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2 The Honorable Board of Lander County Commissioners met in
3 regular session in the Commission Chambers of the Lander County
4 Courthouse and Administration Building in Battle Mountain,
5 Nevada, 50 State Route 305, on March 24, 2016, at 9:00 a.m.
6 Transcript produced by Tiffany Elkington, C.C.R., #930.
7

8 **PRESENT: STEVEN STIENMETZ, COMMISSIONER**
9 **PATSY WAITS, COMMISSIONER**
10 **SEAN BAKKER, COMMISSIONER**
11 **ART CLARK III, COMMISSIONER**
12 **KEITH WESTENGARD, EXECUTIVE DIRECTOR**
13 **SADIE SULLIVAN, COUNTY CLERK**
14 **THEODORE HERRERA, DISTRICT ATTORNEY (present as**
15 **noted)**
16 **NAN ANCHO, FINANCE DIRECTOR**
17 **BECKY JOHNSON, HUMAN RESOURCES DIRECTOR**
18

19 **ABSENT: DOUG MILLS, COMMISSIONER**
20

21 (Let the record reflect the presence of a quorum of four
22 commissioners. Let the record reflect the presence of Austin
23 via teleconference.)
24

25 CHAIRMAN BAKKER: -- meeting to order, Lander County
26 Commissioners' meeting, Town Board of Battle Mountain, and
27 Austin Board of County Highway Commissioners, March 24, 2016.
28 Steve, would you lead us in the pledge.
29

30 (Pledge of Allegiance)
31

32 CHAIRMAN BAKKER: Can we have a moment of silence?
33

34 (Moment of silence)
35

36 CHAIRMAN BAKKER: Lander County commissioners will break
37 for lunch from 12:00 p.m. to 1:15 p.m.
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1 **COMMISSIONER REPORTS**

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3 CHAIRMAN BAKKER: Commissioner reports on meetings,
4 conferences, and seminars attended.

5 COMMISSIONER STIENMETZ: All right. Tuesday, March 22nd,
6 we had a Convention and Tourism meeting.

7 We went over all our grant proposals and stuff that we're
8 putting in our budget so that we can have it ready to review.

9 We also met with Sean and Keith on trying to get together a
10 joint meeting on April 7th to discuss the future of the civic
11 center, who's going run it, what's going to go on with it and
12 that.

13 So that's all I've got.

14 CHAIRMAN BAKKER: Okay. I -- well, went to the Fair and
15 Rec meeting.

16 April 7th we're going to do a special meeting on the civic
17 center.

18 At noon's the groundbreaking for the rec center.

19 This is news to you, Patsy?

20 COMMISSIONER WAITS: Uh-huh. Of course.

21 CHAIRMAN BAKKER: We discussed it. Did you -- did you
22 finalize anything, Keith?

23 KEITH WESTENGARD: As far as the groundbreaking?

24 CHAIRMAN BAKKER: No. No. The special meeting.

25 KEITH WESTENGARD: Yeah. We're going to do the special one
26 on April 7th. It'll start at 9:00 o'clock. The Convention and
27 Tourism will be there and EMS. Those are the two topics to
28 clean up.

29 CHAIRMAN BAKKER: Okay. And then, rec center
30 groundbreaking at noon. So I would like every commissioner to
31 be there.

32 And then, went to school board meeting last night. They were
33 pretty good with us putting up our temporary fence for the rec
34 center. And we rerouted the bus route.

35 And that's about it for now.

36 Patsy?

37 COMMISSIONER WAITS: Thank you.

38 I did attend a NACO BLM webinar yesterday on the 23rd. And
39 it was called a BLM Planning 2.2. That's their new planning
40 process that they came out with in February that everyone was

1 going crazy over and what they were doing with all of our lands.
2 And this is in lieu of the -- the RMP, regional management plan,
3 Resource Management Plan.

4 And NACO had requested they extend the comment period. And
5 they did do that. So the seminar was excellent. It was an
6 overview on the land use planning process, what they're going to
7 use, the proposed changes. It's kind of an adaptive management
8 approach.

9 But the key is that we have the extended time to get our
10 comments in.

11 Now, there was some confusion on -- on the NACO, locally,
12 when we said we wanted to be a cooperating -- cooperating agency
13 with NACO through the state or not. But we are listed as a
14 cooperating agency so they will be working with us. But we do
15 need to get the comments in on that.

16 It was kind of encouraging. They said all the right words
17 like, We want to work with all of you and get your input. We will
18 consider your -- your -- your policies already. We're not going
19 to throw out all of the re- -- the resource management plans that
20 we have been working with. We're going to try to take those and
21 incorporate them.

22 We'll just have to see. We have no idea. But at least it
23 sounds like it's open and we're at the table and that particular
24 webinar is on the NACO website if anybody wants to check that.

25 Also, one thing I did mention last time when we were back at
26 the legislative conference and I talked about the new deductible
27 that FEMA was -- was looking at putting in for all of our major
28 disasters and such. And that it wasn't a done deal. They were
29 just asking for comments. And NACO did put their comments
30 together. Their letter was just sent out on March 1st. It's
31 about a four-page letter, a lot of legal things and such.

32 But they have what's call the Stanford Act. And it's
33 actually Robert T. Stafford -- S-T-A-F-F-O-R-D -- Disaster
34 Relief and Emergency Assistance Act, which is the federal act
35 that Congress put in place. And that act says at any time
36 there's a presidential disaster that the federal government will
37 pay 75 percent.

38 Of course, the whole point of that is that when those --
39 those types of disasters hit, the severity and the magnitude, that
40 it's very difficult for the state and counties to come up with

1 that kind of money.

2 So they -- they took the position that they didn't think this
3 would be good at all for our local governments.

4 And I wanted to just read you exactly what the one
5 paragraph was that took that in -- in light.

6 That said if that was implemented, the proposal would
7 compromise the ability of state and local governments to aid
8 communities in their efforts to recover from the most destructive
9 of disasters at a time when these disasters are increasing and
10 becoming more costly due to the factors largely outside the
11 control of the level of any government.

12 The one thing that we have to remember is the type of
13 disasters that do occur in states and local places that don't meet
14 the presidential declaration. So that runs about 36 to 1. So
15 you're already paying out quite a bit -- so when a presidential
16 disaster does hit. And there's never been more than a hundred per
17 year and there's never been less than 30-some per year. So when
18 those things do hit, they're, as I said, of the magnitude that
19 we've already paid out so much more because of -- of the amount of
20 smaller disasters that we do have that are still increasing the
21 cost considerably.

22 So I wanted you to know that NACO has taken the position
23 and that they have sent out the letter. And that's also on the
24 NACO website if anybody wants to check on that.

25 Thank you.

26 CHAIRMAN BAKKER: Thanks, Patsy.

27 COMMISSIONER CLARK: I did not attend any meetings since
28 the last meeting.

29 CHAIRMAN BAKKER: Okay.
30
31

32 STAFF REPORTS

33
34 CHAIRMAN BAKKER: Staff reports on meetings and conferences
35 and seminars attended.

36 KEITH WESTENGARD: All right.

37 I met with the new members of the Austin Volunteer Fire
38 Department yesterday. And I'm happy to say that are looking at
39 about 14 active members. We're going to try to work to get the
40 fire department back in operating condition. They want to conform

1 to all the standards and regulations that they need to.

2 So that's a good thing. That's the first I've heard from
3 them in quite a while. And they are moving forward.

4 I attended a SERC meeting Tuesday in Carson City, the State
5 Emergency Response Commission, which is part of our local
6 emergency planning committee.

7 They did accept our bylaws and our membership list. And
8 we're one -- one piece of the puzzle away from being in
9 compliance with them so we start getting some -- some grants for
10 our LEPC.

11 Convention and Tourism meeting that -- that I attended and
12 the hospital board meeting last night. Both -- both those groups
13 are going to be bringing some proposals to the special meeting on
14 April 7th. It'll start at 9:00 a.m. And then, like you said, we
15 have a groundbreaking at noon.

16 We'll be starting our mosquito spraying here in the county
17 this week. Let's see. The black fly population is still well.
18 And they'll start mosquito spraying this week. So I wanted to let
19 everybody know about that.

20 I did receive a -- an e-mail from the BLM. And we signed up
21 to be a cooperating agen- -- agency on sagebrush. We have a -- a
22 conference call on March 30th regarding that. It's going to start
23 at 9:00 a.m. And it'll last about an hour and a half. So wanted
24 to let you guys know about that, if you're interested in
25 attending.

26 And that's -- that's what I have.

27 CHAIRMAN BAKKER: Thanks, Keith.

28 KEITH WESTENGARD: Uh-huh.

29
30
31 **PUBLIC COMMENT**

32
33 CHAIRMAN BAKKER: Public comment for non-agendized items
34 only.

35 Persons are invited to submit comments in writing and/or
36 attend and make comments on any non-agenda item at the board
37 meeting, if any, and discuss [verbatim] of those comments at the
38 discretion of the board. All public comment may be limited to
39 three minutes per person, again, at the discretion of the board.
40 Reasonable restrictions may be placed on public comment based

1 upon time, place, and manner, but public comment based upon
2 viewpoint may not be restricted.

3 Okay.

4 JAY WINTLE: Good morning.

5 CHAIRMAN BAKKER: How are you?

6 JAY WINTLE: Okay. Jay Wintle.

7 COMMISSIONER WAITS: Good morning.

8 JAY WINTLE: I have con- -- some concerns on the agenda. I
9 was promised to be back on the agenda, on the zoning change,
10 February 11th.

11 I feel this zoning change was approved by the planning
12 commission in November. And here we are six months later and we
13 can't even bring it to vote. Can't even get it on the agenda.
14 I was wondering if you could please help get it back on the
15 agenda. You made a motion on the February 11th -- that it'd be
16 tabled and brought back on the following commissioners' meeting
17 on the agenda with one minor change from deed restrictions from
18 2 acres to 2 1/2 acres.

19 CHAIRMAN BAKKER: Okay. Keith?

20 Okay. He'll take care of it.

21 JAY WINTLE: Thank you.

22 CHAIRMAN BAKKER: Thank you, Jay.

23 COMMISSIONER WAITS: Thank you.

24 CHAIRMAN BAKKER: Any other public comment?

25 JEANETTE HAMMONS: Good morning, Commissioners. Jeanette
26 Hammons, director of the Elko-Lander-Eureka County library
27 system.

28 It was brought to my attention that at the last meeting
29 there was some concern that there wasn't any representation from
30 the library system, though the budget was on the agenda.

31 I apologize for that. We were not informed that it was on
32 the agenda at that time. And we are more than willing to come
33 over to the commission at any time. I did bring cards for
34 myself and for the assistant library director, Kassie Antonucci.
35 She is the one who is directly over our branch personnel.

36 So I just wanted to come in person to let you know that we
37 are more than willing to come over. Beautiful drive over here
38 today. So I'll give these to you, Keith, before I leave.

39 In the past, we -- I've been with the library system for 18
40 years, and we really have not come over to present the budget

1 per se unless we have been requested.

2 So we were just following past protocol and past precedent.
3 It wasn't any slight that was meant as being rude to the
4 commission. Okay?

5 CHAIRMAN BAKKER: Okay.

6 COMMISSIONER STIENMETZ: All right. Thank --

7 CHAIRMAN BAKKER: Thank --

8 COMMISSIONER STIENMETZ: -- you.

9 CHAIRMAN BAKKER: -- you.

10 COMMISSIONER WAITS: I'll make a quick comment on that,
11 Jeanette, because I was the one because I knew you have been
12 here. And I -- not that it was a request. We did not. I just
13 asked if anyone was here.

14 JEANETTE HAMMONS: Oh, okay.

15 COMMISSIONER WAITS: Because --

16 JEANETTE HAMMONS: So it --

17 COMMISSIONER WAITS: -- you --

18 JEANETTE HAMMONS: -- was just presented --

19 COMMISSIONER WAITS: -- sometimes --

20 JEANETTE HAMMONS: -- to me differently.

21 COMMISSIONER WAITS: -- are.

22 JEANETTE HAMMONS: Yes.

23 COMMISSIONER WAITS: So thank you.

24 JEANETTE HAMMONS: You're welcome.

25 CHAIRMAN BAKKER: Thank you.

26 JEANETTE HAMMONS: Thank you.

27 CHAIRMAN BAKKER: Any other public comment?

28 (No comment.)
29
30

31 **CONSENT AGENDA**
32

33 CHAIRMAN BAKKER: Okay. Consent agenda.

34 All matters listed under the consent agenda are considered
35 routine and may be acted upon by the Board of County
36 Commissioners with one action, without extensive discussion.
37 Any member of the board or any citizen may request that an item
38 be taken from the consent agenda, discussed, and acted upon
39 separately during this meeting. Consent agenda materials are
40 available at the Lander County Clerk's Office for viewing and

1 copies for -- are available for a nominal charge.
2 One, approval of agenda notice, March 24th, 2016; two,
3 March 10, 2016, meeting minutes; three, payment of bills.
4 COMMISSIONER WAITS: I would like to pull out the
5 March 10th, 2016, meeting minutes, please.
6 COMMISSIONER CLARK: Okay.
7 COMMISSIONER WAITS: And with that, I will make a motion to
8 approve the consent agenda, the approval of agenda notice, and
9 the payment of bills.
10 COMMISSIONER STIENMETZ: I'll second the motion.
11 CHAIRMAN BAKKER: Patsy made the motion. Steve seconded.
12 Any public comment?
13 (No comment.)
14 CHAIRMAN BAKKER: All in favor?
15 COMMISSIONER STIENMETZ: Aye.
16 CHAIRMAN BAKKER: Aye.
17 COMMISSIONER WAITS: Aye.
18 COMMISSIONER CLARK: Aye.
19 CHAIRMAN BAKKER: Okay. Pulling out March 10, 2016,
20 meeting minutes.
21 COMMISSIONER WAITS: Thank you. I'm looking at page 46,
22 line number 16, which actually is attributed -- there's a
23 paragraph in there that's attributed to me. And I did not say
24 that. And I did believe it was Art Clark. So I asked them
25 to -- to put it up. And I think it was Commissioner Clark.
26 Yes, Sadie is okaying. That was Commissioner Clark that
27 actually had said that. So I'd like the minutes to reflect
28 that.
29 CHAIRMAN BAKKER: Okay.
30 COMMISSIONER WAITS: And I'll make a motion we approve the
31 March 10th, 2016, minutes as amended.
32 COMMISSIONER STIENMETZ: I'll second the motion.
33 CHAIRMAN BAKKER: Patsy made the motion. Steve seconded.
34 Any public comment?
35 (No comment.)
36 CHAIRMAN BAKKER: All in favor?
37 COMMISSIONER WAITS: Aye.
38 COMMISSIONER STIENMETZ: Aye.
39 CHAIRMAN BAKKER: Aye.
40 COMMISSIONER CLARK: Aye.

1 CHAIRMAN BAKKER: Okay. Moving on.
2
3

4 COMMISSIONERS
5

- 6 1) Discussion for possible action to advertise for a
7 pre-proposal conference to lease and provide management
8 services for the Battle Mountain, Mountain View Golf Course
9 clubhouse; and all other matters properly related thereto.
10

11 CHAIRMAN BAKKER: Agenda Item Number 1. Discussion for
12 possible action to advertise for a pre-proposal conference to
13 lease and provide management service for the Battle Mountain
14 View Golf Course clubhouse; and all other matters related
15 thereto.

16 Hey, Ted.

17 DISTRICT ATTORNEY HERRERA: (via teleconference) Yes.

18 CHAIRMAN BAKKER: You still want to stay on the line or --

19 DISTRICT ATTORNEY HERRERA: Well, I -- I don't believe I'm
20 needed. You did the payment of the bills. It's --

21 Is there any specific questions you -- anybody has of me
22 before I leave?

23 CHAIRMAN BAKKER: No.

24 COMMISSIONER STIENMETZ: No.

25 DISTRICT ATTORNEY HERRERA: Okay.

26 CHAIRMAN BAKKER: All right. Have a good --

27 DISTRICT ATTORNEY HERRERA: And --

28 CHAIRMAN BAKKER: -- day.

29 DISTRICT ATTORNEY HERRERA: Have a good day, Commissioners.

30 COMMISSIONER STIENMETZ: Thanks, Ted.

31 CHAIRMAN BAKKER: Bye.

32 DISTRICT ATTORNEY HERRERA: Bye.
33

34 (Whereupon District Attorney Herrera left the
35 teleconference.)
36

37 CHAIRMAN BAKKER: Okay.

38 I need -- I think what we're doing here is they want to put
39 out -- we've got to advertise for a prebid RFP?

40 KEITH WESTENGARD: Correct.

1 CHAIRMAN BAKKER: And all we need is a motion to approve to
2 advertise?

3 KEITH WESTENGARD: Yes.

4 CHAIRMAN BAKKER: Okay.

5 COMMISSIONER STIENMETZ: I'll make a motion to approve
6 the -- advertise for the prebid proposal conference to lease and
7 manage the -- provide management service for the Battle Mountain
8 View Golf Course --

9 CHAIRMAN BAKKER: Okay.

10 COMMISSIONER STIENMETZ: -- clubhouse.

11 COMMISSIONER WAITS: I'll second the motion.

12 CHAIRMAN BAKKER: Steve made the motion. Patsy seconded
13 it. Any public comment?

14 (No comment.)

15 CHAIRMAN BAKKER: All in favor?

16 COMMISSIONER STIENMETZ: Aye.

17 CHAIRMAN BAKKER: Aye.

18 COMMISSIONER WAITS: Aye.

19 COMMISSIONER CLARK: Aye.

20
21
22 **PLANNING**

- 23
24 2) **Discussion for possible action regarding the approval of a**
25 **parcel map for Jay Wintle, located at 3421 James Monroe**
26 **Avenue, Battle Mountain, Lander County Assessor Parcel Number**
27 **011-260-16, splitting one (1) 20-acre parcel into one (1)**
28 **15-acre parcel and one (1) 5-acre parcel; and all other**
29 **matters properly related thereto.**

30
31 CHAIRMAN BAKKER: Okay.

32 Planning. Discussion for possible action regarding the
33 approval of a parcel map for Jay Wintle, located at 34- -- 3421
34 James Monroe Avenue, Battle Mountain, Lander County assessor's
35 Parcel Number 011-260-16, splitting one 20-acre parcel into one
36 15-acre parcel and one 5-acre parcel; and all other matters
37 properly related thereto.

38 JAN MORRISON: Good morning, Commissioners. This has been
39 approved by our county surveyor and all applicable departments,
40 passed by the planning commission. And taxes are paid. It's

1 simply awaiting your approval. And the applicant is here.
2 CHAIRMAN BAKKER: Okay.
3 JAY WINTLE: Jay Wintle.
4 This parcel map's pretty simple one. All the roads are in
5 place. They are county roads for the two lots.
6 Pretty much cut-and-dry map, I think.
7 COMMISSIONER WAITS: I'll make a motion that we uphold the
8 recommendation of the Lander County Planning Commission and
9 approve the parcel map for Jay Wintle, located at 3421 James
10 Monroe Avenue, Battle Mountain, Lander County Assessor Parcel
11 Number 011-260-16, splitting one parcel into two parcels.
12 COMMISSIONER STIENMETZ: I'll second the motion.
13 CHAIRMAN BAKKER: Hold on.
14 JAN MORRISON: Do you need to authorize the chair to sign
15 that? I'm just asking.
16 COMMISSIONER WAITS: Yes.
17 CHAIRMAN BAKKER: Yeah.
18 COMMISSIONER WAITS: And authorize the chair to sign the
19 mylar.
20 COMMISSIONER STIENMETZ: All right. I'm amend my second.
21 CHAIRMAN BAKKER: Okay. Patsy made the motion. Steve
22 seconded. Any public comment?
23 (No comment.)
24 CHAIRMAN BAKKER: All in favor?
25 COMMISSIONER STIENMETZ: Aye.
26 CHAIRMAN BAKKER: Aye.
27 COMMISSIONER WAITS: Aye.
28 COMMISSIONER CLARK: Aye.
29 CHAIRMAN BAKKER: Okay.
30 JAN MORRISON: Over here? You want to do (indiscernible)?
31 CHAIRMAN BAKKER: It don't matter.
32 Thank you.
33 Hey, after we do the maps.
34
35 3) Discussion for possible action regarding approval of a merger
36 and resubdivision parcel map for William and Juanita McKeen,
37 located in Kingston Village, Lander County Assessor Parcel
38 Numbers 003-102-19, 003-102-20, and 003-102-21; combining
39 three (3) parcels into one (1) parcel; and all other matters
40 properly related thereto.

1 CHAIRMAN BAKKER: Okay. Number 3. Discussion for possible
2 action regarding approval of merger and resubdivision parcel map
3 for William and Juanita McQueen -- McKeen, located in Kingston
4 Village, Lander County Assessor Parcel Number 003-102-19,
5 003-102-20, and 003-102-21; combining three parcels into one
6 parcel -- one parcel; and all other matters properly related
7 thereto.

8 JAN MORRISON: Great. And this is a -- another parcel map
9 that's gone through the process. The county surveyor's approved
10 it all. All the department heads. The applicants are out of
11 state. If you needed the -- the engineer's always available for
12 comment.

13 But it's pretty routine. It's -- and it's nice. It merges
14 several lots together, which lessens the impact on the area in
15 Kingston.

16 And this is typical of what's occurring out there.

17 CHAIRMAN BAKKER: Okay.

18 COMMISSIONER WAITS: And even with the three parcels it
19 looks like it's still not quite a full acre; right?

20 JAN MORRISON: Right. But at least he gets a lot of the
21 small ones combined. So that's -- that's a good thing.

22 COMMISSIONER WAITS: I'll make a motion that we approve the
23 recommendation of the Lander County Planning Commission and
24 approve the merger and resubdivision and parcel map for William
25 and Juanita McKeen, located in Kingston Village -- the parcel
26 numbers are 003-102-19, 003-0 -- 102-20, 003-102-21 -- combining
27 three parcels into one parcel and authorize the chair to sign
28 the mylar.

29 COMMISSIONER STIENMETZ: I'll second that.

30 CHAIRMAN BAKKER: Patsy made the motion. Steve seconded.
31 Any public comment?

32 (No comment.)

33 CHAIRMAN BAKKER: All in favor?

34 COMMISSIONER STIENMETZ: Aye.

35 CHAIRMAN BAKKER: Aye.

36 COMMISSIONER WAITS: Aye.

37 COMMISSIONER CLARK: Aye.

38 COMMISSIONER WAITS: Aye.

39
40

1 4) Discussion for possible action regarding approval of merger
2 and resubdivision parcel map for Double K Land, LLC, located
3 at the northwest corner of Humboldt and Round Mountain Road,
4 Lander County Assessor Parcel Numbers 011-020-04, 011-020-05,
5 and 011-020-06; combining three (3) parcels, then splitting
6 same into (4) parcels; and all other matters properly related
7 thereto.

8
9 CHAIRMAN BAKKER: Okay. Number 4. Discussion for possible
10 action regarding approval of merger and resubdivision parcel map
11 for Double K Land and LLC, located at the northwest corner of
12 Humboldt and Round Mountain Road, Lander County Assessor Parcel
13 Numbers 011-020-04 and 011-020-05, and 011-020-06; combining
14 three parcels, then splitting the same -- four parcels; and all
15 other matters related thereto.

16 JAN MORRISON: Again, this has gone through the process.
17 It was approved by the planning commission. You have the backup
18 package. Subject to several conditions. Things have changed
19 since. I don't know if our public works director is here to
20 address some of the items. But I think our executive director
21 certainly can. And the applicant is here.

22 DAVID ITZA: David Itza.

23 COMMISSIONER WAITS: Good morning.

24 DAVID ITZA: Morning.

25 KEITH WESTENGARD: We -- just for your information, we --
26 we started doing a preplanning meeting, before the planning
27 commission meetings, two months ago. What we do is we sit down
28 with the assessor, public works, myself, Jan, and we go through
29 everything that's going to be on the agenda for planning
30 commission.

31 And it goes through the planning commission. And it's
32 approved or disapproved there. And then it's brought to you.

33 So it goes through several processes to be sure it's in
34 compliance with the county codes and master plans and so forth
35 before it gets to you. And we discussed all of these in detail
36 before the last planning commission. And there was no issues.

37 CHAIRMAN BAKKER: Okay.

38 COMMISSIONER WAITS: So it -- it appears, then, when you're
39 ready to develop, you -- you will come before us for the zoning
40 change at that time?

1 JAN MORRISON: Yeah, when he comes in for -- when a
2 developer comes in after a parcel map for individual uses within
3 those parcels. And this one probably will need a zone change.
4 I don't know for sure. Depending on what they plan on doing it.
5 And there may be other improvements then at that time,
6 especially if it comes before us as a subdivision. It will come
7 under subdivision laws. So there will be -- when they get ready
8 to develop, the simplicity of a parcel map --
9 COMMISSIONER WAITS: Just the --
10 JAN MORRISON: -- will not --
11 COMMISSIONER WAITS: -- first step?
12 JAN MORRISON: -- suffice. Right.
13 COMMISSIONER WAITS: I'll make a motion that we uphold the
14 recommendation of the Lander County Planning Commission and
15 approve the merger and resubdivision of parcel map, accepting
16 dedication of the Round Mountain Road alignment without
17 improvement requirements and accepting an easement for the
18 Yellow Brick Road alignment.
19 Do you need a mylar signed or anything?
20 JAN MORRISON: There's a mylar.
21 JAY WINTLE: Are we going to open up for public comment or
22 are we just --
23 CHAIRMAN BAKKER: Yeah, we're not there yet, though, Jay.
24 JAY WINTLE: Okay.
25 COMMISSIONER WAITS: And authorize the chair --
26 CHAIRMAN BAKKER: The vice --
27 COMMISSIONER WAITS: -- to sign --
28 CHAIRMAN BAKKER: -- chair.
29 COMMISSIONER WAITS: -- the mylar.
30 CHAIRMAN BAKKER: I need Doug to sign it.
31 COMMISSIONER WAITS: What?
32 CHAIRMAN BAKKER: Doug has to sign it.
33 Doug has to --
34 COMMISSIONER WAITS: Oh, are you --
35 CHAIRMAN BAKKER: -- sign.
36 COMMISSIONER WAITS: -- abstaining?
37 CHAIRMAN BAKKER: Uh-huh.
38 COMMISSIONER WAITS: Oh. Okay. Authorize the vice chair
39 to sign the mylar. Thank you.
40 CHAIRMAN BAKKER: Patsy made the motion.

1 COMMISSIONER STIENMETZ: I'll second the motion.
2 CHAIRMAN BAKKER: Steve seconded. All in favor?
3 KEITH WESTENGARD: Public comment.
4 CHAIRMAN BAKKER: Oh. Public comment. Sorry.
5 COMMISSIONER WAITS: Yeah.
6 CHAIRMAN BAKKER: Jay.
7 JAY WINTLE: I don't believe this map's under current code,
8 because the roads are not -- no -- we're not addressing the
9 development of the roads. I was wondering if you could tell me
10 how it worked.
11 CHAIRMAN BAKKER: Um.
12 JAY WINTLE: Are you bonded? Whether -- who -- who plans
13 on building? There's --
14 CHAIRMAN BAKKER: Bert's not here right now.
15 JAY WINTLE: What?
16 CHAIRMAN BAKKER: I can't answer that. Bert's not here
17 right now.
18 JAY WINTLE: No, I understand that.
19 COMMISSIONER WAITS: Wasn't that addressed at the planning
20 commission?
21 JAY WINTLE: Yes, it was addressed. And they agreed to
22 build the roads at the time or bond them.
23 COMMISSIONER CLARK: Jan? This yellow-highlighted road, is
24 that Round Mountain Road?
25 JAN MORRISON: Yes. Yes.
26 So I believe Mr. Wintle is talking about Yellow Brick Road.
27 JAY WINTLE: Yellow Brick Road and --
28 JAN MORRISON: And --
29 JAY WINTLE: -- Round Mountain Road. Both are on the map
30 as dedicated to the county.
31 JAN MORRISON: And it should -- so the last parcel map to
32 the west was also filed by the applicant.
33 And that's why I wish Bert were here. Because the question
34 was a portion of that was actually approved and accepted by the
35 county for the road system.
36 I'm not sure of the status.
37 CHAIRMAN BAKKER: I think it was preempted because the
38 Indians were building -- or the -- the Indian casino was
39 building half.
40 JAY WINTLE: What?

1 JAN MORRISON: No, this is --
2 CHAIRMAN BAKKER: I don't know.
3 JAN MORRISON: I think this is -- is this what you're --
4 JAY WINTLE: Well, it seems to be a double standard. I'm
5 required to build roads before I get my map signed, and you're
6 willing to sign --
7 DAVID ITZA: The only difference was that they were going
8 to build the road on the other side of the power line. And we
9 agreed to give them the property going across on our side so
10 they didn't have to move the power poles.
11 JAY WINTLE: I understand that.
12 DAVID ITZA: That basically --
13 JAY WINTLE: There's no problem -- I have no problem
14 with -- it's just the roads are -- need to be figured out who's
15 going to build the road.
16 JAN MORRISON: Whi- -- which road was that?
17 DAVID ITZA: Round Mountain.
18 JAN MORRISON: We've got Round Mountain and Yellow Brick
19 Road both dedicated on this map.
20 CHAIRMAN BAKKER: Okay.
21 COMMISSIONER CLARK: We -- we --
22 JAN MORRISON: Yellow Brick Road?
23 COMMISSIONER CLARK: We approved the Round Mountain project
24 -- right? -- last meeting. That was one of the projects for
25 Road and Bridge. \$1.5 --
26 CHAIRMAN BAKKER: The minutes.
27 COMMISSIONER CLARK: -- million.
28 JAN MORRISON: I don't think -- I don't think Round
29 Mountain Road is in que- -- is the question.
30 COMMISSIONER CLARK: Well, I just asked a question.
31 JAN MORRISON: Yeah.
32 COMMISSIONER CLARK: Do I have an answer?
33 CHAIRMAN BAKKER: Yeah, we did, --
34 COMMISSIONER CLARK: Yeah.
35 CHAIRMAN BAKKER: -- Art.
36 JAY WINTLE: Okay. That road's --
37 COMMISSIONER WAITS: And the --
38 JAY WINTLE: -- county's taking responsibility for that
39 road? But that don't address this parcel map. Still has other
40 roads and other development may be bad.

1 I feel that if you want --
2 DAVID ITZA: All we're doing is giving easement of the
3 Yellow Brick Road on this particular map now. We're not
4 building that road until something happens with that road. But
5 we're just giving the easement for the Yellow Brick Road.
6 JAY WINTLE: It's dedicated on this map. It needs to be
7 set aside. It needs to be worded different if it's dedicated
8 for future development.
9 KEITH WESTENGARD: Commissioner Bakker, if we might take
10 just a few minutes --
11 CHAIRMAN BAKKER: Okay.
12 KEITH WESTENGARD: -- public works will be here in just a
13 few minutes.
14 CHAIRMAN BAKKER: Okay.
15 KEITH WESTENGARD: He's -- he's on his way.
16 CHAIRMAN BAKKER: Okay. We're going to take a minute.
17 JAY WINTLE: Okay.
18 COMMISSIONER CLARK: You want to jump ahead?
19 CHAIRMAN BAKKER: Actually, let's go back. I've been
20 reque- -- asked to do Agenda Item Number 1 for public comment
21 again.
22 JERRID HOLLAND: Yeah. I kind of missed that.
23 CHAIRMAN BAKKER: Okay.
24 JERRID HOLLAND: Jerrid Holland.
25 CHAIRMAN BAKKER: Jerrid, come up here. So do I need a
26 motion to -- hold on, Jerrid.
27 Are we --
28 COMMISSIONER WAITS: You don't need --
29 CHAIRMAN BAKKER: -- good, --
30 COMMISSIONER WAITS: -- a motion --
31 CHAIRMAN BAKKER: -- Patsy?
32 COMMISSIONER WAITS: -- to go back. Just read it in again.
33 CHAIRMAN BAKKER: Okay. Hold on, Jerrid.
34
35
36
37
38
39
40

1 COMMISSIONERS

- 2
- 3 1) Discussion for possible action to advertise for a
4 pre-proposal conference to lease and provide management
5 services for the Battle Mountain, Mountain View Golf Course
6 clubhouse; and all other matters properly related thereto.
7

8 CHAIRMAN BAKKER: Discussion for possible action to
9 advertise for a pre-proposal conference to lease and provide
10 management service for the Battle Mountain View Golf Course
11 clubhouse, and all other matters properly related thereto.

12 Public comment.

13 JERRID HOLLAND: There we go. All right. Jerrid Holland.
14 I was just wondering where we're at with -- with the golf
15 course -- with carts, management. So --

16 COMMISSIONER WAITS: Excuse me. Would you identify
17 yourself? I'm sorry.

18 JERRID HOLLAND: I did.

19 Jerrid Holland.

20 COMMISSIONER WAITS: Oh, thank you, Jerrid.

21 JERRID HOLLAND: Sorry.

22 Sometimes I --

23 COMMISSIONER WAITS: Oh, I just didn't hear --

24 JERRID HOLLAND: -- I guess --

25 COMMISSIONER WAITS: -- you. I --

26 JERRID HOLLAND: -- muffled; I don't know.

27 COMMISSIONER WAITS: -- apologize.

28 JERRID HOLLAND: So we're looking into how far -- how far
29 we're going to go without knowing who's running the golf cart --
30 golf course. Do we have golf carts?

31 CHAIRMAN BAKKER: About another month out.

32 JERRID HOLLAND: Another --

33 CHAIRMAN BAKKER: Got --

34 JERRID HOLLAND: -- month?

35 CHAIRMAN BAKKER: -- about a month, another two months out
36 before we can even open it anyway.

37 JERRID HOLLAND: Yeah. No, I'm -- I'm aware of that and
38 those -- the club meetings and that, they kind of update on that
39 kind of stuff but...

40 So my concern is, are -- when the next person runs that,

1 are we going to have golf carts? Because if we're not going to
2 have golf carts, then we can't put on tournaments. And we might
3 as well just move on with past the next year.
4 CHAIRMAN BAKKER: There will be golf carts.
5 JERRID HOLLAND: There will be? There's no -- no concerns?
6 CHAIRMAN BAKKER: No.
7 JERRID HOLLAND: So next month? Next meeting, I'm taking
8 it? For is --
9 CHAIRMAN BAKKER: Not next meeting. Not next commissioner
10 meeting, but --
11 JERRID HOLLAND: Next month.
12 CHAIRMAN BAKKER: -- towards the end of month. Yeah.
13 JERRID HOLLAND: Okay.
14 CHAIRMAN BAKKER: T- -- next month. Towards the end of
15 next month.
16 COMMISSIONER WAITS: The date they were using was May 17th?
17 Is that --
18 CHAIRMAN BAKKER: Twenty-seventh.
19 JERRID HOLLAND: Twenty-seventh.
20 COMMISSIONER WAITS: So May 27th?
21 CHAIRMAN BAKKER: Uh-huh.
22 JERRID HOLLAND: And that's -- and that's my worry. Me
23 personally, I have a tournament at the end --
24 COMMISSIONER WAITS: Yeah.
25 JERRID HOLLAND: -- of June.
26 COMMISSIONER WAITS: That was a --
27 CHAIRMAN BAKKER: It'll be --
28 COMMISSIONER WAITS: -- concern.
29 CHAIRMAN BAKKER: -- open by then.
30 JERRID HOLLAND: I kind of need to know soon where -- where
31 we're at, you know.
32 CHAIRMAN BAKKER: It'll be open by then.
33 JERRID HOLLAND: Okay.
34 CHAIRMAN BAKKER: (Indiscernible.)
35 Any other public comment?
36 (No comment.)
37 CHAIRMAN BAKKER: Okay.
38 Let's go back. Num- --
39 COMMISSIONER STIENMETZ: Bert is up.
40 CHAIRMAN BAKKER: Yep. Bert?

1 4) Discussion for possible action regarding approval of merger
2 and resubdivision parcel map for Double K Land, LLC, located
3 at the northwest corner of Humboldt and Round Mountain Road,
4 Lander County Assessor Parcel Numbers 011-020-04, 011-020-05,
5 and 011-020-06; combining three (3) parcels, then splitting
6 same into four (4) parcels; and all other matters properly
7 related thereto.
8

9 CHAIRMAN BAKKER: Discussion for poss- -- Number 4 again.
10 Discussion for possible action regarding approval of merger and
11 resubdivision parcel map for Double K Land, LLC, located at the
12 northwest corner of Humboldt and Round Mountain Round -- Road,
13 Lander County Assessor Parcel Number 011-020-04, 011-020-05, and
14 011-020-06; combining three parcels, then splitting same into
15 parcels; and other -- all other matters properly related
16 thereto.

17 Patsy made the motion. Steve seconded it. And we're back
18 to public comment.

19 COMMISSIONER WAITS: There's a concern whether the
20 subdivision map really is reflecting it properly. Since we took
21 over the -- the Round Mountain Road?

22 BERT RAMOS: Uh-huh.

23 COMMISSIONER WAITS: Okay. So the motion is that we
24 accepted the dedication of the Round Mountain Road alignment
25 without improved requirements and that was a concern of whether
26 that's reflecting that properly. The other is just the easement
27 for the Yellow Brick Road because it's not in anything but just
28 plans.

29 So do -- do we have it correct on the map? Are we
30 reflecting that right, Mr. Wintle?

31 JAY WINTLE: The Yellow Brick Road is dedicated on this
32 map. And it's required to be built.

33 COMMISSIONER WAITS: But that isn't -- okay, that isn't
34 the motion. But --

35 DAVID ITZA: If we --

36 COMMISSIONER WAITS: -- the --

37 DAVID ITZA: -- develop --

38 COMMISSIONER WAITS: -- mylar --

39 DAVID ITZA: -- further, --

40 COMMISSIONER WAITS: -- is --

1 DAVID ITZA: -- though, --
2 COMMISSIONER WAITS: -- incorrect, is --
3 DAVID ITZA: -- we'll --
4 COMMISSIONER WAITS: -- what --
5 DAVID ITZA: -- build --
6 COMMISSIONER WAITS: -- he's --
7 DAVID ITZA: -- that --
8 COMMISSIONER WAITS: -- saying.
9 DAVID ITZA: -- road, just like any other --
10 COMMISSIONER WAITS: Right?
11 DAVID ITZA: -- time.
12 BERT RAMOS: I -- I see what Mr. Wintle's --
13 COMMISSIONER WAITS: Yeah.
14 BERT RAMOS: -- saying. Yeah, it is -- it is on the map.
15 The -- is what -- is what we were looking to get is the Round
16 Mountain section of this.
17 But I do see what he's saying as far as this being dedicated
18 on the map. So I'm not exactly sure how that --
19 COMMISSIONER WAITS: Then we may need to redo the map and
20 not sign the mylar at this point. Just keep the motion without
21 signing the mylar?
22 JAY WINTLE: You better make a motion to --
23 CHAIRMAN BAKKER: Have the road put up to code.
24 JAY WINTLE: (Indiscernible) acquire -- acquire the just an
25 easement on the --
26 COMMISSIONER CLARK: Mr. --
27 JAY WINTLE: -- what you'd be --
28 COMMISSIONER CLARK: -- Wintle, --
29 JAY WINTLE: -- desiring --
30 COMMISSIONER CLARK: -- will you come here for a second.
31 Show me where Yellow Brick --
32 COMMISSIONER WAITS: Yeah, --
33 COMMISSIONER CLARK: -- Road --
34 COMMISSIONER WAITS: -- all we're doing is --
35 COMMISSIONER CLARK: -- should be.
36 COMMISSIONER WAITS: -- accepting the easement. But --
37 but --
38 JAY WINTLE: But --
39 COMMISSIONER WAITS: -- the map is showing. And therefore,
40 if the map is showing -- and we're not requesting any

1 improvements --
2 BERT RAMOS: (Indiscernible.)
3 COMMISSIONER WAITS: -- on the road, is the key. So...
4 COMMISSIONER CLARK: Where's Yellow Brick --
5 DAVID ITZA: What we're doing --
6 COMMISSIONER CLARK: -- Road?
7 DAVID ITZA: -- is trying to get --
8 CHAIRMAN BAKKER: Make a motion --
9 DAVID ITZA: -- this --
10 CHAIRMAN BAKKER: -- to --
11 DAVID ITZA: -- parcel --
12 CHAIRMAN BAKKER: -- have --
13 DAVID ITZA: -- all --
14 CHAIRMAN BAKKER: -- them --
15 DAVID ITZA: -- done --
16 CHAIRMAN BAKKER: -- do the improvement.
17 DAVID ITZA: -- here. And in order to --
18 COMMISSIONER CLARK: This is --
19 DAVID ITZA: -- do that, --
20 COMMISSIONER CLARK: -- Humboldt.
21 DAVID ITZA: -- we was just trying to get this easement put
22 in.
23 COMMISSIONER CLARK: And this is Round Mountain to
24 (indiscernible) --
25 DAVID ITZA: In order to get it --
26 JAY WINTLE: Okay.
27 DAVID ITZA: -- to Round Mountain Drive.
28 BERT RAMOS: Oh, I got you. Trade for --
29 DAVID ITZA: No trade.
30 JAY WINTLE: Dedicated.
31 DAVID ITZA: We were --
32 JAY WINTLE: This track --
33 DAVID ITZA: -- we --
34 JAY WINTLE: -- coming across here is --
35 DAVID ITZA: -- if you ever get --
36 JAY WINTLE: -- dedicated --
37 DAVID ITZA: -- to the point --
38 JAY WINTLE: -- on the map.
39 DAVID ITZA: -- we'll do something with this.
40 JAY WINTLE: (Indiscernible.)

1 DAVID ITZA: We'll build that road.
2 COMMISSIONER CLARK: That's what I thought. Okay.
3 BERT RAMOS: Okay.
4 DAVID ITZA: We're not, you know, --
5 COMMISSIONER WAITS: I'll --
6 DAVID ITZA: -- We're not going to --
7 COMMISSIONER WAITS: -- withdraw --
8 DAVID ITZA: -- ask for --
9 COMMISSIONER WAITS: -- my --
10 DAVID ITZA: -- anything --
11 COMMISSIONER WAITS: -- motion.
12 DAVID ITZA: -- there.
13 BERT RAMOS: Oh, I got you.
14 DAVID ITZA: Yeah.
15 CHAIRMAN BAKKER: Patsy --
16 DAVID ITZA: This is just on --
17 CHAIRMAN BAKKER: -- withdraws --
18 DAVID ITZA: -- it's on --
19 CHAIRMAN BAKKER: -- her --
20 DAVID ITZA: It's --
21 CHAIRMAN BAKKER: -- motion.
22 DAVID ITZA: -- been on that map.
23 COUNTY CLERK SULLIVAN: Sean.
24 DAVID ITZA: We can always --
25 COMMISSIONER STIENMETZ: (Indiscernible.)
26 DAVID ITZA: Build it to here --
27 CHAIRMAN BAKKER: Hey, guys --
28 DAVID ITZA: -- on this plan.
29 CHAIRMAN BAKKER: -- everyone, calm down.
30 COMMISSIONER STIENMETZ: I have to withdraw my second.
31 I withdraw my second.
32 CHAIRMAN BAKKER: Okay.
33 COMMISSIONER WAITS: Okay. I'll make a motion that we
34 approve the recommendation of the Lander County Planning
35 Commission and approve the merger and resubdivision of parcel
36 map accepting dedication of the Round Mountain Road alignment
37 without improvement requirements and accepting the easement for
38 the Yellow Brick Road alignment as the mylar does show the
39 Yellow Brick Road will require improvements will be made -- to
40 the -- for the road at that time.

1 CHAIRMAN BAKKER: Okay.
2 COMMISSIONER WAITS: Can I say that?
3 DAVID ITZA: All right.
4 CHAIRMAN BAKKER: Patsy made the motion.
5 COMMISSIONER WAITS: And --
6 JAY WINTLE: H- --
7 CHAIRMAN BAKKER: Oh.
8 COMMISSIONER WAITS: -- and have the vice chair sign the
9 mylar.
10 COMMISSIONER STIENMETZ: And I will second --
11 COMMISSIONER CLARK: And it'd be --
12 COMMISSIONER STIENMETZ: -- the --
13 COMMISSIONER CLARK: -- the --
14 COMMISSIONER STIENMETZ: -- motion.
15 COMMISSIONER CLARK: It'll be the -- it'll be the
16 builder/developer's responsibility --
17 COMMISSIONER WAITS: Yes.
18 COMMISSIONER CLARK: -- to bring them --
19 COMMISSIONER STIENMETZ: Well, --
20 COMMISSIONER CLARK: -- up to code?
21 COMMISSIONER WAITS: Yes.
22 COMMISSIONER STIENMETZ: Yes.
23 COMMISSIONER CLARK: Okay.
24 CHAIRMAN BAKKER: Okay. Patsy made the motion. Steve
25 seconded it.
26 COMMISSIONER WAITS: Is that right?
27 CHAIRMAN BAKKER: Any public comment?
28 (No comment.)
29 CHAIRMAN BAKKER: All in favor?
30 COMMISSIONER STIENMETZ: Aye.
31 COMMISSIONER WAITS: Aye.
32 COMMISSIONER CLARK: Aye.
33 CHAIRMAN BAKKER: I have to abstain.
34 Okay. Thank you, --
35 COMMISSIONER WAITS: Thank you.
36 CHAIRMAN BAKKER: -- guys.
37 COMMISSIONER STIENMETZ: Thank you.
38 COMMISSIONER WAITS: Thank you.
39
40

1 COMMISSIONERS

- 2
- 3 5) Discussion for possible action regarding the ratification of
4 a letter from Frank Whitman, chair of Lander County Public
5 Lands Commission, to Dean Bolstad, Michael Tupper in
6 Washington, D.C.; Bryan Fuell in Reno; and a copy to Doug
7 Furtado and Shawna Richardson in Battle Mountain regarding
8 concerns from PLUAC of wild horse issues within Lander
9 County; and all other matters properly related thereto.

10

11 CHAIRMAN BAKKER: Agenda Item Number 5. Discussion for
12 possible action regarding the ratification of letter from Frank
13 Whitman, chair of Lander County Public Lands Commission, to Dean
14 Bolstand, Michael Tupper in Washington, D.C.; Bryan Fuell in
15 Reno; and a copy to Doug Furtado and Shawna Richardson in Battle
16 Mountain regarding concerns from PLUAC of wild horse issues
17 within Lander County; and all other matters properly related
18 thereto.

19 KEITH WESTENGARD: Mr. Whitman had presented this letter to
20 me as well as the DA. We've reviewed it. We have no issues,
21 the DA or myself. And I'm just asking you approve that
22 Mr. Whitman send this letter to those designated people in the
23 agenda item.

24 COMMISSIONER CLARK: Odd- -- oddly enough, we're -- with
25 this letter, we're actually trying to support BLM, Shawna
26 Richardson, the BLM Battle Mountain district horse specialist,
27 because she realizes that we need roundups. But she can't get
28 the authority to do this. So we decided that we'd just try to
29 generate a letter and show some kind of support.

30 CHAIRMAN BAKKER: Okay.

31 COMMISSIONER STIENMETZ: I'll make a motion that we ratify
32 the letter from Frank Whitman, chair of the Lander County Public
33 Lands Commission, to Dean Bolstand, Mike Tupper in Washington,
34 D.C.; Brian Fuell in Reno; and a copy to Doug Fur- -- Furtado
35 and Sh- -- Shawna Richardson in Battle Mountain regarding the
36 concerns of PLUAC -- PLUAC of wild horses within -- issues
37 within Lander County.

38 COMMISSIONER WAITS: I -- I have a concern with the word
39 "ratify." Because I do think that the content is fine and I
40 agree, but there's some grammar and clerical errors that do need

1 to be adjusted in it. And I -- when you ratify it, it's, you
2 know, as is and confirming it. I'm wondering if we could just
3 make it more of a general that we approve the content and -- and
4 have them grammatically and clerically --
5 CHAIRMAN BAKKER: What's wrong with the letter?
6 COMMISSIONER WAITS: Well, there's -- there's a -- a word
7 that's used improperly -- two words used improperly that need to
8 be corrected.
9 There are grammatical errors. There are some that should
10 be -- well, let's see. I've got -- I've got quite a few on it. I
11 mean, I don't know if you want me to go over absolutely everything
12 or not. Some -- some -- beginning of the sentence is not
13 capitalized and so forth. There's not a comma where there should
14 be a comma, et cetera.
15 COMMISSIONER CLARK: When -- when the letter is written on
16 letterhead or -- it --
17 COMMISSIONER WAITS: Yes.
18 COMMISSIONER CLARK: -- should be corrected.
19 COMMISSIONER WAITS: Yes. That's what I'm just saying.
20 I'm --
21 CHAIRMAN BAKKER: Yeah. Just make it --
22 COMMISSIONER WAITS: I'm fine with it, but --
23 CHAIRMAN BAKKER: -- amend it to be with --
24 COMMISSIONER WAITS: Amend it --
25 CHAIRMAN BAKKER: -- to be corrected.
26 COMMISSIONER WAITS: -- instead of ratifying as it is and
27 confirming it, that we approve the content and -- and let him
28 send it with being --
29 COMMISSIONER STIENMETZ: Was it --
30 COMMISSIONER WAITS: -- corrected grammatically and -- and
31 --
32 COMMISSIONER STIENMETZ: I'll amend --
33 COMMISSIONER WAITS: -- clerically.
34 COMMISSIONER STIENMETZ: -- my motion to change "ratify" to
35 just approve the content and then to have all the --
36 COMMISSIONER CLARK: Proofread.
37 COMMISSIONER STIENMETZ: -- proofread and all the
38 corrections made to it that need to be.
39 COMMISSIONER WAITS: I'm sure Miteshell at our commission
40 will be glad to handle that for us. And -- and I'll second that

1 motion.

2 CHAIRMAN BAKKER: Okay. Steve made the motion. Patsy
3 seconded it. Any public comment?

4 FRANK WHITMAN: Frank Whitman, for the record, here in
5 Austin.

6 Yeah, that -- I know that that letter's a little rough on a
7 couple grammatical issues. And -- but I think the body of the
8 letter, the intent was correct.

9 And I do appreciate the board's -- the commissioners'
10 support on this.

11 And lastly, I'm not married that my name is on here. I
12 mean, I'm glad -- glad to write the letter and to -- and to sign
13 it. But I think -- considering that the next horse gather in
14 Nevada won't even happen until 2019.

15 If the best we can do in the interim is to -- is to
16 increase the horse sterilization and horse birth control, it's
17 the only thing -- option we have to slow down the runaway
18 population.

19 And I -- and that's what the letter's intent was, is to
20 encourage and support the BLM's effort in that. So thank you.

21 CHAIRMAN BAKKER: Thank you, Frank.

22 COMMISSIONER STIENMETZ: Thank you, Frank.

23 COMMISSIONER CLARK: Thanks, Frank.

24 COMMISSIONER WAITS: I don't think we have any problem with
25 your name on it as the chair. We -- we all have agreed with
26 you, Frank. Thank you.

27 CHAIRMAN BAKKER: Any more public comment?

28 (No comment.)

29 CHAIRMAN BAKKER: All in favor?

30 COMMISSIONER STIENMETZ: Aye.

31 CHAIRMAN BAKKER: Aye.

32 COMMISSIONER WAITS: Aye.

33 COMMISSIONER CLARK: Aye.

- 34
35 6) Discussion for possible action regarding accepting a proposal
36 from Fallon Airmotive, Inc., as Lander County's Fixed Base
37 Operator (FBO) and assigning the district attorney and
38 executive director to formulate a contract for services at
39 the Battle Mountain and Austin Airports, and all other
40 matters related thereto.

1 CHAIRMAN BAKKER: Okay. Number 6. Discussion for possible
2 action regarding accepting a proposal from Fallon Airmotive,
3 Inc., as Lander County's Fixed Base Operator, FBO, and assigning
4 the district attorney and executive director to formulate a
5 contract for services, Battle Mountain and Austin Airports, and
6 all other matters related thereto.

7 KEITH WESTENGARD: Mr. Wardwell is here today to discuss
8 his proposal with you about being the FBO for the Battle
9 Mountain Airport. He has a few things that he'd like to go
10 over, the contract -- the length of the contract was one of
11 them, leasing the equipment out there once we do purchase it
12 from Harless Aircraft. But you have it in front of you. And if
13 you have any questions we're here to answer them.

14 It's been a long road to get somebody into the position. We
15 do have somebody that's interested and very well qualified. So
16 give it back to you.

17 CHAIRMAN BAKKER: Good morning.

18 COMMISSIONER WAITS: Good morning, Mr. Wardwell.

19 WALT WARDWELL: Good morning.

20 COMMISSIONER WAITS: Tell me on this, Keith, this is the
21 proposal. So if we accept the proposal, then we actually do a
22 contract with the other information?

23 KEITH WESTENGARD: Yes.

24 COMMISSIONER WAITS: Is --

25 KEITH WESTENGARD: And he's reviewed the current contract
26 with Harless Aircraft Services, which we do have in place. He's
27 good with -- with that.

28 COMMISSIONER WAITS: Uh-huh.

29 KEITH WESTENGARD: These are just -- he does -- he did do
30 some changes. He's implemented some changes. I believe one of
31 them was the five cents per gallon.

32 COMMISSIONER WAITS: Yes.

33 KEITH WESTENGARD: He did that. And I think everything
34 else is pretty much in line with -- with the current contract.
35 Just a matter of some name changes. The length of the contract,
36 I believe he wanted ten years.

37 WALT WARDWELL: Ten instead of five.

38 KEITH WESTENGARD: He did -- he want a -- wanted a longer
39 contract, which we'll -- we'll look at when the DA and I get
40 together. We've had some discussions on it. And one of the

1 things we talked about was a five-year -- at a five -- do a
2 five-year contract review and then re-sign it for -- or present
3 it to you at five years, rather than straight ten.

4 But it'll always have the -- the --

5 COMMISSIONER WAITS: Termination --

6 KEITH WESTENGARD: -- 90-day --

7 COMMISSIONER WAITS: -- clause.

8 KEITH WESTENGARD: -- termination clause and so forth in
9 it.

10 COMMISSIONER WAITS: Yeah. Because there's also no length
11 and -- and no amounts.

12 KEITH WESTENGARD: Well, and that was -- I'll -- would you
13 like to do that? It was based on the current contract is what
14 -- that he reviewed that Harless has --

15 COMMISSIONER WAITS: Okay.

16 KEITH WESTENGARD: -- which is 72- or 73,000 a year.

17 COMMISSIONER WAITS: And -- and I thought that that's why I
18 was saying, --

19 KEITH WESTENGARD: Right.

20 COMMISSIONER WAITS: -- but it'll come back with those --
21 with an actual contract; right?

22 KEITH WESTENGARD: Yes.

23 COMMISSIONER WAITS: Okay.

24 KEITH WESTENGARD: This is just to move us forward to put
25 the contract together.

26 COMMISSIONER WAITS: I can't tell you how excited we are --

27 WALT WARDWELL: Thank you.

28 COMMISSIONER WAITS: -- to -- to have you bring this
29 proposal before us. Thank you.

30 KEITH WESTENGARD: One -- one of the other things -- excuse
31 me -- one of the other things is he did want to operate the fuel
32 at the Austin Airport, that he would be responsible for the
33 fueling at the Austin Airport. That was another change.

34 And -- and he was good with that.

35 COMMISSIONER WAITS: With that, you probably are up to date
36 to know that we didn't have anybody bid it. Do you have some
37 ideas in mind of some folks that might be interested in helping
38 us put in that fuel system?

39 WALT WARDWELL: I can go to the City of Fallon and talk to
40 people they used when they set up our self service system and

1 maybe come up with some --
2 COMMISSIONER WAITS: Anything --
3 WALT WARDWELL: -- a --
4 COMMISSIONER WAITS: -- you can --
5 WALT WARDWELL: -- contact.
6 COMMISSIONER WAITS: -- do and coordinate with -- with
7 Keith.
8 WALT WARDWELL: Yeah.
9 COMMISSIONER WAITS: Because --
10 WALT WARDWELL: I can --
11 COMMISSIONER WAITS: -- the time --
12 WALT WARDWELL: -- do that.
13 COMMISSIONER WAITS: -- is clicking and we were so hoping
14 we'd have something and have it in place. We just --
15 WALT WARDWELL: Yeah.
16 COMMISSIONER WAITS: Because if we wait too long, then
17 everybody's busy all year long, and we just don't want that to
18 go by --
19 WALT WARDWELL: In any --
20 COMMISSIONER WAITS: -- longer.
21 WALT WARDWELL: -- case, I'm sure we could put something in
22 temporary for the air show coming up in a few months just to
23 make sure everybody's covered. Maybe buy you some more time to
24 find somebody that wants to do this --
25 COMMISSIONER WAITS: Thank you.
26 WALT WARDWELL: -- construction business.
27 CHAIRMAN BAKKER: Thank you.
28 COMMISSIONER WAITS: I'll make a motion we accept the
29 proposal and assign the DA and executive director to formulate a
30 contract for Fallon Airmotive, Incorporated, to be the FBO for
31 Battle Mountain Airport and Austin Airport fueling system.
32 CHAIRMAN BAKKER: Patsy made the motion.
33 COMMISSIONER STIENMETZ: I'll second the motion.
34 CHAIRMAN BAKKER: Steve seconded. Any public comment?
35 COMMISSIONER STIENMETZ: Yeah, Rick.
36 RICK HARLESS: I just got questions.
37 Rick Harless, for the record.
38 I guess I -- I'm going to need to know when is this going
39 to take effect? And we still have the question of the equipment
40 and the fueling, the fuel, et cetera, all that.

1 KEITH WESTENGARD: I have -- I believe the fueling has been
2 -- we have a decision on the fueling.
3 RICK HARLESS: The waste fuel?
4 KEITH WESTENGARD: Yes. The invoice you gave me several
5 weeks back, --
6 RICK HARLESS: Okay.
7 KEITH WESTENGARD: -- that's being -- that's being
8 processed.
9 We did have --
10 RICK HARLESS: Okay.
11 KEITH WESTENGARD: -- to do a review of your contract to be
12 sure that it was in there. And it was reviewed by myself and
13 the district attorney. And it was determined that it is in
14 there. So that -- that payment's being processed for the waste
15 fuel at this time.
16 RICK HARLESS: Okay. And then the equipment?
17 KEITH WESTENGARD: The equipment, still waiting on a third
18 party -- or a third quote or a third estimate of the worth of
19 it.
20 And I'm not sure where we're at with that. Have you heard
21 anything?
22 JAN MORRISON: No, Anna's out this week.
23 KEITH WESTENGARD: Okay.
24 JAN MORRISON: Haven't been able to --
25 KEITH WESTENGARD: But we --
26 JAN MORRISON: -- reach her.
27 KEITH WESTENGARD: -- we are working on it. We -- we've --
28 we've gotten the estimates from -- from you. We're just waiting
29 for the last one. Okay.
30 RICK HARLESS: Okay. So until we get that, what will --
31 what will we do? I mean, that's why I'm asking when the
32 turnover's going to be.
33 KEITH WESTENGARD: Hopefully we'll have that next week.
34 And then we can finalize this and get it in place as soon as
35 possible. I know you want to be done and --
36 RICK HARLESS: Well, I'm okay. I'm just -- I just need to
37 know when it is, you know.
38 KEITH WESTENGARD: I would like to have it in place by the
39 end of the month.
40 RICK HARLESS: Okay. So if you get another quote, do we

1 have to come back before the commissioners with the equipment
2 purchase?

3 KEITH WESTENGARD: Yeah, we'll have to show it to them.
4 It's been approved already for the purchase of it. I just need
5 to know a price so that I can present it to them to tell them
6 how much we have to put out for the equipment.

7 RICK HARLESS: Okay. So -- so you -- you think that we can
8 get that done so that he can take over April 1st. That's what
9 you're hoping.

10 KEITH WESTENGARD: April. Yeah.

11 RICK HARLESS: And he will --

12 KEITH WESTENGARD: Well, --

13 RICK HARLESS: -- be -- I will hand him the keys to the
14 trucks.

15 KEITH WESTENGARD: That's what I'm shooting for. It might
16 be the 15th, though. At -- at that further out date. But I
17 want to get this in place just as bad as you do, Rick, believe
18 me.

19 RICK HARLESS: Well, yeah, I know.
20 So -- so when do we d- -- when do we know? We won't know
21 whether I have to stay till the 15th or until --

22 KEITH WESTENGARD: Well, I --

23 RICK HARLESS: -- next week?

24 KEITH WESTENGARD: I need -- I need to wait until next week
25 until I get that last quote back in place.

26 RICK HARLESS: Okay.

27 KEITH WESTENGARD: And then once that's done, it should be
28 a fairly smooth transition, a fairly quick transition.
29 Everything else is ready to go. The tra- -- the -- the contract
30 is fairly easy to put together.

31 And then it's just a matter of -- of getting approval.

32 RICK HARLESS: Okay. Now, the waste fuel is taken care of,
33 but there's going to be usable fuel that's going to be in the
34 same boat on our last day.

35 KEITH WESTENGARD: Right.

36 RICK HARLESS: Is the county going to buy that?
37 Because that -- that is -- that's what's in the contract.

38 KEITH WESTENGARD: It is.

39 RICK HARLESS: Or --

40 KEITH WESTENGARD: It is in the contract.

1 RICK HARLESS: Or is that something you're going to put on
2 Walt?
3 KEITH WESTENGARD: It's in the contract.
4 And that was very clear. And I -- I had a pretty lengthy
5 discussion with the district attorney about it. It's pretty clear
6 in the contract.
7 We're going to end up probably purchasing that too.
8 RICK HARLESS: Yeah. Well. Somebody -- somebody needs to.
9 KEITH WESTENGARD: Right.
10 RICK HARLESS: -- you know, so...
11 It just looks to me like we have a few things to put in
12 place.
13 KEITH WESTENGARD: There is.
14 RICK HARLESS: And -- and --
15 KEITH WESTENGARD: There is.
16 RICK HARLESS: -- and I'll just trust in you that you --
17 that you think you can get it done by the end of the month. And
18 that's --
19 KEITH WESTENGARD: As soon as I get that final --
20 RICK HARLESS: It's fine with me --
21 KEITH WESTENGARD: -- quote.
22 RICK HARLESS: -- as long as we --
23 KEITH WESTENGARD: As soon as I get that last quote, we
24 should be -- it should be moving along a lot faster.
25 It -- it's been tough on these quotes because of the age.
26 And -- and there's just nobody around that can really give
27 quotes.
28 RICK HARLESS: I know. And you're -- you're going to get a
29 spectrum that looks like, where do we go?
30 Because, you know, in -- in one area the truck's going to be
31 worth a hundred bucks. And in the next area, it's going to be
32 worth a hundred thousand dollars because they're so specialized.
33 KEITH WESTENGARD: And that's what we've run into. We're
34 aware of that with those too.
35 RICK HARLESS: Yeah.
36 KEITH WESTENGARD: I mean, it's --
37 RICK HARLESS: And -- and I think that I've -- you know,
38 I -- I understand that you have to get another quote. But I
39 think I fairly priced them at what I consider really a lower
40 market value. I mean, if you hold onto them long enough and

1 market them, you'll sell them for what they're worth.
2 I mean, a lot of people have told me that what they
3 generally do is they get the price of a new one for the exact
4 replacement and 50 perc- -- 50 percent. You know, if it's
5 within a certain number of years of a new one.
6 KEITH WESTENGARD: Right.
7 RICK HARLESS: Which would put these trucks way over what
8 --
9 KEITH WESTENGARD: Right. I think --
10 RICK HARLESS: -- what I've --
11 KEITH WESTENGARD: -- the age --
12 RICK HARLESS: -- quoted.
13 KEITH WESTENGARD: -- and the very specific --
14 RICK HARLESS: Yeah.
15 KEITH WESTENGARD: -- and specialized equipment. It's --
16 it's been a long road. The whole process has been a long road
17 --
18 RICK HARLESS: Yeah.
19 KEITH WESTENGARD: -- to get somebody.
20 RICK HARLESS: Well, I know that.
21 KEITH WESTENGARD: We want to get it done.
22 CHAIRMAN BAKKER: Hey, Rick, so next week Keith will
23 contact you and get -- keep you up to date.
24 COMMISSIONER STIENMETZ: Yeah.
25 RICK HARLESS: Okay.
26 KEITH WESTENGARD: And, like I said, that waste fuel is --
27 is in -- it's being processed.
28 RICK HARLESS: Okay. Cool.
29 KEITH WESTENGARD: Yep.
30 CHAIRMAN BAKKER: Thank you, --
31 RICK HARLESS: All --
32 CHAIRMAN BAKKER: -- Rick.
33 RICK HARLESS: -- right. I think that's all I got. All
34 right. Thank you.
35 COMMISSIONER STIENMETZ: Thanks, Rick.
36 COMMISSIONER WAITS: Thank you.
37 CHAIRMAN BAKKER: Sir, can you state your name for the
38 record, please.
39 WALT WARDWELL: My name is Walt Wardwell.
40 CHAIRMAN BAKKER: Thank you.

1 Okay. Patsy made the motion. Steve seconded it. Any
2 other public comment?

3 (No comment.)

4 CHAIRMAN BAKKER: All in favor?

5 COMMISSIONER STIENMETZ: Aye.

6 CHAIRMAN BAKKER: Aye.

7 COMMISSIONER WAITS: Aye.

8 COMMISSIONER CLARK: Aye.

9 COMMISSIONER WAITS: Thank you, Mr. Wardwell.

10 CHAIRMAN BAKKER: Thank you.

11
12 7) Discussion for possible action regarding the ratification of
13 an offer of employment letter to Anna Penola as the new
14 Lander County building official; and all other matters
15 properly related thereto.
16

17
18 CHAIRMAN BAKKER: Agenda Item Number 7. Discussion for
19 possible action regarding the ratification of an offer of
20 employment letter to Anna Penola as the new Lander County
21 building official; and all other matters properly related
22 thereto.

23 KEITH WESTENGARD: There's a copy of the offer letter in
24 your file -- or in your packet there.

25 Like to have you ratify it.

26 COMMISSIONER WAITS: I'll make a motion that we ratify the
27 March 15th letter offering full-time employment to Anna Penola
28 to be our Lander County building official beginning March 14th,
29 2016.

30 CHAIRMAN BAKKER: Patsy made the motion.

31 COMMISSIONER STIENMETZ: I'll second the motion.

32 CHAIRMAN BAKKER: Steve seconded. Any public comment?

33 (No comment.)

34 COMMISSIONER CLARK: Is there a job description associated
35 with this position?

36 KEITH WESTENGARD: Yes.

37 COMMISSIONER CLARK: Where's it at?

38 KEITH WESTENGARD: I have one. And can get it to you.

39 COMMISSIONER STIENMETZ: Same one that we have for the
40 other --

1 KEITH WESTENGARD: It's --
2 COMMISSIONER STIENMETZ: -- person.
3 KEITH WESTENGARD: -- it's the -- it's the current job
4 description that was approved, I believe, last year in the -- in
5 the commission meeting. But I'll get you a copy of it.
6 CHAIRMAN BAKKER: Okay.
7 Any other public comment?
8 (No comment.)
9 CHAIRMAN BAKKER: All in favor?
10 COMMISSIONER STIENMETZ: Aye.
11 CHAIRMAN BAKKER: Aye.
12 COMMISSIONER WAITS: Aye.
13 COMMISSIONER CLARK: Aye.
14

15 8) Discussion for possible action regarding the intrastate
16 interlocal contract between the State of Nevada, Department
17 of Health and Human Services, Division of Public and
18 Behavioral Health, Community Health Services program, and
19 Lander County; and all other matters properly related
20 thereto.
21

22 CHAIRMAN BAKKER: Okay. Agenda Item Number 8. Discussion
23 for possible action regarding the interstate [verbatim]
24 interlocal contract between the State of Nevada, Department of
25 Health and Human Services, Division of Public and Behavioral
26 Health, Community Health Services program, and Lander County;
27 and all other matters properly related thereto.

28 KEITH WESTENGARD: Last year, we did approve a one-year
29 contract. And then we came back for the second year. And
30 that's what you have in front of you. And you'll notice there's
31 quite a reduction in the service -- or in the cost. And that's
32 due to the nurse doing mental health work for one day a week.
33 So that reduced our part of it significantly.

34 And this has been reviewed by the district attorney as well.

35 CHAIRMAN BAKKER: Okay.

36 COMMISSIONER STIENMETZ: I'll make motion to approve the
37 contract for a period of one year starting on Janua- -- on
38 July 1st, 2016, and ending on June 30th, 2017, and authorize
39 the chair to sign.

40 CHAIRMAN BAKKER: Steve made a motion.

1 COMMISSIONER WAITS: I'll second the motion.
2 CHAIRMAN BAKKER: Patsy seconded. Any public comment?
3 (No comment.)
4 CHAIRMAN BAKKER: All in favor?
5 COMMISSIONER STIENMETZ: Aye.
6 CHAIRMAN BAKKER: Aye.
7 COMMISSIONER WAITS: Aye.
8 COMMISSIONER CLARK: Aye.
9

10 9) Discussion for possible action to approve the contract
11 between Lander County and Lander Lawn Care for the grounds
12 maintenance at the Lander County buildings and county parks
13 located in Battle Mountain; and all other matters properly
14 related thereto.
15

16 CHAIRMAN BAKKER: Okay. Nine. Discussion for possible
17 action to approve the contract between Lander County and Lander
18 Lawn Care for the grounds maintenance of the Lander County
19 buildings and county parks located in Battle Mountain; and all
20 other matters properly related thereto.

21 KEITH WESTENGARD: This contract was approved. The
22 district attorney made it a -- needed to make a few changes on
23 it. He's made those changes. I believe it was a name change.
24 Was it one other thing that had to be changed?

25 JEANNE FALZONE: Her name.

26 KEITH WESTENGARD: Just the name.

27 JEANNE FALZONE: Name change. And there was noth- no --
28 nothing added.

29 KEITH WESTENGARD: Right. And nothing added. So it was a
30 name change and tax ID -- and her tax ID.

31 CHAIRMAN BAKKER: Jeanne, can you state your name for the
32 record, please.

33 JEANNE FALZONE: Jeanne Falzone.

34 CHAIRMAN BAKKER: Thank you.

35 So we good?

36 KEITH WESTENGARD: Yes.

37 COMMISSIONER STIENMETZ: Yes.

38 CHAIRMAN BAKKER: Okay.

39 KEITH WESTENGARD: And it's good to go.

40 COMMISSIONER STIENMETZ: All right. I'll make a motion to

1 approve the contract between Lander County and Lander Lawn Care
2 for the ground maintenance at the Lander County buildings and
3 county parks located in Battle Mountain and all other --
4 authorize the chair to sign.

5 CHAIRMAN BAKKER: Steve made a motion.

6 COMMISSIONER WAITS: I'll second the motion.

7 CHAIRMAN BAKKER: Patsy seconded it. Any public comment?
8 (No comment.)

9 CHAIRMAN BAKKER: All in favor?

10 COMMISSIONER STIENMETZ: Aye.

11 CHAIRMAN BAKKER: Aye.

12 COMMISSIONER WAITS: Aye.

13 COMMISSIONER CLARK: Aye.
14

15 **10) Discussion for possible action to approve the amendment to**
16 **the grant program agreement between Lander County and**
17 **Research and Consulting Services, Inc., (Rex Massey),**
18 **extending the contract to April 1, 2017; and all other**
19 **matters properly related thereto.**
20

21 CHAIRMAN BAKKER: Ten. Discussion for possible action to
22 approve the amendment to the grant program agreement between
23 Lander County and Research and Consulting Services,
24 Incorporated, Rex Massey, extending the contract to April 1st,
25 2017; and all other matters properly related thereto.

26 KEITH WESTENGARD: This was also approved at the last
27 meeting. And the district attorney had to make the amendment to
28 show the date changes.

29 COMMISSIONER WAITS: I'll --

30 COMMISSIONER STIENMETZ: I'll --

31 COMMISSIONER WAITS: -- make --

32 COMMISSIONER STIENMETZ: -- make --

33 COMMISSIONER WAITS: -- a --

34 COMMISSIONER STIENMETZ: -- a motion to approve the
35 amendment to the grant program agreement between Lander County
36 and Research and Consulting Services, Incorporated, Rex Massey,
37 extending the contract to April 1st, 2017, and authorize the
38 chair to sign.

39 COMMISSIONER WAITS: I'll second that motion.

40 CHAIRMAN BAKKER: Steve made a motion. Patsy seconded.

1 Any public comment?
2 (No comment.)
3 CHAIRMAN BAKKER: All in favor?
4 COMMISSIONER STIENMETZ: Aye.
5 CHAIRMAN BAKKER: Aye.
6 COMMISSIONER WAITS: Aye.
7 COMMISSIONER CLARK: Aye.
8
9

10 **AIRPORTS**

11
12 11) **Discussion for possible action regarding awarding a contract**
13 **for the Battle Mountain Airport pavement rehabilitation**
14 **project to CR Contracting in an amount not to exceed**
15 **\$819,197.19; and all other matters properly related thereto.**
16

17 CHAIRMAN BAKKER: Number 11. Discussion for possible
18 action regarding awarding a contract for the Battle Mountain
19 Airport pavement rehabilitation project to CR Contracting, LLC,
20 in an amount not to exceed \$819,197.19, contingent upon
21 receiving an FFA grant offer, which will be for 93.75 percent of
22 that amount; and all other matters properly related thereto.

23 KEITH WESTENGARD: We went out to bid on the Battle
24 Mountain rehab pavement project. We did receive four bids.
25 This was the lowest bit. It's been reviewed by J-U-B, and it
26 meets all the criteria except for there was an issue between
27 contractor number 1 -- or bid number 1 and bid number 2.

28 Bid number 1, CR Contracting is only licensed to do the crack
29 repairs, which would be the first four parts of the -- of the
30 project.

31 Contractor 2 -- and he's -- and he was not licensed to do the
32 actual excavation, removal, and hot patch for the cracks, cutting
33 them out and so forth.

34 So contractor 2 was going to contest it. And then contractor 1
35 was going to recontest contractor 2 because contractor number 2 is
36 not licensed to do the first four phases.

37 So we really ran into quite a mess here. I was on the phone
38 for quite a while last night with J.D. of J-U-B, Doug Mills at the
39 FAA conference, and then this morning with Mr. Herrera.

40 So what we would like to do is split the project out. And

1 we want to split the project out in order for contractor 1, CR
2 Contracting -- award it, to do all the crack repair, crack seal,
3 and so forth.

4 And next year, we're going to come back in and do the rest of
5 the o- -- the rest of the project, which would entail the
6 excavation and crack repair, not just a crack seal.

7 So what it does is it brings down the cost of that to
8 \$759,372.19 contingent upon the FAA grant being approved. And the
9 FAA'll -- will pay the 93.75 percent of that.

10 And then, all the fees that are associated with -- with that
11 is the \$5,000 for our local administration and then the 203,589.65
12 to J-U-B, which leaves the county responsibility of \$12,000 to
13 J-U-B or up to \$12,000 for J-U-B and then \$64,236.68 for the
14 contractor, which is the 6.75 percent that we -- or 6.25 percent
15 that -- that the county owes.

16 So we're still well under our budget.

17 COMMISSIONER STIENMETZ: All right. I'd like to make a
18 motion to award the construction contract to CR Contracting for
19 the base bid plus the alternati- -- plus the additive of ternat-
20 -- alternates less the Type 4 crack repair and the hot mix
21 asphalt up to a maximum of seven -- \$759,372.19 contingent upon
22 receiving an FAA grant for the project, granting executive
23 director authority to sign the FAA grant application for the
24 amount of \$759,372.19 plus \$5,000 for the local administration
25 plus \$203,589.65 for J-U-B.

26 COMMISSIONER WAITS: I'll second that motion.

27 So CR Contracting, our second highest bidder, is okay with
28 that? Or do they automatically --

29 KEITH WESTENGARD: (Indiscernible.)

30 COMMISSIONER WAITS: -- are going to -- when we -- we're
31 going to go with another RFP, and they will bid that next year?
32 Is that it?

33 KEITH WESTENGARD: CR is getting the bid. CR Contracting
34 is getting the bid.

35 COMMISSIONER WAITS: I'm sorry.

36 KEITH WESTENGARD: Okay.

37 COMMISSIONER WAITS: I meant the second one. Maxwell.

38 KEITH WESTENGARD: Yeah. Well, now that there's no
39 licensing issues, they really don't have -- there's no issues.
40 And we will go back out to bid. Because there's some other

1 projects we're going to put in there next year for the airport.
2 And we'll include the actual saw cutting of the --

3 COMMISSIONER WAITS: Okay.

4 KEITH WESTENGARD: -- asphalt, excavation, and then patch
5 with hot patch --

6 COMMISSIONER WAITS: Okay.

7 KEITH WESTENGARD: So that will go out next year.

8 COMMISSIONER WAITS: Thank you.

9 KEITH WESTENGARD: Uh-huh.

10 CHAIRMAN BAKKER: Okay. Steve made a motion. Patsy
11 seconded. Any public comment?

12 LAKEN MARINE: Are we going to get a contract? Or when you
13 do one up, will you give it to us? Or -- it's not in the
14 packet; so I'm just asking.

15 CHAIRMAN BAKKER: Keith?

16 KEITH WESTENGARD: Yes, I will -- I will get that to you.

17 LAKEN MARINE: Okay.

18 CHAIRMAN BAKKER: Okay.

19 Do I need to sign that?

20 Or no. You authorized him to sign it. Okay. Any more --
21 any public comment?

22 (No comment.)

23 CHAIRMAN BAKKER: All in favor?

24 COMMISSIONER STIENMETZ: Aye.

25 CHAIRMAN BAKKER: Aye.

26 COMMISSIONER WAITS: Aye.

27 COMMISSIONER CLARK: Aye.

28
29 **12) Discussion for possible action regarding allowing the Battle**
30 **Mountain BLM to place a Conex at the Austin Airport for the**
31 **purpose of storing firefighting material; and all other**
32 **matters related thereto.**
33

34 CHAIRMAN BAKKER: Twelve. Discussion for possible action
35 regarding allowing the Battle Mountain BLM to place a Conex at
36 the Austin Airport for the purpose of storing firefighting
37 material; and all other matters properly related thereto.

38 COMMISSIONER WAITS: Yes, we asked to have this on the
39 agenda. The BLM fire crew came out and took a look. Usually
40 they -- they put their retardants and -- and some of their

1 storage equipment on pallets. But they wanted to put the actual
2 Conex building, which was eight by twenty and eight foot high
3 and leave it out there.

4 And I didn't realize how far they had to come to actually
5 bring retardants in if we would have a fire. But they come
6 clear from Idaho, way, way up. Takes them, like, 24 hours. And
7 we're going, we certainly want them storing it there. And there
8 is no -- no fee included. I asked them if they -- if they paid
9 anything at any other airports. And they said, no, they don't.

10 So we're just happy to have them there to -- to handle those
11 fires with the retardant a little bit quicker.

12 So we wanted the approval from the commissioners to do
13 that.

14 I don't know about what they might need for a building permit
15 when that's all government and county like that. But we'll check
16 all that out for the -- the county information.

17 KEITH WESTENGARD: And it's quite an advantage to have that
18 there at the airport. And they just have to put in the crew,
19 put the crew there, bring the airplanes in, and start mixing
20 retardant. So it's a -- it's a big advantage.

21 COMMISSIONER WAITS: There's --

22 KEITH WESTENGARD: We didn't --

23 COMMISSIONER WAITS: -- nothing -- yeah. Oh, I'm sorry.
24 There's nothing flammable. And it's --

25 KEITH WESTENGARD: Right.

26 COMMISSIONER WAITS: -- nothing liquid. It's all the
27 powder form so --

28 COMMISSIONER STIENMETZ: Right.

29 KEITH WESTENGARD: We did that last year or the year
30 before. We -- they had a portable plant come in. And it did.
31 It took them about 24 hours to set up and actually get airplanes
32 flying with the retardant. So this'll be a -- a big advantage.

33 CHAIRMAN BAKKER: Okay.

34 COMMISSIONER STIENMETZ: I'd make a motion allowing the
35 Battle Mountain BLM to place a Conex -- excuse me -- at the
36 Austin Airport for the purpose of storing firefighting material.

37 CHAIRMAN BAKKER: Okay.

38 COMMISSIONER WAITS: I'll second that motion.

39 CHAIRMAN BAKKER: Steve made a motion. Patsy seconded it.
40 Any public comment?

1 FRANK WHITMAN: Frank Whitman, for the record, Austin.
2 Also Austin Airport Board.

3 And they were -- I just wanted to add that they're very,
4 very pleased with the work we've done down here at the airport,
5 where we've got the water located and the pilots' lounge and
6 wanted to thank the county for their support on helping us
7 develop and hopefully get even -- even -- eventually some more
8 action down here at our airport.

9 And we do recommend a vote, a yes vote on this
10 prepositioning of this fire retardant. And by the way, it is
11 nontoxic and nonflammable. Thank you.

12 CHAIRMAN BAKKER: Thanks, Frank. Okay. Any other public
13 comment?

14 (No comment.)

15 CHAIRMAN BAKKER: All in favor?

16 COMMISSIONER STIENMETZ: Aye.

17 CHAIRMAN BAKKER: Aye.

18 COMMISSIONER WAITS: Aye.

19 COMMISSIONER CLARK: Aye.
20

21 PUBLIC WORKS

- 22
- 23 13) Discussion and possible action to approve/disapprove CORE
24 Construction to dump debris from Battle Mountain General
25 Hospital construction at the Lander County Landfill and waive
26 the fees; and all other matters properly related thereto.
27

28 CHAIRMAN BAKKER: Okay. 13.

29 Discussion and possible action to approve/disapprove CORE
30 Construction to dump debris from Battle Mountain General Hospital
31 construction at the Lander County landfill and waive the fees; and
32 all other matters properly related thereto.

33 KEITH WESTENGARD: I'll let you talk on this one, Bert.

34 BERT RAMOS: Bert Ramos, for the record.

35 CHAIRMAN BAKKER: Good morning.

36 BERT RAMOS: It's -- this is typically is what'll end up
37 happening is if we do charge them, they relay the cost back to
38 the hospital. And the county ends up paying for it in a
39 roundabout way. So it's at the pleasure of the commission to do
40 as you please, but --

1 COMMISSIONER STIENMETZ: And it'd probably be marked up.
2 BERT RAMOS: Yeah. There's percentage on that. So...
3 CHAIRMAN BAKKER: Okay.
4 COMMISSIONER WAITS: So they actually will be billed
5 separately is what you're saying? It's not part of the contract
6 they already have with them? It's not built in? They would
7 bill them separately?
8 BERT RAMOS: I would imagine. I -- I do not know what
9 their contract is. I'm not familiar with it on what they --
10 what kind of deal they made as far as the -- as the haul off of
11 the debris. I'm not familiar with the hospital's contract on
12 that.
13 COMMISSIONER WAITS: Okay. Because my only concern is
14 when -- when you make a bid and that's usually included and now,
15 if we're saying, Oh, well let's just give it to them. And
16 they've already charged the hospital is my concern.
17 COMMISSIONER CLARK: Yeah.
18 COMMISSIONER WAITS: So. I --
19 BERT RAMOS: Maybe --
20 COMMISSIONER WAITS: I mean, I have no problems --
21 BERT RAMOS: I mean maybe the motion --
22 COMMISSIONER WAITS: -- in --
23 BERT RAMOS: -- could --
24 COMMISSIONER WAITS: -- waiving --
25 BERT RAMOS: -- be --
26 COMMISSIONER WAITS: -- it if --
27 BERT RAMOS: -- contingent upon that, you know.
28 CHAIRMAN BAKKER: Yeah.
29 COMMISSIONER STIENMETZ: Yeah, you -- that they don't
30 collect any fees from the hospital for d- -- disposal of the
31 debris.
32 BERT RAMOS: Yeah. That it's not in their bid?
33 COMMISSIONER STIENMETZ: Right.
34 CHAIRMAN BAKKER: I don't think they're going to charge --
35 charge them --
36 COMMISSIONER STIENMETZ: No.
37 CHAIRMAN BAKKER: -- if you waive the fees. If they're not
38 getting billed out there, they're not going to relay the bill
39 to --
40 COMMISSIONER STIENMETZ: Yeah.

1 CHAIRMAN BAKKER: -- the hospital.
2 COMMISSIONER WAITS: But if it's already --
3 BERT RAMOS: I'll go for --
4 COMMISSIONER WAITS: -- part of the full contract, is what
5 I'm --
6 COMMISSIONER STIENMETZ: Yeah, but --
7 COMMISSIONER WAITS: -- saying.
8 COMMISSIONER STIENMETZ: -- the contract --
9 CHAIRMAN BAKKER: Yeah, but they billed --
10 COMMISSIONER STIENMETZ: -- is --
11 CHAIRMAN BAKKER: -- to it, though. They don't just hand
12 them -- you don't just hand them a bunch of money. They bill to
13 it.
14 NAN ANCHO: Nan Ancho, Finance. Generally what happens in
15 a situation like that, they will do a change order to give them
16 a credit back if it's already been built in the bid.
17 So any changes that are made to the contract will result in
18 a change order.
19 COMMISSIONER STIENMETZ: So we'll get the money back that
20 way.
21 COMMISSIONER WAITS: If we ask them to do that. Right.
22 COMMISSIONER STIENMETZ: Yeah.
23 NAN ANCHO: Yeah.
24 CHAIRMAN BAKKER: Thank you, Nan.
25 COMMISSIONER WAITS: Thank you.
26 COMMISSIONER STIENMETZ: Thanks, Nan.
27 I'll make a motion to approve CORE Construction to dump
28 debris from the Battle Mountain General Hospital construction at
29 the Lander County landfill and waive the fees.
30 CHAIRMAN BAKKER: Okay.
31 I'll second the motion.
32 Any public comment?
33 ROBIN YORK: I just wanted to know --
34 CHAIRMAN BAKKER: Come up here.
35 State your name, please.
36 ROBIN YORK: I'm moving slow so...
37 Robin York, for the record.
38 I just want to know on, like -- CORE, okay, is working for
39 the county and all of this. What's the difference between, say,
40 Sweeney Construction going to be doing work for the Lander County

1 School District. Are they going to be treated the same way or are
2 they going to be billed on --

3 CHAIRMAN BAKKER: They can come and ask for a waiver.

4 COMMISSIONER STIENMETZ: They have to come and ask for it.

5 ROBIN YORK: Okay. That's all I wanted to know. Okay.

6 Thanks.

7 CHAIRMAN BAKKER: Thanks.

8 Any other public comment?

9 (No comment.)

10 CHAIRMAN BAKKER: All in favor?

11 COMMISSIONER STIENMETZ: Aye.

12 CHAIRMAN BAKKER: Aye.

13 COMMISSIONER WAITS: Aye.

14 COMMISSIONER CLARK: Aye.

15 CHAIRMAN BAKKER: Okay. Fifteen.

16 COMMISSIONER STIENMETZ: Fourteen.

17
18
19 **FINANCE**

20
21 **14) Update on budget review, contracts, financial update, and all**
22 **other matters properly related thereto.**

23
24 CHAIRMAN BAKKER: Fourteen. Update on budget review,
25 contracts, financial update, and all other matters properly
26 related thereto.

27 COMMISSIONER STIENMETZ: Morning, Nan.

28 CHAIRMAN BAKKER: Good --

29 NAN ANCHO: Good --

30 CHAIRMAN BAKKER: -- morning, Nan.

31 NAN ANCHO: -- morning. Nan Ancho for Finance.

32 How are you?

33 COMMISSIONER STIENMETZ: Good.

34 NAN ANCHO: I just have a couple things today.

35 First of all, the Outstanding Accounts Receivable for the
36 month of February: Water's at 19,263; Sewer's 18,633;
37 Miscellaneous Water/Sewer's \$50; Landfill is at 11,598, for a
38 total of \$49,544.

39 Keith, myself, and Rex Massey met after the last commission
40 meeting for the gas waiver with the Department of Taxation. And

1 we were granted the waiver. So we're remaining in the guaranteed
2 status. So another year we're good.

3 CHAIRMAN BAKKER: Good deal.

4 COMMISSIONER WAITS: Wonderful.

5 NAN ANCHO: April 28th and 29th is POOL/PACT. So I will be
6 attending POOL/PACT. I will not be here for the commission
7 meeting. So I will let Cindy sit in for me. So you'll have a
8 different view.

9 And I'm still waiting from -- from the Department of
10 Taxation for the pro forma report that gives us our abatements
11 for our revenues. Should have it today or tomorrow, which then
12 I can calculate what our revenues are supposed to be -- or is
13 estimated to be for the next year.

14 CHAIRMAN BAKKER: Good deal.

15 NAN ANCHO: So still waiting on some more pieces of the
16 puzzle.

17 CHAIRMAN BAKKER: Right.

18 NAN ANCHO: So...

19 And that's all I have for you right now.

20 CHAIRMAN BAKKER: Thank you, Nan.

21 COMMISSIONER STIENMETZ: Thank you, --

22 NAN ANCHO: Thank --

23 COMMISSIONER STIENMETZ: -- Nan.

24 NAN ANCHO: -- you.

25 COMMISSIONER WAITS: Thank you.

26 COMMISSIONER CLARK: Thanks, Nan.

27
28
29 **COMMISSIONERS**

30
31 **15) Correspondence/reports/potential upcoming agenda items.**

32
33 CHAIRMAN BAKKER: Correspondence, reports, potential
34 upcoming agenda items.

35
36 (The following correspondence was received:

37 1. United States Department of Agriculture, scoping
38 document, Buffalo Emerson exploration project. Humboldt-Toiyabe
39 National Forest Ranger District. Nye County.

40 2. Nevada Division of Environmental Protection.

1 Department of Conservation & Natural Resources. LNAPL
2 Monitoring and Interim Recovery Report, third quarter 2015,
3 Battle Mountain Truck Stop, LLC.

4 3. Nevada Division of Environmental Protection.
5 Department of Conservation & Natural Resources. Request for
6 release/spill information. Ormat Nevada, Inc.

7 4. Baker Hughes. Renewal of Water Pollution Control
8 Permit for the Baker Hughes Argenta Mine and Mill, Battle
9 Mountain, Nevada (NEV0091045).

10 5. State of Nevada Department of Health and Human
11 Services. Aging and Disability Services Division. Rural
12 Regional Center.)

13
14 CHAIRMAN BAKKER: You guys have anything?

15 COMMISSIONER STIENMETZ: Nope. I have nothing.

16 CHAIRMAN BAKKER: Patsy?

17 COMMISSIONER WAITS: I do not, thank you, other than the
18 ones we've talked about.

19 KEITH WESTENGARD: Just remember the April 7th special
20 meeting.

21 COMMISSIONER STIENMETZ: Uh-huh.

22 KEITH WESTENGARD: But I'll put it out.

23 COMMISSIONER CLARK: April what?

24 CHAIRMAN BAKKER: Seventh.

25 COMMISSIONER CLARK: Seventh?

26 COMMISSIONER WAITS: Seventh.

27 CHAIRMAN BAKKER: Okay. With that...

28 COMMISSIONER STIENMETZ: Make a motion to adjourn.

29 CHAIRMAN BAKKER: Hold on.

30 COMMISSIONER WAITS: No.

31 CHAIRMAN BAKKER: Public --

32 COMMISSIONER WAITS: We need --

33 CHAIRMAN BAKKER: -- comment.

34 COMMISSIONER WAITS: -- public comment.

35 COMMISSIONER STIENMETZ: Excuse me.

36
37
38 **PUBLIC COMMENT**

39
40 CHAIRMAN BAKKER: Public comment for non-agendized items

1 only.

2 Persons are invited to submit comments in writing and/or
3 attend and make comments on any non-agenda item at the board
4 meeting, if any, and discussion of those comments at the
5 discretion of the board. All public comment may be limited to
6 three minutes per person, again, at the discretion of the board.
7 Reasonable restrictions may be placed on public comment based
8 upon time, place, and manner, but public comment based upon
9 viewpoint may not be restricted.

10 Any public comment?
11 (No comment.)

12 CHAIRMAN BAKKER: Okay. With that...

13
14
15 **ADJOURNMENT**

16
17 COMMISSIONER STIENMETZ: I'll make a motion to adjourn.

18 CHAIRMAN BAKKER: I'll second it. Steve made a motion. I
19 seconded it. Any public comment?

20 (No comment.)

21 CHAIRMAN BAKKER: All in favor?

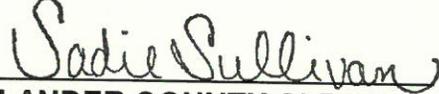
22 COMMISSIONER STIENMETZ: Aye.

23 CHAIRMAN BAKKER: Aye.

24 COMMISSIONER WAITS: Aye.

25 COMMISSIONER CLARK: Nay.

26
27
28 
29 _____
30 **CHAIRMAN OR VICE CHAIRMAN OF THE**
31 **BOARD OF LANDER COUNTY**
32 **COMMISSIONERS AND THE LANDER**
33 **COUNTY LIQUOR BOARD**

34
35 **ATTEST:** 
36 **LANDER COUNTY CLERK**

37
38
39 *Note: The Board of Lander County Commissioners serves as the Town Board for the unincorporated towns of*
40 *Battle Mountain and Austin, Nevada.*