

CARLIN CITY COUNCIL
CITY OF CARLIN, STATE OF NEVADA
REGULAR MEETING
CARLIN CITY HALL
101 SOUTH EIGHTH STREET
CARLIN, NEVADA
November 9, 2011, 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.

1. Council Members Present: Mayor Cliff Eklund
Vice Mayor Donnetta Skinner
Councilperson Steve Feasel
Councilperson Lee Griswold
Councilperson Lincoln Litchfield

Absent:

2. Administrative Staff: City Manager Glenn Trust, City Clerk LaDawn Lawson
3. Present: Roger Anderson, Lloyd Myers, Rick Anderson, Kris Robinson

Pledge of Allegiance

I. Review, discussion and possible approval of the City Manager's annual performance review, and all related matters. (Action Item)

1. Mayor Cliff Eklund reported the review showed out of a possible 45 score, all of the scores on a 1-5 scale, noting the overall average was 3.65, even with disallowing the lowest and highest score.
2. Councilperson Steve Feasel explained the scoring and noted City Manager Glenn Trust has done an excellent job.
3. Councilperson Lincoln Litchfield stated City Manager Glenn Trust has done a "very good job this year and hopes that he will continue as the City Manager".
4. Vice Mayor Donnetta Skinner stated City Manager Glenn Trust has done a good job and he will learn more as time goes by. She noted the 4s are really excellent.
5. Mayor Cliff Eklund stated he does not give 5s as it doesn't give room for improvement and agrees that City Manager Glenn Trust is an excellent City Manager after viewing people in the same position in the state.
6. **Councilperson Lincoln Litchfield moved for approval of the City Manager's annual performance review, and all related matters. Vice Mayor Donnetta Skinner seconded the motion. The motion carried.**

II. Review, discussion and possible approval of a Parcel Map for the City of Carlin for property described as 10 +/- acres, a portion of Parcel 002-210-037, Section 27, Township 33 North, Range 52 East, Northwest of Poplar Street and to be designated as parcel 19 in order to allow exchange of the property, and all related matters. (Action Item)

1. City Manager Glenn Trust introduced Mr. Bob Brock, Senior Land Man with Barrick, noting this is an idea that originated with Councilperson Steve Feasel about a year ago. He stated the proposed exchange of parcels with Barrick would eliminate the buses out of the City, which, in turn causes a severe maintenance problem with the streets and that the parking lot is directly across from the school. He stated the exchange is also allowing the City to acquire prime land within the city for real estate with Barrick parking at the Industrial Park. He pointed out the map has been surveyed the parcel based on where Mr. Brock and the City have agreed to a 10 acre parcel.
2. Mayor Cliff Eklund stated the property cannot be used for anything because it is part of the original old dumpsite.

3. Bob Brock thanked the City Council and City Manager Glenn Trust for the opportunity to make the trade, as they have been concerned about bringing in major bus traffic into the City of Carlin and this resolves this issue. He stated they have considered expansion, but the current site is not workable.
4. Councilperson Lincoln Litchfield inquired how far the parcel goes into the Wellhead Protection Area.
5. City Manager Glenn Trust replied it does not.
6. Roger Anderson inquired about property by the Equestrian Park.
7. Mayor Cliff Eklund stated this is across from Ames.
8. **Councilperson Lincoln Litchfield moved for approval of a Parcel Map for the City of Carlin for property described as 10 +/- acres, a portion of Parcel 002-210-037, Section 27, Township 33 North, Range 52 East, Northwest of Poplar Street and to be designated as parcel 19 in order to allow exchange of the property, and all related matters. Councilperson Lee Griswold seconded the motion. The motion carried.**

III. Public Hearing to review, and possibly accept, the Appraisal Report and market value per acre of property described as, a portion of Parcel 002-210-037, Northwest of Poplar Street and to be designated as parcel 19, and all related matters. (Action Item).

1. City Manager Glenn Trust explained in preparation of the exchange, they had the property appraised at a per acre value of \$9,000 and the total appraisal value for the 10 acres is \$90,000.
2. Bob Brock explained the change in the acreage was because they wanted the interior lot on Chestnut Street to closely match the exchange property, which meant 10 acres versus a 4-acre plot.
3. **Councilperson Steve Feasel moved to accept the Appraisal Report and market value per acre of property described as, a portion of Parcel 002-210-037, Northwest of Poplar Street and to be designated as parcel 19, and all related matters. Vice Mayor Donnetta Skinner seconded the motion. The motion carried.**
4. **Mayor Cliff Eklund closed the Public Hearing.**

IV. Public Hearing to review, and possibly accept, the Appraisal Report and market value of property described as 2.362 +/- acres located at the northwesterly corner of Chestnut Street and Eighth Street in Carlin, Nevada and consisting of eleven adjacent/adjoining parcels, identified as Elko County Assessor Parcel Numbers 002-010-063, -064, 002-015-020, 002-020-008, 002-024-009, -010, -011, -012, -013, -014, and 002-027-001, currently owned by Barrick Gold of North America, and all related matters. (Action Item)

1. City Manager Glenn Trust reported the value of the appraisal on Chestnut Street at \$100,000.
2. **Councilperson Lincoln Litchfield moved to accept the Appraisal Report and market value of property described as 2.362 +/- acres located at the northwesterly corner of Chestnut Street and Eighth Street in Carlin, Nevada and consisting of eleven adjacent/adjoining parcels, identified as Elko County Assessor Parcel Numbers 002-010-063, -064, 002-015-020, 002-020-008, 002-024-009, -010, -011, -012, -013, -014, and 002-027-001, currently owned by Barrick Gold of North America, and all related matters. Vice Mayor Donnetta Skinner seconded the motion. The motion carried.**
3. **Mayor Cliff Eklund closed the Public Hearing.**

V. Review, discussion and possible approval of a Land Exchange Agreement allowing the exchange of the land and parcel owned by the City of Carlin described above in agenda item two (2) for the land and parcels owned by Barrick Gold of North America, Inc, described above in agenda item four (4), and all related matters. (Action Item)

1. Councilperson Steve Feasel noted a typographical error in the Agreement stating City of Elko should read City of Carlin.
2. **Vice Mayor Donnetta Skinner moved for approval of a Land Exchange Agreement**

- allowing the exchange of the land and parcel owned by the City of Carlin described above in agenda item two (2) for the land and parcels owned by Barrick Gold of North America, Inc, described above in agenda item four (4), and all related matters.
3. Vice Mayor Donnetta Skinner amended the motion and moved for approval of a Land Exchange Agreement allowing the exchange of the land and parcel owned by the City of Carlin described above in agenda item two (2) for the land and parcels owned by Barrick Gold of North America, Inc, described above in agenda item four (4), with the correction of “City of Carlin” in the last line of the Agreement, and all related matters. Councilperson Lee Griswold seconded the motion. The motion carried.

VI. Discussion and possible approval of a request from Charles Katz to waive the building permit requirement for the installation of curb, gutter and sidewalk at his property located at 662 Second Street, Carlin, Nevada, and all related matters. (Action Item)

1. Mayor Cliff Eklund reported he has a letter, as well as a letter from Public Works opposing the waiver. He stated, “We keep going back on these waivers. Rick Anderson came to us before purchasing the permit to see if he could get a waiver on curb, gutter and sidewalk on his property. We gave him two (2) years and he came before he purchased the permit, not after, realizing it was not cost effective for him to put in curb, gutter and sidewalk, he did not get the permit. Since then, we have had several people come to us after they bought the permit and after they agreed on the permit to build the curb, gutter and sidewalk and then come to the Council requesting waivers. They already agreed to put it in when they bought the permit and it is not the same scenario as coming in before you buy the permit. It is my understanding this goes back several years”.
2. City Manager Glenn Trust relied affirmatively, stating it goes back to 2006.
3. Councilperson Lee Griswold stated, “We have some waivers out there for close to six years and they are called and still do not do anything. Someway, we have to put some teeth in this. We cannot be giving waivers”.
4. City Manager Glenn Trust stated Councilperson Lee Griswold is right, noting Title 3, Chapter 13 states “Any improvement requires curb, gutter and sidewalk and up to \$10,000 permit evaluation, the City has the right to waive that requirement”. He noted “the Code is the Code and if the Council wants to change it, they have the right to change it”. He stated the City makes sure that it is clearly stated when every permit issued and they understand up front that they are going to be required to put in curb, gutter and sidewalk. He noted, “In the particular waiver, Mr. Katz was advised in 2006 and 2007 that the curb, gutter and sidewalk needed to be put in and has not done so to this point. What we have done is take some of the old building permit files and tried to close them. The ‘teeth’ in the code is the last paragraph in that chapter of Title 3 states that every violation of the curb, gutter and sidewalk is a misdemeanor in the code and every day you are in violation, constitutes a separate offense. Our intent is to have direction from the City Council. He has been given an 180 day extension to get him through the winter months and if he does not put it in, we can begin the process of prosecuting the misdemeanor violation”.
5. Vice Mayor Donnetta Skinner stated, “We have waited long enough for this and we should not approve this, but move forward with it”.
6. Councilperson Lincoln Litchfield stated he talked to City Manager Glenn Trust and Chief Bill Bauer and agrees with Vice Mayor Donnetta Skinner.
7. Councilperson Steve Feasel inquired if the space is adequately wide for a sidewalk to be put in.
8. Councilperson Lincoln Litchfield replied affirmatively.
9. Mayor Cliff Eklund stated the curb and gutter is already there.
10. Councilperson Lincoln Litchfield moved to deny a request from Charles Katz to waive the building permit requirement for the installation of curb, gutter and sidewalk at his property located at 662 Second Street, Carlin, Nevada, and all related matters. Councilperson Lee Griswold seconded the motion. The motion carried.

11. Mayor Cliff Eklund stated he would not reverse City Manager Glenn Trust's decision to allow him the 180-day extension.

VII. Discussion and possible approval of Kris Robinson to fill an open position on the City of Carlin's Park and Recreation Board, and all related matters. (Action Item)

1. Mayor Cliff Eklund stated it is great that people step forward to fill the positions.
2. **Vice Mayor Donnetta Skinner moved for approval of Kris Robinson to fill an open position on the City of Carlin's Park and Recreation Board, and all related matters. Councilperson Lincoln Litchfield seconded the motion. The motion carried.**

VIII. Discussion and Possible approval of Carlin City Council Resolution 2011 – 13, A Resolution Establishing Metered Water Rates for the City of Carlin, and all related matters. (Action Item)

1. City Manager Glenn Trust stated the Resolution does not affect anybody's water rates currently in place in accordance with the City of Carlin's previous Resolution and will actually help some of the businesses who are metered. He stated there are only 10-12 meters in Carlin. He stated the City of Carlin has never had a water meter rate and explained the formula used. He stated the costs they want to recapture are the infrastructure costs up front and then charge a metered water rate of \$1.02 per 1000 gallons, noting 1 water unit allowance is 29,000 gallons and the \$1.02 is the amount unmetered customers pay for water based on an average 29,000 gallon monthly water allowance.
2. Councilperson Lincoln Litchfield stated it is a fair rate and the City will be able to show potential land owners that rate.
3. Mayor Cliff Eklund agreed a rate should be established for future growth.
4. City Manager Glenn Trust explained when he lived in South Dakota his meter indicated they used 2000 gallons a month and the savings to residents is an encouragement for property owners to use meters. He stated with established meter rates, it does meet some of the rules for grants.
5. **Councilperson Lincoln Litchfield moved for approval of Carlin City Council Resolution 2011 – 13, A Resolution Establishing Metered Water Rates for the City of Carlin, and all related matters. Councilperson Lee Griswold seconded the motion. The motion carried.**

IX. Review, discussion and possible approval of payments for the period 10/27/2011 to 11/9/2011, and all related matters. (Action Item).

1. **Vice Mayor Donnetta Skinner moved for approval of payments for the period 10/27/2011 to 11/9/2011, and all related matters. Councilperson Lincoln Litchfield seconded the motion. The motion carried.**

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

1. Councilperson Steve Feasel had no report.
2. Councilperson Lincoln Litchfield had no report.
3. Councilperson Lee Griswold had no report.
4. Vice Mayor Donnetta Skinner had no report.
5. Mayor Cliff Eklund reported a bank was looking at two possible sites for Carlin and have not made a decision as yet.

VI. City Clerk's Report

1. City Clerk LaDawn Lawson had no report.

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

1. City Manager Glenn Trust reported Byron Georgio is requesting an extension to February 22, 2012 due to him being notified by Mayor Cliff Eklund and Administration that his contract

- expires in December. He stated Mr. Georgio has been involved in several projects and turned it over to his team and he admitted it was his fault for not following up on the project. He stated this would be on the next agenda for consideration. He noted Mr. Georgio seems sincere and has bought the property on 8th and Ash Streets and plans to start building there in April.
2. Mayor Cliff Eklund reported he told Mr. Georgio that the Council was disillusioned and “I could not guarantee that he would be given an extension. He noted he planned to start construction on the 19 apartment complex in April 2012. He noted they both told him that if he wanted an extension, he would have to be specific about his dates and be ready to take action. He stated that he was not against the extension.
 3. City Manager Glenn Trust reported the October financial statement is in the packet and they are within budget.

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. Roger Anderson inquired about the activity near Pilot.
2. City Manager Glenn Trust stated Q & D has the contracted with NDOT and will do the west Carlin interchange, the improvement to the bridge on 10th Street and extension of the ramp. He stated they are storing equipment there for about a year.
3. Discussion was held on the fact that there is a drain and Public Works Director Carlos Esparza has been cautioned by NDOT not to fix it.
4. Jeff Williams, Elko Council Commission, welcomed Councilperson Steve Feasel back. He reported there has been redistricting for the Commission’s responsibilities and he is still assigned to Carlin. He stated he concurs on the good job that City Manager Glenn Trust is doing. He commended the Council on its progressive Carlin focus.

**IX. Adjournment. (Action Item)
Councilperson Lincoln Litchfield moved for adjournment with Councilperson Lee Griswold seconding the motion. The motion carried. The meeting was adjourned at 7:58 p.m.**

APPROVED:

MAYOR CLIFF EKLUND

ATTEST:

CITY CLERK LADAWN LAWSON