

1 The Honorable Board of Lander County Commissioners met in
2 regular session in the Commission Chambers of the Lander County
3 Courthouse in Battle Mountain, Nevada, on September 5, 2013 at
4 9:00 a.m.

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7 **PRESENT: DEAN BULLOCK, COMMISSIONER**
8 **STEVEN STIENMETZ, COMMISSIONER**
9 **BRIAN GARNER, COMMISSIONER**
10 **DAVID MASON, COMMISSIONER**
11 **PATSY WAITS, COMMISSIONER**
12 **SADIE SULLIVAN, COUNTY CLERK**
13 **NICOLE TING, DEPUTY DISTRICT ATTORNEY**
14 **ROGENE HILL, FINANCE DIRECTOR**

15
16 **ABSENT: SOVEIDA ROBINSON, HUMAN RESOURCES DIRECTOR**

17
18 Let the record reflect the presence of a quorum of five
19 Commissioners.

20
21 Let the record reflect the presence of Austin via telephone
22 conference.

23
24 [Meeting commenced on September 5, 2013 at 9:00 a.m.]

25
26 CHAIRMAN BULLOCK: All right. We'll go ahead and call the
27 meeting of the Lander County Commissioners' Town Board of Battle
28 Mountain and Austin Board of County Highway Commissioners.

29 If everybody can stand for the pledge? Sadie, would you lead
30 us, please?

31
32 (Pledge of Allegiance)

33
34
35 **APPROVAL OF AGENDA NOTICE**

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37 CHAIRMAN BULLOCK: Discussion for possible action regarding
38 approval of Agenda Notice.

39 COMMISSIONER STIENMETZ: I'll make a motion to approve the
40 Agenda Notice.

1 COMMISSIONER WAITS: I'll second that.
2 CHAIRMAN BULLOCK: Any public comment?
3 (No public comment.)
4 CHAIRMAN BULLOCK: All those in favor?
5 COMMISSIONERS: Aye.
6 CHAIRMAN BULLOCK: Those opposed?
7 (None opposed.)
8
9

10 **APPROVAL & ACCEPTANCE OF MINUTES**

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12 **Regular Session of August 8, 2013**

13
14 CHAIRMAN BULLOCK: Discussion of possible action regarding
15 approval and acceptance of Minutes of August 8, 2013 Regular
16 Session. August 22, 2013th Regular Session, we don't have. So --
17 COMMISSIONER GARNER: I make a motion to approve August 8th.
18 COMMISSIONER STIENMETZ: I'll second the motion.
19 CHAIRMAN BULLOCK: Any public comment?
20 (No public comment.)
21 CHAIRMAN BULLOCK: All those in favor?
22 COMMISSIONERS: Aye.
23 CHAIRMAN BULLOCK: Those opposed?
24 (None opposed.)
25
26

27 **COMMISSIONER REPORTS**

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29 CHAIRMAN BULLOCK: Commissioner Reports on meetings,
30 conferences, and seminars attended.
31 Dave?
32 COMMISSIONER MASON: I have none.
33 CHAIRMAN BULLOCK: Patsy?
34 COMMISSIONER WAITS: I have none.
35 I just wanted to -- to report that we -- we have had the
36 modular moved from the Battle Mountain High School to the airport.
37 That's as far as we are right now, but that's been moved. Thank
38 you.
39 CHAIRMAN BULLOCK: Okay. Steve?
40 COMMISSIONER STIENMETZ: I have nothing.

1 CHAIRMAN BULLOCK: Brian?
2 COMMISSIONER GARNER: Good.
3 CHAIRMAN BULLOCK: Okay, last Tues. -- or -- last week I
4 attended the Great Basin -- um, yeah --
5 COMMISSIONER WAITS: Ease -- easy for you to say.
6 COMMISSIONER GARNER: Water Conservation District?
7 CHAIRMAN BULLOCK: -- Regional Developmental Authority
8 Meeting. Still getting things set up. It has been decided that
9 for right now as far as trying to set up the checking, it will be
10 run under a separate line item from White Pines Financial
11 Director. So you're safe, Rogene.
12 ROGENE HILL: That will be nice to hear.
13 CHAIRMAN BULLOCK: And so all funds will be tracked through
14 them on a separate line item. And that's where it's going so
15 that -- right now -- so GOED can send the funds. Because right
16 now we have nowhere to put it. So we'll start receiving those
17 funds from GOED. And so basically, just setting up everything
18 within that authority. So that's all I have.
19
20
21 **PAYMENT OF THE BILLS**
22
23 CHAIRMAN BULLOCK: Discussion for possible action regarding
24 Payment of the Bills.
25 COMMISSIONER GARNER: For the record, I need to abstain from
26 check 45631 and check 45635.
27 JANE BIANCHI: I have a couple.
28 COMMISSIONER WAITS: I just have one question. Um, Jane, on
29 the one to Zones, Inc. on all the computer things. Is that --
30 JANE BIANCHI: Because there was so many. Um, Laura had --
31 they were sent electronically. And the -- it's stuff that they're
32 doing between all the departments to get everybody updated.
33 COMMISSIONER WAITS: Is that the sheriff's office too on
34 that, or --
35 JANE BIANCHI: They probably had something on there. I don't
36 recall right off--
37 COMMISSIONER WAITS: But it's all our update on our
38 computers, all in one.
39 JANE BIANCHI: Everything that the IT Department is doing.
40 COMMISSIONER WAITS: Okay. Thank you.

1 JANE BIANCHI: Yes, he did all those departments. And we
2 didn't get billed, so we had to request the billing. So we got
3 them all on one.

4 COMMISSIONER WAITS: Got it.

5 ROGENE HILL: Out of the tech funds.

6 JANE BIANCHI: Yeah, out of the IT Department.

7 COMMISSIONER WAITS: Thank you.

8 JANE BIANCHI: Check number 45595, Captions Unlimited for
9 \$85. Check number 45598 in the amount of \$201.25 to Chase Card
10 Services. Check number 45600 to David J. Cormany in the amount of
11 \$1,343.20.

12 (Commissioners reviewing payment of the bills.)

13 CHAIRMAN BULLOCK: That's it?

14 JANE BIANCHI: Yes, sir.

15 COMMISSIONER WAITS: We're a week early. See this. She's
16 probably still writing as we sit here, right?

17 JANE BIANCHI: That's all good.

18 (Commissioners reviewing payment of the bills.)

19 COMMISSIONER GARNER: What would we do without Amazon?

20 (Commissioners reviewing payment of the bills.)

21 CHAIRMAN BULLOCK: Joe, maybe you can answer this one for me.
22 Why are we responsible for the high school's fire alarm?

23 JOE LINDSEY: Responsible for it?

24 CHAIRMAN BULLOCK: Well, we're paying for it.

25 JOE LINDSEY: What did we pay them? I -- we're not
26 responsible for payment of their alarm system.

27 COMMISSIONER GARNER: Fire and Life Safe -- Safety Plan.

28 CHAIRMAN BULLOCK: Plan -- review.

29 JOE LINDSEY: Oh, plan review. I -- actually I -- the
30 schools were paying for their own plan reviews. We're not
31 responsible for that. I don't know what -- what's happened there.

32 JANE BIANCHI: You submitted the Cormany.

33 UNIDENTIFIED PARTICIPANT: They got reimbursed. They pay us
34 and then we pay them.

35 CHAIRMAN BULLOCK: Okay. And the Saint Augustines?

36 ANNA PENOLA: Same thing. They pay us and we pay him.

37 CHAIRMAN BULLOCK: Okay. All right. So it's just a go
38 through.

39 JOE LINDSEY: Yeah. It's a wash.

40 UNIDENTIFIED PARTICIPANT: In and out.

1 JOE LINDSEY: It's a wash deal.
2 CHAIRMAN BULLOCK: All right. I just wondered what the deal
3 was.
4 JOE LINDSEY: -- to be here today.

5
6 **Chase Card Services**

7
8 COMMISSIONER GARNER: Make a motion to ratify check 45598 in
9 the amount of \$201.25 to Chase Card Services.
10 COMMISSIONER STIENMETZ: I'll second the motion.
11 CHAIRMAN BULLOCK: Any public comment?
12 (No public comment.)
13 CHAIRMAN BULLOCK: All those in favor?
14 COMMISSIONERS: Aye.
15 CHAIRMAN BULLOCK: Those opposed?
16 (None opposed.)
17

18 **David J. Cormany**

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20 COMMISSIONER GARNER: Make a motion to ratify check number
21 45600 in the amount of \$1,343.20 for David J. Cormany.
22 COMMISSIONER MASON: Do we have a second?
23 CHAIRMAN BULLOCK: Do I have a second?
24 COMMISSIONER STIENMETZ: I'll second.
25 CHAIRMAN BULLOCK: Any public comment?
26 (No public comment.)
27 CHAIRMAN BULLOCK: All those in favor?
28 COMMISSIONERS: Aye.
29 CHAIRMAN BULLOCK: Those opposed?
30 (None opposed.)
31

32 **Captions Unlimited of Nevada, Inc.**

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34 COMMISSIONER GARNER: Make a motion to ratify check 45595 in
35 the amount of \$85.00 to Captions Unlimited of Nevada.
36 COMMISSIONER MASON: I'll second the motion.
37 CHAIRMAN BULLOCK: Any public comment?
38 (No public comment.)
39 CHAIRMAN BULLOCK: All those in favor?
40 COMMISSIONERS: Aye.

1 CHAIRMAN BULLOCK: Those opposed?
2 (None opposed.)
3
4 COMMISSIONER GARNER: Make a motion to approve submitted
5 expenditures in the amount of \$336,239.45 from check 45626 through
6 check number 45697.
7 COMMISSIONER STIENMETZ: I'll second the motion.
8 CHAIRMAN BULLOCK: Any public comment?
9 (No public comment.)
10 CHAIRMAN BULLOCK: All those in favor?
11 COMMISSIONERS: Aye.
12 CHAIRMAN BULLOCK: Those opposed?
13 (None opposed.)
14 (Commissioners reviewing payment of bills.)
15 CHAIRMAN BULLOCK: Thanks, Jane.
16 COMMISSIONER STIENMETZ: Thank you, Jane.
17 COMMISSIONER WAITS: Thank you.
18 JANE BIANCHI: You're welcome. Thank you.
19 COMMISSIONER MASON: Thank you.
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21

22 **PAYROLL CHANGE REQUESTS**
23

24 CHAIRMAN BULLOCK: Now we move on to discussion for possible
25 action regarding Payroll Change Requests. We have two: Employee
26 #593 and Employee #964.
27

28 **Payroll Change Requests -- Employee #593 and Employee #964**
29

30 COMMISSIONER GARNER: I'll make a motion to approve change in
31 Employee #593 and Employee 964.
32 COMMISSIONER STIENMETZ: I'll second the motion.
33 CHAIRMAN BULLOCK: Any public comment?
34 (No public comment.)
35 CHAIRMAN BULLOCK: All those in favor?
36 COMMISSIONERS: Aye.
37 CHAIRMAN BULLOCK: Those opposed?
38 (None opposed.)
39
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1 PUBLIC COMMENT

2
3 CHAIRMAN BULLOCK: Public comment for non-agendized items
4 only.

5 WILBUR BECKER: We have a comment.

6 COUNTY CLERK SULLIVAN: And then if you'll state your full
7 name. And if there's a spelling I may need help with, I'll ask
8 you. Thank you.

9 WILBUR BECKER: I'm Wilbur Becker, Vice Chairman of the
10 Battle Mountain Recreation Center Board of Directors. And then --

11 SHANNON BERUMEN: I'm Shannon Berumen, Secretary of said
12 Board.

13 WILBUR BECKER: Okay. We just wanted to make a comment. Um,
14 due to recent circumstances, we wanted to write a letter to the
15 commissioners. And I'd like to read that aloud for public record.

16
17 *"September 4, 2013*

18 *Dear County Commissioners,*

19 *We would like to thank you for giving us an*
20 *opportunity to help bring a new recreation center to the*
21 *Battle Mountain Community. The Battle Mountain Recreation*
22 *Center Board of Directors wants to express our continued*
23 *support for this project.*

24 *We would like to thank you for your financial*
25 *commitment to this new recreation center. We understand*
26 *the need for this project to become a Public Works project*
27 *and believe that the County has the resources to manage*
28 *this project at a high level and make our dream become a*
29 *reality.*

30 *We hope that our contribution to this process was*
31 *valuable to you. Please let us know how we may aid you to*
32 *make this a success. We also have a magnitude of*
33 *information to share with you including contractor cost*
34 *projections validating our construction estimates with*
35 *prevailing wage guidelines. These estimates from reputable*
36 *companies might be of value as you move forward on*
37 *solidifying the case statement.*

38 *Again, thank you for letting us be part of this worthy*
39 *project and we look forward to supporting you during this*
40 *important venture.*

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*Sincerely,
Battle Mountain Recreation Center Board of Directors."*

WILBUR BECKER: I just want to let you know if you have questions or comments for us, you can contact us, and we'll all be available.

COMMISSIONERS: Thank you.
CHAIRMAN BULLOCK: Any other public comment?
(No further comment.)

FINANCE

1) Discussion for possible action regarding budget review, contracts, financial update and other matters properly relating thereto.

CHAIRMAN BULLOCK: We'll go on to Item Number 1, discussion for possible action regarding budget review, contracts, financial update and other matters properly relating thereto.

ROGENE HILL: Morning.
CHAIRMAN BULLOCK: Good morning, Rogene.

ROGENE HILL: Mine's going to be short and sweet this morning, so I won't bore you. We've been working on audit. We also have the auditors that will be in the office starting Monday the 16th. And also Joy and I have opted not to go to NACO this year. We're going to keep our nose to grindstone.

And other than that, that's all I have. Any questions? Any concerns?

COMMISSIONER MASON: What -- what were the dates of the audit?

ROGENE HILL: The audit is ongoing. It will be about a month. They'll be here the 16th of September.

COMMISSIONER MASON: Thank you.
ROGENE HILL: Mm-hm.
COMMISSIONER STIENMETZ: Thank you.

CHAIRMAN BULLOCK: Thanks, Rogene.

COMMISSIONER WAITS: And I am sorry you can't attend NACO, but we understand.

ROGENE HILL: And, uh, we've left it, the gift -- Patsy is

1 taking care of that this year.
2 And also, we need somebody to haul the flag. I don't know,
3 Dave, or one of you --
4 COMMISSIONER MASON: I'll take it.
5 ROGENE HILL: -- take flag duty, please.
6 COMMISSIONER MASON: Okay.
7 ROGENE HILL: Thank you.

8
9

10 **BUILDING**

11

12 **2) Discussion for possible action regarding operations and**
13 **projects for the Building Department and other matters**
14 **properly related thereto.**

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16 CHAIRMAN BULLOCK: Item Number 2, discussion for possible
17 action regarding operations and projects for the Building
18 Department and other matters properly related thereto.

19

Morning, Joe.

20

(Mark Brethauer distributing papers.)

21

JOE LINDSEY: (Inaudible.)

22

23 CHAIRMAN BULLOCK: It's all right. You want us just to hand
that out and you can go sit down? Okay.

24

25 MARK BRETHAUER: Joe and I are teaming up on this project,
since we're working together on the Argenta Rim
26 Apartments...Building Department project, CIP project.

27

(Inaudible.)

28

(Mark Brethauer distributing papers.)

29

30 JOE LINDSEY: The month of August we -- we had 17 new
permits. And we had one non-permitted inspection.

31

32 Ongoing projects are Newmont properties and Argenta Rim
Apartments. And we have plans for two-story three-plex buildings
33 at this point.

34

35 We should be receiving soon plans for a single-story
three-plex units. And we've spoken with them early -- early this
36 week or late last week.

37

38 South County, we've got the Verizon Tower in Austin still
ongoing and waiting on NV Energy to set a transformer up there.
39 Once they get that set, that -- that project will be complete.

40

And we presently have 11 open permits in South County. I

1 haven't been hearing a lot going on down there this year. So --

2 And under miscellaneous, we're waiting for a quote --
3 courtroom AC unit replacement quote. Should have that this
4 afternoon from Snyder Mechanical.

5 And I'm contacting another mechanical company for a second
6 opinion on the Golf Course Clubhouse ductwork replacement. Snyder
7 Mechanical pulled and rescinded their quote for the project on
8 8/22 of '13. They recommended that we probably have someone else
9 look at that and see where that's going, see if they agree with
10 Snyder's findings on -- on that project.

11 COMMISSIONER WAITS: Joe, when you -- when you run across
12 things that say non-permitted inspections, -- every once in a
13 while we have those -- I'm assuming at that point then you have
14 them take out a building permit, when you're --

15 JOE LINDSEY: No.

16 COMMISSIONER WAITS: -- in the middle of that. What happens?

17 JOE LINDSEY: It's just like a simple electrical inspection
18 or something that doesn't have to be permitted.

19 COMMISSIONER WAITS: Oh, it isn't somebody who's building
20 without a permit?

21 JOE LINDSEY: No, no, no, no.

22 COMMISSIONER WAITS: It's just something that you check over.

23 JOE LINDSEY: Yeah. Gas inspection, something like that.

24 COMMISSIONER WAITS: Okay. Thank you.

25 JOE LINDSEY: And that's it for Item 1. Thank you.

26 COMMISSIONER WAITS: When you -- when you run across somebody
27 who is building and doesn't have a permit, though, then -- then
28 what is done? Is a violation issued? Or you just have them do a
29 building permit. Is there --

30 JOE LINDSEY: No, normally what -- what happens in a case
31 like that, is we'll issue a stop work order notice on that
32 project. And normally people are pretty good about coming in and
33 complying or providing us with paperwork and financial --

34 COMMISSIONER WAITS: You just red tag it?

35 JOE LINDSEY: -- we try to get it resolved without, you know,
36 a big headache first. And then if we have to, then, you know, we
37 get Angie's office involved if it comes to that. Normally people
38 are pretty good about complying.

39 MARK BRETHAUER: What I'd like to add to Joe's presentation
40 is here is that we've been working together for the last number of

1 weeks with these multiple projects coming in, the Argenta Rim
2 being the primary one -- primary focus right now.

3 We also have the Elquist Apartments. We have Silver Sage
4 Apartments. And we have Turquoise Hills Subdivisions that we've
5 all been reviewing plans on over the last few weeks.

6 What I want to bring in for you folks is just -- oh, first of
7 all, I have to compliment Joe because we were able to work
8 together to establish Lander County's first building permit for
9 on-site and off-site civil improvement projects.

10 This -- this permit here, we have a list of all the different
11 items that we wanted to have inspected out there. And what I've
12 shown you here is just kind of an example of what we'd be looking
13 for in a manhole.

14 And I've been taking Joe and his -- his assistant out to the
15 field and basically keeping them under my wing here and showing
16 them the different portions of the project we'd like to have
17 inspected.

18 We met with a contractor last week when we -- he had to come
19 in to get his permits. He started the project out there before
20 the permit was even issued. But we held him short and met with
21 him and discussed all the different items we'd like to see.

22 And so this permit that we've just set up does have a utility
23 permit in it. It does have all the on-site inspections required.
24 For 1150 feet of new sewer pipe, five or six manholes are involved
25 in that. About 1600 feet of new water line. Now these
26 inspections will include: sewer/water pipe material inspections
27 -- we actually look at the pipe out there; the pipeline bedding
28 inspection; backdoor inspections; compact -- we'll be looking for
29 compaction testing results; sewer manhole inspection vacuum tests;
30 lateral inspections; water management plus block inspections. We
31 want to make a pressure, bacteria, and chlorine test; fire hydrant
32 gate valve inspections; hot tap gate valve installations; the
33 water heater; water laterals; back flow preventer inspections;
34 street-based compaction tests; asphalt inspections; curb, gutter,
35 storm drain, and sidewalk inspections; all the storm water
36 pollution prevention measure inspections; and all the storm water
37 facilities that they're installing out there as well.

38 What I've shown you there is just one part of what we've been
39 looking at. I know you guys have heard a lot of things about the
40 different plans or projects that are coming through. You probably

1 have never seen the plans per se, but this is what we're receiving
2 in the office there. And this is what we're looking at. This was
3 -- was reviewed last week by our -- me and my staff. And we made
4 comments on it -- just a few comments. These plans should be back
5 in the office today. But -- put them sideways so you guys can
6 see.

7 But, I mean, this is what we're looking for -- the required
8 notes. It's a fairly good-sized project. I'm not sure if
9 anybody's ever driven out there yet to see what's involved. But
10 this is the -- kind of the site plan here. It covers a lot of
11 acres out there. And this is sort of the utility plans showing
12 you where all the main lines are going to go. The sewer line
13 actually runs another 300 feet back over this way and is
14 surrounding the property over here. But we make notes on the
15 plans. And we can put them back in writing and send them back to
16 the developer.

17 So this is what we're looking for. And as well as that, we
18 have details that I brought along with me that require the
19 consultant to include into his plan sets. And that's for the
20 storm water prevention inclusion permit requirements here. And
21 you have, like I said, the two -- two different sets of plans.

22 These are all the street improvements here that we're looking
23 at very carefully and making sure everything complies with all
24 those requirements as per the new details we brought in. A lot of
25 details here that brought along here that we make sure are that
26 are included in the plan sets. And we've got all of the water and
27 sewer details. And also included, these are the sets that I
28 brought with me.

29 And I explained to you folks when I first came on that these
30 here would be installed in the new plan sets when new developers
31 came in, so we could hold the contractors -- this -- this gives
32 us our teeth. This is what tells the contractor this is what we
33 want to have installed out there. It has to be done -- it has to
34 be done as per these details.

35 This is what we've been striving is getting all these details
36 and this information on these plan sets when they come. So you
37 guys are getting a good product out there when they start the
38 construction.

39 I don't think you guys know who the contractor is that's
40 working on the Argenta Rim Project out there, but --

1 COMMISSIONER WAITS: Would you just give me the background on
2 this, a minute, Mark? Because prior to you coming on to do these
3 types of plan checks -- I mean, we didn't always have this
4 expertise. What did we do for subdivisions and water and sewer
5 and --
6 JOE LINDSEY: Well, normally on the civil end of it, I really
7 didn't have a lot to do with it. When they were running a new
8 water line, I always assumed that the Water Department was -- was
9 doing those inspections. Am I correct in that, Jake?
10 MARK BRETHAUER: Yeah.
11 JAKE EDGAR: Usually our consultant --
12 COMMISSIONER WAITS: But we didn't do plan checks?
13 JOE LINDSEY: You know, I never --
14 COMMISSIONER WAITS: Okay, so now --
15 JOE LINDSEY: I never saw the civil plans.
16 MARK BRETHAUER: Now we're doing it.
17 COMMISSIONER WAITS: Now we are starting the plan checks.
18 That's part of --
19 MARK BRETHAUER: That's part of the process I'm trying to
20 instill --
21 COMMISSIONER WAITS: -- what we're doing. So do you need new
22 software for this type of thing?
23 MARK BRETHAUER: No.
24 COMMISSIONER WAITS: Or you just look it over? How long does
25 it take?
26 MARK BRETHAUER: I do need CAD, because what I'm trying to do
27 is trying to adopt all of the details. I mean, when I came out
28 with the county here, we had five details in our orange book
29 section. This is it. There's no utility details in here, all the
30 county has adopted, so nobody knew what Lander County wanted to
31 do. So it's been the question from a lot of consultants out there
32 is: What do we do for Lander County? I said, we're in the
33 process of adopting the details we want to have for this county,
34 which includes all of these details.
35 COMMISSIONER WAITS: So we're just starting all this? Is
36 that --
37 MARK BRETHAUER: This is what we had before. You had
38 basically just a few street details.
39 COMMISSIONER GARNER: We had consultants that did it.
40 COMMISSIONER WAITS: We had consultants?

1 MARK BRETHAUER: Right. And they were --
2 COMMISSIONER WAITS: That's where our engineers all came in.
3 And why we --
4 COMMISSIONER GARNER: We had consultants.
5 COMMISSIONER WAITS: -- did this. Gotcha. Gotcha.
6 MARK BRETHAUER: -- and they're throwing willy nilly details
7 in there from the other counties.
8 COMMISSIONER WAITS: But we're putting together what we need
9 and the format. And okay. Right. Okay. I understand.
10 MARK BRETHAUER: -- and what we want and what our crews want
11 and what our staff wants out there, because not every county wants
12 the same thing. And this is basically all you have.
13 COMMISSIONER WAITS: I got it. Thank you.
14 MARK BRETHAUER: And what I'm trying to do is bring this in.
15 The staff has reviewed the details. And we've red lined them.
16 And what we do -- I just got CAD last week. So now I can start
17 working on this to get these updated to make them refer back to
18 Lander County.
19 COMMISSIONER WAITS: That's the program software.
20 MARK BRETHAUER: So -- right. So we have everything here
21 that we can adjust all the valves, speed valves. All these
22 details can give them to the consultants quickly when they come in
23 to do a project here in the county. And they know exactly what we
24 want.
25 COMMISSIONER WAITS: Absolutely. Thank you.
26 MARK BRETHAUER: That's the goal to do that. But anyway, so
27 just one part of the plan. And just say, for instance, um, would
28 be a manhole installation. And that's what I tried to show you
29 folks here.
30 This is the detail that would be in the plan sets that you
31 now have in front of you that shows them how to build a manhole.
32 So we can -- we can tweak this to meet -- to meet whatever
33 requirements Jake may have, you know. And he can take this and
34 add or cut from it, whatever he wants to do, upgrade it. He seems
35 to be pretty happy with what I brought in.
36 And then what happens is, as per the permit, the contractor
37 is told, we want to come out and see -- or we want to come out
38 there and inspect that manhole during the construction of it or
39 the installation of it and make sure you guys are putting it
40 together properly. So our inspectors would come out there with

1 the plan sets. Jake would look at this detail here, when the
2 contractor is doing that work. I just kind of showed some of the
3 lines going. This is the sewer main line, by the way. And he's
4 complying with the requirements. He's got his back fill here.
5 He's got his, uh, location tape. And here's his connections to
6 his laterals.

7 And what they did -- I just kind of copied what a typical --
8 used the photos we had taken out there in the field and put into
9 Joe's files so we'd have a record of what they actually installed
10 out there. So we can always go back down the road and then take
11 a look at it.

12 And the other thing the inspector would do out there is if
13 something changed in the field, they would make note on the plans.
14 And then that stuff would go back to the contractor and be
15 combined and go to the consultant. And they would make the
16 changes on the drawing to reflect the record drawings.

17 So -- anyway. So Frank calls and says, I'm putting in a
18 manhole. And so we go out there. And we watch the installation
19 of the manhole. This is at the base, connect the pipe. It's
20 pretty basic. And then the other thing we look for is making sure
21 they put the rim neck around the manhole rim here to seal it.
22 Make sure that part of it is done. There's only a few things we
23 really we have to look at. And then they set the cone. And then
24 they apply a little bit of pressure just to kind of create the
25 seal there. You want to make sure there's no, you know, cracks in
26 the manhole. And there's a few indentations and divots, but they
27 can come back and patch those when they do the patching around the
28 seam.

29 And then this last one is just showing you what -- they've
30 already completed the main line on this one side. And these are
31 the laterals sticking up out of the dirt. So you want to make
32 sure they're all capped. And it's pretty basic stuff. And, like
33 I said, if you're just looking at the detail, anybody reads the
34 detail and says, oh, okay, well, this is what they've got.
35 They've got that. You know, you read through it here. If they've
36 got everything that shows on the picture, then they've complied
37 with the detail. And the inspector can sign it off and away we
38 go.

39 The next one -- they don't have to be out there for every
40 single manhole. Once you get the concept down and you feel

1 comfortable with the contractor and the work he's doing, you don't
2 have to see every one. You know, sometimes you get to see a
3 couple of them, and then you're happy.

4 COMMISSIONER WAITS: I think my concern was the
5 correspondence, like they weren't used to us doing this type of
6 thing and what was going on. And so --

7 MARK BRETHAUER: I tried to include that too. Because there
8 was --

9 COMMISSIONER WAITS: So if we've honed in on this, so we're
10 putting together our program, that's --

11 MARK BRETHAUER: Exactly.

12 COMMISSIONER WAITS: Okay.

13 MARK BRETHAUER: The hard part's been getting the contractor
14 to comply with these. We've always had the standard
15 specifications for Public Works construction and always been
16 referenced on every plan set. But according to what I've heard
17 from the contractor, nobody's ever enforced it. But this is --
18 this is your bible. This is what -- what we tell -- how we tell
19 the contractor how to do his work. So if there's any question,
20 you can always refer back to this or get Anna and Joe kind of up
21 to speed on what happens here. So between the three of us here,
22 we're -- we're getting things covered out there.

23 And so we've got a new project coming on and as Elquist Manor
24 moves in and Silver Sage and Turquoise Hills, we'll be following
25 the same process there all the way through.

26 JOE LINDSEY: We're going to -- once we -- get all this stuff
27 implemented, we're going to have a communication, meet invite,
28 meeting or write letters or both with all the contractors and all
29 the locals that we normally deal with in the area and sit down
30 with them and inform them. So we -- because we haven't been doing
31 this kind of stuff in the past and these types of inspections, not
32 that I'm aware of it, not from my department. And so we want to
33 make sure that they're all on board with it and know what to
34 expect from us, because it's kind of new thing -- for -- for
35 everybody.

36 MARK BRETHAUER: And it's been a long road trying to get this
37 implemented. And we've been working hard together trying to get
38 this up to speed. And we were confusing consultants out there
39 because they were saying the same thing. Oh, we've never had to
40 do that before in Battle Mountain. So times are changing now;

1 it's time to do it. So that's what we've been working on the last
2 four, five, six weeks to make sure this all happens. And their
3 compliance is fine. I don't have any heartburn about it. They're
4 doing exactly what we're asking them to do.

5 And Frank's been really cooperative. I mean, I've seen
6 Frank's work. And he does a great job out there right now and did
7 a great job in the alleys and sewers. He's just the kind of
8 contractor -- he lives here. He's -- he -- he wants to be part --
9 he's part of the community. You know, so he doesn't want to do
10 shoddy work out there and have everybody ridicule him because of
11 that. So -- and it shows in the work he's doing at Argenta Rim.
12 He's doing a good job out there as well.

13 So once you have that comfort level with that contractor,
14 there's no need to sit there and babysit the guy all the time.
15 You just make him responsible for certain inspections. He calls
16 up, and if he doesn't do them, doesn't call up, then we have the
17 right to have him expose it and have us take a look at it at that
18 point. So -- you don't want to be the bad guy then, but if you
19 have to, you have to. But -- so anyway that's what we've been
20 working together with -- and Gina's been great -- a great help as
21 well, trying to get this all -- this process figured out. And
22 we've got a great team down there. And they're doing a good job.
23 So, anyway --

24 COMMISSIONER MASON: Thank you.

25 MARK BRETHAUER: You bet. Thank you too.

26 COMMISSIONER MASON: Very good.

27 JOE LINDSEY: You guys should really, if you get the
28 opportunity, go out and take a look. They've done a lot of work
29 out there.

30 COMMISSIONER GARNER: Been there.

31 JOE LINDSEY: Have you been out?

32 COMMISSIONER GARNER: Mm-hm.

33 JOE LINDSEY: Yeah, it looks great. Okay.

34 COMMISSIONER GARNER: Been to all of them.

35 MARK BRETHAUER: Does anybody have any questions, as far as
36 what we just talked about and what we just said? Nope?

37 CHAIRMAN BULLOCK: Yeah, go right ahead.

38 ~~COUNTY CLERK SULLIVAN: Um, when you come up to the table, if~~
39 you could speak up. We've had to switch out some spikes.
40 Spikes -- listen to me, sorry -- mikes. So that way we can hear

1 you better. And then also so that she's able to hear you. We're
2 just kind of updating, coming into compliance with NRS. And so
3 our recordings, sometimes it's not picking up everybody real
4 clear. So make sure before you speak also, if you could please
5 state your full name, so that way we can have it on the recording
6 to be in compliance and then also for the transcript. Thank you.
7

8 **3) Discussion for possible action regarding payment for usage of**
9 **the Porta Cool air cooler at the Mountain View Golf Course**
10 **Clubhouse and other matters properly related thereto.**
11

12 CHAIRMAN BULLOCK: Okay. Item Number 3, discussion for
13 possible action regarding payment for the usage of the Porta Cool
14 air cooler at the Mountain View Golf Course Clubhouse and other
15 matters properly related thereto.

16 JOE LINDSEY: Okay. Joe Lindsey. And I'm in the Building
17 Department.

18 COUNTY CLERK SULLIVAN: Yes, please, thank you.

19 JOE LINDSEY: Um, regarding this, Gentlemen, I was kind of
20 blind sided with this \$4600 invoice about a week or ten days ago
21 in my office.

22 And when -- when Scott Bullock and I initially spoke about
23 replacement of the AC unit in there, it was in June, I believe.
24 And it really was getting warm already. And the AC unit wasn't
25 working well at the time. So he stated that he had a -- one of
26 these big coolers that he had sitting in his garage and he'd be
27 happy to take out and use. And I said, that's great. So, you
28 know, four or five weeks later I get the bill. Of course, it was
29 4600 bucks. And I said, I'm not going to pay that. We haven't
30 discussed a fee on this. You know. And his response was, well,
31 you know, that's just the cost of doing business. And I said, the
32 cost of doing business is knowing what business you're doing. You
33 know, we know there's going to be a fee. I'll be happy to discuss
34 it and make arrangements to pay something. But I said, when you
35 volunteered to take that out there, that was my issue. So there
36 it is before the commissioners.

37 CHAIRMAN BULLOCK: Okay, my issue with the thing is we didn't
38 do anything for the five, six, nine weeks that it's been going and
39 things still aren't functioning.

40 JOE LINDSEY: I think if we had eliminated that swamp cooler,

1 that unit probably would have been working.

2 CHAIRMAN BULLOCK: It did -- I had my golf tournament out
3 there for two days. Okay. Personally, that thing was not on. We
4 had to turn it on, it was so hot in there. I know this for a fact
5 because of the tournament I held out there --

6 JOE LINDSEY: Okay.

7 CHAIRMAN BULLOCK: -- that the unit was not working. And I
8 -- this is just my two-day tournament that I sponsored. Okay, so
9 it was not functioning. So I guess, my issue was we were advised
10 that it wasn't working, and we made no efforts do anything else,
11 other than --

12 JOE LINDSEY: I was not advised it wasn't working.

13 CHAIRMAN BULLOCK: I know for a fact of a phone call that was
14 made, because I was standing there -- okay -- to your department,
15 only to your assistant, okay, that, hey, things are not working.

16 JOE LINDSEY: Okay.

17 CHAIRMAN BULLOCK: And this is my issue: we failed to do our
18 part.

19 JOE LINDSEY: And when I hired --

20 CHAIRMAN BULLOCK: We just sat back and let things go.

21 JOE LINDSEY: When I hired Snyder to replace that unit, I
22 told them I just wanted a new unit. I wanted to see if the duct
23 work was going to be sufficient after the new unit was installed.
24 I know that complaint after was probably three weeks after the
25 fact that I got the phone call that it was hot, it's not working.
26 And at that point, I started making calls again to Snyder to get
27 them out, to schedule them out here, which we finally did.

28 They feel that the duct work is, you know, it's a little
29 small, on the far end. I was wanting to eliminate all the AC --
30 swamp cooler-type units up on that roof due to the water damage.

31 CHAIRMAN BULLOCK: No, I understand.

32 JOE LINDSEY: They overflow. And we replaced ceilings in
33 there numerous times. And we're still working on that apparently.
34 But that's, you know -- thinking about getting it hard piped. But
35 since then -- since he gave me the quote, he's rescinded that
36 quote. Now, I've got to find somebody else to come out and
37 requote that to see if -- if they --

38 CHAIRMAN BULLOCK: Let me discuss this. I guess, my issue is
39 before even the AC was put in, we had to do something. And we
40 didn't. It was hot out there. You mentioned yourself.

1 JOE LINDSEY: It was hot out there.
2 CHAIRMAN BULLOCK: -- that you had a friend call you up and
3 just chew into you the fact it was so hot out there.
4 JOE LINDSEY: Yeah, you're right.
5 CHAIRMAN BULLOCK: So we didn't do anything. And yet --
6 JOE LINDSEY: Well, if I had known we were going to pay for
7 eight of these cooling units, because they're about eight or nine
8 hundred bucks a piece for -- for a five-week period, I would have
9 gone and bought one to put out there.
10 CHAIRMAN BULLOCK: Well, and I guess that was my question:
11 Why didn't we?
12 JOE LINDSEY: Well -- and that's a good question. I couldn't
13 answer that.
14 CHAIRMAN BULLOCK: You know, that's what I'm saying. We --
15 we didn't go about and do what we should have.
16 JOE LINDSEY: We needed to eliminate that once that unit was
17 installed to get that moisture out of the air. It takes three or
18 four days for that AC to pull the moisture out of there. You
19 know.
20 CHAIRMAN BULLOCK: And we tried, but --
21 JOE LINDSEY: Well, that's entirely up to board. Whatever
22 the board wants to do on that is entirely up to you. I just feel
23 that since no -- no fees were discussed.
24 CHAIRMAN BULLOCK: And I understand that. I understand that
25 point. Go ahead.
26 SCOTT BULLOCK: Sorry.
27 COUNTY CLERK SULLIVAN: State your name for the record,
28 please.
29 SCOTT BULLOCK: Scott Bullock with Bullock Management. I'm
30 the contractor on the golf course. Um, so -- um, to clarify
31 things, we've known about this issue since it was cold that we
32 needed cooling in the building. Um, we turn off the cooler
33 because we took blame last commissioner meeting because of the
34 evaporator cooler. It's been off all week.
35 Last night, I was in there working, and it's still 80 degrees
36 inside there with the thermostat set on 70. The unit is not
37 working right. The evaporator cooler has not been on, the one the
38 county provided since then. It's still an issue. It's been an
39 issue all year. Nothing's changed.
40 In our earlier talks, I mentioned that I had an evaporator

1 cooler, and if I had to I would put it out there to maintain the
2 business that I have to run out there, which I don't know why I
3 have to provide the cooling for my own building when it's the
4 county's contract to provide it.

5 COMMISSIONER GARNER: Did you offer it though?

6 SCOTT BULLOCK: I said if I have to, I'll put it in there to
7 try to save the money that I've already lost out there this year
8 due to the county's negligence of providing their side of the
9 contract out there.

10 COMMISSIONER GARNER: Was there any money stated?

11 SCOTT BULLOCK: Money was not discussed.

12 JOE LINDSEY: Scott, can I say something?

13 SCOTT BULLOCK: Yeah.

14 JOE LINDSEY: We knew about the cooler not working a long
15 time ago. I have to agree with that. But it was budget time. I
16 didn't have the money in my budget to get that replaced prior to
17 July 9th. And that was why we had to wait until it got close to
18 budget time, so I would have that money in there to get that unit.

19 SCOTT BULLOCK: So --

20 JOE LINDSEY: You and I discussed that?

21 SCOTT BULLOCK: So only my money is affected because of your
22 guys' budget, correct?

23 JOE LINDSEY: No, that's not what I'm saying. That's my
24 money too.

25 SCOTT BULLOCK: Well, that's what happened. It was my money
26 that was affected.

27 JOE LINDSEY: That's the money the commission grants me to do
28 maintenance on the building. So --

29 COMMISSIONER WAITS: Um, let me see if -- if I have this
30 right. When they were here from Snyder Mechanical the last -- the
31 last meeting we had, he was saying what you were saying. He said
32 we can't do the evaporator cooler, because that -- that gives out
33 humidity.

34 And then when we tried and run the other one, that tries to
35 -- that has to take the humidity out. So we're fighting this.

36 So we thought the other one was still okay. Snyder keeps
37 telling us it's okay. And Scott is saying, no, I'm there. I know
38 it's not okay. So I'm going to try and do this.

39 Okay, when this came up, my concern was the fact that we
40 didn't know how much this was costing us, or as a county, being

1 responsible for this building, we should have been out renting
2 this evaporative cooler ourselves.

3 The fact that Scott offered it and you thought there might
4 not be a charge or something is what we have to do deal with.
5 From the interim -- from the last meeting, we said, wow, this is
6 expensive. We better go out and get a unit or do something and do
7 it now. Did we do anything?

8 JOE LINDSEY: Yeah, I believe two units were purchased.

9 COMMISSIONER WAITS: Okay, so that's over and done. So the
10 only thing before us now is the misunderstanding of whether Scott
11 wanted to just give it to us, or he's saying, wait a minute. I
12 lost a lot of business. I want to recoup it. I want some money.
13 Right?

14 COMMISSIONER GARNER: Yep.

15 COMMISSIONER STIENMETZ: I have a question. Did we not have
16 other evaporative coolers on top of the roof that you guys took
17 out last fall?

18 JOE LINDSEY: Yeah, but they were trash.

19 COMMISSIONER STIENMETZ: Yeah, but you -- they were running
20 while this unit -- other unit was --

21 JOE LINDSEY: No. Yeah, they were. And -- and that's what I
22 don't understand.

23 COMMISSIONER STIENMETZ: And so --

24 JOE LINDSEY: So what I've been trying to do --

25 COMMISSIONER STIENMETZ: Let me finish what I was going to
26 say.

27 JOE LINDSEY: Sorry.

28 COMMISSIONER STIENMETZ: If we had evaporative coolers on the
29 roof and they were running, and this AC was running, and we didn't
30 have the problem, --

31 JOE LINDSEY: Why do we have the problem?

32 COMMISSIONER STIENMETZ: -- why do we have the problem now?
33 So you can't blame the problem on that portable unit in there
34 adding moisture when the others ones were adding moisture to the
35 air too.

36 JOE LINDSEY: Well, that monster unit that has been used out
37 there, put out three times more on condensation than that little
38 roof unit would.

39 So -- so I've been trying -- like I said, I've been trying to
40 the eliminate the swamp coolers because of the water damage, but

1 apparently -- and after we got up and looked at the duct work up
2 there, it goes from 16-inch down to 6-inch on that bar end. So --
3 so it's restricted so much down at that bar end.

4 But when I initially had Snyder quote that -- that unit, I
5 told him not to worry about the duct work, because we wanted to
6 see if just replacing that unit would work. Because it had -- you
7 know, it seemed to have had worked in the past until we started
8 pulling that -- those units off the roof. So -- I don't know the
9 answer. Anyway.

10 COMMISSIONER MASON: I thought we discovered the answer in
11 our discussion last meeting that it was the ducting system needed
12 to be replaced with hard shell?

13 JOE LINDSEY: Well, and that's what I had Snyder quote us.
14 Yes.

15 COMMISSIONER MASON: Do we have quotes going on that?

16 COMMISSIONER WAITS: They pulled it.

17 JOE LINDSEY: They pulled it the quote.

18 COMMISSIONER WAITS: They pulled the quote.

19 COMMISSIONER STIENMETZ: Then get somebody else to quote it.

20 COMMISSIONER GARNER: Pay attention.

21 JOE LINDSEY: So I've got Chester scheduled to come over
22 here. Of course, you know, we can't just pull these guys out of
23 our hats.

24 COMMISSIONER MASON: Hardly. Is the air-conditioning unit
25 itself working?

26 JOE LINDSEY: The AC unit is working.

27 COMMISSIONER STIENMETZ: You said it wasn't, Scott.

28 COMMISSIONER MASON: Was it doing its job last summer?

29 COMMISSIONER STIENMETZ: There was a different unit in there.

30 SCOTT BULLOCK: It was an old unit.

31 JOE LINDSEY: It was an older unit. And we still had the
32 swamp coolers on the roof at that time.

33 CHAIRMAN BULLOCK: As far as -- as far as the unit working
34 and everything, that's not the issue at hand here right now.
35 That's not really what we're discussing. The whole discussion is
36 whether payment is going to be made for the Porta Cooler or where
37 we're going.

38 COMMISSIONER MASON: I don't see the bill. It's not in my
39 packet, so how much is this bill?

40 JOE LINDSEY: \$4600.

1 COMMISSIONER MASON: 4600?
2 COMMISSIONER STIENMETZ: In my personal opinion, I think we
3 should pay it. Because --
4 COMMISSIONER MASON: We were renting. That's the rent price.
5 COMMISSIONER STIENMETZ: -- he was offered it. And we should
6 have asked him. I mean, maybe we're both at fault. But how many
7 people do you know that will come up to the county and say, Hey,
8 I'll let you use my cooler for free. I mean, if he says, I have
9 one I can bring out there, we should have -- I mean, yeah, Scott
10 should have probably asked us, but we should have asked him; what
11 are you going to charge me for that cooler?
12 JOE LINDSEY: Like I said, there was no cost discussed. So
13 that's why we're here now.
14 COMMISSIONER STIENMETZ: I know. We're both in error.
15 COMMISSIONER GARNER: So will you split the cost with us?
16 Being's it was both our faults?
17 SCOTT BULLOCK: It was out there 81 days, so --
18 COMMISSIONER GARNER: Huh?
19 SCOTT BULLOCK: It was out there 81 days, so I'll split it.
20 COMMISSIONER GARNER: \$2300?
21 SCOTT BULLOCK: For 81 days.
22 JOE LINDSEY: Eighty-one days?
23 SCOTT BULLOCK: That's how long it was out there before the
24 county brought one in.
25 COMMISSIONER GARNER: Well, the bill's \$4600. Are you saying
26 you'll take --
27 SCOTT BULLOCK: You want the next month's bill?
28 COMMISSIONER STIENMETZ: What he's saying --
29 COMMISSIONER GARNER: There's another month's?
30 SCOTT BULLOCK: Yeah, that was from when we put it in in June
31 till the end of July. It remained out there all the way till last
32 commission meeting.
33 COMMISSIONER STIENMETZ: At a hundred dollars a day, you say
34 we owe you \$8,100.
35 SCOTT BULLOCK: I'll split that with you.
36 I just -- I just don't understand why I feel like I'm in the
37 hot seat because the county didn't do their part.
38 It's been known since the leak last year when we fixed it and
39 covered up that swamp cooler that we needed cooling out there.
40 COMMISSIONER WAITS: Yeah, but we've -- we've got a company

1 like Snyder that's telling us it's a-ok. So -- um.
2 COMMISSIONER STIENMETZ: Yeah, but --
3 Scott Bullock: They put the unit in at the end of June.
4 What about from April till June? There was absolutely nothing
5 done.
6 COMMISSIONER WAITS: Okay.
7 SCOTT BULLOCK: There's a whole big, long time frame that
8 absolutely nothing was done out there. And the problem's been
9 known about since last winter. That's the point I'm trying to
10 get. It's -- yeah, great. They came, put in a new unit, hoped it
11 would work. It's not working right. But all year long I've dealt
12 with this. It's not like, poof, we have a problem miraculously.
13 It's been since the beginning. We've known about it since we
14 fixed the sheet rock this winter that we needed to fix the cooling
15 system.
16 JOE LINDSEY: I think what I'll do is I'll just put all the
17 swamp coolers back on. We'll eliminate the AC unit and call 'er
18 good. That way we can get rid of all that problem.
19 COMMISSIONER WAITS: Well, what -- what do we do in the
20 county buildings when -- when you don't have a budget? Don't have
21 an emergency somehow? I mean.
22 COMMISSIONER STIENMETZ: Can't we get emergency funds for
23 something like this?
24 COMMISSIONER WAITS: Absolutely, for this type of thing.
25 JOE LINDSEY: It wasn't 100 degrees in April or May. And
26 there are -- there are still two swamp coolers, two coolers on
27 that -- that building. And the other unit was still working up
28 until the time it -- until we had it replaced. I'm not saying it
29 was working great, but it was working.
30 COMMISSIONER WAITS: Well, it's -- it's definitely twofold, I
31 mean, by -- it's -- it's our county building. And I understand
32 that Scott is losing money on this. I understand that he's
33 frustrated because we weren't doing something. We should have
34 been doing something. And we thought we were, but it didn't work.
35 But I -- but I have to agree with -- with the amount.
36 So -- um, if you guys didn't discuss this, and you're saying
37 now this invoice for \$4600 isn't the end of it, we have another
38 invoice coming for the month of August; is that correct?
39 COMMISSIONER STIENMETZ: Three thousand something; right?
40 SCOTT BULLOCK: Yep.

1 COMMISSIONER MASON: How -- how much is the other invoice?
2 SCOTT BULLOCK: I don't know.
3 COMMISSIONER STIENMETZ: Total's 8100.
4 SCOTT BULLOCK: Eighty-one days.
5 COMMISSIONER STIENMETZ: Eighty-one days. A hundred dollars
6 a day.
7 COMMISSIONER MASON: Eighty-one hundred dollars. Okay.
8 COMMISSIONER WAITS: Eighty-one hundred dollars. And had you
9 known that price, if you had discussed it, we would have had some
10 other units out there. We would have done something.
11 JOE LINDSEY: You know it. You know it.
12 COMMISSIONER MASON: Yeah, we don't --
13 JOE LINDSEY: That's almost as much as that new unit.
14 COMMISSIONER MASON: We're not even getting this cooler. I
15 mean, we're just paying rent.
16 COMMISSIONER WAITS: Right.
17 COMMISSIONER GARNER: Right.
18 COMMISSIONER MASON: We could buy this for \$900.
19 COMMISSIONER WAITS: And that is the going price to rent one,
20 if we --
21 JOE LINDSEY: I have no idea.
22 COMMISSIONER WAITS: -- have rented one?
23 JOE LINDSEY: Never heard of renting.
24 SCOTT BULLOCK: I have a quote here, if you want, on a rental
25 company that rents them out.
26 COMMISSIONER WAITS: I mean, you can just answer me. That's
27 the going price?
28 SCOTT BULLOCK: The going price -- I called -- the closest
29 place you can rent one from is Camelot Rentals in Sparks, Nevada
30 for \$250 a day.
31 COMMISSIONER WAITS: And we should have been doing that as a
32 county, I guess, is what you're saying. Okay. Thank you.
33 COMMISSIONER GARNER: I'd like to see that.
34 COUNTY CLERK SULLIVAN: May I get one so I can put it into
35 the record, please.
36 COMMISSIONER GARNER: Yeah.
37 SCOTT BULLOCK: And here's all the history of the
38 temperatures for every day.
39 JOE LINDSEY: Oh, why don't you provide me with one of those.
40 That would be interesting.

1 (Scott Bullock distributed documents.)
2 COUNTY CLERK SULLIVAN: Is this the temperature?
3 COMMISSIONER WAITS: I don't think we're questioning how warm
4 it was out there for you, Scott, in the business.
5 COMMISSIONER MASON: Everybody knows it was hot.
6 COMMISSIONER WAITS: That's -- that's -- that's a tough one.
7 But as the county and what we're responsible for, we need step up
8 to do what we have to do.
9 JOE LINDSEY: When you hire a licensed contractor to come in
10 and do the calculations and tell you that this unit will work.
11 And like I said, I told them not to worry about the duct work at
12 the time. I wanted to see if we could -- and it was quite some
13 time after it was installed initially that we heard about all
14 this. When I say quite some time, it was months.
15 COMMISSIONER MASON: This -- this should have been handled as
16 an emergency way back in June or even May.
17 JOE LINDSEY: We had a Porta Cooler in there anyway, I
18 believe. Um --
19 COMMISSIONER MASON: But it didn't come before us though.
20 JOE LINDSEY: Well, no. Why would it have to come before
21 you?
22 COMMISSIONER WAITS: That's what he does.
23 JOE LINDSEY: That's what I do. And as soon as I was able --
24 I actually got them in sometime in June to start the installation.
25 I believe it was about mid-June to start the installation. So
26 that by the time they finished the installation, we had the money
27 in the budget and took care of it.
28 COMMISSIONER WAITS: Why did you wait the two months to give
29 us the bill? Why wasn't it done like after your first 30 days or
30 something? I just feel we could have mitigated. Had we known we
31 were paying this, we could have mitigated it earlier.
32 SCOTT BULLOCK: I'll take blame for that, I guess. But my
33 question still is: Why did -- Why did I have to fix it?
34 COMMISSIONER WAITS: Absolutely. And you're absolutely
35 right. And we agree it's county. You shouldn't even have to
36 worry about it, Scott.
37 SCOTT BULLOCK: I wish it was in my contract that if the
38 country didn't uphold their part, that they had to compensate for
39 the amount of difference in money I've lost out there this year.
40 But we won't have to worry about that no more.

1 COMMISSIONER GARNER: So can we settle for \$50 a day?
2 SCOTT BULLOCK: Yep.
3 COMMISSIONER GARNER: \$4,050. I make a motion we pay him
4 \$4,050 even for the compensation of the water coolers for 81 days.
5 COMMISSIONER STIENMETZ: I'll second the motion.
6 CHAIRMAN BULLOCK: Any public comment?
7 (No public comment.)
8 CHAIRMAN BULLOCK: All those in favor?
9 COMMISSIONERS: Aye.
10 CHAIRMAN BULLOCK: Those opposed?
11 (None opposed.)
12 COMMISSIONERS: Thank you, Scott.

13
14 **4) Discussion for possible action regarding issues with the air**
15 **conditioning system at the Lander County Courthouse in Battle**
16 **Mountain and other matters properly related thereto.**

17
18 CHAIRMAN BULLOCK: Okay, Item Number 4, discussion for
19 possible action regarding issues with the air conditioning system
20 at the Lander County Courthouse in Battle Mountain and other
21 matters properly related thereto.

22 COMMISSIONER GARNER: I make a motion to defer this.

23 COUNTY CLERK SULLIVAN: Joe --

24 CHAIRMAN BULLOCK: Defer?

25 COUNTY CLERK SULLIVAN: -- there at the table.

26 COMMISSIONER GARNER: Here we go again.

27 COUNTY CLERK SULLIVAN: Joe --

28 JOE LINDSEY: -- quote this afternoon from Snyder
29 Mechanical --

30 COUNTY CLERK SULLIVAN: -- Joe, do you mind speaking up?

31 JOE LINDSEY: Oh, I'm sorry. Joe Lindsey, Building
32 Department.

33 COUNTY CLERK SULLIVAN: Plus the fan is right there so
34 anything -- it's kind of blowing. Sorry.

35 COMMISSIONER STIENMETZ: You might need to scoot over by the
36 mikes, Joe.

37 COUNTY CLERK SULLIVAN: So I have her set up in a bad spot.
38 Sorry.

39 JOE LINDSEY: Yeah. Should be receiving a quote from Snyder
40 Mechanical this afternoon for replacement of that unit above the

1 courtroom. It shouldn't be near the issue to run after. I hope.
2 COMMISSIONER STIENMETZ: What's wrong with this unit? Just
3 not running?
4 JOE LINDSEY: It's old. It's really old. It's -- it's so
5 old they can't even get the numbers off the data plate. So
6 they've been working on it for a couple of weeks.
7 COMMISSIONER GARNER: What? What --
8 JOE LINDSEY: Pardon me?
9 COMMISSIONER STIENMETZ: It's not cooling.
10 COMMISSIONER GARNER: Can we do --
11 JOE LINDSEY: It just quits. It runs for a day or two and
12 then just something goes haywire on it. We've had them replace
13 relays and stuff on there. But -- um. So as soon as -- as soon
14 as we get that quote, then we're going to get that ready to rock
15 and roll. We'll get that --
16 CHAIRMAN BULLOCK: So is Chester going to bid that also?
17 JOE LINDSEY: No. Chester? No, we'll get a quote from
18 Snyder and see what they--
19 CHAIRMAN BULLOCK: Okay, so how many -- how many times has
20 this been down? I mean, how many times have they looked at it?
21 JOE LINDSEY: It's been down four or five times. And you
22 know, they come work on it. It works fine for a few days, and
23 then I get a call. You know. So finally I told him, just quote
24 me a new unit.
25 COMMISSIONER WAITS: I -- I guess the concern is because it's
26 temporary because we aren't working here all the time. It's fall
27 at the end of the year. We're not going to have hot things too
28 much longer. And -- and we're trying to make due with -- you
29 know, we're going to have a new courthouse soon, so to spend that
30 kind of money, if we can patch and --
31 CHAIRMAN BULLOCK: We've got a whole -- at least a whole
32 other year in here.
33 COMMISSIONER STIENMETZ: We have a whole other year before we
34 have a courthouse.
35 JOE LINDSEY: That's the thing, I've been trying to --
36 CHAIRMAN BULLOCK: No, I understand.
37 JOE LINDSEY: -- make these things work. But, you know, you
38 can only call them out so many times before everybody gets
39 frustrated. Quits working. Quits working. So go ahead. Tell
40 me. Lay it on me, baby.

1 JUDGE BUNCH: Lay it on you? I'm not here to lay it on you.
2 Judge Max Bunch from the Justice Court here in Battle Mountain.
3 Um. Joe's right. This unit's been down four or five times this
4 year. It works a couple of days and then it quits. And, you
5 know, we've been lucky that we haven't had any jury trials that
6 are going to cause us a bunch of headaches. But obviously your
7 guys' air-conditioner is out today. And you have the ability to
8 actually open the door and let the fresh air in. We don't have
9 that ability upstairs.

10 COMMISSIONER GARNER: Do you have any portable coolers you
11 brought in?

12 JUDGE BUNCH: I do not have any portable coolers that I will
13 be bringing in.

14 JOE LINDSEY: Would you like to have -- I'll rent you one.

15 JUDGE BUNCH: I'm not -- I'm not sure that --

16 COMMISSIONER GARNER: Do you need one?

17 JUDGE BUNCH: Well, there's probably --

18 COMMISSIONER GARNER: I'm just saying.

19 JUDGE BUNCH: We try to keep it as dark as we can in there.
20 Our problem is it's upstairs.

21 COMMISSIONER GARNER: Mm-hm.

22 JUDGE BUNCH: But this has happened almost every summer, I
23 would have to say, probably for the last three summers that it's
24 broke down and we've had to fix it.

25 But this unit is not only just an AC unit, but it's also a
26 heating unit. So there's two -- two things to it, and I know
27 we're getting into the fall. But it is also the heating unit.
28 And I haven't checked to see. I don't know want to put on the
29 heat in there --

30 COMMISSIONER WAITS: I understand.

31 JUDGE BUNCH: -- to see if it's going to work, because I
32 can't get it to cool off.

33 So Snyder was here two weeks ago when I brought it to the
34 commission. He went upstairs. He looked at it. But one thing
35 that he talked to me about it, he told me it was going to be six
36 to eight weeks to get the unit out of New York, that Carrier makes
37 them in New York. And I'm thinking to myself, what happens if a
38 unit goes out in the Las Vegas? They've got to have units in
39 Vegas. Some company sells them or they've got them in the
40 warehouse. We don't have to wait six to eight weeks to -- for

1 somebody to build one in New York City to get it sent out here. I
2 mean, there's got to be something else somewhere else -- so, you
3 know, maybe the unit that they -- they deal with, Carrier or
4 whatever. I think we need something else, and we need something
5 faster.

6 JOE LINDSEY: I heard --

7 COMMISSIONER GARNER: You could use this unit.

8 JUDGE BUNCH: I can use this unit?

9 COMMISSIONER GARNER: Yeah. We'll get it upstairs for you.

10 JUDGE BUNCH: Yeah. Could you please go ahead and pipe it on
11 up.

12 COMMISSIONER GARNER: Oh, we'll just replace it with yours.

13 JUDGE BUNCH: So, you know, I guess that's my concern is
14 making sure that we're not six to eight or eight to ten or twelve
15 weeks out waiting for this because obviously, yes, there's going
16 to be a time in which you don't need the heater or the air
17 conditioner for a period of, say, a month because it's going to be
18 just normal temperature, comfortable temperature.

19 But I can you tell that I know that the District Court Judge
20 was in there a couple of times. And, um, you may not understand
21 it, but if I put a black robe on all of you today and have you sit
22 here, you will see the difference in the heat when you're sitting
23 there as opposed to not having it on at all. And being up a
24 little higher also makes it a little more difficult to -- and when
25 I'm in there or for a six- or seven-hour stint for small claims or
26 civil cases, that's a -- that's a lot of heat in that room that it
27 just makes it unbearable to sit in it. So -- you know, I mean --

28 COMMISSIONER WAITS: Well, in the -- in the interim --

29 JUDGE BUNCH: I know I talked to the guy from Snyder when he
30 was here. We spent a good hour together after he got done trying
31 to make sure. And he said he was going to get that right out to
32 Joe as soon as he could and look at it. But -- but I'm not sure
33 that potentially -- if Snyder's got to go six to eight weeks, I
34 think we need to do something else. We need somebody else that --
35 you know, I'll drive my pickup and a trailer down to Vegas and
36 pick up whatever I need to pick up and bring it back?

37 JOE LINDSEY: So will I?

38 CHAIRMAN BULLOCK: They stock them in Reno.

39 JUDGE BUNCH: Okay. They stock them in Reno? I'll go to
40 Reno to get it. Whatever needs to happen.

1 CHAIRMAN BULLOCK: A little closer.
2 JUDGE BUNCH: I know. I mean, we can't just lift it up on
3 top of the building. You've got to probably call to have a crane
4 or some sort to get it up there to set it in.
5 COMMISSIONER GARNER: I would just like to -- if it's this
6 Board's pleasure to have, while we're on this, to authorize. I
7 don't know if we need to do what, but I would just say: Why do we
8 not have one of these on standby if somebody gets a call and the
9 unit's down? Why do we not just have one as a temporary that we
10 can place in any one of our facilities to have, so we don't ever
11 run into this problem? If we called, they can call Road and
12 Bridge. We can get it brought up. And the things for a temporary
13 fix, so we don't have this issue ever again.
14 JOE LINDSEY: Well, the problem is -- is -- is with these
15 units, all of them are so old. And they're -- some have been
16 changed out and the roof jacks --
17 COMMISSIONER GARNER: I underst -- no, I'm saying a portable
18 one.
19 JOE LINDSEY: Oh, just a portable one?
20 COMMISSIONER GARNER: Just a portable one for the day to get
21 through court or whatever the possibility might be, wherever, just
22 to get through the day. I mean.
23 COMMISSIONER STIENMETZ: Don't they have some portable ones,
24 the AC units that you can set in --
25 JUDGE BUNCH: I think the commission just bought some
26 portable ones.
27 COMMISSIONER STIENMETZ: But are they AC? Are they the --
28 COMMISSIONER GARNER: Just one.
29 COMMISSIONER STIENMETZ: They're not swamp coolers; are they?
30 JOE LINDSEY: No.
31 COMMISSIONER STIENMETZ: Yeah. All right.
32 JOE LINDSEY: They make a -- they do make a portable AC unit.
33 COMMISSIONER STIENMETZ: Yeah.
34 JOE LINDSEY: And perhaps we can look into purchasing --
35 COMMISSIONER GARNER: But those are smaller. They're never
36 going to cool a courtroom.
37 JOE LINDSEY: No, they won't cool that, not with these tall
38 ceilings.
39 JUDGE BUNCH: No, in fact, when the clerk's office went out
40 about three or four years ago, I went over to Elko, bought one at

1 Home Depot, and brought it back and installed in the County
2 Clerk's office. And you have to vent it out through the window.
3 And -- and you know, there's all those things. But if you're
4 talking about something different.

5 COMMISSIONER GARNER: I'm just saying one of the portable
6 ones, like we just bought for the golf course. Would it behoove
7 to have something here? If something goes wrong we can stick it
8 at any one of the facilities just as an emergency?

9 COMMISSIONER MASON: Well, those are just room air
10 conditioners. Just room.

11 COMMISSIONER WAITS: But it's something. I mean, a fan would
12 have helped you. If we have fans or something. They have all
13 kinds of things to get you by. I mean --

14 JUDGE BUNCH: Well, we purchased those, and we have those.

15 COMMISSIONER WAITS: Okay.

16 JUDGE BUNCH: So, I mean, each office has probably
17 individually purchased them through their supplies?

18 COMMISSIONER WAITS: So it's just the big one.

19 JUDGE BUNCH: I mean, obviously the rooms are so big and the
20 ceilings are so tall. And being upstairs, all the heat's going
21 upstairs. So you know, that --

22 COMMISSIONER GARNER: Oh, my gosh.

23 JUDGE BUNCH: -- everything from down here obviously, which
24 you're not able to cool off today is going upstairs and going to
25 seep into the courtroom, I'm sure.

26 JOE LINDSEY: I'll look into that.

27 JUDGE BUNCH: Unless I break a window out. Because there's
28 no -- there's no window there to open.

29 COMMISSIONER GARNER: I don't know about the rest of you
30 guys, but I went to school for 18 years without air-conditioning.
31 Just saying.

32 RITA ROGERS: Can I say something on that?

33 COMMISSIONER GARNER: It's not the end of the world.

34 RITA ROGERS: I run the swimming pool.

35 COUNTY CLERK SULLIVAN: Rita, could you state your name for
36 the record, please.

37 RITA ROGERS: Rita Rogers.

38 COUNTY CLERK SULLIVAN: Thank you.

39 RITA ROGERS: Um, you know, I have the swimming tool. And we
40 don't have any kind of air-conditioning. So this year -- and we

1 have fans. And we try to cool off that way.
2 But this year, I bought two portable units from Ace Hardware.
3 They're little swamp coolers, basically. They only stand so tall
4 and only so wide. You put water in the bottom or you put ice in
5 it. But I will tell you, it's made all the difference in the
6 world for us. I bought two of them. I put one on each end of our
7 room.

8 It doesn't cool it like you would say --

9 COMMISSIONER GARNER: Are we paying rent?

10 RITA ROGERS: -- under regular air-conditioning. But if you
11 were into a pinch where it got, you know, pretty hot in here, they
12 do work. They're really fantastic for a room to cool it off.

13 But somebody has to maintain them. I mean, it's not
14 something you can hook up and put a water hose and forget about
15 it.

16 COMMISSIONER GARNER: Were these -- were these purchased
17 through the county?

18 RITA ROGERS: Uh-huh.

19 COMMISSIONER GARNER: Okay.

20 RITA ROGERS: I have two of them --

21 COMMISSIONER WAITS: You're not renting them to us?

22 RITA ROGERS: Once I close.

23 CHAIRMAN BULLOCK: Okay.

24 RITA ROGERS: But they are -- they're pretty special, if
25 anybody's interested in cooling a room on them.

26 COMMISSIONER GARNER: I'm good.

27 COMMISSIONER STIENMETZ: I'm good.

28 JUDGE BUNCH: You guys done using them?

29 RITA ROGERS: No, not yet. But I will be here shortly?

30 COMMISSIONER STIENMETZ: Thanks, Joe.

31 CHAIRMAN BULLOCK: Thanks, Joe.

32

33

34 **COMMISSIONERS**

35

- 36 5) Discussion for possible action regarding request from Angela
37 Alexander, Battle Mountain Archery Club, for a donation of
38 land from Lander County in order to establish a permanent
39 structure for the Archery Club, and other matters properly
40 related thereto.

1 CHAIRMAN BULLOCK: Okay, Item Number 5, discussion for
2 possible action regarding request from Angela Alexander, Battle
3 Mountain Archery Club, for a donation of land from Lander County
4 in order to establish a permanent structure for the Archery Club,
5 and other matters properly related thereto.
6 ANNA PENOLA: I have more stuff that I came across before --
7 after the packets were done -- some maps.
8 COUNTY CLERK SULLIVAN: Could state your name for the record,
9 please.
10 ANNA PENOLA: Anna Penola, Building and Planning.
11 (Anna distributing papers.)
12 There's five -- five places.
13 (Anna distributing papers.)
14 COMMISSIONER WAITS: These are our choices?
15 ANNA PENOLA: Yes, ma'am.
16 COMMISSIONER MASON: And the county owns these?
17 ANNA PENOLA: Of course.
18 COMMISSIONER WAITS: -- order information. You betcha.
19 We're not going to buy it.
20 ANNA PENOLA: Sorry.
21 COUNTY CLERK SULLIVAN: Anna, do you have an extra set for
22 the packet, by chance? Or maybe get them afterwards.
23 ANNA PENOLA: After I make my presentation.
24 COUNTY CLERK SULLIVAN: Okay, great. Thank you. I can have
25 some. Thank you.
26 ANNA PENOLA: Okay, I came across five other -- there's
27 one -- with Donnie and Gina's help, there was a place at the
28 airport by the racetrack. It just outlines our -- the county's
29 outlined a property. There's one out at the sewer pond. There's
30 one -- I'm guessing -- west of the Lamar school. And then there's
31 one out at Hilltop. And if -- you can turn off -- it says James
32 Buchanan -- but it takes you to Horseshoe. And it outlines that
33 area. That's what I came across. But in your packet has the gun
34 range and --
35 ANGELA ALEXANDER: Landfill.
36 ANNA PENOLA: -- landfill, and all that.
37 COMMISSIONER WAITS: So Ms. Alexander, you've -- you've
38 looked at this, too, with your husband. And you have one or two
39 that are your favorites?
40 ANGELA ALEXANDER: Well, the only one --

1 COUNTY CLERK SULLIVAN: Angela, could you state your name for
2 the record, please.

3 ANGELA ALEXANDER: Oh, sorry. Angela Alexander, Battle
4 Mountain Archery Club.

5 ANNA PENOLA: She just got these two. She only had the one.

6 ANGELA ALEXANDER: Right. And we've only been able to review
7 the one that overlaps the gun range and the county landfill.

8 Um, although it is a huge amount of property, -- it is ideal
9 because of the hillsides and everything -- we're worried about the
10 overlap with the gun range -- the overlap.

11 COMMISSIONER WAITS: At the same time.

12 ANGELA ALEXANDER: Yeah. The overlap with the city dump.
13 The other concern was if we're having a large shoot, um, and
14 people are camping, we don't have want to have them getting a
15 whiff of all the garbage while they're trying to have, you know, a
16 nice weekend.

17 COMMISSIONER WAITS: Maybe we should defer this until they
18 get an opportunity to look over the other options? Or do you have
19 some preferences?

20 COMMISSIONER GARNER: I'd like to see it in that area, if we
21 could. I mean, there's a ton of land right there that's doesn't
22 even come close to the landfill.

23 The old -- you -- you stated you only wanted like five acres
24 before; correct?

25 ANGELA ALEXANDER: I think that's what he was going with, at
26 least five acres. It's not -- it's not large enough to have a
27 great big shoot on. But I'm mean, those can be -- we can --

28 COMMISSIONER GARNER: From the corner of the gun range to the
29 corner of the road, from -- and the hillside, you wouldn't be in
30 any -- the trap shoot shoots out the opposite direction.

31 ANGELA ALEXANDER: Right, but that area with the lay of the
32 land, would you be able to put a building on it?

33 COMMISSIONER GARNER: Sure. It's flat on the bottom. And
34 you could use the hillside. You could use the flat. And you
35 could actually go around the corner towards the water tanks that
36 aren't shown in here. But there's that whole section in there or
37 even the section before -- between the water tanks and the gun
38 range. There's a lot of land there. And it keeps you on a county
39 access road to get there, in and out.

40 ANGELA ALEXANDER: Right.

1 COMMISSIONER GARNER: But it doesn't put you like in the
2 Hilltop area, which is actually residential.
3 ANGELA ALEXANDER: Right. Yeah. Um --
4 COMMISSIONER GARNER: I would prefer to keep you out of a
5 residential.
6 ANGELA ALEXANDER: Right. Yeah. With the water being there,
7 um, if we were to set up a large shoot, is -- would we be in any
8 danger of having an arrow penetrate those?
9 COMMISSIONER GARNER: No.
10 CHAIRMAN BULLOCK: No.
11 COMMISSIONER STIENMETZ: No. Good luck there.
12 COMMISSIONER GARNER: Good luck.
13 COMMISSIONER STIENMETZ: They're actually sitting down too?
14 COMMISSIONER GARNER: And you wouldn't -- there's -- there's
15 probably --
16 COMMISSIONER MASON: You're probably looking at a half inch
17 steel.
18 COMMISSIONER GARNER: There's probably a couple hundred acres
19 -- there's probably a couple of hundred acres between the gun
20 range and the tanks. I mean, there's a large -- that's a large
21 piece when you actually go out there and walk it. That's a long
22 ways.
23 ANGELA ALEXANDER: Okay.
24 COMMISSIONER GARNER: And you could go around the corner.
25 COMMISSIONER WAITS: And south of the road -- straight out.
26 COMMISSIONER GARNER: And can kind of go around the gun range
27 to where you're -- you're actually on the dirt road going to the
28 tanks. And you put something -- you could have flat. You could
29 have hill. You -- there's -- there's -- it's actually curved a
30 little bit.
31 ANGELA ALEXANDER: Right.
32 COMMISSIONER GARNER: There's a lot of land there.
33 ANGELA ALEXANDER: Okay.
34 COMMISSIONER GARNER: That wouldn't affect anything.
35 COMMISSIONER STIENMETZ: Yeah, anything else.
36 COMMISSIONER GARNER: But it would actually give you a decent
37 access road to get easy to put directions on a map, to and from
38 type of thing, not a lot of corners.
39 ANGELA ALEXANDER: Right. Okay. Um.
40 COMMISSIONER MASON: Wouldn't it be wise if we took some time

1 to look at all five choices here?
2 CHAIRMAN BULLOCK: Mm-hm.
3 COMMISSIONER GARNER: Mm-hm.
4 ANGELA ALEXANDER: Yeah.
5 COMMISSIONER STIENMETZ: Yeah.
6 COMMISSIONER MASON: And then come back to us at the next
7 meeting.
8 ANGELA ALEXANDER: Mm-hm. Yeah, that would be a good idea.
9 CHAIRMAN BULLOCK: I don't think the airport is a bad
10 location either.
11 ANGELA ALEXANDER: Right. Yeah.
12 COMMISSIONER MASON: Yeah, you can fly in.
13 ANGELA ALEXANDER: The other consideration with this being
14 out behind Lamar --
15 COMMISSIONER GARNER: This is all going to be high school.
16 COMMISSIONER STIENMETZ: Yeah, that's too close.
17 ANGELA ALEXANDER: -- do we know --
18 COMMISSIONER STIENMETZ: We won't want it that close.
19 COMMISSIONER GARNER: Uh-uh.
20 COMMISSIONER STIENMETZ: Freeway.
21 ANGELA ALEXANDER: I've heard just around that the project
22 for the rec center is going out there, is that --
23 COMMISSIONER GARNER: Your hearing's altered.
24 ANGELA ALEXANDER: It's altered?
25 COMMISSIONER STIENMETZ: We haven't chosen a place.
26 CHAIRMAN BULLOCK: Nothing definite yet.
27 COMMISSIONER GARNER: There's no -- no chosen place for that
28 yet. But the problem with that right there is you're abutting the
29 freeway and you're abutting the Lander County School property.
30 And they are future expansion for the school property. So we'd
31 like to keep arrows away from --
32 COMMISSIONER STIENMETZ: And it's pretty flat. There's no --
33 it's just flat.
34 COMMISSIONER GARNER: And then you do have also the Indian
35 burial site right in the middle of it.
36 ANGELA ALEXANDER: Okay.
37 COMMISSIONER WAITS: I'll make a motion that we defer this to
38 the next commission meeting.
39 COMMISSIONER MASON: Second.
40 CHAIRMAN BULLOCK: Second.

1 More than one. All those in favor?
2 COMMISSIONERS: Aye.
3 CHAIRMAN BULLOCK: All those opposed?
4 (None opposed.)
5 CHAIRMAN BULLOCK: Thanks, Angela.
6 ANGELA ALEXANDER: Yeah, thank you.

7
8
9 **ENGINEER**

10
11 6) **Discussion for possible action regarding operations and**
12 **projects of the Lander County Engineer and other matters**
13 **properly related thereto.**
14

15 CHAIRMAN BULLOCK: Okay. Let's go on to Item Number 6,
16 discussion for possible action regarding possible action regarding
17 operations and projects of the Lander County Engineers and other
18 matters properly related thereto.

19 (Mark Brethauer distributing papers.)

20 MARK BRETHAUER: Mark Brethauer, Engineer.
21 B-R-E-T-H-A-U-E-R. Sometimes I have a hard time spelling that.

22 (Mark Brethauer distributing papers.)

23 All right. I'll refer back to the table I provided everybody
24 there. And you can see what the current status is on all of the
25 items.

26 All righty. Starting at the top there on the History Dally
27 Project. Right now we're waiting for Southwest Gas to relocate a
28 two-inch gas line that's in direct conflict with the location of
29 the last 300 feet of the sewer main out there. Excuse me.
30 Southwest Gas has scheduled to move in next week and take three to
31 four days to relocate that gas main out there that's wandering in
32 through the alleys. Once that's moved, we can put in the last 300
33 feet of sewer line, miscellaneous curbing and gutter and patching
34 out there and the job should be complete. So that's it on that
35 one.

36 And Well Number 9, I just provided everybody with a photo
37 that was taken yesterday of the drill rig. Jake just updated me.
38 As a matter of fact, he's out there right now. And they started
39 up yesterday about 3 o'clock, and then they had to shut down
40 because of the lightning. And they started up a 24/7 process, but

1 they had to shut down last night for the lightning. They got
2 30-inches surface casing set and cemented and are preparing to
3 trip in with the 24-inch tools and start drilling a production
4 hole this morning. Jake should be here to maybe fill us in some
5 more on that in Item Number 10.

6 Um, bids for the new Well Development Phase were opened
7 August 28th with Carson Pump being the only company to provide a
8 bid. And we can talk about that in Item Number 10 as well.

9 Right of entry permit was completed and signed by New Nevada
10 lands and is valid from August 19th to September 1st.

11 And BLM has completed processing the paperwork for the water
12 line easement. And the grant paperwork has been received. So we
13 have all that in our files.

14 The '13, '14 Water Sewer Replacement Project still in the
15 design phase. We're about 60% design level right now. And we
16 continue having to meet with the design team to finalize those
17 plans, including for our water supply.

18 Um, um. I'm not going to comment on the golf course. I'll
19 let Jake address that once it's his turn.

20 Cemetery Fencing Improvement Project. The project is out to
21 bid right now. And bids will be opened 11 a.m. on
22 September 18th. So we'll see where that project comes in at.

23 Austin Visitors Center. A preconstruction meeting was held
24 on August 14th in Austin. And the contractor began to mobilize
25 on August 19th. And I think everybody's seen it. So they can
26 track the progress of the project on the internet there. Pretty
27 handy. And Michelle was nice enough to set that up for us.

28 Um, the Interstate 80 Pedestrian Bridge. As I'm sure
29 everybody's aware, I've attempted to utilize resource that was
30 available in order to begin the design this project. But I'm now
31 back to the original process, I've been working on since my
32 arrival. At this time, Angie is doing a final review of the
33 necessary advertisement contract document information that we need
34 in order to move forward with the RFQ SO process as per the NRS
35 statutes to obtain a qualified firm for the insuring services that
36 will be required on this as well as any other future projects.

37 Um, Brian did inform me that he was going to contact
38 somebody, I believe it was the CORE, in order to determine whether
39 we could maybe piggyback onto this -- onto their project. But I'm
40 not sure if he has any use for us at this time or not.

1 Um, some of the miscellaneous projects we're working on right
2 now. Still working on -- still assisting the Race Track
3 Association with their prefabricated restroom and concession stand
4 facility, which has been ordered. Plans and instructions for us
5 to review are still under design, and we should be receiving those
6 sometime soon. We have developed a site plan from some of the
7 record drawings of that area that we can use to design all of the
8 rest of the utility connections, such as power and septic and
9 water.

10 Um, also in that same area, we're still working on the record
11 drawings for the Race Track Lighting Plan that was done last year.
12 I think it was -- who was the contractor on that?

13 JUDGE BUNCH: Nelson.

14 MARK BRETHAUER: Nelson. That was the contractor, but I
15 thought the engineer was --

16 JUDGE BUNCH: Jensen.

17 MARK BRETHAUER: -- Jensen. Jensen Engineering. The
18 engineering's also collecting all the record drawings of the
19 projects they've been in charge of for the last few years as well
20 and will be providing those to me when they've collected them.

21 Um, the permit set of plans for the Elquist Apartments we
22 just reviewed and returned to the developer's engineer for
23 required corrections. And we also just received the final plans
24 for the Turquoise Hills subdivision, which we'll be reviewing here
25 shortly. Burt was kind enough to provide assistance for marking
26 the exact location of the modular unit at the Austin Airport.
27 Dave Hagman has not yet provided me with the date or time when the
28 unit can be combined and placed at the specified location. I
29 tried calling again, both numbers, and had to leave messages. So
30 that's where we're standing on that one.

31 One of the things I handed out to you was I attended a
32 presentation by the Nevada Department of Transportation in Reno on
33 August 21st regarding the NDOT Utilities Data Later Project.
34 They're proposing -- basically, this is a project whereby every
35 public agency that has ever constructed a project within the NDOT
36 right-of-way will be asked to submit digital record drawings of
37 that particular project. Eventually they want to set up special
38 website in order to receive and save this information. Eventually
39 NDOT plans to set up the sites so the other public agencies, such
40 as ourselves, and eventually the public themselves, will have

1 access to these records. NDOT's planning on sending out letters
2 to address the issues and directions for submitting record
3 drawings. And we need that all set up. Excuse me.

4 Right now I'm still waiting for RDC -- but they've been
5 really busy -- to provide a budget number for the cost to
6 rehabilitate the two existing 50,000-gallon fuel tanks out at the
7 airport. But that information will not be required until the
8 budget season, so at that time.

9 I'm still working with the IT and DIS and Public Works
10 Department staff and will be working with them in the near future
11 in order to update our existing permitting software, as well as
12 the water and sewer run books. We're working towards that.

13 And we just received -- Jake just received our new fire
14 hydrant flow testing equipment, which was dropped off yesterday.
15 And so we'll read up on how to use that. It's a little different
16 than what I'm used to using as well. It looks pretty fancy. And
17 we'll be using that to test some fire hydrants out there at the
18 new courthouse facility for CFA so they can finish their hydraulic
19 design on the building. And Jake's going to go ahead and go out
20 there, I think, in the next day or two and try to flush the lines
21 out, so we'll eliminate or reduce dirty water problems for the
22 sheriff's office and make those -- keep those people happy.

23 Um, that's all I have, unless there's any questions. I also
24 updated the -- I provided an update I received from Summit on the
25 county mapping. So that's there for you to review as well. And
26 if you have questions on any of these handouts, I'll be glad to
27 answer them.

28 COMMISSIONER GARNER: Can we get these in the packet?

29 MARK BRETHAUER: Yeah, some of these kind of came in a little
30 late, so that's -- that's why we have them handed out.

31 COMMISSIONER GARNER: I'm good.

32 COMMISSIONER STIENMETZ: I'm good.

33 COMMISSIONER MASON: Thank you.

34 CHAIRMAN BULLOCK: Thanks.

35

36

37

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39

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1 ROAD AND BRIDGE SOUTH

- 2
3 7) Discussion for possible action regarding operations and
4 projects for the Road and Bridge South Department and other
5 matters properly related thereto.
6

7 CHAIRMAN BULLOCK: Item Number 7, discussion for possible
8 action regarding operations and projects for the Road and Bridge
9 South Department and other matters properly related there to.

10 COUNTY CLERK SULLIVAN: Joy, is Burt down there? Are you
11 speaking, Donnie?

12 JOY BRANDT: No, he was just here.

13 COUNTY CLERK SULLIVAN: Okay.

14 DONNIE NEGRO: He was there earlier, but I think he has roads
15 washed out. So he's probably out in the field.

16 COMMISSIONER GARNER: Defer?
17
18

19 ROAD AND BRIDGE NORTH

- 20
21 8) Discussion for possible action regarding operations and
22 projects for the Public Works Department and other matters
23 properly related thereto.
24

25 CHAIRMAN BULLOCK: Okay, we'll go to Item Number 8,
26 discussion for possible action regarding operations and projects
27 for the Road and Bridge North Department and other matters
28 properly related thereto.

29 DONNIE NEGRO: Good morning. I'm Donald Negro, Road and
30 Bridge North, janitor most of the time.

31 Pretty much what we've got going on is we got hit by the
32 storms. And they started last Thursday. We've been -- Hilltop is
33 washed out. We got it again last night. We've been up there
34 working. And we just -- we closed the road this morning until we
35 can get it backside -- you know, the backside over Indian Creek.
36 Mill Creek washed out twice yesterday. Davis is doing it. It's
37 -- but that's where that Goat -- Goat Hill Fire was. And it's all
38 coming down through there. Um. But we're just keeping up with it
39 the best we can. And we got guys out Pumpnickel or near Buffalo
40 looking today to see how bad it is. And I know Burt's got the

1 same problem down there. They've got Grass Valley washed out. So
2 we weren't supposed to get all this rain in three nights, but
3 we'll take it.

4 COMMISSIONER GARNER: We'll take it.

5 DONNIE NEGRO: And on the 23rd and 24th this month, they're
6 going to put in a new crossing on Muleshoe. The railroad's going
7 to put a new crossing in. So we're going to close the road. And
8 I've notified Davis and SMD and everybody. And we're working with
9 those. You know, we're going to go in and cut the asphalt and
10 stuff. And it will be a nice crossing. It's been needing it for
11 three or four years.

12 COMMISSIONER WAITS: How long will it be closed, Donnie?

13 DONNIE NEGRO: It will be done -- we'll start at 7:00 on the
14 23rd, which is a Monday. And Tuesday afternoon it will be opened
15 back up. And then we're working with the state. We've got their
16 reader boards. And they're going to put those on Frontage Road so
17 people will know. Hopefully, we won't have anybody hit a train.

18 We have the Junior Rodeo the 14th. We're working with those
19 with the water trucks and helping them out and working with Jake
20 on the tractor and getting everything going.

21 The 13th, we have the human-powered bicycle races coming to
22 town. Well, it's that week. And so over on Weaver, right in
23 front of the White Gym, we're going to shut the road down -- it's
24 on a Friday the 13th -- so they can have their drag races. We
25 used to -- used to do it here, and then now we've moved it over
26 there to kind of get it out of the way. That's about it.

27 COMMISSIONER GARNER: Thanks, Donald.

28 COMMISSIONER WAITS: Thanks, Donnie.

29 CHAIRMAN BULLOCK: Thanks, Donnie.

30

31

32 **PUBLIC WORKS**

33

34 9) **Discussion for possible action regarding operations and**
35 **projects for the Public Works Department and other matters**
36 **properly related thereto.**

37

38 ~~CHAIRMAN BULLOCK: Item Number 8, discussion for possible~~
39 ~~action regarding operations and projects -- oh, never mind.~~

40 COMMISSIONER WAITS: Nine?

1 CHAIRMAN BULLOCK: Let's move on to Number 9. Discussion for
2 possible action regarding the operations and projects for the
3 Public Works Department and other matters properly related
4 thereto.

5 JAKE EDGAR: Jake Edgar, Public Works.

6 Um, basically still working on water boxes. Um, we have a
7 new one on Carson. I think we're just going to continue on doing
8 that forever, it seems like. Um, I think we have four total right
9 now that we're trying to replace out. And most of them are just
10 the old setters and the old boxes at the bottom where the fitting
11 connects. And they just start leaking. And it takes us a while
12 to get to them with all the other stuff we're doing in the
13 interim. But we try to manage at least to try to get in one in a
14 week or two in a week, if we can, depending on who goes on
15 vacation and how many people call in sick.

16 I have one guy that's going to retire here shortly, just to
17 let you guys know. John Snapp's retiring. His last day's the
18 13th. So it was a little early notice for us. But he'll be
19 gone on the 13th. We'll go out and try to find somebody else to
20 put in his place.

21 Um, other than that, as far as the water and sewer goes, last
22 night was kind of a rodeo. Um, I haven't been to sleep yet. Lots
23 of lightning strikes and lots of power outages. Kind of crazy. I
24 haven't seen lightning like that in a long time.

25 We got the -- Mark addressed the well out here. That is our
26 production stage. I know you asked a question earlier and you
27 thought that was already done. But that -- this is the production
28 part. The part before was the pretesting. So -- um, we'll
29 actually drill it. We'll stop, and do some more geophysics on the
30 bottom of the hole.

31 When we hit the bottom of the hole in pretesting, we actually
32 gained about four to five hundred gallons at the bottom of the
33 hole. So they want to take a better look at bottom of the hole,
34 and see if we can't -- it's kind of some loose structure on top of
35 the bedrock, so they're going to take a really hard look at it and
36 see if we can't get a little bit more out of it. So that's
37 actually good news for us. The more water, the better. Other
38 than that, that's a 24-hour process and should be wrapped up. If
39 we can the Dewey Data guys out here, it should be wrapped up by
40 the end of next week sometime. And that process is going really

1 well. You guys should go out there and check their crew out
2 there. They're nonstop. It's pretty neat. Have a good outfit
3 working for us.

4 I'd like to take this time to thank Donald for helping me
5 with my dump truck, um, my trailer, my backhoe. He's been a super
6 good help getting me lined out as far as getting in contact with
7 people. And he's helped me a whole bunch. And I'd also like to
8 thank him for helping me at the rodeo grounds with the tractor.
9 They got the rodeo coming up and the arena hog or what they call
10 the arena hog. That's one of the -- it's a roller shank, and it
11 went bad. But anyway, just like to thank him. He's been a super
12 good help.

13 And other than that, that's pretty much it for all that,
14 except for the golf course. I've contacted Marty Ugalde with Day
15 Engineering. He met with me Tuesday at 11:00 o'clock. And we
16 hashed out what -- what we're going to do. And it's a little bit
17 different than what I had mentioned the last meeting. He's
18 suggesting that we put it out as one whole project, due to the
19 fact that if we did put it out separate projects, we could end up
20 with two different contractors, which would kind of be a tough
21 deal to deal with out there. So if we put it out as one project,
22 take a look at numbers, and get some concrete numbers. And we
23 don't have to accept the bids at that time if we don't have the
24 money, but then we'll have a better idea of what -- what the costs
25 are going to be. And then I'll probably bring it back in front of
26 you guys as far as at that point in time what direction we'll go
27 with. I'm hoping we have a good -- good number that comes in.
28 But if not, we'll be back in front of you guys with that. So if
29 you guys have any questions on that. Other than that -- I'm going
30 to -- I have a one proposal from Russ Mitchell & Associates. They
31 did the current back nine irrigation consulting. And I have their
32 proposal here. I'm still waiting on David Eagle to send me his
33 proposal. And I'll have a proposal from Marty hopefully by the
34 end of the day. And I'll have all three proposals and what their
35 estimate's going to cost me. And then I'll have a final number of
36 -- for the 1.75 that was budgeted and what I can take out of it at
37 that point in time or what I'm going have to take out of it at
38 that point in time. Other than that, business is pretty much
39 usual.

40 COMMISSIONER MASON: I have a question. On the gazebos,

1 there's two, right?

2 JAKE EDGAR: Yep.

3 COMMISSIONER MASON: And that hasn't changed. We're still
4 going for those?

5 JAKE EDGAR: They just showed up.

6 COMMISSIONER MASON: Yeah, I saw the packets out there.

7 JAKE EDGAR: Yeah.

8 COMMISSIONER MASON: I was wondering, to put that patio
9 barbecue in that's there now, was that money taken out the \$60,000
10 we approved for the gazebos?

11 JAKE EDGAR: No. That was prior to that.

12 COMMISSIONER MASON: Okay. And then, um -- um -- is there
13 going to be a roof over that barbecue of some kind?

14 JAKE EDGAR: No.

15 COMMISSIONER MASON: I mean, I was out there at 101 degrees
16 and just fried in five minutes.

17 JAKE EDGAR: Not over the barbecue, but the gazebo will have
18 plenty of shade.

19 COMMISSIONER MASON: Okay.

20 JAKE EDGAR: That's what that's for.

21 CHAIRMAN BULLOCK: Is there -- can we plan a roof for the
22 barbecue? I mean, just sunroof? something?

23 JAKE EDGAR: That's up to the commissioners.

24 COMMISSIONER WAITS: You can buy one of the portable things.

25 CHAIRMAN BULLOCK: Yeah, bring your Easy Up.

26 COMMISSIONER WAITS: Put it up.

27 COMMISSIONER MASON: It would blow away.

28 JAKE EDGAR: If that's something you want me to look at in
29 the budget.

30 COMMISSIONER WAITS: We don't need it there.

31 JAKE EDGAR: I just need direction from everyone.

32 COMMISSIONER MASON: I don't know. I just thought, man,
33 that's hot.

34 Yeah. You'll be able to get out into the shade with the new
35 gazebos. It has a ceiling fan. And it's fairly nice.

36 COMMISSIONER MASON: Okay.

37 COMMISSIONER GARNER: When are those being constructed?

38 JAKE EDGAR: We're still waiting on the engineer from the
39 actual company, from Fifthroom, to contact a couple of the local
40 contractors and give them an estimate, time on how long it takes

1 to build one of them. And once I get that, the engineer can talk
2 to those guys, they'll give me a quote. And we'll go from there.
3 According to the paperwork on the website, it only takes two days,
4 but I'm kind of thinking that's not truthful. So -- other than
5 that, that's about it.

6 COMMISSIONER MASON: Thanks, Jake.

7 CHAIRMAN BULLOCK: Thanks, Jake.

8 JAKE EDGAR: Thank you, guys. I'll stay sitting.

9

10 **10) Discussion for possible action to approve Well 9 -- Pump**
11 **Development and Testing to Carson Pump, LLC in the amount of**
12 **\$38,360.00 and other matters properly related thereto.**
13

14 CHAIRMAN BULLOCK: Item number 10, discussion for the
15 possible action to approve Well 9 -- Pump Development and Testing
16 to Carson Pump, LLC in the amount of \$38,360.00 and other matters
17 properly related thereto.

18 JAKE EDGAR: This is Cody from Shaw Engineering -- Cody
19 Black. He's been working with us on Well 9 since the beginning or
20 Shaw has. He can -- I have can him update you.

21 CODY BLACK: We opened bids last week for this is a pump
22 development, testing phase. So as soon as they're done drilling,
23 what they're doing right now, then they -- they'll take their
24 equipment out and Carson Pump will bring out all their testing
25 equipment, their pumps, and everything. And they'll start the
26 test pumping stage. And this is what's going to tell us if the
27 well proves out. They're going to be ready to get out there, I
28 think, within a couple of weeks after -- I would imagine probably
29 within three weeks from now, um, basically as soon as they can
30 schedule it, and as soon as they know more about the final
31 completion date on the drilling.

32 We did receive one bid. A lot of these pump development guys
33 are -- they're busy right now. So -- but Carson Pump, they've
34 done our -- the other wells out here. They do municipal wells all
35 over Nevada. They gave us a reasonable price. We had 40,000
36 budgeted for this. And they came under -- they came in just under
37 and a very reputable outfit. And even though it was one bid, we
38 ~~still complied with all requirements for Public Works projects.~~
39 And our recommendation is to work with Carson Pump.

40 COMMISSIONER WAITS: What's the time frame on that for us?

1 CODY BLACK: Um, they have -- the pump development stage will
2 vary. But you know, approximately three weeks. There can be --
3 it can come shorter.

4 COMMISSIONER WAITS: That's okay. I just wanted an idea.
5 You know, like two days? Or two months? Or -- that's all.

6 CODY BLACK: Yeah, and sometimes they may get through one
7 phase of it, and they may want to pull off and analyze the
8 cuttings a little more and look at something, wait for a camera to
9 show up. So I think we gave them -- I think we gave them 30 days,
10 30 working days.

11 JAKE EDGAR: And to add to that, we're going to develop the
12 well as much as we need to. That's a crucial factor and kind of
13 what happens in the first portion of what we come to the
14 development curve. The development stage didn't go as planned, so
15 we are going to develop this well until we need to.

16 COMMISSIONER WAITS: Nice to have a break down. Thank you.

17 COMMISSIONER GARNER: Make a motion to approve Well 9 -- Pump
18 Development and Testing to Carson Pump, LLC in the amount of
19 \$38,360.00.

20 COMMISSIONER STIENMETZ: I'll second the motion.

21 CHAIRMAN BULLOCK: Any public comment?
22 (No public comment.)

23 CHAIRMAN BULLOCK: All those in favor?

24 COMMISSIONERS: Aye.

25 CHAIRMAN BULLOCK: All those opposed?
26 (None opposed.)

27 CHAIRMAN BULLOCK: And let's take a ten-minute recess. Go
28 outside and cool down.

29 COUNTY CLERK SULLIVAN: (To Joy) Patsy, we're going take a
30 break.

31 COMMISSIONER WAITS: Joy?

32 COUNTY CLERK SULLIVAN: Oh, sorry, Joy.

33 JOY BRANDT: Okay.

34 COUNTY CLERK SULLIVAN: Patsy, did you know we're taking
35 break?

36 COMMISSIONER WAITS: Thank you.

37 COUNTY CLERK SULLIVAN: (To Joy) I'm going to leave you on
38 the line though.

39 JOY BRANDT: Okay.

40 COUNTY CLERK SULLIVAN: (To Patsy) Sorry, Patsy.

1 COMMISSIONER WAITS: I was listening.
2 COUNTY CLERK SULLIVAN: I was seeing if you were awake.
3 CHAIRMAN BULLOCK: You hard of hearing nowadays or what?
4 COMMISSIONER WAITS: You've got to wake me up. Hey.

5
6 [Break from 10:28 a.m to 10:38 a.m]

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9

SENIOR CENTER

10

11 11) Discussion for possible action regarding ratification and
12 acceptance of supplemental Grant Award No. 09-000-57-NX-13,
13 Nevada Aging and Disability Services Division, for Nutrition
14 Services Incentive program in the amount of \$1,938.00 and
15 other matters properly related thereto.

16

17 CHAIRMAN BULLOCK: Item Number 11, discussion for possible
18 action regarding ratification and acceptance of supplemental Grant
19 Award No. 09-000-57-NX-13, Nevada Aging and Disability Services
20 Division, for Nutrition Services Incentive program in the amount
21 of \$1,938.00 and other matters properly related thereto.

22 COMMISSIONER GARNER: Make a motion to -- is this a
23 ratification?

24 CHAIRMAN BULLOCK: Mm-hm.

25 COMMISSIONER GARNER: Make a motion to ratify and acceptance
26 of a supplemental Grant Award 09-000-57-NX-13, Nevada Aging and
27 Disability Service Division, for Nutritional Services Incentive
28 program in the amount of \$1,938.

29 COMMISSIONER STIENMETZ: I'll second the motion.

30 CHAIRMAN BULLOCK: Any public comment?

31 (No public comment.)

32 CHAIRMAN BULLOCK: All those in favor?

33 COMMISSIONERS: Aye.

34 CHAIRMAN BULLOCK: Those opposed?

35 (None opposed.)

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40

1 CONVENTION & TOURISM AUTHORITY

2
3 12) Discussion for possible action regarding Lander County's
4 participation in this year's Nevada Day Parade on October 26,
5 2013 in Carson City, and other matters properly related
6 thereto.
7

8 CHAIRMAN BULLOCK: Item Number 12, discussion for possible
9 action regarding Lander County's participation in this year's
10 Nevada Day Parade on October 26, 2014 in Carson City, and other
11 matters properly related thereto.

12 LAURA SCHMIDT: Laura Schmidt, Lander County Convention and
13 Tourism.

14 PAULA TOMERA: Paula Tomera, Battle Mountain Chamber of
15 Commerce.

16 CHAIRMAN BULLOCK: Good morning.

17 LAURA SCHMIDT: Morning. We had our first planning meeting.
18 Um. And we had a good showing: Joy Brandt, Patsy Wait, Johnny
19 Davenport, Dee Helming, Paula, myself, Amy Rogers and Will Becker.

20 Um. And we had a brainstorming, and we came up with a float
21 idea that we think you guys will like. It's basically a
22 trailer -- and we need to talk about trailer sizes that are
23 available -- with part of a railroad -- car -- engine. And some
24 hail bay -- hail -- hail -- bays of hail.

25 (Laughter.)

26 LAURA SCHMIDT: Bails of hay. And having some -- sorry --
27 having some -- a couple of musicians playing some banjos and old
28 time music.

29 "Lander County, Best in the West" is the theme. Um, possibly
30 having a Colonel Lander on the float, somebody dressed as Colonel
31 Lander, which I didn't know there was one. So that was an
32 education.

33 COMMISSIONER MASON: Colonel Lander?

34 COMMISSIONER WAITS: That's what we were named after.

35 COMMISSIONER MASON: I read that somewhere. I thought maybe
36 he was going to have chicken legs on there.

37 COMMISSIONER WAITS: We wouldn't know who he was.

38 CHAIRMAN BULLOCK: Depends on if you do it or not.

39 LAURA SCHMIDT: Um, so how does that sound? Are we in the
40 right direction?

1 CHAIRMAN BULLOCK: Sounds great.
2 COMMISSIONER STIENMETZ: Yep, sounds great.
3 COMMISSIONER GARNER: How much money do you need?
4 LAURA SCHMIDT: Okay, well, it -- we don't know. I did some
5 research on room nights. It's going to take some room nights for
6 folks to go down ahead of time, um, to put the float together.
7 Obviously, we build it here, take it apart, and just have hinges
8 and be able to put it together, whether it's wood or cardboard or
9 whatever. And we're going to try to keep that simple and get as
10 much of that donated as possible.
11 Um, for room nights, if we had two to three band members,
12 they probably would want a room for the night before and their
13 travel. So it would be about 13 room nights if we had five people
14 that went down as the committee with the float and then also
15 dressed in period clothing and were on the float. Um, that's
16 going to be probably 900 to a thousand dollars based on room rates
17 that I called and got. And I called three different places.
18 CHAIRMAN BULLOCK: There's still some available?
19 LAURA SCHMIDT: Most people -- and this year it's going to
20 change a little bit -- but most people that go to that are locals,
21 and they don't fill the motels. But because they're trying to get
22 all the counties involved, you're going to see the rooms go. But
23 that would be 13 room nights. I figured out gas would be
24 approximately a little over \$300 for fuel reimbursement based --
25 and I based it on the county reimbursement. And for meals, I
26 figured about \$500 in meals for all the folks and dinner Thursday,
27 breakfast, you know, depending on whether they came in on Thursday
28 or came in on Friday. So we're looking at about a little under
29 2000 without materials.
30 And I know that -- um -- I brought it up to the Lander County
31 Convention and Tourism Board at our last meeting last week, and
32 they're in support of it as well, some financial support.
33 COMMISSIONER WAITS: So we're looking at 2000 or so
34 approximately and that being split between the Commission on
35 Tourism and the County?
36 LAURA SCHMIDT: Unless the County wanted to pay for all of
37 it.
38 COMMISSIONER WAITS: Yeah, right.
39 PAULA TOMERA: We have supplies, um, building supplies for it
40 as well on top of that 2000 though.

1 LAURA SCHMIDT: Possibly. That we don't -- that's the
2 unknown until we have another meeting to really solidify the idea
3 and get the application in.
4 COMMISSIONER WAITS: Gives us an idea.
5 CHAIRMAN BULLOCK: Joy, where's it coming from?
6 COMMISSIONER GARNER: Professional services?
7 COMMISSIONER WAITS: Advertising?
8 JOY SWEENEY: Professional services. Um, I -- we could
9 probably find -- yeah -- um.
10 LAURA SCHMIDT: Advertising?
11 COMMISSIONER GARNER: Is it -- could we pull it out of
12 professional services? There's a lot of money there.
13 JOE LINDSEY: Um -- that's a possibility. Yeah.
14 COMMISSIONER GARNER: I mean, that's what it's for.
15 JOY SWEENEY: Yeah.
16 COMMISSIONER GARNER: It's for our 75 or 150 --
17 JOY SWEENEY: Yeah. Let us look at budget. But, yes, we can
18 take it out of there.
19 COMMISSIONER GARNER: Okay. So -- we're not going to give
20 you an amount today. We'll just say, keep going.
21 LAURA SCHMIDT: And maybe we can come up with an amount --
22 COMMISSIONER GARNER: -- that sounds good.
23 LAURA SCHMIDT: -- to ask for at the next meeting.
24 COMMISSIONER GARNER: So we have a hard number.
25 LAURA SCHMIDT: Okay.
26 CHAIRMAN BULLOCK: You got our support.
27 COMMISSIONER GARNER: Yep.
28 LAURA SCHMIDT: Right.
29 CHAIRMAN BULLOCK: We'll see that it gets taken care of.
30 COMMISSIONER WAITS: And we appreciate the updates. Thank
31 you. Gives us a good idea.
32 COMMISSIONER STIENMETZ: Do you need to have money to reserve
33 the rooms? Do you need to get rooms reserved?
34 LAURA SCHMIDT: Yes, I would need to do that. But I could do
35 that ahead of time on my business credit card and just get
36 reimbursed or something or --
37 CHAIRMAN BULLOCK: Talk to the finance department.
38 COMMISSIONER STIENMETZ: Yeah.
39 LAURA SCHMIDT: Okay.
40 CHAIRMAN BULLOCK: They have a credit card.

1 COMMISSIONER STIENMETZ: They have a credit card --
2 LAURA SCHMIDT: Okay.
3 COMMISSIONER STIENMETZ: -- you could use.
4 LAURA SCHMIDT: And after the next meeting, we'll know who's
5 interested in actually going down and being part of that team.
6 And if other people want to come down, it's at their own expense.
7 We're just going to have our float folks.
8 PAULA TOMERA: Okay, and we'll just be put on the next agenda
9 to keep you updated?
10 CHAIRMAN BULLOCK: Sure. That's great.
11 COMMISSIONER STIENMETZ: Good idea.
12 PAULA TOMERA: I won't be able to be here, but somebody from
13 the committee should be.
14 COMMISSIONER WAITS: The application goes in before the next
15 agenda, though, right? So we're all set with everything?
16 LAURA SCHMIDT: Yes, we're going to fill that out next -- at
17 our next meeting on Wednesday and get that out.
18 COMMISSIONER WAITS: Good. Thank you.
19 LAURA SCHMIDT: Thank you.
20 CHAIRMAN BULLOCK: Thank you, sounds good.

21
22 13) Discussion for possible action regarding a request from Laura
23 Schmidt, Lander County Convention and Tourism Authority, to
24 allow tent camping in Lions Park for approximately seven
25 nights during the World Human Powered Speed Challenge
26 scheduled September 9-14, 2013, and other matters properly
27 related thereto.
28

29 CHAIRMAN BULLOCK: Item Number 13, discussion for possible
30 action regarding a request from Laura Schmidt, Lander County
31 Convention and Tourism Authority, to allow tent camping in Lions
32 Park for approximately seven nights during the World Human Powered
33 Speed Challenge scheduled September 9th through the 14th, 2013,
34 and other matters properly related thereto.

35 LAURA SCHMIDT: Okay, I've had a request from the group.
36 They've got some folks that would like to tent camp for the event
37 that are participating. I don't know that they're racers so much,
38 but they want to come and spectate and be part of it.

39 And I -- I had talked to Marilyn about using Lions Park, and
40 we can't have the water off for that amount of time. The grass is

1 going to die. So they can't really tent anywhere where there's
2 grass on county property. So I can appreciate that.

3 So what we're looking for is possible alternatives. If -- if
4 you even want to allow it at all, um, where they could tent. I
5 had talked to them about Copper Basin Trail Head and working with
6 the BLM, but they want to be in town because they're going to want
7 to go to the restaurants and, you know, be a part of it. They
8 don't want to be that far out.

9 COMMISSIONER WAITS: And we don't have any RV parks that will
10 allow tent camping here, huh?

11 COMMISSIONER GARNER: Jake.

12 JAKE EDGAR: What about the empty lot next to the museum?

13 COMMISSIONER WAITS: Where?

14 UNIDENTIFIED PARTICIPANT: It's gravel though.

15 COMMISSIONER STIENMETZ: The empty lot next to museum, he
16 said.

17 COMMISSIONER WAITS: It's just that seven days is such a long
18 time. Um. Like I said, you can turn off water for a day, you
19 know, or two, especially then, but --

20 LAURA SCHMIDT: Right.

21 RITA ROGERS: Rita Rogers. What about the little park that
22 was put in across from Raymond's? across from Etcheverrys? the
23 little RV thing that we have there?

24 COMMISSIONER GARNER: How many is --

25 LAURA SCHMIDT: Hm.

26 COMMISSIONER GARNER: How many are there?

27 LAURA SCHMIDT: She's only got about four or five people that
28 are requesting.

29 COMMISSIONER GARNER: That would be perfect.

30 COMMISSIONER STIENMETZ: That would be perfect, because --

31 RITA ROGERS: You know, you're right there at the store --

32 COMMISSIONER STIENMETZ: -- it's got the park place. If they
33 camper, --

34 RITA ROGERS: -- you've got power and water --

35 COMMISSIONER STIENMETZ: -- they've got water. Yeah.

36 RITA ROGERS: And all.

37 COMMISSIONER STIENMETZ: Belaustegui, is that what --

38 LAURA SCHMIDT: And I -- isn't that where you can camp
39 without permits?

40 RITA ROGERS: No power?

1 JAKE EDGAR: No.
2 COMMISSIONER STIENMETZ: There's not supposed to be any
3 camping there. It's just --
4 LAURA SCHMIDT: I know, because I know a lot of people --
5 there.
6 COMMISSIONER STIENMETZ: A lot of people camp there. They're
7 not supposed to be. It's supposed to be just for day use.
8 CHAIRMAN BULLOCK: Picnic.
9 COMMISSIONER STIENMETZ: Picnicking and stuff.
10 COMMISSIONER WAITS: Are there bathrooms there --
11 COMMISSIONER STIENMETZ: No.
12 RITA ROGERS: No.
13 COMMISSIONER GARNER: No. There's businesses close.
14 COMMISSIONER WAITS: During the day --
15 CHAIRMAN BULLOCK: You're not -- you're not going to find
16 bath -- I mean, they're just going to have to use the park
17 bathrooms regardless.
18 LAURA SCHMIDT: Or civic center. Their headquarters is going
19 to be the civic center this year because they've outgrown the
20 Super 8. So they've got those facilities, so --
21 COMMISSIONER GARNER: So I make a motion we grant -- a seven
22 to eight day temporary tent camping -- what's the name of that?
23 CHAIRMAN BULLOCK: Belaustegui Park.
24 COMMISSIONER GARNER: Belaustegui Park. And direct --
25 COMMISSIONER MASON: Name the dates.
26 COMMISSIONER STIENMETZ: September 9th through the 14th.
27 COMMISSIONER GARNER: September 9th through 14th. And direct
28 Laura to work with Jake. If we could put up a couple of cones and
29 reserve that. Just something simple too -- so nobody's parked.
30 CHAIRMAN BULLOCK: Maybe look into a Porta-Potty.
31 COMMISSIONER STIENMETZ: Yeah, maybe we could put a couple of
32 Porta-Potties or something.
33 COMMISSIONER GARNER: -- to accommodate them.
34 JUDGE BUNCH: Max Bunch, for the record. Just making sure
35 she gets it.
36 What about allowing Lions Park potentially too.
37 COMMISSIONER GARNER: We don't want them on the grass.
38 JUDGE BUNCH: You don't want them on the grass?
39 COMMISSIONER STIENMETZ: Yeah, because you can't shut the
40 grass off for seven days.

1 CHAIRMAN BULLOCK: Watering the grass.
2 RITA ROGERS: What about the water?
3 UNIDENTIFIED PARTICIPANT: What about the parking lot?
4 RITA ROGERS: They're kind of the same thing. I don't know
5 what kind of tents they are.
6 COMMISSIONER GARNER: Depends on how much of the parking lot
7 you want.
8 PAULA TOMERA: I think they'll just be grateful that they
9 have a place, wherever you guys want to put it.
10 COMMISSIONER STIENMETZ: I just thought it would be a lot
11 more convenient for them there at the Belaustegui.
12 COMMISSIONER GARNER: Yeah, that would be.
13 LAURA SCHMIDT: It's closer if they're at Lions Park parking
14 lot to more stuff. But it's not that much further out.
15 COMMISSIONER GARNER: Seventy-mile-per-hour bicycles.
16 COMMISSIONER MASON: Let me ask you a question. What if we
17 don't approve this tent camping? What are their options?
18 LAURA SCHMIDT: That I don't know, either they don't come, or
19 they may have to try to room up with someone else who's already
20 got rooms. I'm not really sure what the options are for them.
21 Rent an RV and go to an RV park, possibly. I'll just -- whatever
22 the answer is is. And then they'll just -- I'll tell my contacts
23 and they'll let the folks know.
24 COMMISSIONER WAITS: I'll second his motion anyway.
25 CHAIRMAN BULLOCK: Okay. Any other comments?
26 (No public comment.)
27 CHAIRMAN BULLOCK: All those in favor?
28 COMMISSIONERS: Aye.
29 CHAIRMAN BULLOCK: Those opposed?
30 (None opposed.)
31 COMMISSIONER WAITS: Just tell them it's rustic.
32 LAURA SCHMIDT: Yeah, it's the west.
33 COMMISSIONER STIENMETZ: Camping.
34 COMMISSIONER MASON: Welcome to the Wild West.
35 COMMISSIONER STIENMETZ: Five-star hotel.
36
37
38
39
40

1 LANDER ECONOMIC DEVELOPMENT AUTHORITY

2
3 14) Discussion for possible action regarding approval/disapproval
4 of the Investment Strategy Marketing Agreement between Lander
5 County and Research Consultants International FDI, Inc.
6 (RCI), in an amount not to exceed \$72,000.00, to optimize the
7 economic development and business attraction efforts of
8 Lander County, Nevada, and other matters properly related
9 thereto.
10

11 CHAIRMAN BULLOCK: I'm not even going to read Item Number 15.
12 It has been with -- hold on, 14. Sorry.

13 Item number 14, discussion for possible action regarding
14 approval/disapproval of the Investment Strategy Marketing
15 Agreement between Lander County and Research Consultants
16 International FDI, Inc. (RCI), in an amount not to exceed
17 \$72,000.00, to optimize the economic development and business
18 attraction efforts of Lander County, Nevada, and other matters
19 properly related thereto. I knew I'd seen it.

20 GINA LITTLE: Gina Little, Community Services Officer. This
21 -- um -- contract is brought before you on behalf of LEDA. And
22 there is -- there was -- there were some conversation after our
23 meeting yesterday, either it can be possibly approved by the Board
24 of Commissioners, with the condition that the money is secured by
25 the BLM grant, that they're still in process of -- um -- waiting
26 on that extension, or that we defer it all together and wait until
27 the money is secured with the grant, because a portion of this
28 contract would be paid out of that.

29 COMMISSIONER WAITS: Has the DA reviewed the contract?

30 GINA LITTLE: Yes. This contract -- yes. They are --

31 CHAIRMAN BULLOCK: I think we make ought to make it
32 conditional just so it doesn't have to come back.

33 COMMISSIONER STIENMETZ: Right. Yeah, I agree.

34 COMMISSIONER WAITS: I only have one problem. At the very
35 back, when I'm looking at the fee structure, and it actually says
36 on here the dates of July 1st, 2013 and June 30th, 2014, of
37 course, which would be irrelevant. And that's part of the
38 contract apparently. So are they revising dates or what are we
39 doing here?

40 GINA LITTLE: That was not even discussed at the meeting

1 yesterday. It's -- it's on a basis of \$6,000 a month -- I do know
2 that -- not to exceed \$72,000.

3 COMMISSIONER WAITS: Well, what I'm saying is: If I look at
4 it now, and if we say, hey, this is cool, all of a sudden they say
5 we owe for July, August, and September, people. And we're going,
6 what? I mean, I just think that should be updated.

7 GINA LITTLE: And changed too.

8 COMMISSIONER WAITS: Somewhere in it, so we don't get caught.
9 And we get the whole twelve -- twelve months at once, effective
10 whenever, if we do it conditional.

11 GINA LITTLE: And we could do that. So there would be two
12 conditions, the date and the --

13 COMMISSIONER WAITS: Two conditions.

14 You look like you're ready, Brian.

15 GINA LITTLE: Part of the marketing plan that was approved
16 July of 2012 to bring on this type of contract for relocating
17 business to Lander County.

18 CHAIRMAN BULLOCK: And where exactly -- you say the grant is
19 how much?

20 GINA LITTLE: The grant that we're asking to be extended with
21 BLM for the Fine Project, the balance of it is \$34,450.

22 CHAIRMAN BULLOCK: And the rest comes from?

23 GINA LITTLE: And the rest comes from there was a \$30,000
24 donation from Newmont as well as a 30,000 from Barrack. And with
25 those -- all three of those moneys, it would pay for this
26 contract.

27 COMMISSIONER WAITS: I -- I noticed on -- on the references
28 they gave, they were talking about some bigger cities. You have
29 gone into that, yes, they're used to handling smaller cities, and
30 they're giving us a contact numbers in here and such.

31 GINA LITTLE: There were four -- four companies that put in
32 for this --

33 COMMISSIONER WAITS: So you're comfortable with this.

34 GINA LITTLE: -- and the LEDA board went through the process
35 and eliminated to this one company.

36 COMMISSIONER GARNER: I make a motion to approve on the
37 Investment Strategy Marketing Agreement between Lander County and
38 Research Consultants International FDI, Inc. (RCI), in an amount
39 not to exceed 72,000, to optimize the economic development and
40 business attraction efforts of Lander County with conditions on

1 BLM funding its grant.

2 COMMISSIONER STIENMETZ: And what about dates?

3 GINA LITTLE: And the date change.

4 COMMISSIONER GARNER: And then -- correct -- and the date
5 changed -- and the dates to be corrected on contract.

6 COMMISSIONER STIENMETZ: I'll second the motion.

7 CHAIRMAN BULLOCK: Any public comment?

8 (No public comment.)

9 CHAIRMAN BULLOCK: All those in favor?

10 COMMISSIONERS: Aye.

11 CHAIRMAN BULLOCK: Those opposed?

12 (None opposed.)

13

14

15 **(15) Discussion for possible action regarding approval/disapproval**
16 **of Resolution No. 2013-11, a resolution amending the number**
17 **of members on the Lander Economic Development Authority**
18 **(LEDA) to seven members, and other matters properly related**
19 **thereto.**

20

21 CHAIRMAN BULLOCK: Okay. Item Number 15 has been withdrawn.

22

23

24 **PLANNING COMMISSION**

25

26 **(16) Discussion for possible action regarding approval/disapproval**
27 **of a parcel map for Matthew D. Francis, located in a portion**
28 **of Section 36, T16N, R43E, APNs 003-181-17, 003-181-18 and**
29 **003-181-19, combining three (3) parcels into one(1) parcel,**
30 **and other matters properly related thereto.**

31

32 CHAIRMAN BULLOCK: Okay, Item Number 16, discussion for
33 possible action regarding approval/disapproval of a parcel map for
34 Matthew D. Francis, located in a portion of Section 36, T16N,
35 R43E, APNs 003-181-17, 003-181-18 and 003-181-19, combining three
36 parcels into one parcel, and other matters properly related
37 thereto.

38 ~~GINA LITTLE: Well, I apologize on this map, but I just~~
39 ~~noticed the Planning Commission chair signed where the Board of~~
40 ~~Commissioners needs to sign. So -- I will bring this back after~~

1 it's been corrected.

2 CHAIRMAN BULLOCK: Okay.

3 COMMISSIONER WAITS: We -- we can still take action though.
4 And so you don't have to bring it back next time.

5 GINA LITTLE: Okay. I apologize. If we can just move
6 forward and approve it.

7 COMMISSIONER WAITS: Yeah.

8 COMMISSIONER GARNER: I make a motion to approve -- the
9 approval of the parcel map for Matthew D. Francis located in a
10 portion of Section 36, T16N, R43E, APN number 003-181-17,
11 003-181-18 and 003-181-19, combining three parcels into one parcel
12 and authorize chair to sign after correction on the mylar.

13 COMMISSIONER STIENMETZ: I'll second the motion.

14 CHAIRMAN BULLOCK: Any public comment?

15 (No public comment.)

16 CHAIRMAN BULLOCK: All those in favor?

17 COMMISSIONERS: Aye.

18 CHAIRMAN BULLOCK: Those opposed?

19 (None opposed.)

20 GINA LITTLE: Thank you.

21 CHAIRMAN BULLOCK: Thanks, Gina.

22 COMMISSIONER STIENMETZ: Thank you.

23

24 **(17) Discussion and introduction of Steve Weaver, Conservation**
25 **Specialist with the Nevada Conservation Districts Program,**
26 **including information on services available to Lander County,**
27 **and other matters properly related thereto.**

28

29 CHAIRMAN BULLOCK: Item Number 17, discussion and
30 introduction of Steve Weaver, Conservation Specialist with the
31 Nevada Conservation Districts Program, including information on
32 services available to Lander County, and other matters properly
33 related thereto.

34 COMMISSIONER WAITS: Morning.

35 STEVER WEAVER: Good morning. Thank you for having me.

36 Mr. Chairman, Ladies and Gentlemen, thank you. Thank you for
37 your time. I'm here to introduce myself. Obviously I'm Steve
38 Weaver. I'm in the new position in Winnemucca. It's part of the
39 Sagebrush Ecosystem Program. And we're dealing specifically, in
40 my position, with the Conservation Districts. And it's an effort

1 by the State Department Of Conservation and Natural Resources with
2 the full support of the governor, to see what we can do to head
3 off, among other things, the listing of the sage hen as an
4 endangered species, which would significantly impact our lifestyle
5 and the economy in the state, in my opinion, and in the opinion of
6 many others.

7 So we are sitting here trying to work with the Conservation
8 Districts to get as much ground up support projects and publicity
9 going to assist with the overall effort to bring our ecosystem
10 into a functioning manner, which will survive scrutiny under the
11 Endangered Species Act.

12 The overall program is illustrated by the handout that I have^s
13 just given you. You can see it how it fits under the Ecosystem
14 Council. And on the back is the membership in that council and
15 personnel involved in it.

16 The Sagebrush Ecosystem Team, SETT, which is based in Carson
17 City, is a group of very highly competent technical people, who
18 will be feeding back information, commenting on the environmental
19 impact statements, and are formulating a credit system whereby we
20 can hope to mitigate against some of the potential impacts on the
21 sage grouse, sage hen. Sorry, I slip into the vernacular
22 sometimes. The idea here is, again, ground up, rather than top
23 down.

24 A bit of my background -- I'm originally from Reno. I did my
25 undergraduate work there in wildlife management. I've worked five
26 western states, internationally. I have an international degree
27 in wildlife management. I've worked federal, state then private.
28 Worked in Eastern Nevada for eight years with the Department of
29 Conservation and Natural Resources as the regional manager for
30 state parks there. I've worked in Idaho and Nevada extensively,
31 with the federal government as a range and wildlife specialist
32 with Forest Service and BLM. My private sector experience, I
33 worked with Silver State Ranches out in Eureka for a couple years
34 down there as their range and wildlife guy. I worked for Rocky
35 Mountain Elk Foundation for a couple of years in Washington and
36 Alaska as their field director. And my most recent incarnation
37 was four years in South Africa as the Conservation Science
38 ~~Director for an International NGO down there, a Christian-based~~
39 ~~NGO out of the UK, operating in 20 countries.~~

40 So I have an extensive background and a lot of Nevada

1 experience and a lot of ownership in this endeavor here, because
2 I'm taking it personally as a Nevadan. And I think we've got a
3 challenge ahead of us, but I think it's a challenge we can rise to
4 and hopefully overcome.

5 My best information on the listing, as a lot of you know, the
6 BLM's probably going to come out with their preliminary as early
7 as next month on their EIS. We're two years, this month, off of a
8 potential decision by the Fish and Wildlife Service. The best
9 information I have is there's a feeling out there -- and this is
10 just secondhand information -- that some of the listing may defer
11 to well-crafted state plans.

12 Now, Nevada, as you know, has a state plan for the protection
13 of the sage grouse in the state. And Wyoming and Nevada in my
14 estimation are ahead of the pack in this regard.

15 That's it in a nut shell. And what I would ask you for,
16 Ladies and Gentlemen, is contacts on the ground. Any way that I
17 can help, I will come out and look at potential situations that
18 may warrant projects. It can be any number of things. And then I
19 will do my best to reach out and get the financing, the grants,
20 whatever it takes. The more we can do in a fairly short amount of
21 time, the better off we're going to be. So I'm here. Please, use
22 me. And you have my contacts. Any way I can be of assistance, I
23 will.

24 I'll be attending the Conservation District meeting here in
25 Lander on the 17th. And I haven't met these people here. Again,
26 this is a new position, as you can see from the flow chart here.
27 It's basically beginning in 2013, early this year. So with that,
28 if there's any questions?

29 COMMISSIONER WAITS: I'm sorry. Did I miss that? Did you
30 say this is a new position?

31 COMMISSIONER GARNER: Yeah.

32 STEVER WEAVER: It's a brand new position. Yes.

33 COMMISSIONER WAITS: So you're the first one in it?

34 STEVER WEAVER: I am the first one in it.

35 COMMISSIONER WAITS: And you are working with the Public
36 Lands Committees and the other counties and everything?

37 STEVER WEAVER: Yes, I'm tied in with the other counties. I
38 predominantly work in the northwest.

39 I have a counterpart in Elko. And they're going to be
40 filling a third position in Ely. So there will be three of us

1 concentrating up here.

2 Obviously it's driven by the sage grouse issue and the
3 potential, but it's not strictly limited to that. The state is
4 taking an interest in CDs and the ground up position.

5 COMMISSIONER GARNER: I'd just -- I'd just like to say, I
6 think it's about time. And I think it's awesome that they're
7 actually going to start supporting us and doing something about it
8 or at least trying. Because until now, everybody -- everybody's
9 been for their own. And this is the support we needed as a
10 county.

11 COMMISSIONER WAITS: This is great. It's a priority with the
12 sage grouse. You're right.

13 COMMISSIONER GARNER: I think it's awesome. Thank you.

14 STEVER WEAVER: Please, get the word out and use me.

15 CHAIRMAN BULLOCK: Thank you.

16 COMMISSIONER GARNER: Thank you.

17 COMMISSIONER WAITS: Thank you for coming.

18

19 **18) Discussion for possible action regarding the Battle Mountain**
20 **Recreation Center, including appointing members to a building**
21 **committee, to begin the process of going out to bid to begin**
22 **design and construction of the Battle Mountain Recreation**
23 **Center, and other matters properly related thereto.**

24

25 CHAIRMAN BULLOCK: Item Number 18, discussion for possible
26 action regarding the Battle Mountain Recreation Center, including
27 appointing members to a building committee, to begin the process
28 of going out to bid to begin design and construction of the Battle
29 Mountain Recreation Center, and other matters properly related
30 thereto.

31 COMMISSIONER GARNER: So what do we need to put it together
32 --

33 CHAIRMAN BULLOCK: Well, we just pretty much need to form a
34 building committee. Um, my recommendation is we have a couple of
35 commissioners. We add some. And we have at least three from the
36 Recreation Center Board.

37 COMMISSIONER GARNER: Who want to be.

38 COMMISSIONER STIENMETZ: I'd like to be.

39 COMMISSIONER GARNER: I would like to too.

40 CHAIRMAN BULLOCK: Any others?

1 RITA ROGERS: I just have a few questions on this --
2 CHAIRMAN BULLOCK: Okay.
3 RITA ROGERS: -- being as I've operated the pool here in
4 Battle Mountain off and on for 30 years.
5 Is this a facility that is going ahead as a county-managed
6 facility? Or are we going to go with our nonprofit board that we
7 have set up that they've done so much work with in trying to put
8 all of this together?
9 Um, we're just hearing a lot of stuff out there that -- um --
10 I'm just concerned, are we going to get this pool built?
11 And to let you know.
12 CHAIRMAN BULLOCK: Who said it was a pool? It's a rec
13 center.
14 RITA ROGERS: I know it's a rec center, but it started with a
15 swimming pool, guys. And the reason I'm saying this is our pool
16 is very, very in need of --
17 CHAIRMAN BULLOCK: We know it.
18 RITA ROGERS: -- some improving. I'm going to have Joy run
19 my water bill this last year. Um, to keep the baby pool running,
20 I have to run a water hose 24/7 in order to keep it full so I'll
21 have a place for the little kids. Um, it will drain in two days.
22 My big pool, if I have two slides going, then I maintain my
23 water level. If not, I'll drop two inches of water in the night.
24 Um, this is a lot of water. And I know I'm broke up everywhere.
25 And I'm trying to patch.
26 CHAIRMAN BULLOCK: We're aware. We're totally aware.
27 RITA ROGERS: I just want -- I just kind of thought. Okay.
28 I'm hearing all this stuff.
29 CHAIRMAN BULLOCK: Let me answer all that, okay? Let me have
30 the opportunity to answer. Yes, there will be a new pool and
31 depending on what there will be. As you know, the intentions
32 are -- and I'll go ahead, and I'll introduce Steve Balkenbush
33 here, who is the attorney from POOL/PACT, who will be representing
34 us as far as making sure everything goes correct and setting
35 everything right. That's why he's sitting here.
36 Um, the thing of it is, we know it's a Public Works project.
37 At this point, we have six and a half million dollars. That's
38 what we have to work with. Unless some other funds come in,
39 that's what we have to work with. There will be a pool. What
40 beyond that, we don't know. Okay. We are looking at being very

1 involved in the rec center. The intention, and we have discussed
2 it as a commission in legal meetings, it's just not out here yet.
3 We are looking at going into a contract with the Rec Center Board
4 to run the facility for us -- if that answers your question.
5 RITA ROGERS: That answers my questions. Thank you.
6 CHAIRMAN BULLOCK: Okay.
7 RITA ROGERS: Okay. Because we might not have a pool next
8 year, if we have the winter we had last year. Unless --
9 CHAIRMAN BULLOCK: I guarantee you this pool will not be
10 built by next year. So we're going to --
11 RITA ROGERS: So that's why I'm saying we just --
12 CHAIRMAN BULLOCK: That is the intention of where we're
13 headed. So right now, we're trying to get a building committee.
14 Um, you know, which is where we want. So -- um --
15 RITA ROGERS: Well, they've done a lot of work in putting
16 this all together.
17 CHAIRMAN BULLOCK: I understand all that. I've been involved
18 partially with it. And so I know it.
19 I'm going to let you two fight, because I'm going to pull
20 rank here, because this was my project to begin with.
21 COMMISSIONER STIENMETZ: You and Brian can be on it. I'll
22 let you.
23 CHAIRMAN BULLOCK: Okay.
24 COMMISSIONER GARNER: I don't -- yeah. I just --
25 CHAIRMAN BULLOCK: All right. Just because I have been
26 involved from the ground floor so -- so --
27 COMMISSIONER STIENMETZ: Right. I'll be an alternate.
28 CHAIRMAN BULLOCK: I would like to -- yeah, an alternate is
29 fine.
30 So we will ask that the Rec Center Board provide us three
31 names to be on that board -- to be on the building committee.
32 COMMISSIONER WAITS: And we'll go with the five committee
33 members.
34 CHAIRMAN BULLOCK: Five committee members? No, we're going
35 on up. I would like to Jake to be on that committee. It's a
36 Public Works project.
37 COMMISSIONER WAITS: Six?
38 CHAIRMAN BULLOCK: I know, but it's at a Public Works
39 project.
40 JAKE EDGAR: Okay.

1 COMMISSIONER WAITS: How many more?
2 CHAIRMAN BULLOCK: It's not up to me. I'm just putting out,
3 you know, some of what I feel, I mean.
4 Commissioner Steinmetz: Well, I think you should start there
5 and if you decide you need additional people, then you guys.
6 COMMISSIONER GARNER: I think that's --
7 COMMISSIONER STIENMETZ: Well --
8 COMMISSIONER GARNER: Three and three.
9 CHAIRMAN BULLOCK: Okay.
10 COMMISSIONER STIENMETZ: You know, give you six people. If
11 you think you need more later you can always come back and ask for
12 more or go ahead and just get more.
13 COMMISSIONER GARNER: Motion?
14 CHAIRMAN BULLOCK: We probably need a motion for the thing --
15 we will, yeah.
16 COMMISSIONER GARNER: I make a motion we appoint a membership
17 of Dean Bullock, Brian Garner, Jake Edgar, and three members
18 appointed from the --
19 UNIDENTIFIED PARTICIPANT: Battle Mountain Recreation Board.
20 COMMISSIONER GARNER: -- the Recreation Board to build a --
21 COMMISSIONER STIENMETZ: -- facility --
22 COMMISSIONER GARNER: -- to build a membership, and then go
23 ahead on the Recreation Center.
24 SADIE SULLIVAN: Steve as an alternate?
25 COMMISSIONER GARNER: Steve as an alternate commissioner.
26 CHAIRMAN BULLOCK: Okay.
27 COMMISSIONER WAITS: I'll second that.
28 CHAIRMAN BULLOCK: Okay, any public comment?
29 JUDGE BUNCH: Yes, I have some public comment. Being on the
30 building committee -- Max Bunch for the record -- being on the
31 building committee, I would suggest that you have at least four --
32 four from the county, since you have an odd -- odd number.
33 Because when you get into whatever discussions you're going to
34 have, you're going to need to have the votes as far as you need an
35 odd number for the votes to come out, so that you have a 4:3 vote
36 or you might have a 5:2 vote, whatever the case may be. I would
37 suggest that you put yourself in the position of an odd number.
38 So you might want to add one more member that the commission
39 chooses.
40 CHAIRMAN BULLOCK: So you volunteer?

1 JUDGE BUNCH: I am not volunteering. I am already -- I
2 think.

3 COMMISSIONER STIENMETZ: Maxed out?

4 JUDGE BUNCH: Maxed out. There you go.

5 COMMISSIONER MASON: I think we ought to volunteer our --

6 COMMISSIONER GARNER: -- six is --

7 COMMISSIONER MASON: -- Lander County Engineer on that.

8 JAKE EDGAR: Jake. I have a question. You said three
9 members from the --

10 COMMISSIONER STIENMETZ: Just the board.

11 JAKE EDGAR: So my question is: Is that going to violate the
12 three members from the board that already exit?

13 CHAIRMAN BULLOCK: The Board -- the Rec Center Board of
14 Directors.

15 JAKE EDGAR: Right. So are we going to violate -- isn't that
16 a quorum?

17 CHAIRMAN BULLOCK: No, they have like 14 on there.

18 JAKE EDGAR: Oh, just like my question is -- when we said
19 three, I kind of got nervous.

20 CHAIRMAN BULLOCK: No, no, no. They have -- I don't know,
21 what is the count?

22 UNIDENTIFIED PARTICIPANT: Twelve.

23 UNIDENTIFIED PARTICIPANT: Twelve.

24 CHAIRMAN BULLOCK: Twelve.

25 JAKE EDGAR: Okay. Just a question though. Sorry.

26 COMMISSIONER GARNER: So we could drop it to five?

27 JUDGE BUNCH: Yeah. You could drop it to five, and then, you
28 know, three and then two or add another person that the commission
29 chooses.

30 UNIDENTIFIED PARTICIPANT: Usually a consultant.

31 JUDGE BUNCH: That just from doing the Building Committee on
32 the courthouse.

33 COMMISSIONER GARNER: What if we did two commissioners, three
34 from their committee and Jake as a adviser? Does he need to be a
35 voting?

36 COMMISSIONER WAITS: He needs to be voting.

37 COMMISSIONER GARNER: Yeah.

38 COMMISSIONER WAITS: --Then that's not okay. -- Then do you --
39 you need another one then.

40 Do you want Marcus on non-voting?

1 COMMISSIONER GARNER: Donnie, would you -- would you help in
2 that? Being's it's obviously going to be everything else.
3 DONNIE NEGRO: Yeah, put me on there.
4 COMMISSIONER GARNER: I mean, it's going to be 20% --
5 CHAIRMAN BULLOCK: Might want to amend the motion.
6 COMMISSIONER GARNER: -- 20% you. I amend my motion to up it
7 to seven members.
8 COMMISSIONER WAITS: And I'll amend.
9 COMMISSIONER GARNER: Two commissioners, Road and Bridge,
10 Water and Sewer, and three members from the -- the existing
11 Recreation Center Board.
12 COMMISSIONER WAITS: Okay, so my second is amended for your
13 amendment.
14 CHAIRMAN BULLOCK: Okay, any more public comment?
15 (No public comment.)
16 CHAIRMAN BULLOCK: All those in favor?
17 COMMISSIONERS: Aye.
18 CHAIRMAN BULLOCK: Those opposed?
19 (None opposed.)
20 COMMISSIONER WAITS: Thank you, Max.
21 JUDGE BUNCH: You're welcome.
22 CHAIRMAN BULLOCK: So please get with one of us. Give us
23 three names as soon as you can. And we will set a date for a
24 meeting.
25 COMMISSIONER GARNER: Who? Yeah.
26 CHAIRMAN BULLOCK: Well, there's four of them sitting right
27 there. They're all part of the Board of Directors.
28
29 **19) Discussion for possibly action regarding ratification of the**
30 **Grant Agreement between Lander County and the US Department**
31 **of Transportation, Federal Aviation Administration (FAA), for**
32 **the Austin Airport Apron Expansion Project, FAA AIP Project**
33 **No. 3-32-0026-14, and other matters properly related thereto.**
34
35 CHAIRMAN BULLOCK: Okay, Item Number 19, discussion for
36 possibly action regarding ratification of the Grant Agreement
37 between Lander County and the US Department of Transportation,
38 Federal Aviation Administration (FAA), for the Austin Airport
39 Apron Expansion Project, FAA AIP Project No. 3-32-0026-14, and
40 other matters properly related thereto.

1 COMMISSIONER GARNER: I make a motion to ratify the Grant
2 Agreement between Lander County and the US Department of
3 Transportation, Federal Aviation Administration (FAA) for the
4 Austin Airport Apron Expansion Project, FAA AIP Project No.
5 3-32-0026-14.

6 COMMISSIONER STIENMETZ: I second that.

7 CHAIRMAN BULLOCK: Any public comment?
8 (No public comment.)

9 CHAIRMAN BULLOCK: All those in favor?

10 COMMISSIONERS: Aye.

11 CHAIRMAN BULLOCK: Those opposed?
12 (None opposed.)
13

14 **20) Discussion for possible action regarding Letter of Offer from**
15 **David B. Palley, dated May 12, 2013, to convey a road and**
16 **utility easement to connect the two existing roads at a point**
17 **at or near the bend of the Old Marvel Ranch Road to a point**
18 **at or near the bend in the Hilltop Road, on the condition**
19 **that the road is constructed and paved to County Standards**
20 **and a water line of 14" diameter or larger be supplied by**
21 **July 1, 2015, and other matters properly related thereto.**
22

23 CHAIRMAN BULLOCK: Okay, Item Number 20, discussion for
24 possible action regarding Letter of Offer from David P. -- B.
25 Palley, dated May 12, 2013, to convey a road and utility easement
26 to connect the two existing roads at a point at or near the bend
27 of the Old Marvel Ranch Road to a point at or near the bend in the
28 Hilltop Road, on the condition that the road is constructed and
29 paved to County Standards and a water line of 14" diameter or
30 larger be supplied by July 1, 2015, and other matters properly
31 related thereto.

32 COMMISSIONER MASON: Okay. I've broken this letter down into
33 parts. Basically, there are four parts of discussion. One is
34 this man wants to give us a easement utility and 60-foot road
35 easement from the elbow of 8A to -- over to the junction of where
36 our county frontage road comes into Hilltop. I think it's
37 imperative that we take a look at that portion of it because it's
38 on our -- it's good planning for the county, and it's on our
39 master plan.

40 Otherwise, the other issues here are road construction. I

1 don't think we can do that until after the levy is at least in or
2 in a position where we can engineer the road.

3 And, um, the water -- there's no water at either end of that.
4 So that isn't going to be acceptable money-wise, because we can't
5 just leave a pipe in the ground and let it rot.

6 And um, I think we ought to write a letter back with our
7 acceptance paid and pay for at -- I got a -- from our -- let me
8 start over.

9 I got a e-mail from our County Surveyor. And he said to
10 survey and dedicate the 60-foot utility easement road and utility
11 easement and have it described -- legally described and recorded
12 would cost no more than \$2500. Well, I don't know where that's
13 coming from. And we don't have to rush it until next budget. I
14 think we could put it on the wish list for that part. Um, the
15 part where he would like to have water is something we just have
16 to postpone.

17 And as far as paving the road, it should be after, um, we've
18 settled with the levy. And that's the way I'd like to instruct
19 staff to write a letter explaining our situation, and that we
20 would pay for the easement at a different budget time.

21 COMMISSIONER GARNER: So what are we getting? He -- he's
22 allowing us to put a road there, but, what --

23 CHAIRMAN BULLOCK: He's demanding us to put a road there.

24 COMMISSIONER STIENMETZ: So he'll give us the easement --

25 COMMISSIONER MASON: -- easement road and utility easement.

26 COMMISSIONER STIENMETZ: -- as long as we build it and put a
27 pipeline in. We're not ready for any of that.

28 CHAIRMAN BULLOCK: The thing of it is is we can't have
29 utilities there.

30 COMMISSIONER GARNER: -- all in flood plain. It is in the
31 flood plain.

32 CHAIRMAN BULLOCK: That is totally part of the floodplain.

33 COMMISSIONER GARNER: In the middle of it.

34 CHAIRMAN BULLOCK: The last meeting we had with the Army
35 Corp, they said, do not put a road there, regardless, because that
36 will affect the free board on the freeway, which we are finally
37 coming to an understanding we may not have to raise the freeway.
38 If we put a road there, we are going to have to raise the freeway,
39 so I'm not in agreement with it.

40 COMMISSIONER STIENMETZ: I'm not in agreement with it either.

1 CHAIRMAN BULLOCK: Not only that, they're totally in the
2 flood zone. If there's a flood, they are right in the middle of
3 it right there.

4 COMMISSIONER MASON: And they understand that.

5 CHAIRMAN BULLOCK: I'm not for it at all. Not at this time
6 until we know where we're headed.

7 COMMISSIONER MASON: Okay, then I make a motion we instruct
8 staff to respond accordingly.

9 COMMISSIONER GARNER: Second that.

10 CHAIRMAN BULLOCK: Okay. What is "accordingly"?

11 COMMISSIONER MASON: What you just said?

12 COMMISSIONER WAITS: Thank you, very much, for your offer --

13 COMMISSIONER MASON: Thank you very much, but you know.

14 COMMISSIONER WAITS: -- but we're not accepting.

15 CHAIRMAN BULLOCK: Public comment, Donnie.

16 DONNIE NEGRO: One thing about this Palley, they own a quite
17 a bit of land. And maybe we should take and instruct them to
18 write a letter, you know, at this time, we're not -- it's not
19 feasible for us to do this, but at a later time --

20 COMMISSIONER MASON: Yeah, let's leave the avenue open.

21 CHAIRMAN BULLOCK: Well, yeah.

22 DONNIE NEGRO: -- for an easement.

23 COMMISSIONER STIENMETZ: Outside the floodplain.

24 DONNIE NEGRO: Well, yeah, further out. Because right now we
25 don't want to dump anything more in on old 88. I don't know if
26 you've been over there at about 8:15 in this morning and about
27 3:15. It's a disaster. And then, you know, we're going to put
28 the courthouse there. It's going to get worse. And I always
29 talk -- and Gene and I always talked about it is maybe going out
30 further and leave the avenue open that --

31 CHAIRMAN BULLOCK: Well, we appreciate the offer. I just
32 don't think it's good at this time.

33 DONNIE NEGRO: Right now is not the time.

34 COMMISSIONER STIENMETZ: Yeah, that's what I would do.

35 CHAIRMAN BULLOCK: Any other public comment?

36 (No public comment.)

37 CHAIRMAN BULLOCK: All those in favor?

38 COMMISSIONER GARNER: Aye.

39 CHAIRMAN BULLOCK: All those in favor?

40 COMMISSIONERS: Aye.

1 CHAIRMAN BULLOCK: Those opposed?
2 (None opposed.)
3 COUNTY CLERK SULLIVAN: Who's the staff that's writing the
4 letter? Is that what you were going to ask, Patsy?
5 COMMISSIONER WAITS: I was going to, but that's okay, yeah.
6 CHAIRMAN BULLOCK: What staff is going to write the letter?
7 COMMISSIONER WAITS: Yeah, who do we ask to do that? was my
8 question.
9 COMMISSIONER GARNER: The commissioner's legal sec -- or the
10 commissioners' secretary, Donna Bohall.
11 COMMISSIONER MASON: Oh, I can draft the letter with Donna.
12 CHAIRMAN BULLOCK: Okay. Sounds good.
13 COMMISSIONER MASON: And then we'll have the chairman sign
14 it, if it's agreeable. How's that?
15 CHAIRMAN BULLOCK: Okay, I would like to take a brief legal
16 break here for legal counsel.
17 COUNTY CLERK SULLIVAN: Joy, I'll have to call you back.
18 JOY BRANDT: Okay.
19 COUNTY CLERK SULLIVAN: I didn't call you Patsy this time.
20 JOY BRANDT: All right.
21 COUNTY CLERK SULLIVAN: I'll call you back shortly.
22 JOY BRANDT: Will you call me back?
23 COUNTY CLERK SULLIVAN: Yes, I'll call you back.
24 JOY BRANDT: Okay.

25

26 [Break from 11:19 a.m to 11:23 a.m.]

27

28 CHAIRMAN BULLOCK: All right. Go ahead and call the meeting
29 back to order.

30

31 **21) Discussion for possible action regarding the future of the**
32 **lead administration position for Lander County and other**
33 **matters properly related thereto.**

34

35 CHAIRMAN BULLOCK: Item Number 21, discussion for possible
36 action regarding the future of the lead administration position
37 for Lander County and other matters properly related thereto.

38 ~~As you know, our finance director who is acting office~~
39 administrator is leaving January 4th? 3rd? somewhere in that area.
40 We need to make a decision where we plan on going or take a look

1 at where we plan on going, because we're going to be without an
2 administrator again. So we need to start making a decision, if we
3 want to stay with an office administrator, or if we want to change
4 and go to an office manager, if we want go to an executive
5 director, or we just want to leave things and not have anybody,
6 which I wouldn't recommend.

7 COMMISSIONER GARNER: I think we need a county manager or
8 a -- I think we need a county manager myself -- which I don't know
9 the exact --

10 CHAIRMAN BULLOCK: I wish Steve would have stuck around.

11 COMMISSIONER GARNER: -- differences in between.

12 JUDGE BUNCH: Do you want -- do you want the attorney?

13 COMMISSIONER GARNER: Yeah.

14 CHAIRMAN BULLOCK: Yes, because --

15 JUDGE BUNCH: I'll go get him. He's sitting out on the
16 phone.

17 CHAIRMAN BULLOCK: If he could, please, because he's from
18 POOL/PACT. He knows the defini-- the differences in the job.

19 COMMISSIONER WAITS: Definition, yeah. And we need somebody.
20 We need somebody to handle some of these items. We have things
21 coming in all the time that --

22 CHAIRMAN BULLOCK: Yeah.

23 COMMISSIONER WAITS: -- that should be handled.

24 CHAIRMAN BULLOCK: And not wait for a commission meeting.

25 COMMISSIONER WAITS: Absolutely.

26 CHAIRMAN BULLOCK: And Rogene has stepped up and done a lot
27 of that. And it has helped a lot so --

28 JUDGE BUNCH: He's coming, Dean.

29 CHAIRMAN BULLOCK: Okay. So --

30 COMMISSIONER WAITS: So whoever it is --

31 CHAIRMAN BULLOCK: So like I said, she stepped up, but we've
32 only got roughly four months.

33 Steve, could you go ahead and step --

34 STEVE BALKENBUSH: Sure.

35 CHAIRMAN BULLOCK: We're discussing -- um -- our acting
36 Office Administrator is leaving. And we're looking at the
37 possibilities -- County Manager, Executive Director. Could you
38 help us out on differences and --

39 COUNTY CLERK SULLIVAN: What's your last name?

40 STEVE BALKENBUSH: Yeah, Steve Balkenbush.

1 COUNTY CLERK SULLIVAN: Will you spell that, please.

2 STEVE BALKENBUSH: Yeah, B-A-L-K-E-N-B-U-S-H.

3 Uh, yeah, the County Manager is a defined position in the
4 Nevada Revised Statutes. It will -- I mean, his duties,
5 responsibilities, they're all spelled out.

6 Um, and so, the way the majority of the counties have handled
7 it, they either appoint a County Manager and then --

8 And there's this school of thought that that is somehow a
9 higher position than would be a County Administrator. And so --
10 but they oftentimes do much of the same thing, except the County
11 Administrator would be a position where you guys would have the
12 authority to define precisely what he would be doing for the
13 county, as opposed to the broader statutory definition of County
14 Manager. So I think that there's some boards that like to have
15 that -- like to have somebody that is going to be the
16 administrator for the county. And they can define specifically
17 they want them to do and what his duties and responsibilities
18 would be, as opposed to having this larger County Manager
19 statutory. And it's all over the place. I mean, a lot of them --
20 I could go through a lot of them and tell you whether they are or
21 they aren't, but which ones they have. But that's really what it
22 is.

23 COMMISSIONER GARNER: So the one -- the County Administrator
24 we could actually depict.

25 STEVE BALKENBUSH: Oh yeah. The County Administrator you
26 call -- that would be the definition of the, you know, the
27 position you're going to fill. And then you define -- you guys
28 would determine what you want that County Administrator to do.
29 You know, what authority he would have, or what, because you may
30 have department head authorities, which you do probably to an
31 extent now, because you've been in between and you've got
32 apparently an interim one. But you could determine which, you
33 know, departments would run, who they would report to, whether the
34 County Administrator -- it's exactly what you want, whatever you
35 want to do. What you think the county needs and what fits the
36 county's -- just -- what the match would be. And then you just
37 define it, put it in a contract, hire the person, and then that's
38 what it would be. And you can always change it too. You can
39 always expand those duties and responsibilities. But you have
40 lots -- you have a lot more flexibility, in my view, with that --

1 COMMISSIONER GARNER: With an Administrator.
2 STEVE BALKENBUSH: -- than you would do if you hired a County
3 Administrator. You're entitled to do what you want to do. You're
4 entitled to manage the county the way you want it managed. And so
5 you choose -- your -- the way you want to operate.
6 COMMISSIONER WAITS: How about the title of Executive
7 Director?
8 (Cell phone ringing.)
9 STEVE BALKENBUSH: Just a minute here, I got something flying
10 here. Sorry about that. I had it turned off earlier, and then I
11 went out.
12 COMMISSIONER WAITS: And we brought you back in.
13 STEVE BALKENBUSH: I apologize. I even hate these things.
14 And somebody finally says I have to get one. But anyway, go ahead
15 now.
16 COMMISSIONER WAITS: I just wondered on the title Executive
17 Director. Is that --
18 STEVE BALKENBUSH: Sure. Executive Director.
19 COMMISSIONER WAITS: Is that by statute?
20 STEVE BALKENBUSH: It could be the same thing -- County
21 Administrator, Executive Director.
22 COMMISSIONER WAITS: Not defined by statute.
23 STEVE BALKENBUSH: That's right, not defined.
24 COMMISSIONER WAITS: Only the County Manager.
25 STEVE BALKENBUSH: It's only the County Manager is the one
26 that's defined by statute. So if you want to call him Executive
27 Director, same thing, spell it out, what he's going to be doing.
28 Um, that's your guys' call and how you want it managed and all of
29 that stuff. It can all be spelled out within that agreement you
30 have with somebody you hired.
31 Yeah, you can call him whatever you want to call him. Except
32 County Manager is a specific term of art in the statutory scheme
33 that we have.
34 COMMISSIONER MASON: Are we looking for somebody to dip their
35 hands in all parts of the county? Or are we looking for somebody
36 who's going to answer to the Commission and get things done in and
37 administrative context?
38 COMMISSIONER GARNER: Throughout the whole county. Over all
39 department heads. Over --
40 COMMISSIONER MASON: Really?

1 COMMISSIONER GARNER: Yeah.
2 CHAIRMAN BULLOCK: Max, you got something?
3 COMMISSIONER GARNER: Something we can -- an in between in
4 between us. We don't have a concrete in between. We need a
5 concrete in between.
6 CHAIRMAN BULLOCK: We don't have the authority --
7 COMMISSIONER GARNER: For every department.
8 COMMISSIONER WAITS: No, we don't have that authority.
9 CHAIRMAN BULLOCK: To individually go tell a department head
10 what to do. Where a County Administrator can tell them, this is
11 what you need to do.
12 COMMISSIONER GARNER: And hold them accountable. And hold
13 them accountable.
14 STEVE BALKENBUSH: Yeah, I mean, that's your guys' -- that's
15 your guys' call. You can do whatever you want to do.
16 You know, there can be certain departments that you would
17 want him to have some authority. Or he may be the guy that's your
18 liaison for all of them. It's your call.
19 I mean. And I don't know what the relationships you have
20 with the individual departments, but it's your call. If you want
21 to bring somebody in, you can determine what you think is best
22 that the person that's best suited, and the type of position
23 that's best suited for that, and you can define the terms and
24 conditions for that position.
25 JUDGE BUNCH: You already have in the county ordinance the
26 Executive Director. If you change it, you're going to have to --
27 remember, you have to change the county ordinance and all of those
28 duties that are in there. Um, so -- which is -- which is going to
29 cost you money to change the name to something else. But if
30 that's what you guys want to do, then you have to rereference the
31 whole entire ordinance. Because right now it sits as County
32 Executive Director.
33 COMMISSIONER GARNER: But if that position's not filled, why
34 would we need to change it?
35 JUDGE BUNCH: Well, because your ordinance says certain
36 things go to the Executive Director now.
37 COMMISSIONER GARNER: If we -- if we have a County
38 Administrator, it has nothing to do with an Executive Director.
39 COMMISSIONER STIENMETZ: But you've got to put in an
40 ordinance who reports to what. You have to change all those

1 ordinances.

2 JUDGE BUNCH: So, I mean, just so you know, you already have
3 that. So you've got to change the ordinance.

4 COMMISSIONER GARNER: Gotcha.

5 JUDGE BUNCH: And I know we're attempting to change a few
6 ordinances. If you're going to make that decision to do that, it
7 would be -- behoove us all to do it all at once. And then we're
8 only paying a company to do it one time instead of now and later
9 and the next time.

10 COMMISSIONER GARNER: I think --

11 COMMISSIONER MASON: Well, if we could define it a little
12 further.

13 COMMISSIONER GARNER: I think -- I think -- I think on that,
14 Executive Director, I don't care what the title says. It's what's
15 in the inside of it that I care about, what is actually the duties
16 of it. I don't care what the head title is. Being with that, um,
17 if we could go in under Executive Director, but yet, depict -- get
18 the gray areas out of it and get the concrete areas in there,
19 exactly what we wanted.

20 STEVE BALKENBUSH: And you guys have the authority to do it.

21 COMMISSIONER GARNER: And I would make a recommendation that
22 we think about going to a third party, such as the school district
23 does and sub that out to bring people to us for our options, not
24 doing it internally.

25 COMMISSIONER WAITS: Are you talking about recruiting?

26 COMMISSIONER GARNER: Yes. A company that goes out. That's
27 what -- that's all they do is they go out. They put it out across
28 so many states. They do all the leg work.

29 COMMISSIONER WAITS: You want a professional recruiter?

30 COMMISSIONER GARNER: Absolutely.

31 COMMISSIONER WAITS: Okay. That's -- that's big bucks.

32 COMMISSIONER MASON: For the main -- let's get this straight,
33 for the main reason that you guys are looking at that is because
34 you don't have direct authority to the department heads?

35 COMMISSIONER GARNER: We can't have direct authority.

36 COMMISSIONER WAITS: We don't.

37 COMMISSIONER MASON: I know we have five commissioners.

38 We're in charge.

39 COMMISSIONER GARNER: We're not.

40 COMMISSIONER WAITS: But that's just one. But that's one

1 thing. The other thing is we don't respond to some of these
2 letters that come in and ask us things.

3 COMMISSIONER MASON: Well, I know that. That's an
4 administrator. I got that part.

5 COMMISSIONER WAITS: Okay, but what you're saying -- that's
6 the reason. It's just one of the reasons.

7 COMMISSIONER MASON: Well, if we go to Executive Director,
8 we're looking at a pile of cash here.

9 COMMISSIONER GARNER: We're losing a lot of money.

10 COMMISSIONER MASON: And if we send somebody out to recruit,
11 you're going to lose -- we're going to use up a lot of budget.

12 COMMISSIONER GARNER: We have money -- we have money in
13 professional services to get what we need.

14 CHAIRMAN BULLOCK: You know, part of it, too, is who's
15 applying for grants right now in the county?

16 COMMISSIONER GARNER: Nobody.

17 CHAIRMAN BULLOCK: Nobody. We have no grant money coming in,
18 because we don't have a person in the position --

19 COMMISSIONER WAITS: That's right.

20 CHAIRMAN BULLOCK: -- to apply for grants. So you make that
21 part of that responsibility. Go find out what grants we need.

22 COMMISSIONER WAITS: And to keep us on some of our deadlines
23 on filings. And there are penalties if we don't do that. We need
24 somebody. I said that when I came on and you said just wait.

25 CHAIRMAN BULLOCK: Well, we've got Rogene. But we ratified
26 three today that had already been signed.

27 COMMISSIONER WAITS: Yes.

28 COMMISSIONER STIENMETZ: Right.

29 CHAIRMAN BULLOCK: We ratified them, because there wasn't
30 time. We were up against a deadline. And, you know, hopefully we
31 can get somebody with the authorization to sign some of this stuff
32 and that so we're not pressing these deadlines and you know. I
33 mean, because if it comes back that you don't guys don't want to
34 ratify a signature that, you know, we're in trouble. But, you
35 know, still, we've got to trust --

36 COMMISSIONER MASON: Let's look at it budget-wise. Are we
37 talking about 50,000 or are we talking about a hundred thousand?

38 CHAIRMAN BULLOCK: No, you're talking about a good hundred
39 thousand.

40 COMMISSIONER GARNER: The position -- the last position was

1 around a hundred thousand.
2 COMMISSIONER WAITS: Was that leaving or beginning?
3 COMMISSIONER GARNER: That was leaving.
4 COMMISSIONER WAITS: That was leaving. So the entry level is
5 maybe close to that.
6 COMMISSIONER GARNER: And I think we all agree.
7 STEVE BALKENBUSH: I haven't done any salary surveys, so I
8 don't know. But depending on what they're doing do, it's going to
9 cost you less or more, probably.
10 COMMISSIONER WAITS: Does POOL/PACT have any kind of, um,
11 bulletins for positions?
12 CHAIRMAN BULLOCK: Yep.
13 COMMISSIONER STIENMETZ: Yes.
14 CHAIRMAN BULLOCK: We've had them.
15 STEVE BALKENBUSH: Yeah. We have advertising through them.
16 Sure.
17 CHAIRMAN BULLOCK: No, but they'll give us job descriptions.
18 STEVE BALKENBUSH: Oh, sure. Oh, the job descriptions.
19 Sure.
20 CHAIRMAN BULLOCK: We've had them. We've had them and
21 recommendations. We've looked at it when we was looking at the
22 office manager. We looked at it on the engineer. They all came
23 from POOL/PACT. So they've got a good recommendation. Donnie,
24 you got --
25 DONNIE NEGRO: One thing about it, you hire this person, you
26 know, you've got to eliminate the gray areas. You can't expect
27 them to come in here and just, you know, do their job description.
28 You know, we've been trying that. You know, it's something that
29 you guys got to go down and sit down with them and say this is
30 what we want you to do.
31 COMMISSIONER GARNER: That's what -- that's where I'm at with
32 the third party. With the third party expressing to applicants
33 and expressing to people interested in this, exactly what we want,
34 not just a gray area.
35 DONNIE NEGRO: And this is what we're hoping you're going to
36 do, and if you don't do it, we're in trouble.
37 COMMISSIONER GARNER: We don't have the time.
38 CHAIRMAN BULLOCK: Well, we have to do it at a commission
39 meeting.
40 COMMISSIONER STIENMETZ: Right.

1 CHAIRMAN BULLOCK: If we're going to explain something to
2 somebody. You know, I can't just go in individually and say this
3 is what you're supposed to do.

4 DONNIE NEGRO: Whoever it is, him or her, is going to explain
5 to you what's going on. That way you -- you have a clue.

6 COMMISSIONER STIENMETZ: You've got to have them there and
7 give them the authority to do what they're supposed to do.

8 DONNIE NEGRO: Yeah.

9 COMMISSIONER GARNER: But I think a third party company -- I
10 know it's going to cost some money, but I think it's well worth
11 its money. I think you get the biggest bang for your buck.
12 You're going to get people from all sorts of different states and
13 stuff that are looking for that position. But you -- I think -- I
14 feel that's a good way to do it.

15 COMMISSIONER WAITS: You know, I understand where you're
16 coming from, Brian. I have sat on many, many boards that have
17 done that professionally and gone through that. And like I said,
18 it's not only big bucks, but when you narrow it down, if they're
19 out of state, you end up paying for their interview to come out.
20 So I mean, it just goes on. And I think, um, we may have to go to
21 that to get the level that you're looking for. But on the other
22 hand, I think that we should at least give it a try around the
23 State of Nevada first before we go to this expense outside. I
24 really do.

25 COMMISSIONER GARNER: So if you do it twice, how much is it
26 going to cost?

27 COMMISSIONER STIENMETZ: I'd just do it once?

28 COMMISSIONER WAITS: No. What's the cost to advertise?

29 COMMISSIONER STIENMETZ: We can review what they bring us.
30 That's what they'll do for us --

31 COMMISSIONER WAITS: I understand.

32 COMMISSIONER STIENMETZ: -- give us the names and references.

33 COMMISSIONER WAITS: Do you have any idea how much we're
34 talking?

35 COMMISSIONER GARNER: Yes.

36 COMMISSIONER WAITS: How much?

37 COMMISSIONER GARNER: Probably 60 to 80,000.

38 COMMISSIONER WAITS: At least. At least. And I think we can
39 advertise first to see what -- I mean, we don't have to hire
40 people that come in. But, I mean, those people just bring them to

1 us. We still have to make the decision.
2 COMMISSIONER GARNER: Those people bring them to us on a
3 level of they weed out everything we don't want. They bring us --
4 COMMISSIONER STIENMETZ: People that fit the bill.
5 COMMISSIONER GARNER: -- final people that fit the bill that
6 are interested and not just people --
7 COMMISSIONER WAITS: Whatever you ask them for.
8 COMMISSIONER GARNER: That's exactly --
9 COMMISSIONER WAITS: If you want to look at the top ten, you
10 look at the top ten. If you want to look at the top three,
11 they'll do top three. But I just -- I think this is a really, I
12 mean, it's important. But I think maybe just looking internally
13 to our state with people who may be interested, we may get a
14 really good one and not spend, you know, 80,000.
15 COMMISSIONER GARNER: And if we get a really bad one?
16 COMMISSIONER WAITS: Well, then you don't hire that person,
17 Brian. That's all. Hopefully.
18 COMMISSIONER GARNER: How do you --
19 COMMISSIONER WAITS: Well, they aren't going to make the
20 decision to hire. I mean, that's still yours.
21 COMMISSIONER GARNER: So who has the time to sit down and
22 call each applicant and all ten previous employers, all their
23 background checks? Who has that time? I don't.
24 DONNIE NEGRO: That's why I voted for you.
25 COMMISSIONER WAITS: We can't. We can't.
26 COMMISSIONER GARNER: If you do --
27 COMMISSIONER STIENMETZ: Jake had something.
28 COMMISSIONER GARNER: Jake.
29 JAKE EDGAR: At one point in time -- this is after you went
30 on the professional service deal for the recruiter. Um, I think
31 we had an organizational chart, at one point in time, that showed
32 what we were doing, which we haven't been doing. Um, and I think
33 that's kind of what you're looking at as far as fitting your --
34 fitting the bill or what you're calling the bill. And that
35 organizational chart kind of lined that out for us. And I don't
36 know where that went, but --
37 CHAIRMAN BULLOCK: Oh, I still have it. It just doesn't fit
38 right now.
39 JAKE EDGAR: That's what I was saying when you guys started
40 asking, that was a little bit more simple answer.

1 CHAIRMAN BULLOCK: Right now everybody's answering to the
2 commissioners.

3 JAKE EDGAR: Right. I was just --

4 CHAIRMAN BULLOCK: Nobody's answering to anybody but the
5 commissioners. And that's where we've got some of the problems.
6 Because if there is issues, we've got to bring you and make it
7 open public record if we've got an issue. And some of the issues
8 can be handled without it having to come to the commissioners, if
9 we have a person in place to handle those issues.

10 COMMISSIONER WAITS: With that authority.

11 COMMISSIONER MASON: Can't we go down a little bit and start
12 with an office administrator who answers to us and cut it down. I
13 mean, why do we have to spend \$100,000 for somebody that we could
14 handle the office and decipher what's what?

15 CHAIRMAN BULLOCK: Is the office the only issues we have?
16 Because all they're -- all they're over is the finance director,
17 human resource, and executive secretary. That's it. That's all
18 they're over. We're still -- we're still accountable for all the
19 other department heads out there.

20 COUNTY CLERK SULLIVAN: I have a comment.

21 CHAIRMAN BULLOCK: State your name.

22 COUNTY CLERK SULLIVAN: Sadie Sullivan, Lander County Clerk.
23 I'm just speaking from -- I believe it was back in 2003, 2004, we
24 did -- the County did hire a person to come in as a County
25 Manager. I don't know how they had put it out, but this gentleman
26 had came in. He was from back east, looked good on paper, and
27 then when it came down to it, he did come here. Of course, he did
28 not care for the area and what have you. So that would be the
29 only concern I would have for the county is, um, you know, he
30 didn't end up being here long. We did pay for flights and what
31 have you and interviews, that type of thing. So, again, that is
32 something to look at, if they're coming in from an outside area.
33 And he was gone quite often, um, and wasn't available, you know,
34 to the County, because he wasn't fond of the area. That's my only
35 comment.

36 CHAIRMAN BULLOCK: I guess, here I am. I know by putting
37 this on the agenda, I kind of sprung it on everybody. I would
38 think we need to, all of us, take a look at it, get their
39 information together, look at it in the meeting in three weeks,
40 and see where we want to go.

1 COMMISSIONER STIENMETZ: I'd like to get the job
2 description for the one that the NRS.
3 COMMISSIONER WAITS: County Manager?
4 STEVE BALKENBUSH: Oh, sure. I can -- I'd ship that off to
5 you guys.
6 COMMISSIONER STIENMETZ: We can look what that is and look
7 that over to make it to what we think we want for a County
8 Administrator. Don't you think? I'm mean, I'd like to see what
9 the Manager does.
10 STEVE BALKENBUSH: Sure.
11 COMMISSIONER STIENMETZ: And see what those duties we'd like
12 to have, and what duties we don't want to have, and if there are
13 extra duties we want to have.
14 CHAIRMAN BULLOCK: We can all do a little homework in the
15 next three weeks and then --
16 STEVE BALKENBUSH: The Nevada Association of Counties also
17 exists.
18 CHAIRMAN BULLOCK: And there's a meeting conference next
19 week.
20 STEVE BALKENBUSH: Oh, that's right.
21 CHAIRMAN BULLOCK: So I'd like to talk to some of the other
22 counties.
23 STEVE BALKENBUSH: Right. But they also would have a way of
24 advertising the position through various, you know, through their
25 various networks, which wouldn't -- which would be probably little
26 or no cost, if you're looking for someone from Nevada with Nevada
27 experience. And plus they have connections with other county
28 associations as well.
29 COMMISSIONER WAITS: The National Association.
30 STEVE BALKENBUSH: National Association. There's lots of
31 ways do it, short of hiring a head hunter. I'm not saying that's
32 not a bad idea. Brian's right. They'll do everything. But it
33 will cost you. But they'll do everything. And then you guys make
34 the call on whatever the pool is, but, you know, from the pool of
35 applicants that they -- but there are certain -- certain groups
36 there set up now that have associations in the state that could
37 really assist too, at least getting the word out. And if you guys
38 could come out up with some type of, you know, list of duties and
39 responsibilities that you think are key, then that, you know, that
40 would be a good starting point. And I'm not trying to dissuade

1 you from going one way or the other on a full-blown recruitment.
2 I mean, that usually ends up with a good pool of applicants. But
3 it is expensive. And that's your guys' call. But I can get that
4 to you. I can get that to you right away and you guys can get to
5 work. And you have your ordinance now that defines Executive
6 Director. And you can use those two things as a starting point
7 and try to drill down on it.

8 CHAIRMAN BULLOCK: Okay, appreciate your help.

9 COMMISSIONER WAITS: Thank you.

10 CHAIRMAN BULLOCK: We're fine, right?

11 COMMISSIONER STIENMETZ: Yep, I'm good on that.

12
13
14 **COURTHOUSE/ADMINISTRATION BUILDING PROJECT**

15
16 **22) Discussion for possible action regarding status of the Lander**
17 **County Courthouse/Administration Building Project and other**
18 **matters properly related thereto.**
19

20 CHAIRMAN BULLOCK: Okay. Let's go with Item Number 22,
21 discussion for possible action regarding status of the Lander
22 County Courthouse/Administration Building Project and other
23 matters properly related thereto.

24 The top priority is a good air-conditioning system.

25 COMMISSIONER WAITS: And furnace.

26 COMMISSIONER STIENMETZ: With backup.

27 JUDGE BUNCH: You've got to make sure -- Max Bunch for the
28 record, part of the building committee -- yeah, we're going to
29 make sure on the top floor we have a great air-conditioning system
30 and then pipe the rest down.

31 COMMISSIONER GARNER: Top floor? Only the top floor, huh?

32 JUDGE BUNCH: Well, you guys.

33 COMMISSIONER MASON: Priority is top floor.

34 COMMISSIONER STIENMETZ: We have to make sure it's on the
35 bottom floor.

36 JUDGE BUNCH: Actually, I have nothing to update you on. I
37 do know that other than Van Woert Bigotti and CORE have had
38 meetings. They're getting to schematic design. And they're in
39 the process of working on that. And I think that's about the only
40 update I have at this point. I know at some point in time, we'll

1 probably be making a presentation. I don't know if it's going to
2 be at the end of October or the first.

3 UNIDENTIFIED PARTICIPANT: Maybe next month.

4 JUDGE BUNCH: Maybe next month. Potentially the end of this
5 month or October or the first week of October.

6 CHAIRMAN BULLOCK: So are we shooting March? April?
7 Somewhere in there?

8 COMMISSIONER MASON: Breaking ground?

9 JUDGE BUNCH: Breaking ground. Yes. As soon as the thaw
10 allows us to do it, I think that's where we'll be. We'll be back
11 with CNP --

12 UNIDENTIFIED PARTICIPANT: GMP.

13 JUDGE BUNCH: GMP. GMP, Guaranteed Maximum Price that we'll
14 bring back to the commissioners for what it's going to cost us for
15 the whole project. And that should happen sometime early to
16 mid-February '14.

17 So I think -- I think that's our goal. We're meeting our
18 time lines. We're actually just a little bit ahead of schedule,
19 so -- which is good for us -- ahead of schedule -- so that we can
20 have that number to you and we know where we're at.

21 CHAIRMAN BULLOCK: Okay.

22 COMMISSIONER GARNER: Sounds good.

23 COMMISSIONER MASON: I have a question though. Just so we
24 don't hold the project up, have you guys looked underground for,
25 you know, how we're going to do the sewer, water, and gas? Can we
26 look at that now instead of waiting until March?

27 JUDGE BUNCH: I believe -- I believe some of that is already
28 being done as we talk.

29 COMMISSIONER MASON: Good.

30 JUDGE BUNCH: I know that Mark talked about -- you said
31 CFA -- CFA.

32 MARK BRETHAUER: CFA requested.

33 JUDGE BUNCH: I'm kind of left out of the loop because I
34 didn't attend some of those meetings. I had court, and I wasn't
35 able to be involved in some of those meetings. But I know that
36 there are some companies calling the subcontractors under the
37 architect that have the engineering and different things. That
38 person has been in contact -- there's been somebody in contact
39 with me about the road, the highway. So -- and I think --

40 COMMISSIONER MASON: All that foundation.

1 JUDGE BUNCH: I think those people that are calling Mark, and
2 Mark has referred them to me. And some of them -- and some he's
3 been able to answer the questions on. And then, if not, then we
4 referred them to Van Woert Bigotti and CORE. And I think that
5 we're moving along a lot faster than we anticipated we were going
6 to be.

7 COMMISSIONER MASON: I want to make one other -- I found out
8 our church has run into a bottleneck with NV Energy. Getting some
9 answers from them is taking four or five times longer than what it
10 used to be. And I thought maybe we ought to check that out too.

11 JUDGE BUNCH: I have been in contact with NV, and I actually
12 had a meeting here at the courthouse with a gentleman by the name
13 of Matt Newbury from NV Energy. And -- he's on board. He's been
14 in contact with Mike Pilkington of CORE. I know that they're
15 working together on some of those things, some of those issues
16 that we talked about. So unless you have more information,
17 Mr. Miller.

18 COMMISSIONER MASON: The only reason I brought it up is it
19 would hold up our project, if we wanted to break ground in March,
20 say, and all this stuff, the preliminary is done, then that's
21 great.

22 JUDGE BUNCH: This isn't going to hold up the project with NV
23 Energy. We're going to open up the ground. And we'll know when
24 we open up ground, what we've got to put in there, right? I'm
25 hoping. Well, I'm not the contractor here, but Mr. Miller is
26 here.

27 COMMISSIONER MASON: I'm just blowing a red flag because NV
28 Energy is really holding up --

29 JIM MILLER: Jim Miller of CORE Construction.

30 COMMISSIONER MASON: Pardon?

31 JIM MILLER: Jim Miller of CORE Construction, for the record.
32 Right now the sub consultants are just now coming into the design
33 phase with us. So very preliminary at this point, but CFA, who is
34 the civil engineering firm, has already reached out to the county.
35 So they're going to start identifying connection points for water,
36 sewer, utilities.

37 Once we start identifying that -- we've also had some
38 preliminary discussions with NV Energy. -- So as we work through --
39 this SD phase, schematic design phase, which we're hoping to have
40 by the end of this month, -- we're on track for that -- we'll have

1 good game plans for that.

2 Final design, 100% design, is scheduled to be mid-December.
3 At that point, all of that homework's going to be done. We will
4 have 100% design with hopes that NV Energy will be on board with
5 us with all of their designs.

6 COMMISSIONER MASON: Great.

7 JIM MILLER: But again, NV Energy, a lot of times they won't
8 finalize their design until ours is at 100%. So if we come in at
9 -- but we'll be working with them along the way. Just for them to
10 finalize it, we may have to give them our 100% documents
11 mid-December. And it will take them, a lot of times, four to six
12 weeks to finalize their stuff. So mid-December, 100% design. We
13 send it out for a bid. GMP comes in early February. Then we
14 present to the commissioners in February. GMP, move forward from
15 then. But all that's going to -- all the utilities -- all that is
16 going to be completed 100%. So we'll ready to go.

17 COMMISSIONER MASON: Right.

18 JUDGE BUNCH: He put it a bit more eloquently than I can.

19 JIIM MILLER: You did great.

20 COMMISSIONER MASON: It's still a sewer.

21 JUDGE BUNCH: Well, hopefully it's going -- hopefully it's
22 going to be a solar portion.

23 JIM MILLER: And just to give you an update of what we've
24 been doing right now. So exterior elevations -- Van Woert Bigotti
25 came in and gave you a presentation on some of those. We've been
26 working on with them just doing budgetary meetings,
27 constructability reviews, um, all of that stuff right now.

28 So there's been a lot of collaborations. We had meetings
29 late last week. We had meetings in their office Tuesday. So
30 behind the scenes we're still collaborating daily with them and be
31 kicking off. We're planning on being here -- being here this
32 month and last commissioners meeting to make an SD presentation,
33 so you see where we're at with our SD package.

34 CHAIRMAN BULLOCK: Okay. Thanks.

35 JUDGE BUNCH: I'm not sure how to make sure that gets on the
36 agenda. Because I've got an e-mail -- it's just a presentation so
37 I'm not sure how -- if it needs to be separate from the update we
38 have here.

39 COMMISSIONER GARNER: It's an update.

40 SADIE SULLIVAN: From my understanding, if it's something

1 specific, where --

2 CHAIRMAN BULLOCK: No, it's just an update.

3 COMMISSIONER WAITS: We don't have to take action on it.

4 JUDGE BUNCH: Well, I got an e-mail from the District

5 Attorney telling me if there's something that's going to be

6 separate than just an update. So I don't know if I need to put

7 update schematic design on it? Do you have any idea, Nicole, by

8 any chance?

9 COMMISSIONER GARNER: It's just an update.

10 NICOLE TING: I would think it would just be an update.

11 COMMISSIONER GARNER: Because it's not specific.

12 COMMISSIONER STIENMETZ: You're describing the thing.

13 COMMISSIONER MASON: As long as it says "other properly

14 matters properly related thereto."

15 JUDGE BUNCH: You're not approving anything.

16 CHAIRMAN BULLOCK: You're not making any action. It's just

17 an update.

18 NICOLE TING: For the record, I'll run it by the District

19 Attorney.

20 COMMISSIONER GARNER: Please.

21 JUDGE BUNCH: If I need to put something on there, let me

22 know. And I'll attempt to figure out how to get it on.

23 NICOLE TING: Absolutely.

24 JUDGE BUNCH: I got an e-mail.

25 CHAIRMAN BULLOCK: I think what that's referring to is if

26 it's an action item.

27 JUDGE BUNCH: And I may have put something on there that said

28 something about a choice of siding. And I was mistaken when I put

29 that on there that there was going to be a choice of the outer

30 brick. But I didn't know for sure, because I didn't have that

31 information prior to. So there was one time when that

32 recommendation may have been put on there. But I asked you not to

33 make that recommendation at that time. So -- I want to make sure

34 I do this right for everybody. I don't want to do something

35 wrong.

36 JIM MILLER: Jim Miller with CORE. Just experience with

37 this. Typically we have the SD phase schematic design, design

38 development and then we have a 100% documents. And at each one of

39 those phases, we make a point to come to the Commission to present

40 that -- um, and usually that's a thumbs up, thumbs down, or

1 timeout. With that being said, if the commission does want to
2 have a --

3 CHAIRMAN BULLOCK: An action.

4 JIM MILLER: Then it needs to be agenda item. But with
5 that being said, our timeline we're running up to the last meeting
6 in the September. And in order for us to get that package to you,
7 that would even crunch us more, which I don't want to do to the
8 team right now given what we're doing. So we may push that agenda
9 to the first meeting in October.

10 CHAIRMAN BULLOCK: Yeah, if we need action, then, yeah, we
11 definitely need something.

12 SPEAKER: And I would recommend that, that way as stewards of
13 the county, you're being brought into the project.

14 CHAIRMAN BULLOCK: Sounds good.

15 COMMISSIONER STIENMETZ: Thank you.

16 COMMISSIONER MASON: Thank you, guys.

17 CHAIRMAN BULLOCK: Thank you. Joy? What's your name?

18 JOY SWEENEY: Sorry, I'm Joy Sweeney. Um, it's not for you,
19 I'm sorry. The lead administration position, do you want that
20 back on next time's agenda?

21 CHAIRMAN BULLOCK: Yes.

22 JOY SWEENEY: Okay. Thank you. That's all I wanted to know.

23

24

25 **COMMISSIONERS**

26

27 **(23) Correspondence/reports/potential upcoming agenda items.**

28

29 CHAIRMAN BULLOCK: Okay, Item Number 23,
30 correspondence/reports/potential upcoming agenda items? Anything
31 on correspondence?

32 COMMISSIONER STIENMETZ: No.

33 COMMISSIONER GARNER: No.

34 (The following correspondence was received:

35 1. Jeff Fontain, NACO, to Lander County Commissioners,
36 e-mail regarding link to March 2013 report entitled "Reclaiming
37 Justice."

38 2. Christopher Worthington, Bureau of Land Management, to
39 Lander County Commissioners, e-mail regarding Cooperating
40 Agency/Coalition Review of Administrative Draft of Chapter 2 of

- 1 the Battle Mountain District Resource Management Plan.
- 2 3. Mandy DeForest for Derek Messmer, Bureau of Land
3 Management, to Interested Party, letter regarding Environmental
4 Assessment (EA) for Marigold Mining Company's Marigold Mine Target
5 3 Project.
- 6 4. John Scott Marteney, Retired Environmental Health
7 Specialist, to Lander County Commissioners, letter responding to a
8 letter from a concerned citizen.
- 9 5. Jeff Fontaine, NACO, to Lander County Commissioners,
10 e-mail regarding the Local Government Summit on September 13,
11 2013.
- 12 6. Holly Prohaska, EMPSi, to Cooperating Agencies/County
13 Coalition Members, e-mail regarding Battle Mountain District
14 Resource Management Plan Cooperating Agency review of Chapter 2.
- 15 7. Steve Bradhurst, CNRWA, to Lander County Commissioners,
16 e-mail regarding Southern Great Basin Climate Forum scheduled
17 October 16, 2013 in Bishop, California.)

18
19 CHAIRMAN BULLOCK: Okay. Anything on reports?
20 (No comment.)
21 Potential upcoming agenda items?
22 (No comment.)
23 CHAIRMAN BULLOCK: Okay. It must be hot.
24 Any public comment for non-agendized items only?
25 (No comment.)
26
27

28 **ADJOURNMENT**

29
30 COMMISSIONER GARNER: Make a motion to adjourn.
31 COMMISSIONER STIENMETZ: I'll second.
32 CHAIRMAN BULLOCK: Any public comment?
33 (No public comment.)
34 CHAIRMAN BULLOCK: All those in favor?
35 COMMISSIONERS: Aye.
36 CHAIRMAN BULLOCK: Those opposed?
37 (None opposed.)

38
39 [Meeting adjourned at 11:54 a.m.]
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**CHAIRMAN OF THE BOARD OF LANDER
COUNTY COMMISSIONERS AND THE
LANDER COUNTY LIQUOR BOARD**

ATTEST: 
LANDER COUNTY CLERK

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