

EUREKA COUNTY BOARD OF COMMISSIONERS
December 3, 2010

STATE OF NEVADA)
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COUNTY OF EUREKA)

CALL TO ORDER

The Board of Eureka County Commissioners met pursuant to law on December 3, 2010. Present were Chairman Leonard Fiorenzi, Vice Chair Jim Ithurrealde, Member Mike Page, District Attorney Theodore Beutel, and Clerk & Treasurer Jackie Berg. The meeting was called to order at 9:30 a.m. and began with the Pledge of Allegiance. The interactive video conference system was connected and utilized between Crescent Valley and Eureka for the entire meeting.

APPROVAL OF AGENDA

Chairman Fiorenzi stated that the 3:00 p.m. card draw to determine the winner in the Clerk/Treasurer race was cancelled pending results of the election contest which had been filed in District Court. Commissioner Ithurrealde motioned to approve the agenda with that change; Commissioner Page seconded the motion; motion carried 3-0.

PUBLIC COMMENT

Chairman Fiorenzi called for public comments. Virgil Roper was concerned over the proposed use of 10th Street in Crescent Valley as a haul road from the Klondex Mine. He felt something should be done to deter this and to protect the residents from the safety and health impacts that the traffic, noise, and dust would create.

Lisa Wolf commented that as a member of the Economic Development Board, she would like to encourage the Commission to expedite consideration of their position on the Crescent Valley Deed of Restrictions.

Commissioner Page requested that the County consider hiring Battalion Chief, Sam Hicks, to conduct training for the Volunteer Fire Departments during his mandatory furlough days with Nevada Division of Forestry. The Board agreed to place this issue on the next agenda.

FINANCE

Payment of Expenditures: Expenditures were presented for approval by Mike Rebaleati, County Recorder & Auditor. Commissioner Ithurrealde motioned to approve expenditures in the amount of \$1,253,772.89 for accounts payable and \$345,398.64 for payroll, for a grand total of \$1,599,171.53; Commissioner Page seconded the motion; motion carried 3-0.

Auditor's Report: Mr. Rebaleati presented the Auditor's Report for the Board's review.

COMMISSIONERS

Update Reports: All Commissioners were in Carson City on December 1st to meet with the water attorneys for the upcoming State Engineer hearing. Commissioner Ithurrealde also attended a meeting with the farmers of Diamond Valley.

Set Public Hearing: Commissioner Ithurrealde motioned to schedule a public hearing at 2:00 p.m. on January 3, 2011; Commissioner Page seconded the motion; motion carried 3-0. The purpose of the public hearing is to review an appraisal conducted on the County property located at 180 South Main Street in Eureka (currently leased for the veterinary clinic) and to determine the best public use for the property.

Review Draft Resolution: If the County wishes to continue leasing the building at 180 South Main as a veterinary clinic, a resolution will be required. The Board reviewed draft language for a resolution to be considered at the public hearing. Commissioner Ithurrealde motioned that the

resolution include language allowing for a two-year lease term; Commissioner Page seconded the motion; motion carried 3-0.

50 South Main Street (Klindt Property): A quiet title action will be required to clear up title on the Klindt property which the County has offered to purchase for \$12,000.00. The Board weighed the pros and cons of having the seller complete this or having the County do it as the buyer. Commissioner Ithurralde motioned to proceed with purchase of the property located at 50 South Main Street and to direct staff to follow with a quiet title action; Commissioner Page seconded the motion; motion carried 3-0.

Vacated Portions of Silver and Gold Streets: The Board discussed whether anything further needed to be done regarding the vacated portions of Silver and Gold Streets in Eureka. A lot line adjustment map would memorialize the action taken by the Resolution adopted on November 22, 2010. Commissioner Ithurralde motioned to direct Public Works to research whether lot line adjustments were needed to further clarify the action taken on Silver and Gold Streets in Eureka; Commissioner Page seconded the motion; motion carried 3-0.

ROAD DEPARTMENT

Update Report: Road Superintendent, Raymond Hodson, reported on Road Department activities over the past month. Maintenance was done on Antelope Road, started on 3 Bars Road, Sheep Creek Road, Sadler Brown Road, and up north all of Crescent Valley, the Spa Road and the Dann Road. Once the weather hit, the crews focused their efforts on snow removal throughout the entire County.

PUBLIC WORKS

IT/Network Room Cooling Unit at Sheriff's Office: Public Works Director, Ron Damele, explained that the existing portable cooling unit in the Sheriff's network room is not working properly and should be replaced with a permanent unit. A quote was obtained from Carrier Corporation for a Mitsubishi cooling system. Commissioner Page motioned to approve the quote from Carrier Corporation in the amount of \$12,564.00 for installation of a permanent cooling system in the Sheriff's Office IT/network room; Commissioner Ithurralde seconded the motion; motion carried 3-0.

IT/Network Room Air Condition Unit at Courthouse: The cooling unit in the County Courthouse network room is in need of upgrading and Carrier Corporation provided a quote for a Mitsubishi system for the Courthouse. Commissioner Ithurralde moved to approve the quote from Carrier Corporation in the amount of \$13,527.00 for installation of an air conditioning unit in the IT/network room of the Courthouse; Commissioner Page seconded the motion; motion carried 3-0.

Air Handler at Eureka Swimming Pool: The air handler at the Swimming Pool has been requiring substantial maintenance and Mr. Damele recommended replacing the burners on the system to extend its useful life and obtained a quote from Carrier Corporation. Commissioner Ithurralde motioned to approve the quote from Carrier Corporation to replace the two burners on the air handler at the Eureka Swimming Pool in the amount of \$19,302.00; Commissioner Page seconded the motion; motion carried 3-0.

Radio Upgrade Project: Mr. Damele explained that the County has had an ongoing project with Stu Cronin and the Galena Group that began with a radio feasibility study and most recently procured new mountaintop radio repeaters. With the requirement of moving all radio systems to narrowband by December 31, 2012, Mr. Damele recommended contracting with Mr. Cronin and the Galena Group to comply with this requirement as well as identifying radio needs and assisting with the licensing process. Sufficient funds remain from the radio repeater upgrades to fund this final phase of the project. Commissioner Ithurralde motioned to accept the quote from Stu Cronin and the Galena Group to complete the radio upgrade project, not to exceed \$32,100.00; Commissioner Page seconded the motion; motion carried 3-0.

Architect for Crescent Valley Shop: Mr. Damele requested authorization to begin advertising for RFQs (request for qualifications) for architectural design of the new road shop for Crescent Valley. Commissioner Page motioned to begin advertising for an architectural firm for design of the Crescent Valley road shop; Commissioner Ithurralde seconded the motion; motion carried 3-0.

COUNTY ENGINEER

Airport Capital Improvement Plan: Tom Young, Lumos & Associates, reviewed a tentative capital improvement plan for the Airport. At Mr. Young's request, John Walzl, Fixed Base Operator for the Eureka Airport, was also in attendance. Chairman Fiorenzi asked about status of obtaining a GPS approach at the airport. The FAA has physically visited the airport and gathered the necessary information and all that remains is the publishing requirement. Mr. Young will prepare a letter for the Board's signature requesting the FAA to expedite the process.

Mr. Young noted that the County will likely receive another FAA grant and requested direction regarding adjustments to the capital improvement plan. The Board discussed various construction and maintenance items including runway reconstruction, paving, fencing, an upgraded snow plow, expansion of or additional hangars, an additional parking area, and improvements to the cross runway. Commissioner Ithurralde motioned to accept the 2011 Airport Capital Improvement Plan with the changes discussed; Commissioner Page seconded the motion; motion carried 3-0.

FAA Grant Application: Mr. Young requested authorization to proceed with a grant application for reconstruction of the runway, taxiway connectors, and apron for a total cost of roughly \$2,650,000.00, with a 5% County match. Commissioner Ithurralde motioned to direct the County Engineer to proceed with the FAA grant application for improvements to the Eureka Airport in the amount of \$2,650,000.00 with a County match of 5%; Commissioner Page seconded the motion; motion carried 3-0.

NEVADA RURAL HOUSING AUTHORITY

Eureka Canyon Subdivision: Jack White spoke with the Commissioners via telephone to provide an update on financing options related to purchase of 50 townhome units for an apartment complex at the Eureka Canyon Subdivision. The escrow agreement on the Guerdon townhome units expires on December 15th. The Board of Directors for Nevada Rural Housing Authority was presently meeting in Carson City to adopt a resolution supporting borrowing \$1,895,000.00 to \$2.1 million to secure these units (at the agreed upon purchase price of \$1.5 million). It looks like NRHA will be able to enter into short-term financing agreement with Downey Capital Corporation, a firm that Mr. White has worked with for 20 years, until the HUD financing is in place. This is 'hard money' or 'escrow money' considered high risk by the lender because it is the first money in a deal, therefore it is a high cost loan. What NRHA is looking for from the County (and requesting action on at the December 20th meeting) is a guarantee on ability to pay the debt in 120 days. Mr. White felt that escrow could be extended pending the December 20th meeting if he could show that the County is at least considering this option.

Mr. White calculated that NRHA can pay up to \$2.1 million in principal and financing costs and still be financially ahead by approximately \$1 million compared to what it would cost to 'go back to the drawing board' and build stick frame units. Benefits of moving forward with the Guerdon transaction include taking advantage of the significant discounts in the current deal and preserving the timeline of the project.

Chairman Fiorenzi explained that the Board's hesitation was due to their desire to hold a public meeting and inform the public before the County commits any money; additionally, he voiced concerns over how the County would be protected if they had to make good on the guarantee. Mr. White explained that 'worst case' scenario, the County would own townhome units with a current market value of \$3 million at a cost of \$2.1 million or less, and that NRHA would be

committed to placing these buildings as soon as possible, most likely in Eureka, with the priority being repayment of the debt to Eureka County.

The Board agreed to consider this option at the December 20th meeting. More information will be available following the core group meeting on December 16th.

RECESS FOR DEVIL'S GATE GID MEETING

The Board recessed at 11:20 for the Devil's Gate GID meeting.

DEVIL'S GATE WATER HOOKUPS

Application for Inclusion in Devil's Gate: Conley Land & Livestock made application for inclusion in the Devil's Gate GID for two water hookups per dedicated easement, which was approved by the Devil's Gate Board of Directors. Commissioner Ithurralde motioned to approve inclusion into the GID for water hookups on APN 007-340-31 and 007-340-32, and that these parcels be assessed the Devil's Gate special assessment; Commissioner Page seconded the motion; motion carried 3-0.

SENIOR CENTERS

Update Report: Senior Center Site Directors, Millie Oram and Adell Panning, reported on their respective centers. Eureka served 945 meals and Crescent Valley served 661 meals for the month of November. A total of \$8,861.29 was deposited for the month. Crescent Valley's Christmas dinner is scheduled for December 17th and Eureka's is scheduled for December 22nd. Both Directors attended the NACO conference, but felt the presentation they attended wasn't really geared towards their needs, and the second presentation they planned to attend was cancelled without notice.

AMBULANCE & EMS

Ambulance Bill Write-Offs: Commissioner Page motioned to approve ambulance bill write-offs for patient #2006561 in the amount of \$65.00 and patient #2005437 in the amount of \$137.42; Commissioner Ithurralde seconded the motion; motion carried 3-0.

HUMAN RESOURCES

Update Report: Human Resources Analyst, Jerry Larson, stated efforts continue with the Selection Committee for recruitment of the new Cultural, Tourism, & Economic Development Director and the field has been narrowed to four candidates. Other recruitment efforts include two deputies in the Sheriff's Office (patrol and jail) and advertising for the Deputy District Attorney. Mr. Larson visited Crescent Valley on December 2nd and was involved in a Worker's Compensation hearing several days earlier.

Set Salary Range for Cultural, Tourism, & Economic Development Director Position: Mr. Larson requested that the Board set a salary range for the Cultural, Tourism, & Economic Development Director position, recommending a range of \$50 to \$60,000.00. Chairman Fiorenzi asked about the current salary of the existing Director, which is in the low \$50,000.00 range. He didn't feel it was appropriate to pay a new-hire more than an existing manager with 20 years experience. Commissioner Ithurralde stated that the range was simply to provide the Commissioners parameters for negotiating and motioned that the salary range for the Cultural, Tourism, & Economic Development Director be set at \$50 to \$60,000.00; Commissioner Page seconded the motion; motion carried 2-1 with Chairman Fiorenzi voting against.

Update on Commissioner Conducted Performance Evaluations: Mr. Larson reminded the Board that Department Head evaluations were due. The Board stated that due to other priorities some of the evaluations will be postponed until January.

EUREKA COUNTY ASSESSOR

Appraiser I, II, and III Job Descriptions: County Assessor, Michael Mears, presented new job descriptions for Appraiser I, Appraiser II, and Appraiser III with various levels of experience and certification requirements with corresponding salary ranges set at 119, 120, and 121 on the County wage and salary scale. These will replace the former single job description for Appraiser I/II. Chairman Fiorenzi was concerned that the timeline for certification was not flexible and could be interpreted as a guaranteed promotion and pay raise; he preferred that the manager of the department have the ability to leave his employees at 'status quo' if he/she was satisfied the work was being completed and that the County should be protected in the event it needed to freeze wages in an economic downturn. Commissioner Ithurralde motioned to accept the job descriptions and pay scales for Appraiser I, Appraiser II, and Appraiser III; motion carried 2-1 with Chairman Fiorenzi voting against for the reasons stated.

Advertise for Appraiser I Position: Mr. Mears requested authorization to begin advertising for an Appraiser I for his office. The Chief Deputy Assessor is retiring on March 7th and an existing employee is training to cover those duties. This will leave an opening for an entry level position and Mr. Mears would like to hire someone to begin on January 3rd. Since January, February, and March are typically slower times in the Assessor's office, it will be an ideal time to train a new hire. Commissioner Ithurralde motioned to authorize the Assessor to commence advertising for an Appraiser I position; Commissioner Page seconded the motion; motion carried 3-0.

RECESS FOR LUNCH

The Board recessed for lunch from 11:50 a.m. to 1:00 p.m.

CLERK & TREASURER

Temporary Casual Position: Clerk & Treasurer, Jackie Berg, requested authorization to hire a temporary casual employee for eight hours per day during an employee's absence. Commissioner Ithurralde motioned to approve additional temporary help in the Clerk's office through December 31st; Commissioner Page seconded the motion; motion carried 3-0.

APPROVAL OF MINUTES

November 5, 2010, Regular Meeting: Commissioner Page motioned to approve the minutes of the November 5, 2010, Commissioner meeting; Commissioner Ithurralde seconded the motion; motion carried 3-0.

November 19, 2010, Special Meeting: With one date correction, Commissioner Ithurralde motioned to approve the minutes of the special meeting on November 19, 2010, to canvass the recount of the Clerk/Treasurer race in the 2010 General Election; Commissioner Page seconded the motion; motion carried 3-0.

CORRESPONDENCE

Correspondence was received from: Sadaiyah Milisa Scott; District Attorney, Ted Beutel (7); Assessor, Michael Mears; Clerk & Treasurer, Jackie Berg; Public Works, Ron Damele; Eureka County Fair Board; Eureka County 4H; Carrier Commercial Services (2); Galena Group, Inc., Stuart Cronan; Local Government Employee Relations Management Board; Nevada Dept. of Taxation; Nevada Pool/Pact; Nevada Rural Housing Authority; Jack White; Nevada Radon Program; Juice newsletter; and US Senator Harry Reid;.

PUBLIC COMMENT & DISCUSSION

Chairman Fiorenzi opened the floor to public comments. Duane 'Duke' Gibson informed the Board that Dr. Maria Cuda had been offered the physician position at the Eureka Medical Clinic and contract negotiations were underway. If negotiations are successful, Dr. Cuda is expected to begin in June 2011. Training was provided that morning on the new digital x-ray equipment.

Nevada Health Centers has some concerns regarding transferring the images electronically and Mr. Gibson reported that the equipment cannot be used until those issues are resolved. The Board requested that an action item be included on the next agenda in order to address this issue.

There were no further comments.

ADJOURNMENT

Commissioner Page motioned to adjourn the meeting at 1:15 p.m.; Commissioner Ithurralde seconded the motion; motion carried 3-0.

Approved this 3rd day of January, 2011.

/s/ Leonard Fiorenzi
Leonard Fiorenzi, Chairman

Attest: /s/ Jackie Berg
Jackie Berg, Clerk