

**CARLIN CITY COUNCIL
CITY OF CARLIN STATE OF NEVADA
REGULAR MEETING
CARLIN MUNICIPAL COURT ROOM
101 SOUTH 8th STREET
CARLIN NEVADA
JULY 13, 2016 @ 7:00 P.M.**

Call to Order and Roll Call:

Mayor Dana D. Holbrook called the meeting of the Carlin City Council to order at 7:00 p.m.

Council Members Present: Mayor Dana D. Holbrook
Vice Mayor Lincoln Litchfield
Councilperson Bob DeMars
Councilperson Pam Griswold
Councilperson Jay Duke

Council Members Absent: None

Administration Staff: David Jones (City Manager), LaDawn Lawson (City Clerk) Lauren Landa (City Attorney), and Chris Woster (Farr West Engineering)

Public: Thomas Burney, Karla Jones, Margaret Johnson, Thomas Mix, Kristie Black, Kathi Brandmueller

1. Comment by the General Public: Pursuant to NRS 241.020(2)(D)(3)(I & II) this time is devoted to comments by the general public and discussion of those comments. No action may be taken upon a matter raised under this item until the matter has been included on a successive agenda pursuant to the required procedures at discretion of the City in accordance with applicable law and identified as in action. **(Non-Action Item)**
 - A. Introductions:
 - a. Martin Paris from Congress Amodei's office. Took over for Megan Brown. Originally from Battle Mountain. Offering his service and looking forward to working with the City of Carlin.
 - b. Jared Martin with Elko Sanitation. Took over for Chris Wright. Originally from Idaho. Offering his services and looking forward to building a partnership with the community and City of Carlin.
 - B. Concerns:
 - a. Thomas Burney has concerns that he would like the City of Carlin to address:
 - i. Concerns of the ATV ordinances. The request to bring it forward to be revised.
 - ii. He would like an explanation of the behavior of Dennis Fobes at a Planning Commission Meeting.
 - iii. He would like to see the Elko County Sheriff Department take over the City of Carlin Police Department. May save the City money.

2. **Public Comment may be taken prior to any Discussion Being Taken by the Council:** Review, discussion and possible approval of a Special Events Liquor License for Bob and Angie DeMars on behalf of the Gold Rush MX Park, LLC., and all related matters. **(Possible Action Item)**
 - A. Councilperson Bob DeMars has recused himself from this agenda item.
 - B. Vice Mayor Lincoln Litchfield made the comment that Dennis Fobes has approved the background check.
 - C. ***MOTION: Vice Mayor Lincoln Litchfield made a motion to approve the Special Events Liquor License for Bob and Angie DeMars on behalf of the Gold Rush MX Park, LLC. Councilperson Pam Griswold Seconded the Motion. The Motion was passed unanimously with Bob DeMars recusing from the vote.***

3. **Public Comment may be taken prior to any Discussion Being Taken by the Council:** Review, discussion and possible approval of the second amendment to the contract between the City of Carlin and ESCO Corporation concerning the Sale of land in the Industrial Park and review, discussion and possible approval of City Attorney to prepare and send a notice of default on said contract claiming the right to record the Quitclaim Deed as stated in said contract and possible review, discussion and possible direction to City Staff to return 20% of the earnest money to ESCO pursuant to the terms of the contract and all related matters. **(Possible Action Item)**
 - A. Mayor Dana Holbrook disclosed that Danny Harris and he are good friends and also next door neighbors. He will recuse himself on this agenda item but will facilitate.
 - B. Danny Harris stated that at this time ESCO Corporation does not want to pursue the project regarding the welding repair shop at this location. Joe Webber, the President of Sales for North America is estimating at least 2-3 years, depending on the condition of mining worldwide before continuing with this project. At this point ESCO would like to withdraw and turn the land back over to the City.
 - C. City Attorney Lauren Landa has been corresponding through emails with Danny Harris from ESCO. So what we have done here is, I am sure you have a copy of the second amendment that Mr. Harris has signed, when the contract was amended by First Amendment on December 10, 2014. It was extending the dates to begin construction. However in the original contract it set time limit to reclaim the Quitclaim Deed, those weren't amended with the extended dates. Mr. Harris has signed an amendment to the contract to extend those dates so that we can reclaim the Quitclaim Deed and effectually the terms of the contract. That was the purpose of the Second Amendment. Just to make everything clean and to match up correctly. The return of the Escrow money is 20% as stated in the Agenda Item. That was what was in the original contract. The First Amendment did not amend that so we only extended the dates and did not change those terms. Escrow actually sent a letter to the City on February 10, but it is taken us a while to get all the terms matched up. That is the count for the delay in time, the contract actually termed, the construction was supposed to begin by the end of the year. Also with the new mayor and Danny Harris being here will have them both sign a new one for this section.
 - D. City Manager David Jones informed the council that the paving part of the contract with Carlin Trend Drive will continue but where ESCO is will be dirt. Q & D will pave up to the

end of their property. Part of their deal was to lower the hill and use that dirt as fill material on the Southwest corner of their parcel. So it is going to remain the same. The pavement will start at Griffin Street by the corner of Thomas and Redcor. Pavement will start there and run out to the end of the Equestrian Park or the entrance to the Equestrian Park. Then ESCO piece starts at the point and runs further west.

E. ***MOTION: Vice Mayor Lincoln Litchfield made a Motion to approve the Second Amendment of the contract between the City of Carlin and ECSO Corporation concerning the Sale of land in the Industrial Park, send a notice of default on said contract claiming the right to record the Quitclaim Deed as stated in said contract and the City Staff to return 20% of the earnest money to ESCO pursuant to the terms of the contract. Councilperson Pam Griswold Seconded the Motion. The Motion was passed unanimously with Mayor Dana Holbrook abstaining from the vote.***

4. **Public Comment may be taken prior to any Discussion Being Taken by the Council:** Review discussion, update and presentation offered by Converse Consultants regarding the Brownfield's Community Wide Assessment Project and all related matters. **(Possible Action Item)**
- A. Converse Consultants was represented by Kathi Brandmueller, Kristie Black, and Thomas Mix. A copy of the presentation was handed out.
 - B. The City of Carlin received a Brownfields grant from the EPA. Converse Consultants was hired to assist the City with performing work required under the grant. Funding for Public and private properties that are planned for redevelopment. Brownfields Grants are available to assess, conduct, cleanup and reuse planning.
 - C. Phase I and Phase II Environmental Size Assessment: a Phase I Environmental Size Assessment is you go and looks at a property and you determine if there are any environmental conditions or public health problems that could be associated with the property. If there is nothing there then it is pretty much approved for redevelopment. If we find something in phase I then we can move to a Phase II. A Phase II you look at soil sampling, ground water samplings, soil vapor and determine if they are actual environmental impacts that effect the property causing clean ups or soil removal or causes that will not allow redevelopment. Completed 26 Phase Is and 11 Phase IIs, 24 properties have been cleared for redevelopment.
 - D. Success and Stumbling blocks: One of the successes is 523 Main Street was undeveloped. A Phase I Environmental Assessment was done and nothing was found. That property has been sold and a residential restructure was developed. Another property was the Old Stateline Motel; did a Phase I Environmental Size Assessment on it and found there might be some conditions with the building. Did a Phase II Assessment, where we looked at Asbestos in the face paint of the building. There is Asbestos in the face paint. It is an old building. States Brownfields Project and David have been working with SHIPO (State Historic Preservation Office) to look at pulling that building down.
 - E. City Manager David Jones commented actually the contractor were in today and did a site visit for the abatement process. SHIPO is still in their assessment period as well. Because it is a historical building we will need to do litigation with them. May involve some type of a write up and take some pictures and gather some old pictures of the building and put them in the museum.

- F. The City was able to leverage the Federal Brownfields fund to pay for the initial assessment, and receives some additions State Brownfields Fund. The State agreed not only to take the asbestos out of the building but to demo the building.
- G. An unsuccessful story is the Rail Yard. Started working with the Railroad and lost communication with them. At that point started working with Senator Amodei's office and things started going and talking to the railroad again, then they stopped talking to us again and still no communication to this point. Because that property is owned by the railroad, we have to get permission in order to do the Phase I Assessment. In the Phase I Assessment they had talked about selling the property but before you buy the property you want to make sure you're not buying a whole headache full of contamination. This side of Main Street showed that there may be some contamination. Two residential properties were assessed, 413 and 415 Main and was cleared of any health concerns and approved to build on them. Same thing with 523. We tested the ground water and the soil.
- H. There is some budget left under the Brownfield Assessment Grant and we completed a bunch of Phase I and Phase II assessments cleared them for redevelopment. One of the things to look at under the Brownfield Grant is developing marketing plans and ideas to pass the information on and sell the property that has been assessed already. Starting with the properties owned by the City of Carlin and the Industrial Park. Phase I on these properties was completed and no environmental condition was found that would prohibit them from redevelopment. First question is why would you want to develop in the Carlin? Our idea is to put together a one sheet flyer that developers come in or if somebody calls you, you can send that out or hand it out at a Brownfield conference where people are looking for Brownfield properties to develop. This sheet would provide zoning, transportation for the area, major freeways, highways, and where you can find the closest airport that type of information. Information regarding Phase I or Phase II Assessments, the environmental information for each property, some demographic information, utilities available in the area and types of permitting needed to develop.
- I. Recommendations from Nevada's governor's office of Economic Development and the Northeastern Nevada Regional Development. Put together some information on why it would be a great opportunity to develop in Nevada specifically in Carlin and then highlight some ideal businesses for the Industrial Park. We went with the recommendation but we would love to hear your recommendations. First bullet suggests business friendly community would be the ideal location for mining support companies and warehouse logistic companies.
- J. A suggestion to add information from the City of Carlin's Master Plan, the fact that the railroad runs through the city and it is easy access, a great middle point between Salt Lake City and Reno.
- K. A highlight for developers for this area is the college and the willingness to train the work force to meet the needs of companies in the area. Some additional information would be of interest to people that is developing that we could offer under the Brownfield grant are two typical feasibility studies is Biological screening and Archeological screening.
- L. Brownfield Conferences are local and national where developer can go look at properties. We can develop posters to be presented at those conferences. The conference in September the NVP will be presenting all Brownfield's opportunities and their successes of the program. They will also do a poster presentation at a Redevelopment Conference. The meeting in September is coming up so fast, if you guys have any ideas or suggestions you can email them.

- M. **MOTION:** *No Motion was made at this time.*
5. **Public Comment may be taken prior to any Discussion Being Taken by the Council:** Review, discussion and possible approval of City expenditures for the period's 06/18/2016 to 07/08/2016 and all related matters. (**Possible Action Item**)
- A. Vice Mayor Lincoln Litchfield: Mayor disclosed because of his position at Auto Parts (NAPA), he will be abstaining from any voting on those items.
- B. **Motion:** *Councilperson Bob DeMars made the Motion to approve the City expenditures for the period 6/18/2016 to 7/08/2016. Vice Mayor Lincoln Litchfield seconded the motion. The Motion was passed, with Vice Mayor Lincoln Litchfield abstaining from any approval on the One Stop Auto Parts payments.*
6. City Council Members Report (**Non-Action Item**)
- A. Councilperson Bob DeMars: Next weekend is Motocross Friday and Saturday night. Saturday is the point's race for the Eastern Idaho Mud Tractors.
- B. Councilperson Jay Duke:
- a. Government Affairs Committee meeting on Monday. They are looking to move the humanitarian to some property next to FISH. FISH is the responsible party for the humanitarian camp. This is just in the discussion stage, no action. They will still need to purchase the property. There is a considerable discussion on air service development they're looking at going to the legislation and because they don't have a large voice here they have to work with the southern delegation to hopefully make that work. There are several rural areas in Wyoming that is working well and if it does then they will most likely model after Wyoming.
- b. A rather large business, do not know the nature of the business, may be moving in. Diamond Star may possibly employ 81 employees. The other 2 states that are in the running are Utah and Arizona. They are heavily waited for Nevada because of the logistics in what they're trying to accomplish
- C. Vice Mayor Lincoln Litchfield: Would like to send out invitations on the last meeting when finalizing Chapter 3, to invites everyone that has worked on it, to show how many people have actually worked on it, it is a big project and thank everyone. Because I was not at the Planning Board Commission meeting, I am going to hand the floor over to Karla Jones.
- a. Karla Jones: We finished Chapter 13 of Title 3, which is one of the longest chapters. We are hoping to be done with it within the next three months.
- D. Councilperson Pam Griswold:
- a. Park and Rec had their meeting last night. Everything is going good and getting some great sponsorship, and they are hoping to have more cars then what they have had in the past.
- b. The rodeo is pretty much on target for the Buckaroo Bash and the Ranch Hand Rodeo. They're still working with Jesse Jones to get a couple things pounded out to get things finalized. They are still getting sponsorships. They are talking about buying a portable concession stand and doing away with the other one. They may use the concessions for this year. Then taking down the announcer stand and concession stand.

- c. Senior Center - I talk to Judy and for the quarter they had 501 and a half volunteer hours, great turnout.
 - d. Proud to say Lila and I have been volunteering at the dump on the second and fourth Saturday of the month from 9 to 2. We had a great turnout and feel that it's well worth our time to volunteer.
 - e. RTA meeting, the lady from Get My Ride was there and she would like to see us really get something going in Carlin. Especially for our Vets, she does not think the Vets actually understand that they can use the Get My Ride to get to Salt Lake City or Reno. Even though they do not take them directly they work with RSVP for the transportation. I told her she can give me the information and I would put it up all over town. Over the last two years we currently have \$109,000.00 in the RTA Fund for road and highway funds that are billable to us for street projects. It is there for us if we need it.
- E. Mayor Dana Holbrook:
- a. Had lunch at the Senior Center it was pretty good and did notice there were a lot of volunteers. Was asked about how the hiring was going.
 - b. I was gone this year for the 4th of July but will try and be here next year. Would like to put a float in the parade.
 - c. The Carlin Co-ed has started and going good.
 - d. Very excited to see Bush Street was blocked off and they were fixing the potholes. It's good to see they are getting up there and getting some stuff fixed.
7. City Clerk's Report (**Non-Action Item**)
- A. LaDawn Lawson: Working with auditors this week, they are getting started on our stuff for the year and will return in October to finish up. We have had a few glitches with Caselle but working through it.
8. City Manager's Report (**Non-Action Item**)
- A. David Jones: The railroad was in a couple of weeks ago. They mowed a lot of their area but due to some restrictions they were not able to get everywhere. Then they came back later and sprayed the weeds with chemicals, and because of restrictions were not able to spray everywhere. They were very pleasant to work with. An update on the Senior Center hiring is we are moving forward and have advertised the job.
9. Carlin Police Department Report (**Non-Action Item**)
- A. No Report at this time.
10. Carlin Fire Department Report (**Non-Action Item**)
- A. No Report at this time.
11. Comment by the General Public: Pursuant to NRS 241.020(2)(D)(3)(I & II) this time is devoted to comments by the general public and discussion of those comments. No action may be taken upon a matter raised under this item until the matter has been included on a successive agenda pursuant to the required procedures at discretion of the City in accordance with applicable law and identified as in action. (**Non-Action Item**)
- A. None at this time

12. Adjournment. (Possible Action Item)

- A. ***MOTION***: *Councilperson Bob DeMars made a motion to adjourn. Councilperson Jay Duke Seconded the Motion. The Motion was passed unanimously. Meeting adjourned at 8:15 p.m.*

Approved:

Attest:

Mayor Dana Holbrook

City Clerk LaDawn Lawson

Approval Date