping growth. He stated they have had the housing industry look at it, as well as financial institutions and a lot of other people. He noted it would help Carlin put together affordable housing for their community. He stated he would work with the city to possibly discover what they need, to positively identify properties and put together projects and to ultimately help them find funds to accomplish their needs.
 3. Mayor Cliff Eklund stated one of the things they could use immediately is assisted living for seniors. He noted there is property west of the Senior Center, but Carlin cannot support a full-blown center.

4. Eddie Hult spoke of working with Winnemucca with this and they could ask planners to look at this. He stated they have a letter of intent.

IV. Discussion and presentation by Gary Longaker, Nevada Rural Housing Authority, providing an update on their activities and the Home at Last program, and all related matters. (Non-Action Item)

1. This item was coupled with Item III for discussion.

V. Review, discussion and possible renewal of a Special Use Permit for Jon Gift /dba the Carlin Citizen's Group for a sign at 6th Street, beside the concession stand at the Carlin Combined Schools, Carlin, Nevada, and all related matters. (Possible Action Item)

1. Mayor Cliff Eklund explained the sign has been there for a few years.
2. Karla Jones stated it is only half done and there has been no selling of sponsorships recently.
3. City Manager Glenn Trust stated it was approved on condition that the work that needed to be completed, at the last renewal 2 years ago, would be done in the 2-year period.
4. Councilperson Jay Duke inquired if the school was involved with this sign.
5. City Manager Glenn Trust stated it started as a memorial.
6. Councilperson Jay Duke stated it was a good idea and needs to be completed. He stated it does not expire until October 26 and suggested they table it until Jon Gift is contacted.
7. Councilperson Bob DeMars stated it does not cost the City anything to have it there.
8. Discussion was held on renewing it.
9. City Manager Glenn Trust inquired if it is in anyone's way and if nothing were done to the sign, what would the City do. He stated the permit would go away and he wonders what the City would do at that point.
10. Mayor Cliff Eklund stated he thought it was constructed by Job Gift.
11. Councilperson Bob DeMars stated he thought it was a collective effort with the school's shop department.
12. City Manager Glenn Trust inquired if the Council does not renew the permit, what is the City supposed to do. He stated unless the Council is willing to go to court over this sign, he is against denying the permit. He stated they could write a letter saying they would appreciate the sign being finished.
13. Mayor Cliff Eklund stated it is on school property.
14. Councilperson Jay Duke stated he looks at things in other communities, just as visitors to Carlin do, and they reflect whether it is a positive or not. He stated the city might ask Mr. Gift is there something they can do to help.
15. City Manager Glenn Trust stated if this is really an issue the Council has a "heart and soul" feeling about, is it a traffic hazard or is there some aesthetic reason that it is not wanted and he has not heard anything negative about it. He stated they could possibly renew it as long as there is no change; it would not have to come back to the Council. He noted it is on the agenda because it has a 2-year renewal.
16. Mayor Cliff Eklund stated he does not care one way or another whether it is approved or not.
17. City Manager Glenn Trust stated does each permit is approved on its merits. He stated it has met the requirements.
18. Mayor Cliff Eklund stated they should also look at the fact that this Special Use Permit is for a person who does not own the property, because it is on school property.
19. Councilperson Jay Duke inquired if there is a letter on file from the School District in favor of Jon Gift's sign. He stated he thinks they should renew it and encourage Jon Gift in the project.
20. **Councilperson Jay Duke moved for approval of the renewal of a Special Use Permit for Jon Gift /dba the Carlin Citizen's Group for a sign at 6th Street, beside the concession stand at the Carlin Combined Schools, Carlin, Nevada, and all related matters. Councilperson Bob DeMars seconded the motion. The motion carried.**

- VI. Review, discussion and possible approval of a request to discontinue the Special Use Permit for Kris and Brenda Jones to allow a shop without a home at 103 Tomera Ranch Road as all requirements of the permit have been fulfilled, and all related matters. (Possible Action Item)**
1. Mayor Cliff Eklund stated he agrees that this property's construction requirements have been completed and therefore the permit should be discontinued so it is not an open file.
 2. **Councilperson Bob DeMars moved for approval of a request to discontinue the Special Use Permit for Kris and Brenda Jones to allow a shop without a home at 103 Tomera Ranch Road as all requirements of the permit have been fulfilled, and all related matters. Councilperson Jay Duke seconded the motion. The motion carried.**
- VII. Review, discussion and possible approval of the City of Carlin's unaudited Financial Report for fiscal year 2012 - 2013, and all related matters. (Possible Action Item)**
1. City Manager Glenn Trust stated this item is for the current year. He stated they have to be thinking now how they fund and the auditors will see this report. He stated the auditors would require some adjustments. He stated everything is in balance, noting the total assets are \$15,602,669.00 that includes all the capital assets. He stated everything is in balance. He explained the actuals through June 30, 2013. He stated the YTD Fund Totals are \$3,555,492.01 and this means there was \$993,705.01 increase. He stated the Opening Fund Balance would be \$3,022,121.00, approximately \$500,000.00 greater than before, which provides some flexibility.
 2. **Councilperson Bob DeMars moved for approval of the City of Carlin's unaudited Financial Report for fiscal year 2012 - 2013, and all related matters. Councilperson Jay Duke seconded the motion. The motion carried.**
- VIII. Review, discussion and possible approval of the minutes of the Regular Meetings of the Carlin City Council on July 10, 2013 and August 14, 2013, and all related matters. (Possible Action Item)**
1. **Councilperson Jay Duke moved to table approval of the minutes of the Regular Meetings of the Carlin City Council on July 10, 2013 and August 14, 2013, and all related matters. Councilperson Bob DeMars seconded the motion. The motion carried with Mayor Cliff Eklund voting in favor.**
- IX. Review, discussion and possible approval of payments for the periods 09/12/2013 to 09/25/2013, and all related matters. (Possible Action Item)**
1. **Councilperson Bob DeMars moved for approval of payments for the periods 09/12/2013 to 09/25/2013, and all related matters. Councilperson Jay Duke seconded the motion. The motion carried with Mayor Cliff Eklund voting in favor.**
- X. City Council Members' Reports. City Council Members report on issues, concerns and events regarding Public Safety, Public Works, Planning Commission, Parks & Recreation, Senior Center, Cemetery and other matters of interest (Non-Action Item)**
1. Councilperson Jay Duke reported Matt Kinke, who lives in Elko and is walking across the state. He would be in Carlin by late Thursday on his walk for cancer and it is good for the community to know about these things. He would like to see Carlin involved in the Relay for Life and other events that help people.
 2. Councilperson Bob DeMars reported he was contacted by a property owner and he told him some dirt material was delivered when he was out of town and dumped on his property.
 3. Councilperson Jay Duke stated that Howard Wright also contacted him about Mayor Eklund and Bob Bratcher making decisions about putting a stop sign on the location. He noted he told Mr. Wright that Bob Bratcher is doing a good job and if he had all the information, he

would have contacted Mr. Wright. He noted again that Mr. Wright was out of town at the time.

4. Mayor Cliff Eklund stated he had nothing to do with this issue, noting he contacted him too.
5. City Manager Glenn Trust stated that they should call him and let him take care of these issues. He would be happy to answer anyone's questions. He stated Mr. Wright met with him yesterday with the same questions and concerns. He explained what happened to Mr. Wright and the problem is resolved.
6. Mayor Cliff Eklund reported he was at the Nevada League of Cities and there were interesting, one of Affordable Care and the expansion of Medicaid, which is an unfunded mandate through the state. He stated one of the concerns is Medicaid would increase in the amount of \$1 billion and there would be a transfer of funds from the state to the cities. He noted public lands is an issue and the state has formed a committee headed by Demar Dahl to see if it is a good or bad thing to take over BLM property. He noted Clark County likes it the way it is and many others do not so there were heated discussions. He reported the Chili Cook-Off participation was down on Friday, but Saturday was great. He stated he wishes Councilperson Steve Feasel the best and Ron Johnson was released from ICU.

XI. City Clerk's Report. (Non – Action Item)

1. City Clerk LaDawn Lawson had no report.

XII. City Manager's Report (Non-Action Item)

- I. None.

XII. Comments by the General Public: Pursuant to NRS 241.020(2C) this time is devoted to comments by the general public and discussion to those comments. No action may be taken upon a matter raised under this item until the matter has been included on a successive agenda and identified as an action item. (Non-Action Item)

1. None.

XIV. Adjournment. (Action Item)

Councilperson Jay Duke moved for adjournment with Councilperson Bob DeMars seconding the motion. The motion carried. The meeting was adjourned at 8:20 p.m.

APPROVED:

CLIFF EKLUND, MAYOR

ATTEST:

CITY CLERK LADAWN LAWSON