

CARLIN CITY COUNCIL  
CITY OF CARLIN, STATE OF NEVADA  
REGULAR MEETING  
CARLIN CITY HALL  
101 SOUTH EIGHTH STREET  
CARLIN, NEVADA  
September 14, 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 Lee Griswold  
Councilperson Lincoln Litchfield  
Absent: Councilperson Steve Feasel
2. Administrative Staff: City Manager Glenn Trust, City Clerk LaDawn Lawson
3. Present: Roger Anderson, Lloyd Myers, Robert Herrera, Brandon Main, Don Sherman

**Pledge of Allegiance**

Mayor Cliff Eklund explained public comments would be requested on each agenda item due to changes in the Open Meeting Law by the Nevada State Legislature.

- I. **Discussion and possible approval of a request from Ron Johnson to allow a carnival to be set up on the one of the Park's baseball fields during the Chili Cook-off, and all related matters. (Action Item)**
  1. Mayor Cliff Eklund explained Ron Johnson requested this item be "pulled from the agenda".
- II. **Review, discussion and possible approval a Parcel Map for the City of Carlin for property described as 27.156 +/- acres, a portion of Parcel 002-210-036, Section 22, Township 33 North, Range 52 East, West of SR766 and East of Griffin Street and to be designated as parcel 18 in order to allow sale of the property, and all related matters. (Action Item)**
  1. City Manager Glenn Trust reported the parcel map was approved by the Planning Commission, drawn up by City Engineer and is stamped by him. He stated it is the map that would be related to other agenda items.
  2. **Councilperson Lincoln Litchfield moved for approval a Parcel Map for the City of Carlin for property described as 27.156 +/- acres, a portion of Parcel 002-210-036, Section 22, Township 33 North, Range 52 East, West of SR766 and East of Griffin Street and to be designated as parcel 18 in order to allow sale of the property, and all related matters. Councilperson Lee Griswold seconded the motion.**
  3. Mayor Cliff Eklund called for public comments.
  4. **The motion carried.**
- III. **Public Hearing to review, and possibly accept, the Appraisal Report and market value of property described as a portion of Parcel 002-210-036 located on the easterly side of Griffin Street between its "T" intersections with Poplar Street and Carlin Trend Drive in the City of Carlin Industrial Park on the Westerly side of SR 766, and all related matters. (Action Item)**
  1. Mayor Cliff Eklund inquired if there were any questions or comments by the public.
  2. City Manager Glenn Trust stated the first three pages of the appraisal for the 23.52 acres at a cost of \$259,783.00 or per unit acre price of \$9,566.00.
  3. **Councilperson Lincoln Litchfield moved for approval of the Appraisal Report and**

**market value of property as \$259,783.00 for the total parcel or \$9,566.00 per unit, described as a portion of Parcel 002-210-036 located on the easterly side of Griffin Street between its "T" intersections with Poplar Street and Carlin Trend Drive in the City of Carlin Industrial Park on the Westerly side of SR 766, and all related matters. Vice Mayor Donnetta Skinner seconded the motion.**

4. Mayor Cliff Eklund called for public comments.
5. **The motion carried.**

**IV. Review, discussion and possible approval of City of Carlin Resolution 2011-12, a resolution finding it in the best interest of the public to sell city owned real property described as 27.156 +/- acres, a portion of Parcel 002-210-036, Section 22, Township 33 North, Range 52 East, West of SR766 and East of Griffin Street and to be designated as parcel 18, without offering the property for sale to the public and for less than fair market value, and all related matters. (Action Item)**

1. Mayor Cliff Eklund stated they Council would combine Items IV and V and review them together. He stated since this is large acreage, he anticipated discussion and called on Don Ahern.
2. Don Ahern, 8621 Scarsdale, Las Vegas, Nevada 89117, explained he brought several photos to show what the Ahern Rental Association and Extreme Manufacturing. He stated they have a small operation in Elko. He stated their intention with the property is a Distribution Center for Rental and Sales Equipment and the other is Manufactured Equipment. He stated the items they manufacture are heavy reach forklifts and cubes that stack for structures. He noted they sell these items in the United States and Canada, as well as Australia and are used on construction sites. He pointed out one that was made for Newmont and sold by Northern Nevada Equipment, which represents their company. He stated the cubes are 10' x 10' or 12' x 12', which bolt together for various uses as rooms. He explained hardtop and soft-top roofs. He showed an office building they were currently doing for Alberta Canada. He explained the mining operations unit of Ahern Rentals to show their manufactured product would be based in Carlin and they would parcel out the property to other mining related businesses. He noted they have looked in Elko for property with no success.
3. Mayor Cliff Eklund inquired about three (3) companies that were mentioned.
4. Don Ahern stated he did not know if Northern Nevada Equipment would be based on the site, noting Extreme Manufacturing would not be, but they would distribute it from Carlin. He stated Northern Nevada Equipment does the renting of their equipment and is officially their dealer in sales. He stated he is encouraging the company to have representatives in Carlin.
5. Mayor Cliff Eklund stated the agreement with Ahern Rentals would be that they have 18 months to be up and running with buildings in place.
6. Don Ahern replied that Ahern Rentals would be the only one at the beginning by next spring. He stated they would like to improve the property and operate as a land developer.
7. Mayor Cliff Eklund discussed the fact there are stipulations in place for this.
8. City Manager Glenn Trust stated the one parcel would be 23.52 acres. He stated Mr. Ahern would then develop the other area in order to parcel it out.
9. Councilperson Lee Griswold inquired if Ahern would have to return to Council if they did parcel the property.
10. City Manager Glenn Trust stated some of that will depend on how they structure the development, if they decide to parcel and sell it or if they came back to develop and rent through the use of building permits on the same parcel.
11. Robert Howard, local project manager representing Ahern Rentals, explained they looked for a large parcel and plan to do 200,000 yards of dirt work for development. He stated the agreement is that Ahern will be on site within 18 months and agree to pave the frontage of the property, in addition to bringing all the utilities, paving, drainage and retention pond. He stated they talked to NDOT about taking dirt and compacting the hill at no charge to NDOT so the property is visible from the state route. He stated the building will be up and running

- within the 18 months with a building and all of the rest of the land developed. He stated the City would still have control as they will have to come back for additional building permits or planning. He stated one (1) legal matter, Item Number 6 of the contract, requesting that the utility work be done within eight (8) months. He stated as a practical issue, by the time they go through the process, it will be November and the asphalt plant will shut down and open again in April. He stated this might need to be extended.
12. City Manager Glenn Trust stated the agreement tonight is for the sale of the land and they have offered \$70,660 plus the improvements Mr. Howard spoke of, including the paving, five (5) fire hydrants, six (6) streetlights, 5-8 water/sewer connections. He stated the advantage to the City is that they have 18 months to do all of the improvements other than what they will sell or lease in the future and it benefits the City to have a graded piece of property. He stated he sent the contract to the City Attorney who added Paragraph 6 denoting the improvements. He stated that he does feel that the contract for 18 months is adequate and seems reasonable.
  13. Mayor Cliff Eklund read "eight (8) months from the contract and 30 days from executing the sale of the property, so the City would be looking at June 2012.
  14. Robert Howard stated they want to take advantage of the weather for the asphalt and the on ramps and off ramps. He stated they are willing to help get the rest of the road paved as soon as they can.
  15. Mayor Cliff Eklund inquired about increasing it to 12 months.
  16. Robert Howard stated that would be adequate.
  17. City Manager Glenn Trust stated that he feels eight (8) months is unreasonable with the weather in November. He stated they could amend that paragraph.
  18. Councilperson Lee Griswold discussed the sales in the area.
  19. Robert Howard stated they would do sales and rentals, but no manufacturing.
  20. Councilperson Lincoln Litchfield inquired about plastic.
  21. Don Ahern stated the area shown was sensitive to oil spills and the structure was steel.
  22. Discussion was held on the retention pond.
  23. Don Ahern stated 90+% of the business is with the mines and that would be located in Carlin. He stated there is a homeowner division that would stay in Elko.
  24. City Manager Glenn Trust confirmed the modular buildings would be mounted on permanent foundations.
  25. Mayor Cliff Eklund called for public comments.
  26. Roger Anderson inquired about rentals build for specific needs.
  27. Robert Howard agreed.
  28. Discussion was held on the price per foot not being available.
  29. City Manager Glenn Trust reviewed the introduction to the Resolution: When the motion is made, please make sure that under Item V, it includes the concept for the requirements is extended from eight (8) months to 12 months and Item IV, the Resolution 2011-12 finding it in the best interests of the public to sell City-owned real property without offering the property for sale to the public and below market value. This Resolution should it be approved, will allow the City to sell the property that has been appraised \$259,783.00 for \$70,650.00 along with the improvements that Ahern will perform and that money is due at closing. As part of the contract, the 18-month time period will extend from closing and execution of this Contract. Should the company fail to perform under that Contract, then they would be refunded 20% of the amount paid at closing and the City will retain 80% of the money at closing.
  30. **Councilperson Steve Feasel moved for approval of City of Carlin Resolution 2011-12, a resolution finding it in the best interest of the public to sell city owned real property described as 27.156 +/- acres, a portion of Parcel 002-210-036, Section 22, Township 33 North, Range 52 East, West of SR766 and East of Griffin Street and to be designated as parcel 18, without offering the property for sale to the public and for less than fair market value, for the price of \$70,560, and approval of a Land Purchase Contract selling 27.156 +/- acres, a portion of Parcel 002-210-036, Section 22, Township 33 North, Range**

**52 East, West of SR766 and East of Griffin Street and to be designated as parcel 18 owned by the City of Carlin to DFA, LLC, including the items addressed by City Manager Glenn Trust, and all related matters. Councilperson Lee Griswold seconded the motion. The motion carried.**

- V. Review, discussion and possible approval of a Land Purchase Contract selling 27.156 +/- acres, a portion of Parcel 002-210-036, Section 22, Township 33 North, Range 52 East, West of SR766 and East of Griffin Street and to be designated as parcel 18 owned by the City of Carlin to DFA, LLC, and all related matters. (Action Item)**
1. This item was combined with Item IV and the motion was made above.
- VI. Review, discussion and possible approval of the City Council Meeting Minutes for the Regular Meeting of the Carlin City Council on August 10, 2011, and all related matters. (Action Item).**
1. **Vice Mayor Donnetta Skinner moved for approval of the City Council Meeting Minutes for the Regular Meeting of the Carlin City Council on August 10, 2011, and all related matters. Councilperson Lee Griswold seconded the motion. The motion carried.**
- VII. Review, discussion and possible approval of payments for the period 08/25/2011 to 09/14/2011, and all related matters. (Action Item)**
1. City Manager Glenn Trust stated one invoice is not included in the Financial Report for Johnson Controls for \$46,436 for the next-to-last payment for solar.
  2. **Vice Mayor Donnetta Skinner moved for approval of payments for the period 08/25/2011 to 09/14/2011, and all related matters. Councilperson Lincoln Litchfield seconded the motion. The motion carried.**
- VIII. City Council Members Report. (Non-Action Item)**
1. Vice Mayor Donnetta Skinner stated the Seniors Dinner would help with the Chili Cook Off. She inquired about the library.
  2. City Manager Glenn Trust reported they are still working on bids, noting there is \$100,000 budgeted, which will not finish the library.
  3. Vice Mayor Donnetta Skinner stated she visited several libraries and they were done with less money than the one in Carlin and in less time. She expressed her appreciation for the horse trailer used to turn in the cans for recycling, which generates \$500 - \$600 per month.
  4. Discussion was held on things to be done on the library.
  5. Councilperson Lincoln Litchfield had no report.
  6. Councilperson Lee Griswold had no report.
  7. Mayor Cliff Eklund reported they held a 9/11 ceremony and it was well attended. He stated the rodeo and car show were successful. He stated a new event is coming next year, team branding from Eureka will be moved to Carlin with possibly 100 teams participating the first week of August, 2012.
- IX. City Clerk's Report**
1. City Clerk LaDawn Lawson had no report.
- X. City Manager's Report (Non-Action Item)**
1. City Manager Glenn Trust had no report.
- XI. 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.

**XII. Adjournment. (Action Item)**

**Councilperson Lincoln Litchfield moved for adjournment with Vice Mayor Donnetta Skinner seconding the motion. The motion carried. The meeting was adjourned at 8:53 p.m.**

**APPROVED:**

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**MAYOR CLIFF EKLUND**

**ATTEST:**

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**CITY CLERK LADAWN LAWSON**