

CARLIN CITY COUNCIL
CITY OF CARLIN, STATE OF NEVADA
REGULAR MEETING
CARLIN CITY HALL
101 SOUTH EIGHTH STREET
CARLIN, NEVADA
September 26, 2012, 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 Steve Feasel
Councilperson Lee Griswold
Councilperson Lincoln Litchfield

Absent:

1. Administrative Staff: City Manager Glenn Trust, City Clerk LaDawn Lawson, Chief of Police William Bauer
2. Present: Kathy Burney, Thomas Burney, Lloyd Myers, Roger Anderson, Rick Anderson, Mike Sheppard, Bob DeMars, Angie DeMars, Karla Jones

Pledge of Allegiance

- I. **Public Hearing to review the Appraisal Report of property described as Assessor Parcel Number 002-210-035, 25.946 +/- acres, at the northwesterly corner of Carlin Trend Drive and State Route 766 in the City of Carlin Industrial Park and to establish the fair market value of the property, and all related matters. (Action Item)**
 1. Mayor Cliff Eklund reported the appraisal report has been received at a value of \$115,000.
 2. City Manager Glenn Trust stated this is the first of three items relating to Redcor Drilling, noting this is a blended value because there is "much more property on the corner".
 3. Mayor Cliff Eklund stated on the northern side next to the Equestrian Park is not conducive to development because of the terrain and has a dramatic effect on the sale of the property.
 4. **Councilperson Steve Feasel moved for Approval of the Appraisal Report of property described as Assessor Parcel Number 002-210-035, 25.946 +/- acres, at the northwesterly corner of Carlin Trend Drive and State Route 766 in the City of Carlin Industrial Park and to establish the fair market value of the property, and all related matters. Vice Councilperson Lincoln Litchfield seconded the motion. The motion carried.**
 5. The Public Hearing was closed at 7:08 p.m.
- II. **Review, discussion and possible approval of City of Carlin Resolution 2012 -15, A Resolution finding it in the best interest of the public to sell city owned real property without offering the property for sale at public auction and below market value, and all related matters. (Action Item)**
 1. City Manager Glenn Trust stated NRS allows the City Council to sell public property below market value as long as there is a Resolution passed to establish the benefit to the City. He stated the drafted Resolution does establish that Redcor Drilling is making an offer for the property with improvements, reading: ***A RESOLUTION FINDING IT IN THE BEST INTEREST OF THE PUBLIC TO SELL CITY OWNED REAL PROPERTY WITHOUT OFFERING THE PROPERTY FOR SALE AT PUBLIC AUCTION. WHEREAS, the Board of Councilmen of the City of Carlin have adopted Ordinance No. 208 to comply with AB 312 of 2005 Nevada Legislature relating to the sale of the City owned real property; and WHEREAS, City Ordinance No. 208 and NRS 268.063 provides that the Board of Councilmen of the City of Carlin may under certain circumstances sell City owned real***

*property without first offering the real property to the public and for less than fair market value; and **WHEREAS**, the City must first obtain an appraisal of the property and after a public hearing adopt a resolution finding that it is in the best interest of the public to sell the property for purposes of economic development.* He noted the first item on the agenda was the appraisal, which has been approved and fulfilled the legal requirement and the second is to adopt the Resolution to pursue the sale. He noted under "FINDINGS 3" that Redcor Drilling has made an offer to purchase the property at \$51,000 together with all improvements to the property. He stated the third item would be the purchase contract. He noted Redcor has agreed to the construction of a fenced yard of 4+ or – acres, installation of utilities, sewer lift station, force main, sewer line extension to the City sewer, fire hydrant, water line, electric service, telephone service, electric sign, American Flag, paved ingress and egress from Carlin Trend Drive, paved parking lot, construction of a service building. He stated Mr. Bratcher has received a design plan for 10,000 square feet..

2. Karla Jones reported the Planning Commission has had issues any time there is an electric sign with NDOT. She inquired if those issues have been dealt with.
3. City Manager Glenn Trust stated NDOT does have some control, but the "City can only approve this". He stated it would be up to NDOT to permit.
4. Discussion was held on past issues with signs and signage at that location.
5. Councilperson Lincoln Litchfield inquired if the sign would be on Carlin Trend Drive.
6. Mike Sheppard explained affirmatively. He stated the property would not be an NDOT issue. He discussed the flag and noted he thought Redcor would like to improve the "look of the corner".
7. Mayor Cliff Eklund suggested the Council should look at Redcor's property in Winnemucca.
8. **Councilperson Lincoln Litchfield moved to approve City of Carlin Resolution 2012 -15, a resolution finding it in the best interest of the public to sell city owned real property without offering the property for sale at public auction and below market value, and all related matters. Vice Mayor Donnetta Skinner seconded the motion. The motion carried unanimously.**

III. Review, discussion and possible renewal of a Land Purchase Contract selling Assessor Parcel Number 002-210-035, 25.946 +/- acres, at the northwesterly corner of Carlin Trend Drive and State Route 766 in the City of Carlin Industrial Park, owned by the City of Carlin to Redcor Drilling, Inc., and all related matters. (Action Item)

1. Mayor Cliff Eklund reiterated the proposed construction including construction of a fenced yard of 4+ or – acres, installation of utilities, sewer lift station, force main, sewer line extension to the City sewer, fire hydrant, water line, electric service, telephone service, electric sign, American Flag, paved ingress and egress from Carlin Trend Drive, paved parking lot, construction of a service building from 5000 to 10,000 square feet. He stated Redcor would bring approximately 50-60 jobs to the City. He noted they have been operating out of Carlin for the past several years.
2. Mike Sheppard stated he would be the owner's representative for Redcor for the development of the project. He noted Redcor had the property appraised, did some initial engineering, did some surveying and then stepped away because it looked like FedEx would be a good thing for the City. He stated when FedEx "faltered", he went immediately to see City Manager Glenn Trust. He stated the civil design is completely done and the architectural design is still underway. He stated the building has evolved into just less than 10,000 square feet or 75' x 125' and it will have architectural "snap" rather than a plain building. He discussed the challenge of the property due to three (3) ravines and it will cost over \$1 million. He stated this is not a speculative program; Honeywell Construction will do the site development and they have been standing by to begin work as soon as Redcor is permitted. He stated the property would be developed in the initial phase or one (1) year.
3. Mayor Cliff Eklund inquired about the initial construction.
4. Mike Sheppard stated it would be Monday when they began "clearing ground". He noted the

- Council has the complete civil design done by Konakis Engineering. He stated one of the challenges is the sewer is higher than the property and they will have to put a force main there. He stated it has been planned with a separate building without a separate lift station. He stated there is a preliminary plan for a possibility core facility by one of the mining companies.
5. Mayor Cliff Eklund stated he understands there could be a possibility of an education for drillers.
 6. Mike Sheppard agreed, stating there could be a drill pad or two on Pioneer Road. He thought it was a creative idea by Ray Hine.
 7. Mayor Cliff Eklund stated Mr. Hine has worked around the world.
 8. Councilperson Lincoln Litchfield inquired about drainage.
 9. Mike Sheppard replied the grade is more gradual because of the land and the building will require a retaining wall and paved parking lot. He stated they would install a fire hydrant in order that they could pull in a water truck for convenience, which they would purchase water from the City. He stated the yard would be gravel.
 10. Discussion was held on the fill.
 11. Mike Sheppard the first four (4) acres would be used for the building on top.
 12. Thomas Burney urged the Council to move expeditiously with Redcor. He stated he has personal admiration for the support they give the community and its events.
 13. Vice Mayor Donnetta Skinner stated they support the local market.
 14. Mayor Cliff Eklund disclosed he has worked with the Sheppard family for years, has held safety training for Michael Clay Construction and his daughter works for Redcor. He stated there is no financial gain to him or his associates.
 15. **Councilperson Lincoln Litchfield moved to approve renewal of a Land Purchase Contract selling Assessor Parcel Number 002-210-035, 25.946 +/- acres, at the northwesterly corner of Carlin Trend Drive and State Route 766 in the City of Carlin Industrial Park, owned by the City of Carlin to Redcor Drilling, Inc., and all related matters. Councilperson Lee Griswold seconded the motion. The motion carried.**

IV. Review, discussion and possible approval of an amendment to the City's lease with GoldRush MX Park, lengthening the term and clarifying their ability to maintain a motorsports venue on the leased property, and all related matters. (Action Item)

1. Mayor Cliff Eklund stated the DeMars have requested these changes because of the proposal to change the zoning across from the Equestrian Park and adjacent to the Motocross track. He stated they are concerned if there is residential housing there will be complaints of dust and noise. He stated he and City Manager Glenn Trust visited the site and if there is residential zoning there the City may need to do something with the road.
2. Bob Demars stated when they proposed to move forward with the stock car track, some concerns were raised. He stated he has been contacted by the auto racers in Elko, who have disbanded and want to come to Carlin. He stated he needs something to protect his business over the next 10 years.
3. Mayor Cliff Eklund agreed, noting the Council will change. He stated the expenditures Mr. DeMars is considering for the track and boosting the economy, he explained he understands and supports him.
4. City Manager Glenn Trust stated they are revising two (2) sections of the Lease Agreement, the term of the lease, reading: *Section 1.02. Term of this lease shall be for a period of fifteen years with an option to renew the lease for additional 10 years.* He stated this would be from May 9, 2012 when the lease was renewed. He stated the other revision is the use of the property that states *noise and traffic above the normal levels and agrees that the Lessee will not be penalized or required to cease operating such events because of the noise and traffic normally associated with motorsports events.*
5. Councilperson Lincoln Litchfield stated there is an opportunity as he has been asked by several people when it will be ready. He stated he has been in towns that have shut down the

- tracks due to these factors. He stated there is another where the track is in the center of town and works well.
6. Bob DeMars stated his intention is to get more support for his track. He stated the decisions for the track are made by his people and himself. He stated it is a promoted track and venue.
 7. Councilperson Steve Feasel inquired about housing expansion in that area.
 8. Bob DeMars stated it is inevitable.
 9. Councilperson Steve Feasel stated, "The City needs to consider that as far as moving out that direction with housing or not".
 10. Mayor Cliff Eklund stated the sale was the intention in looking at that area, because there is no land available for housing and the reason for making 1-acre parcels in that area.
 11. Councilperson Steve Feasel noted if they proceed with housing in that area, we have to make sure that whoever chooses to buy are aware of that.
 12. Bob DeMars stated the design of the track would deflect noise.
 13. Mayor Cliff Eklund agreed that Councilperson Steve Feasel was correct, that people have to be made aware of the possibility of the noise issue.
 14. Bob DeMars stated there was the concern of a curfew in the future due to homeowners. He stated that would not be feasible.
 15. Councilperson Lincoln Litchfield stated that happened in Elko.
 16. Vice Mayor Donnetta Skinner stated if people want to buy there, they would have to be reminded about the track.
 17. Bob DeMars stated there is consideration for sand rails and mud bog races.
 18. City Manager Glenn Trust stated he could add a clause in Paragraph 3 about the hours of operation.
 19. Angie DeMars inquired if they are allowed to come before the Council for an extension on time for an event to go to 3:00 a.m.
 20. Councilperson Lincoln Litchfield stated a race going for longer hours is not a good idea.
 21. Bob DeMars stated he would rather keep the spectators happy and is not interested in longer hours.
 22. Councilperson Steve Feasel suggested that if City Manager Glenn Trust was going to add the addition to the contract, the title should read Carlin rather than "Crlin".
 23. **Councilperson Lincoln Litchfield moved for approval of an amendment to the City's lease with GoldRush MX Park, with the added clause to the City Police, lengthening the term and clarifying their ability to maintain a motorsports venue on the leased property, and all related matters. Councilperson Steve Feasel seconded the motion. The motion carried.**

V. Review discussion and possible acceptance of a grant award from POOL/PACT for a power load ambulance gurney, requiring matching funds from the City, and all related matters. (Action Item)

1. Mayor Cliff Eklund stated he received notice of this grant availability some time ago.
2. Karla Jones reported she has applied for this grant for the power gurney for the ambulance, noting it has a motor and weighs about 40 lbs more. She stated it eliminates lifting the gurney in and out the ambulance.
3. Mayor Cliff Eklund inquired about the impact on people who are wheelchair bound.
4. Karla Jones explained this would be substantial help. She stated POOL/PACT has issued \$500,000 in checks for gurneys, because they see the need for it due to injuries for these people. She noted they went with the low power system because older people lose upper body strength and this would allow them to be raised when on the gurney. She explained this is an asset for reduction of possible injuries and the ability to have two (2) people operate the gurney. She stated they applied for two (2) more in the FEMA grant. She discussed brakes on the gurney and there are extra battery packs included.
5. Thomas Burney inquired about matching funds.
6. City Manager Glenn Trust stated it is \$16,679.

7. Mayor Cliff Eklund stated the total bill is \$31,859.96.
8. **Councilperson Lincoln Litchfield moved for acceptance of a grant award from POOL/PACT for a power load ambulance gurney, requiring matching funds from the City, and all related matters. Vice Mayor Donnetta Skinner seconded the motion. The motion carried.**

VI. Review, discussion and possible approval of the draft cooperative agreement between the City of Carlin and the Nevada Department of Transportation for the construction of improvements to State Route 766, north of Interstate 80, and all related matters. (Action Item)

1. Mayor Cliff Eklund stated initially this was a 100% cost to the City and John Ellison, City Manager Glenn Trust and he met with the governor and NDOT, which resulted in half the cost to the state and half the cost to the developer. He noted the developer would reimburse the City. He stated without this agreement, there would be no development.
2. Councilperson Steve Feasel inquired if the developer has a copy of this.
3. Mayor Cliff Eklund relied affirmatively, noting this was part of the developer's agreement that he signed with the City and has a specific date to pay the money or he would be in violation of the contract with the City.
4. City Manager Glenn Trust stated the developers agreement is with the City, which specifies this requirement of a security deposit. He stated their share in the Purchase Contract is the initial estimate and any additional cost. He stated they have to respond to NDOT by Friday. He stated the City is responsible for engineering and Tom Ballew of High Desert did the original engineering. He stated it would change a little bit with widening of the ramp exchange. He stated this is a 50/50 funding grant based on their estimate, which was very high at \$900,000. He noted they are only committed to 50% of their estimate, "so any cost overruns is the City's responsibility". He stated that any increase they have to be aware of, but noted the engineer and others have said it should not cost that much.
5. Councilperson Steve Feasel inquired about Article I, 16.
6. City Manager Glenn Trust stated that is how the City gets reimbursed.
7. Councilperson Steve Feasel confirmed that the City would get money on a monthly basis.
8. City Manager Glenn Trust stated the City has to submit its costs on a timely basis and he assumes there is probably a two (2) month "lag" on payment.
9. Mayor Cliff Eklund stated it works on the same premise of a matching grant.
10. City Manager Glenn Trust stated they executed a similar grant for the Chestnut Street curb, gutter and sidewalk. He stated the City would have to meet all of their requirements and permitting.
11. Councilperson Steve Feasel inquired about Article III, 5, which states \$31,658.00 for the Department state funds and \$481,658.00 for City funds.
12. City Manager Glenn Trust stated the City pays all of the engineering costs. He noted the Murrietta Land would reimburse the City for those costs.
13. Thomas Burney stated when this issue was discussed by the Council there was a definite date.
14. City Manager Glenn Trust stated this is an agreement acceptance and would be discussed again. He stated they are committed to have the agreement in place and the engineering done in November and their engineering has to be done and go through the permitting process and would be ready for the construction season, agreeing with the note.
15. **Councilperson Lincoln Litchfield moved for approval of the draft cooperative agreement between the City of Carlin and the Nevada Department of Transportation for the construction of improvements to State Route 766, north of Interstate 80, and all related matters. Vice Mayor Donnetta Skinner seconded the motion. The motion carried.**

VII. Review, discussion and possible approval of the minutes for the Special Session of the Carlin City Council on August 28, 2012, and all related matters. (Action Item)

1. **Councilperson Steve Feasel moved for approval of minutes for the Special Session of the Carlin City Council on August 28, 2012, and all related matters. Councilperson Lee Griswold seconded the motion. The motion carried.**

IV. Review, discussion and possible approval of payments for the period 9/13/2012 to 9/26/2012, and all related matters. (Action Item)

1. **Vice Mayor Donnetta Skinner moved for approval of payments with correction for the period 8/23/2012 to 9/12/2012, and all related matters. Councilperson Lee Griswold seconded the motion. The motion carried unanimously.**

V. City Council Members Report. (Non-Action Item)

1. Councilperson Steve Feasel reported the Chili Cook-Off was fun.
2. Councilperson Lincoln Litchfield reported on the Cook-Off and the Wine Walk by the Friends of the Library. He stated he was impressed by the backyards of the residences. He commended the Fire and Police Departments on the accident.
3. Councilperson Lee Griswold had no report.
4. Vice Mayor Donnetta Skinner reported on the Chili Cook-Off and that the Senior Center made \$300.00 on root beer floats. She reported the vendors were pleased with the treatment they received.
5. Mayor Cliff Eklund reported the Equestrian Park sponsored six (6) events, which were all very successful. He stated they had no problems and commended the community on these events, but they could use more volunteers. He stated as a result of those, a rodeo contractor contacted them about doing a full rodeo. He stated the Park is becoming one of the premier facilities in the area. He stated the League of Cities will be October 3 and 4 and urged the Council members to attend as there are changes to the open meeting laws being discussed.
6. Vice Mayor Donnetta Skinner stated the library is very nice.
7. Discussion was held on the library.

VI. City Clerk's Report (Non-Action Item)

1. City Clerk LaDawn Lawson had no report.

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

1. City Manager Glenn Trust had no report.

VIII. 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. Thomas Burney noted there was discussion about the services tax at the previous Council and has the letter been sent.
2. Mayor Cliff Eklund stated he has not heard from John Ellison, but he did get an email from the Mayor of Las Vegas, she did not feel it had the support of the mayors. He stated she would like the wording deleted that makes it a non-revenue generating bill. He forwarded a response to the League of Cities that the City Council would not support the tax on services. He reported he got a letter from the League that several mayors had contacted them saying the same thing that most of the northern cities would be against it.

IX. Adjournment. (Action Item)

Councilperson Lincoln Litchfield moved for adjournment with Councilperson Steve Feasel seconding the motion. The motion carried. The meeting was adjourned at 8:16 p.m.

APPROVED:

MAYOR CLIFF EKLUND

ATTEST:

CITY CLERK LADAWN LAWSON