

CARLIN CITY COUNCIL
CITY OF CARLIN, STATE OF NEVADA
REGULAR MEETING
CARLIN CITY HALL
101 SOUTH EIGHTH STREET
CARLIN, NEVADA
December 11, 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
Vice Mayor Donnetta Skinner
Councilperson Bob DeMars
Councilperson Jay Duke
Councilperson Lincoln Litchfield

Absent:

1. Administrative Staff: City Manager Glenn Trust, City Clerk LaDawn Lawson
2. Present: Paul Tanguay, Danny Harris, Fred Montes de Oca, Patrick Cope, Rebecca Cope, Brian Cope, Brian Grandin, J. Harper, Cheri Harper, Joey Nethery, Elaine Wescott, Pauline Thompson, Jon Gift, Melissa Stevens.

Pledge of Allegiance

Mayor Cliff Eklund reported that former Councilperson Steve Feasel passed away that day. He stated it would be appropriate for the City to do something for the Feasel family.

Mayor Cliff Eklund stated he would turn the meeting over to Vice Mayor Donnetta Skinner for the first two (2) items due to a conflict of interest as his son-in law is the regional manager of ESCO.

I. Discussion and possible approval of Resolution 2013 – 11 finding it in the best interest of the City to sell real property without offering the property for sale at public auction, and all related matters. (Possible Action Item)

1. Vice Mayor Donnetta Skinner opened the item for discussion.
2. City Manager Glenn Trust reported this parcel is approx 10 acres across from the Equestrian Center on Carlin Trend Drive zoned light industrial. He stated ESCO has made an offer and the appraisal was presented at the previous Council meeting at \$105,000 with ESCO offering \$50,000 in cash plus a number of improvements including paving Carlin Trend Drive and extending the water and sewer lines and bringing power to the property, which would equal the \$105,000 value. He stated this item is to approve a Resolution that defines that it is in the interest of the City to sell the land without public auction and to establish that it is appropriate for ESCO to do the improvements. He read: *ESCO Corporation, an Oregon Corporation has made an offer to purchase the property for one hundred five thousand dollars (\$105,000) payable as follows: a) Fifty thousand dollars (\$50,000) payable in cash, pave Carlin Trend Drive along the property frontage to the west limit of the property line shown as Parcel 5 on the parcel map and according to the specifications required by the Carlin Public Works construction and approved by the City Engineer, extend water and sewer service to the property to the specifications required by the City of Carlin and extend three phase power form the intersection of Griffin Street and Carlin Trend Drive to the property.* He noted the Resolution establishes this as Economic Development as the establishment of a new commercial enterprises or facilities within the City or any combination of that activity with retention, expansion of public, quasi public or other facilities expanding our infrastructure through the paving of Carlin Trend Drive, extension of the water and sewer lines and would

also support and expand the existing enterprises and facilities that would use it.

3. Danny Harris stated they intend to put a bucket repair facility there and our proposal would include about an 8,000 square foot building.
4. Councilperson Lincoln Litchfield inquired how long the water and sewer would be extended on Carlin Trend Drive.
5. City Manager Glenn Trust stated, "On whatever end of the property they require access". He reminded the Council that Q&D has also purchased a parcel to the East and they would be extending the water and sewer lines also.
6. Danny Harris stated, "pretty much along the northern edge along the Drive".
7. Councilperson Bob DeMars inquired where ESCO is located at present.
8. Danny Harris stated in Elko at 5242 East Idaho Street. He stated the intent would be to eventually move the operation to Carlin. He stated the business in Elko differs from what they would do in Carlin and they have a 5-year lease on the present building and there is not enough room for the repair facility.
9. **Councilperson Jay Duke moved for approval of Resolution 2013 – 11 finding it in the best interest of the City to sell real property without offering the property for sale at public auction, and all related matters. Councilperson Lincoln Litchfield seconded the motion. The motion carried with Mayor Cliff Eklund abstaining.**

II. Review, discussion and possible approval of a Land Purchase Contract selling a single parcel of City owned land to ESCO Corporation, the land described as 10.00 +/- acres, Parcel 5 as shown on the Parcel map for the City of Carlin, Nevada, filed in the office of the Elko County Recorder on November 8, 2013, as file number 680404, Assessor Parcel Number 002-200-018, located on the southwesterly side of Carlin Trend Drive and northwesterly of Griffin, and all related matters. (Possible Action Item)

1. City Manager Glenn Trust noted this item is the follow-up to the Resolution and is the actual purchase contract and the improvement noted previously that must be completed within 1 year of closing and a certificate of occupancy for their proposed building within 1.5 years. He noted ESCO will execute a quitclaim deed after closing and if they fail to perform or meet deadlines, they would receive a 20% refund. He stated he has no expectation that ESCO will not complete their project. He stated the contract given to the Council is due to a discussion and agreement of the opposing attorneys that includes all the latest developments.
2. Councilperson Jay Duke inquired about their actual timeline.
3. Danny Harris stated he is looking at March to May, stating he wants to move forward quickly.
4. **Councilperson Lincoln Litchfield moved for approval of a Land Purchase Contract selling a single parcel of City owned land to ESCO Corporation, the land described as 10.00 +/- acres, Parcel 5 as shown on the Parcel map for the City of Carlin, Nevada, filed in the office of the Elko County Recorder on November 8, 2013, as file number 680404, Assessor Parcel Number 002-200-018, located on the southwesterly side of Carlin Trend Drive and northwesterly of Griffin, and all related matters. Councilperson Bob DeMars seconded the motion. The motion carried with Mayor Cliff Eklund abstaining.**

III. Review, discussion and possible approval of a Third Amendment to the Land Purchase Contract between Alex and Marion Hose (Buyers) and the City of Carlin, through Assignment of Contract to Buyers dated December 3, 2012, and all related matters. (Possible Action Item)

1. Mayor Cliff Eklund stated that he and City Manager Glenn Trust and Mr. Tanguay met with the City Attorney to work out all of the details.
2. Paul Tanguay stated he is the Development Manager for Carlin Springs. He reported this is the 3rd amendment to the land purchase contract and involves 3 closing, the first a closing of 7 parcels (72 acres) and there remains closing on two additional parcels one 5 acres and the other 185 acres. He stated there are four (4) primary objectives: create 3 closing for the total

transaction within 12 months or sooner to close on the 5 acre parcel; escrow funds balance of \$380,500 to be used to do the first construction on the project – the NDOT improvements on SR766; reset the milestones and dates that they can be held to for performance to meet the construction requirements; and the last is the 3rd closing on the 185 acres that will contain the majority of the housing component no later than 2015 and milestones 5, 6 and 7 requirements. He stated he feels it is a fair proposal.

3. Councilperson Jay Duke stated it looks to him that they are trying to make the milestones more realistic and tighten up the schedule and move forward. He noted he sees “real effort”. He inquired what parcel size they are considering for single family.
4. Paul Tanguay stated there would probably be three levels starting below \$200,000 and average size of ¾ to over 1 acre per home site and they are just redesigning this at present so he cannot give him a definite answer.
5. Councilperson Lincoln Litchfield stated he appreciated that Mr. Tanguay has made two (2) appointments to meet with them and has kept those dates. He inquired if there is enough room for incidentals.
6. Paul Tanguay stated, “Just enough” and noted that he is there because dates that were set in the past were not met. He stated the new dates they have presented, they have allowed more time for unforeseen things, but it is a tight schedule, but more realistic dates than before. He stated he hopes that in working closely with the City, they will see through their actions and planning that they are earnest in their proceeding and any delays would be transparent.
7. Mayor Cliff Eklund stated if the City can see something actually happening, they would be willing to work with the developer.
8. Councilperson Bob DeMars stated he has met with Mr. Tanguay and is satisfied that he is serious and the timelines that are given.
9. Vice Mayor Donnetta Skinner stated she talked to Mr. Tanguay today she feels more hopeful than she has before because there is a better group and more honest.
10. Councilperson Jay Duke stated his personal observation is that Mr. Tanguay has demonstrated integrity and he is happy to lend his support.
11. City Manager Glenn Trust reported the company is paying full value for the property as per the appraisal. He stated the performance milestones agreed upon consist of starting no later than August 25, 2014, completion on March 31, 2015, accessing the Performance Guarantee funds as they perform through invoicing, backbone roads and utilities are to begin by January 21, 2015 and pad grading roads and utilities on the Commercial to start by March 23, 2015 and complete by September 23, 2015 and 5, 6, and 7 are the contingency for them to purchase the remaining 185 acres. He noted the first release of single-family homes will not be the complete 300 homes, but is the beginning of that release.
12. **Councilperson Lincoln Litchfield moved for approval of a Third Amendment to the Land Purchase Contract between Alex and Marion Hose (Buyers) and the City of Carlin, through Assignment of Contract to Buyers dated December 3, 2012, and all related matters. Councilperson Jay Duke seconded the motion. The motion carried with Mayor Cliff Eklund voting in favor.**

IV. Review, discussion and possible approval of the City of Carlin’s annual audit for the fiscal year ending June 30, 2013, and all related matters. (Possible Action Item)

1. THIS ITEM WAS MOVED TO THE EIGHTH POSITION.
2. Jerri Norton, Kafoury and Armstrong, was reached by phone and presented the annual audit. She reported on the new reporting format for the Independent Auditor’s Report. She discussed the expenses and revenues for the various funds through a slide show, charts and a prepared hard copies of the audit. She reported there were only three findings that are listed on Page 62 and 63 of the written Audit Report.

3. **Councilperson Jay Duke moved for approval of the City of Carlin's annual audit for the fiscal year ending June 30, 2013, and all related matters. Vice Mayor Donnetta Skinner seconded the motion. The motion carried.**

V. Review, discussion and possible approval of a request from Patrick Cope for a Special Use Permit to operate a delivery service business, with an office in the house at their residential property located at 501 Fir Street, Carlin, Nevada, and all related matters. (Possible Action Item)

1. Mayor Cliff Eklund stated there have been several complaints on this at City Hall.
2. Councilperson Jay Duke inquired what the original design for Mr. Cope's business.
3. Patrick Cope stated it is just a "hot shot business" noting it has doubled in size in the past 3 years. He stated the last quarter has been "horrible" and now it is "he and one (1) other employee down from four (4) previous subcontractors. He stated with the growing pains and lack of cash flow, he could not purchase land, but found a place to park his equipment away from his property belonging to a 24/7 business. He explained that he has not had his equipment on his property for the past 3 months.
4. Councilperson Jay Duke inquired, "The complaints to the City were prior to that?"
5. City Clerk LaDawn Lawson stated they had one (1) about a month ago.
6. City Manager Glenn Trust stated he sent the letter in October 2013 when the complaints came in. He noted since then Mr. Cope has cleaned up his property and he has not received complaints.
7. Patrick Cope stated the Duckwater people allowed him to park his equipment at their place, noting he has no walk-in business, stating business is all through his cell phone, computer and fax machine.
8. Councilperson Bob DeMars stated the issue has been the equipment and noise; noting there are many businesses run out of homes and there may or may not be permitting done for that, but it is the equipment nuisance. He stated the concern was the heavy traffic and neighbors who may work graveyard shifts.
9. Patrick Cope stated he only buys gas at Haycock so the Duckwater property works well for him.
10. Mayor Cliff Eklund read a letter into the record: *Dear Mayor and Carlin City Council, Mr Patrick Cope is requesting a Special Use Permit to operate a delivery service from his residence of 501 Fir Street. I too live on Fir Street and have observed on numerous occasions that Mr. Cope has had employee cars, trucks, pickups, small and large flatbed trailers parked around his home which is on the corner of 5th Street and Fir Street. This situation has congested this corner and made impossible to see oncoming cars or cars turning on or off Fir Street. ¶I have also observed Mr. Cope do maintenance on his equipment several times. Mr. Cope is zoned Commercial, however I feel the use of the area is definitely residential. Fir Street is very congested with residential traffic and does not need commercial traffic added to the mix. ¶Mr. Cope has parked trucks, trailer or both on the uphill incline on 5th Street. Yes, he has blocked them, but it would take one time for a rig to end up in someone's living room. ¶There are many young couple with small children that live on Fir Street and I do not believe heavy equipment should be traveling this street for the safety of the children that live there. ¶I do not feel this business is a suitable home-based business nor is it suitable for the area of 501 Fir Street. I oppose this business being allowed in this area for the reasons stated. Sincerely s/LaDawn Lawson.*
11. Patrick Cope stated there have been no vehicles parked there for the past couple of months.
12. City Manager Glenn Trust stated Mr. Cope is asking to run an office. He stated the reason he was not asked originally for a Special Use Permit is that at the time the business was small and he did not expect it to grow into that size. He stated he personally believes if the Council chooses to approve the Permit that it does specify that equipment has to stay off the property.
13. Patrick Cope stated he agreed.

14. Mayor Cliff Eklund stated there have been many home based businesses in Carlin that do dispatching and invoicing without traffic or congestion and if this were office space only, he would not object.
15. Patrick Cope stated when he is able to get into the Industrial Park, he would be beneficial to Carlin, as they need his business to get things to the mines.
16. Councilperson Jay Duke stated the letter noted maintenance on his vehicles and that brings scrutiny on environmental and safety concerns. He stated it sounds like there was a problem at one time and Mr. Cope has rectified that.
17. Joey Nethery stated she did not like the pounding and banging when they were working on equipment and her husband had trouble sleeping through with the noise when they built a trailer on the flatbed.
18. Mayor Cliff Eklund inquired about the noise.
19. Joey Nethery stated when she did hear noise; it was a pounding and banging. She does not see that an office would "hurt". She stated she did not buy a home to live in an Industrial Park.
20. Elaine Wescott stated she lives on Fir and she does not object to having office space, but her main concern was the big equipment, the trucks driving with little kids and when they start the diesel motors and they run at all hours.
21. Patrick Cope agreed the drilling was a mess and a mistake, as he was not home when they did that.
22. Elaine Wescott noted there are more homes being built and discussed the congestion.
23. Mayor Cliff Eklund stated comments should be directed to the Council.
24. Pauline Thompson of Duckwater Trucking explained they have enough room for Mr. Cope to park on the fenced off side. She stated it seems to be a more workable area and the driveway allows access without blocking any roads.
25. **Councilperson Jay Duke moved for approval of a request from Patrick Cope for a Special Use Permit to operate an office for a delivery service business at their residential property located at 501 Fir Street, Carlin, Nevada, with no maintenance of vehicles, no heavy equipment will be parked, no employee parking, no driving of the rigs down Fir Street at any time to reduce congestion and manage the safety and noise and all related matters. Vice Mayor Donnetta Skinner seconded the motion.**
26. Councilperson Lincoln Litchfield requested clarification.
27. **The motion carried unanimously as amended.**
28. Mayor Cliff Eklund stated traffic volume and congestion is a problem.
29. Elaine Wescott stated the Copes have done an excellent job of cleaning up the property; it has been a big improvement.
30. Mayor Cliff Eklund thanked Mrs. Wescott for her comments and Mr. Cope for rectifying the situation.

VI. Discussion and possible approval of a request from the State Division of Lands for approval to install two recreational vehicle sites with water, sewer and electrical hook ups at the Carlin Honor Camp, and all related matters. (Possible Action Item)

1. Mayor Cliff Eklund reported this item was approved in Carson City because they are having issues hiring people coming to Carlin due to the labor situation in the area. He stated in order to hire people from outside, they need to have some type of temporary housing for them.
2. Councilperson Jay Duke inquired if they are hooking into the existing water system and noted when they were not needed they would "go away".
3. Mayor Cliff Eklund stated that is not necessarily true.
4. City Manager Glenn Trust stated the request is to have the two (2) full hookup sites there.
5. Councilperson Bob DeMars inquired if the other RV parks do not have spots for these trailers.
6. Vice Mayor Donnetta Skinner stated the state would not let just anyone hookup there.
7. Mayor Cliff Eklund stated that he believes from the conversation he heard that it is a security issue also.

8. Discussion was held about the fact that employees are currently in Elko and Spring Creek.
9. Councilperson Jay Duke stated the letter does state temporary housing.
10. City Manager Glenn Trust stated that the sites would probably not go away in case they are needed for staff.
11. **Councilperson Lincoln Litchfield moved for approval of a request from the State Division of Lands for approval to install two recreational vehicle sites with water, sewer and electrical hook ups at the Carlin Honor Camp, and all related matters. Vice Mayor Donnetta Skinner seconded the motion. The motion carried unanimously.**

VII. Discussion and possible approval of a proposal from the Nevada League of Cities to accept a 2.2% increase from Saint Mary's Insurance to cover taxes and fees extending the current employee health plans to November 2014 to allow for development of new plan and rate structures compliant with the Healthcare Reform Act, and all related matters. (Possible Action Item)

1. Mayor Cliff Eklund reported this gives an extension for them to comply, noting Wells and Carlin have not voted on and the rest of the entities have voted to approve the proposal. He noted he talked to the Wells Council and they voted this afternoon on the issue.
2. City Manager Glenn Trust reported this would have a budget impact next year. He stated this healthcare format is eliminating the ability of small employers, which the City of Carlin falls under, to band together in associations to receive group benefits. He stated no current plan in the State of Nevada complies with the requirements of the healthcare format. He stated the League does not know the impact nor when they will know. He stated St. Mary's sometime within the timeframe will have to become compliant with the law so St. Mary's has proposed that they would extend the current plan until November 2014 at ½ of a percent increase each month or a 2.2% increase until the end of the year. He stated it would be a certainty if they do not do this, all the other entities in the League have voted for it, but Carlin would be left on its own to find insurance immediately. He stated it also gives them some time to determine what the rates will be, what the plan is. He stated the downside is that "we have no idea what to budget for insurance for next year". He stated his recommendation is to approve.
3. Mayor Cliff Eklund stated that City Manager Glenn Trust was in a teleconference and he agrees that this is the best option at the current time.
4. Councilperson Jay Duke stated he would not want to put the employees in the position of the City looking for insurance in January.
5. Councilperson Lincoln Litchfield agreed they should go with the 2.2%.
6. **Councilperson Bob DeMars moved for approval of a proposal from the Nevada League of Cities to accept a 2.2% increase from Saint Mary's Insurance to cover taxes and fees extending the current employee health plans to November 2014 to allow for development of new plan and rate structures compliant with the Healthcare Reform Act, and all related matters. Vice Mayor Donnetta Skinner seconded the motion. The motion carried.**

VIII. Review, discussion and possible approval of a revision to the City's employment policy, Chapter 5.1, designating December 24 as a half-day holiday each year except when December 24 falls on a weekend (Saturday or Sunday), and all related matters. (Possible Action Item)

1. Mayor Cliff Eklund explained that establishing past practices can lead to a legal and union "battle". He noted it cost Elko several thousand dollars to fight a battle over the same situation.
2. City Manager Glenn Trust stated it is precedent setting also, so it is "good to have it written".
3. Mayor Cliff Eklund stated they have established a history over the years and does not want Carlin put in a position, but he would like the Employees to have the opportunity to go home for Christmas Eve.
4. Vice Mayor Donnetta Skinner stated they should make the revision.

5. **Councilperson Bob DeMars made a motion for approval of a revision to the City's employment policy, Chapter 5.1, designating December 24 as a half-day holiday each year except when December 24 falls on a weekend (Saturday or Sunday), and all related matters. Vice Mayor Donnetta Skinner seconded the motion. The motion carried.**
6. Councilperson Jay Duke inquired if the City had ever discussed a 4-day workweek and 3 day weekend.
7. City Clerk LaDawn Lawson stated they have talked about it and have actually tried it, but it does not work well.

IX. Discussion and possible approval of a proposed plan to fund capital projects already budgeted in the 2013-2014 fiscal year using the additional, unbudgeted General Fund opening balance, and all related matters. (Possible Action Item)

1. City Manager Glenn Trust reported the opening fund balance \$780,000 better than budgeted, noting it is a combination of expense controls and increased revenues and under budgeting the revenues. He noted the problem they have this year is a plan to sell the rest of the property to the developers, which was supposed to occur last year by the end of May and the \$611,000 was factored into the Capital Projects. He stated they cannot put the fund in a deficit mode. He stated the proposal he is presenting has been agreed to by all the department heads is that they fund all the projects that are planned as well as the addition of Phase II of the Firehouse that is underway with a transfer of \$535,000 from the General Fund to the Capital Improvement Fund. He noted that would leave about \$200,000+ excess in the General Fund. He stated this does not include anything else and that should give them enough money to complete the planned budgeted projects. He explained that since the \$611,000 was not there, the numbers are different. He reminded the Council that \$50,000 was forfeited by the developers and there was a \$50,000 contribution from the Fire Department. He noted the total amount would be around \$635,000. He stated they have received and deposited \$170,000 from the Regional Transportation Commission. He explained the list of budgeted capital improvements for the individual departments and if they complete all of the projects, they should end the year with a positive balance of \$285,729.00.
2. Mayor Cliff Eklund inquired about the reserve.
3. City Manager Glenn Trust stated there would be a \$200,000+ positive increased to the General Fund based on the current budget and accounting for unknown.
4. Mayor Cliff Eklund stated they need the immediate funds, so they do not dip into the reserves.
5. City Manager Glenn Trust stated the transfer does not touch any of the reserves built over the past few years. He noted when the developers come back and buy the land, they will, of course, recoup that money.
6. **Councilperson Jay Duke moved for approval of a proposed plan to fund capital projects already budgeted in the 2013-2014 fiscal year using the additional, unbudgeted General Fund opening balance, and all related matters. Councilperson Lincoln Litchfield seconded the motion. The motion carried.**

X. Review, discussion and possible approval of the minutes of the Regular Meeting of the Carlin City Council on October 23, 2013 and November 13, 2013, and all related matters. (Possible Action Item)

1. Mayor Cliff Eklund noted a correction on page 7, November 13, paragraph 5.
2. **Vice Mayor Donnetta Skinner moved for approval of the minutes of the Regular Meeting of the Carlin City Council on October 23, 2013, and all related matters. Councilperson Jay Duke seconded the motion. The motion carried with Mayor Cliff Eklund voting in favor. Councilperson Lincoln Litchfield abstained.**
3. **Vice Mayor Donnetta Skinner moved for approval of the amended minutes of the Regular Meeting of the Carlin City Council on November 13, 2013, and all related matters. Vice Mayor Donnetta Skinner seconded the motion. The motion carried with Mayor Cliff**

Eklund voting in favor. Councilperson Bob DeMars abstained.

4. There were no public comments.

XI. Review, discussion and possible approval of payments for the periods 11/14/2013 to 12/11/2013, and all related matters. (Possible Action Item)

1. Vice Mayor Donnetta Skinner moved for approval of payments for the periods 11/14/2013 to 12/11/2013, and all related matters. Councilperson Lincoln Litchfield seconded the motion. The motion carried with Mayor Cliff Eklund voting in favor.

XII. 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 Lincoln Litchfield reported the Planning Commission is continuing to work on Chapters 14, 15 and 16 of Title 3 and the formatting has been done through Chapter 13.
2. Councilperson Jay Duke reported the NNRDA meeting was cancelled for December. He stated he met with John Rice and Pam Borda on separate occasions and Mr. Rice had expressed interest in a couple of committees that he thought I might do well on. He stated the Parks & Rec meeting has been cancelled.
3. Chief Bill Bauer discussed some training that will be done soon.
4. Councilperson Bob DeMars reported Public Works hired a couple of new employees.
5. Vice Mayor Donnetta Skinner reported there had been a Christmas program at the Senior Center and Newmont decorated so they had them to lunch and sent thank yous.
6. Councilperson Jay Duke stated the high school students would be singing at the Senior Center.
7. Mayor Cliff Eklund stated he attended a teleconference of a newly formed committee to study the state taking over public lands. He noted he expressed his opinion that local agencies can do a better job of managing public lands than the politicians from New York and Massachusetts. He noted he also has some concerns about what would happen with the local ranchers if land were put up for sale and whether the ranches would be put out of business and the mining and recreation stopped. He stated he also wanted to know who is going to pay for the Fire Science Academy and he brought those up during the conference. He stated he wanted to express his thoughts for the Feasel family and the attributes that Steve had in serving Carlin and a great historian for the city.

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

1. None.

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

1. City Manager Glenn Trust reported the State demographer gave estimated population count, which increased to 2,395, however they are going to appeal and petition them regarding this and the packet represents what he sent to the state. He stated Carlin has never been given credit for the number of people that are residing in RV lots and long term at the Cavalier and Carlin Inn. He stated he is starting at an additional 186, but it could go up from that and believes that the estimate should be closer to 2,595 as it affects the budget.

XV. 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. John Harper stated he has a problem, but is unsure of how to address the issue. He noted he has a house that is described as an eyesore on 311 West Bush. He is trying to get options to do something on the property and the people he had with a purchase contract failed to complete. He stated he does not really want to be a slumlord, but the expense of putting another trailer

house there is very expensive. He stated he is locked in with neighbor's fences. He stated the lot is 50' x 100' with alley access.

2. Vice Mayor Donnetta Skinner stated she does not know the property.
3. John Harper stated he would show a picture. He stated he was hoping to convince the Fire Department to burn it for him.
4. Mayor Cliff Eklund stated the main concern with burning the building is the asbestos question.
5. John Harper stated he talked to Bob Batcher who told him the City would have to issue a demolition permit, but to get something in there would be some requirements, curb and gutter and that any double wide that he put on the property with the intention of renting a mobile home has to be less than 5 years old. He stated he cannot afford to do that. He stated he can find a decent repo out of town and have it moved in at a minimum of \$32,000 plus the demolition costs.
6. Councilperson Lincoln Litchfield stated it is a HUD requirement.
7. City Manager Glenn Trust stated the City Code does not address specifically the age of the mobile home, but the state manufacturing does require that and that is what the City bases its rules by.
8. Jon Harper inquired if he could get a variance on that age as well as on the curb and gutter.
9. Mayor Cliff Eklund stated they would have to do some research to see if they can give a variance on this issue.
10. City Manager Glenn Trust stated state law trumps anything they do in the City.
11. Councilperson Jay Duke inquired about the manufactured housing inspector's name and Mr. Harper could approach him.
12. Vice Mayor Donnetta Skinner stated that was a good idea.
13. City Manager Glenn Trust stated he would do some research tomorrow for Mr. Harper.
14. John Harper stated that Bob Bratcher told him they closed the manufactured housing office in Elko.

XVI. Adjournment. (Action Item)

Vice Mayor Donnetta Skinner moved for adjournment with Councilperson Jay Duke seconding the motion. The motion carried. The meeting was adjourned at 9:08 p.m.

APPROVED:

CLIFF EKLUND, MAYOR

ATTEST:

CITY CLERK LADAWN LAWSON