

WHITE PINE COUNTY
NEVADA AGRICULTURAL DISTRICT 13
MINUTES OF MARCH 9, 2022

Present:

Kathryn Brunson (Chairman)

Tabatha Hamilton (Co. Chairman)

Martin Troutt (Board Member)

Bill Panagopoulos (Board Member)

Pete Mangum (Board Member)

Rope Ashworth (Board Member)

Kayla Couch (Secretary)

Absent:

Cory Lytle (Board Member)

Shane Parman (Fairgrounds Host)

Travis Godon (Board Member)

Guests Present:

Michael Couch

Ben Noyes

A. Call to order - Called to order at 6:00pm by Chairman Kathryn Brunson.

B. Pledge of Allegiance - 6:00pm

C. Public Comment Period – No Public Comment.

D. Approval of Agenda/Flexible Agenda (for possible action) - A motion was made by Martin Troutt to approve the agenda/flexible agenda, Tabatha Hamilton seconded the motion and the motion was carried.

E. Review and Approve Minutes (for possible action) - A motion was made by Rope Ashworth to approve the minutes for the February 2, 2022 meeting. Pete Mangum seconded the motion, Martin Troutt abstained and the motion was carried.

F. Correspondence (for possible action) – No correspondence.

G. Approval to Set Off Chalk Loaded Air Cannons For Baby Shower Event

(for Possible action) – Michael Couch asked for the Ag. Board’s approval to set off 5 chalk loaded air cannons for Tabatha Hamilton’s gender reveal event. Michael stated he spoke with the White Pine County Sheriff’s office to ensure there would be no issues and reserved the location, through Courtney Thornal. Michael explained that the air cannons would not be too loud and that the chalk is bio degradable and environmentally friendly. Bill Panagopoulos asked where at the fairgrounds, would he be setting the cannons off. Michael responded it would be west of the playground and race track on the sloped area. Ben Noyes asked what day and time. Michael announced the event would be held on Saturday March 12, 2022 at 1:00pm. A motion was made by Bill Panagopoulos to approve the chalk cannons ignition on the Saturday March 12, 2022 at 1:00pm. The motion was seconded by Pete Mangum. Tabatha Hamilton abstained and the motion carried.

H. Garden State Firework Display for 2022 Fair Weekend (for possible approval)

-Bill Panagopoulos reported that he heard positive feedback on last year’s display and very little negative feedback that would be of concern. Bill asked if a motion needed to be made during this meeting or can it be addressed in a future meeting due to budgeting arrangements. Kathy Brunson asked if the Board received the summaries from Courtney Thornal, with the roll over balance. Bill asked Michael Couch what his time frame is for an official answer on whether or not the Board agrees to host the display. Bill stated that he was in favor of a fireworks display, and would be interested in a similar package as last year’s (in the amount of \$12,000.00) but, would like more time to review finances. Kathy loved the fireworks last year and asked if there was anyway to receive funds to help with cost. Bill Panagopoulos stated that with all the events that happen during fair weekend, the fireworks is the only event that the Ag. Board fully finances. Bill feels like this should be the Board’s contribution to the community. Martin Troutt

stated that unexpected costs come up that can financially impact the budget. Martin stated that he has no problem partially financing an event like fireworks, but not the whole thing. He also stated that he would like the fair weekend to grow and become bigger. Martin advised the Board to be careful of commitments. Kathy also agreed. Bill reiterated that most events, such as the horse races are self-financed minus the donation of the facility and Beta Sigma Phi's installment. Bill voiced that the fireworks should be a solely financed event, from the Ag. District 13 Board. Michael Couch explained that the issue with receiving donations for the firework display last year was the impact on the local businesses, as they have already donated to help other events during that weekend and the Board agreed that burdening the local businesses with another donation could cause hardship. Michael stated that he would have no issue working with Kyle Horvath at Tour and Rec. in an effort to find funding opportunities. Michael explained that he feels that it is Tour and Rec's duty to help promote events like fair weekend. Martin voiced that he has no problem working with Tour and Rec. but feels that they have personal priorities on their agenda. Martin stated that he doesn't agree with Tour and Rec's priorities and believes they should be fair with the projects they select to fund. Kathy agreed to reaching out to Tour and Rec. for help promoting the fair, since they have offered to help with funding events this year. Tabatha Hamilton reported that Kyle mentioned grants available to help host a great fair weekend. Ben Noyes mentioned the time frame in which grants must be submitted to provide funding for the current year, and provided an example of White Pine Productions timely submission of a grant and how the funding was not available until the following year. Kathy stated that it wouldn't be a bad idea to consult with Tour and Rec. and see if there is an option. Michael Couch pointed out that Great Basin Pyrotechnics donated larger shells for a "grand" show last year. Michael stated, although it may not seem like a noticeable contribution, it helped provide an amazing display with positive feedback. Kathy entertained the idea of reviewing the information from this meeting and advice from Tour and Rec., then discussing it again with a possible action at another meeting before fair. Tabatha said that she would work with Tour and Rec. and Michael to get options for funding the fireworks. Martin stated that he would not participate in any actions made for fireworks if there hasn't been enough research and information provided to take action. The Board agreed to leave the item on the agenda until further notice. Kathy asked Michael if prices have gone up since last year. Michael responded that

they have with the rest of the economy, but feels it will not noticeably impact the overall display.

I. Reports -

1. Financial Statements – Tabatha Hamilton emailed the Board the “Monthly Town Report” on March 9, 2022 at 11:27am. Courtney Thornal emailed the Board the “Monthly Summary” for the month of February on March 9, 2022 at 9:29am.

2. Budget –No new report.

3. Updates from Tour and Rec. – No new report.

4. Updates from Commission Liaison – No new report.

5. Updates from White Pine Horse Races – Tabatha reported that they anticipate meeting March 10, 2022 and will try to attend. Shane Parman said he would like to attend the Horse Race Committee meeting to address a few items and concerns from last year. Tabatha said she would forward agendas to Shane and others.

6. Beta Sigma Phi- Kathy Brunson presented an invoice from Beta Sigma Phi. Kathy suggested filling out the requisition form and collecting signatures for payment so when 2022’s budget funds are available, Beta Sigma Phi can be paid. Tabatha Hamilton passed a copy of Beta Sigma Phi’s breakdown to Kathy. Kathy said she would hang on to copy and go over it with Beta Sigma Phi’s committee. Kathy said the invoice is for a full installment of \$17,000.00 and reported that they have a new chairman. Kathy reported that Beta Sigma Phi brought up the sprinkler system and wanted to know if the Board could put a protective coating around the building. Martin Troutt suggested that repairs from Beta Sigma Phi should be brought to the Board sooner for budgeting purposes. He stated he is not opposed to doing the work and would reach out to Tim Norton to get work orders submitted. Pete Mangum asked if the honor camp would be helping. Bill explained the state is trying to do away with the honor camp work with the exception of fire support. A motion was made by Martin Troutt to approve the payment of the invoice presented by Beta Sigma Phi in the amount of \$17,000.00. The Motion was seconded by Pete Mangum and the

motion carried.

7. Updates from White Pine Production – Martin Troutt reported that they are moving forward with the motorcycle rodeo with the anticipated date of June 18, 2022.

8. Fireman's Dinner- Martin Troutt announced that he reached out to April Bath and notified her that the Ag. Board has money available for sponsorship and that the Fireman's committee would have to come before the Ag. Board to receive those funds.

9. Updates for 4H – No new report.

10. Updates for Jr. Livestock- Pete Mangum reported that Michael Couch had put together a report containing repairs and projects. Michael announced that he was in charge of the improvements under the Jr. Livestock Committee and took the time to collect suggestions from the community for necessary repairs. Michael stated he did a walk around at the 4H area and took photos to put together a packet/report of suggested repairs and larger projects. Michael stated he wanted to help Pete present it to the Board to see how the Livestock Committee could accomplish the items. Martin Troutt explained that the Board has taken action on the pig barn and budgeted \$110,000.00 to replace it. Martin stated that he has already retrieved quotes from Roper in the amount of \$66,000.00. Martin was under the impression that the pig barn could not begin process until July 1, 2022 and is concerned with the increase of prices. Tabatha and Kathy announced that the pig barn was also budgeted last year and the Board can start the process now. Martin added that Roper's schedule is far out and wouldn't begin the project until after fair. Bill Panagopoulos asked if the Board would be responsible for the demolition of the old barn. Martin explained that the Board would be responsible for the tear down of the barn and would have to solicit someone to do the demolition. Martin suggested salvaging the pens and other items before the tear down of the old barn and feels a lot of the pig barn repairs in the report created by Michael were unnecessary due to the construction of a new barn. Kayla Couch asked what the dimensions were in the quotes. Martin said that he received two different quotes priced for a barn around 20'x70' but nothing set in stone. Martin explained the design of the barn and

where the doors would be placed to help with ventilation. Tabatha asked if the small projects like the latches and such, could be done before this year's fair. Pete Mangum stated that the Jr. Livestock Committee could take care of those items with their own funds. Martin explained that some of the items in the report would just need a work order submitted to Courtney Thornal, and Shane Parman could do some of the requests. Michael expressed his motivation to complete these projects and is excited to help Shane and the Ag. Board. Michael also mentioned that he understands the pig barn will be replaced but explained that one of the items pertaining to the pig watering system inside the barn would cost very little and would like to see them adjusted before this year's fair. Kathy stated that it is nice to see items like this brought to the Board, so that they can get an idea of what needs done, and explained that larger projects need to be brought to the Board before budget time. Kathy suggested sending an email out to entities, to attend the budget meeting to ensure the Board can accomplish large projects financially. Pete mentioned that like the Livestock Committee, other entities have funds to cover small projects. Martin asked about the concrete in the pig barn and how important it would be. Pete stated that the Livestock committee would like to see it all under concrete to make it easier to clean. Martin stated he would like to work on getting quotes for concrete. Michael suggested incorporating some of the items from the report into the new barn. Kathy asked if the cover over the show arena would kill the grass. Pete responded yes, and that the quote from Roper to cover the arena was out of the budget range and is looking into retractable options.

J. SNPLMA (for possible action) – Tabatha Hamilton reported that SNPLMA sent back the work plan for some minor adjustments. Tabatha stated that adjustments made to the plan were the rewording of some sections. Tabatha stated she is working on a site visit that will likely be virtual and filling out financial forms to hopefully receive funds by the end of the month. Bill Panagopoulos asked if SNPLMA and the County reprehensive will keep the Board informed on the project through out its progress. Bill's concern is that if changes need to be made, would they inform the Board first - or make changes on their own that may not fit the criteria of the Boards initial plans. Tabatha explained that in the past, projects with adjustments, changes and updates were presented to the applicant committees.

Kathy suggested that the Board reach out to the county representative and insert themselves in the construction process. Bill agrees that the Board needs to be very involved in the process. Bill used the park at the fairgrounds as an example of a project that was altered along the way and the Ag. Board was not informed. Kathy responded that she spoke with Deedee Sandoval (who was the secretary at the time), and said the plans for the park project was brought back to the Board to simplify. Tabatha explained what may have happened, is what she is currently experiencing with other projects. Engineers design the entire project and put it out to bid and the bids come back double than what anticipated. She explained that smaller projects would then have to be cut out and request supplemental funding from SNPLMA. Martin voiced that the Board needs to be frugal and cautious of spending for the next few years to cover costs unbudgeted during this project.

K. Fair Weekend (for possible action)-No new reports.

L. Payment of Bills (for possible action) – Secretary services for the month of March in the amount of \$150.00. A motion was made by Pete Mangum to pay the secretary bill, Rope Ashworth seconded the motion. Tabatha Hamilton abstained and the motion was carried. Action taken on Beta Sigma Phi’s invoice under agenda item H.6.

M. Social Media (for possible action) – No new report.

N. Capital Improvements (for possible action)

1. **Highway Signage**- No new reports.
2. **Multi-use Livestock Barn/Pig Barn**- No new reports.
3. **4H Arena Cover**- No new reports.
4. **4H Ground Material**- No new reports.

O. Master Plan (for possible action)- Kathy Brunson emailed a spreadsheet containing projects included in the master plan. She had requested that each Board member prioritize them to discuss at this meeting. Kathy stated that she organized the projects into two separate categories, 1-18 SNPLMA items and 1-12 Non-SNPLMA items. The Board discussed the SNPLMA items first using the Chairman’s list to navigate the priorities. Kathy left items 1-7 the same in the spreadsheet but moved the infield restrooms to number 8. She explained that she

moved the items that were listed as secondary deliverables to the bottom and marked them red, as these may be items cut out of the SNPLMA project to reach the initial project goal. Bill Panagopoulos was in agreement with the restrooms and stated that he based his priorities on revenue for the Board. The Board discussed moving the RV hook-ups to a lower priority as it will cost the Board more than what the income would bring. Shane Parman reported he receives calls from overnights asking if the facility has RV hook ups. Ben Noyes explained that maintenance will cost the Board, but placing 5 or so out of the way for people traveling may help bring in some revenue throughout the year. Ben stated he would move the RV hook-ups to a lower priority. Kathy asked if the Board has turned people away for RV hook-ups. Shane responded that he has turned people away. Bill Panagopoulos said allowing overnights to stay has been brought up before in the past and has no issues with allowing them to stay. Bill also had concerns with overstayers and people taking advantage of the hook-ups. Ben asked where the indoor event center was on the priority. Kathy responded that it was listed as 5, explaining that the safety items, such as the inside rail of the track, concession stand, grandstand, and power would need attention first. Bill stated that the grandstands are currently functioning and would be in favor of moving that item below the event center. Tabatha Hamilton feels that the concession and grandstands are a package deal and believes they should be repaired at the same time. Martin feels the grandstands needs to be listed before the event center. Bill had concerns with completing items 1-5 with rising costs. Ben explained that continuing with small projects may seem like a good contribution but nickel and diming everything could potentially show nothing. Tabatha agreed with Ben and stated that a once in a life time 12 million dollar grant would be disappointing to the community if it was spent to upgrade already existing structures. Ben pointed out that the event center could be used for the 4H livestock show rather than building a whole new pig barn. Ben stated the event center has the potential to host a great show with all the necessary components to cater to animals and boarding. Ben feels that spending \$110,000.00 on a new building for the pig barn could take away from the event center. Pete Mangum explained it takes a big crew to set up a sale and tear down the panels for the sale, in an event center and has concerns with the lack of volunteers. Kathy Brunson said she has no problem moving the event center and power up higher on the list and the concession and grandstands below those items. The Board agreed. The Board discussed the lighting items agreeing

that the south end of the arena should be done before the north. Discussion on the lower items continued and the Board arranged projects in agreement. The SNPLMA items were prioritized as follows.

SNPLMA

1. Inside Track Railing
2. Power Upgrade
3. Event Center
4. Concession Stand
5. Grandstands
6. South Arena Lights
7. North Arena Lights
8. Infield Restrooms
9. Overflow Corrals
10. Overnight Barns
11. Showers
12. RV Hook-ups
13. Starting Gate Building
14. Trail
15. Signage
16. Park Area Lights
17. Event Center Corrals
18. RV Water

Kathy presented her priority list for the Non-SNPLMA items to discuss in agreement among the Board. Pete suggested adding an awning over the corrals near the scales. Kayla Couch asked how far out the completion of the event center is. Kayla agreed with Ben that hosting the livestock show in the event center would be a great idea, but for the time being the Jr. Livestock kids still need a pig barn, and with the condition of the current barn they needed one yesterday. Kayla stated that Livestock kids have been waiting for the pig barn replacement and are looking forward to getting it. She explained that later in the future that building could be used for something else, once the event center is up and the Livestock committee can move the sale and show to that area, Kayla stated that the kids need something now. Ben explained that the time frame for Roper could be a year to two years out. Martin expressed the cost of the pig barn with concrete will be pushing the

budgeted amount. Rope Ashworth and Tabatha both put the outside fencing of the track as number 1, since it is currently being done. Kathy explained that corners one and two are currently being worked on and the item listed for outside fencing, is for the rest/continuing fencing around the track. Martin marked the fencing around the track as a medium project and explained that with the current cost of the item, it will likely be over \$100,000.00. The Board agreed, that item should be lower on the priorities. Tabatha suggested the pig barn as top priority. The Board agreed. Kathy put the highway signage as 2 on the list. Tabatha put it lower as she feels the current one is holding up. Kathy stated that the sign has been already budgeted for. The Board agreed to leave the monthly stalls as 3, with the number of requests and the necessary need for more. The Board discussed the sprinkler system, livestock restrooms, and parking area for the event center and organized the priority level of each item as well as the rest of the items they agreed to be lowest on list. The Board agreed the Non-SNPLMA items would be prioritized as follows.

Non-SNPLMA

1. Replacement of the Multi-Use Pig Barn
2. Highway Signage
3. Monthly Stalls
4. Sprinkler System
5. Parking around Event Center
6. Livestock Area Restrooms
7. Fencing Around the Track
8. Butler Building Repairs
9. Vet Building and Bathroom
10. Playground Equipment
11. Livestock Show Arena Cover
12. 4H Livestock Building Repairs
13. Covers Over Livestock Corrals Near Scales

P. Review Contracts and Forms for the use of the Facility and Hosting Events
(for discussion/possible action)- The Board is currently waiting on the District

Attorney. Kathy Brunson reported that the current contract does not specify a time frame in which a renter can be evicted. Kathy stated that a current renter has bounced a check and that it has not been the first time and that the renter is currently overdue. She also asked the Board what actions they would like to take to prevent untimely payments in the future and with the situation with current renter. Martin Troutt suggested sending a certified letter with the amount due and that an eviction process will begin. Ben Noyes suggested adding wording in the new contract that would keep renters from repeating late payments in a habitual manner. A motion was made by Martin Troutt to have Courtney Thornal send a certified letter addressing the overdue amount with an eviction date. Bill Panagopoulos seconded the motion and the motion carried.

Q. Future Agenda Items (for possible action) – No new agenda items.

R. Next meeting date (for possible action) Next meeting is anticipated to be Wednesday, April 6, 2022 at 6:00pm located at the White Pine County Library.

S. Public Comment Period –None.

T. Adjournment (for possible action) – Kathryn Brunson adjourned the meeting at 7:50PM

WHITE PINE COUNTY NEVADA
FAIR AND RODEO GROUNDS ADVISORY BOARD
MINUTES OF MARCH 9, 2022

Present:

Kathryn Brunson (Chairman)

Tabatha Hamilton (Co. Chairman)

Martin Troutt (Board Member)

Bill Panagopoulos (Board Member)

Pete Mangum (Board Member)

Rope Ashworth (Board Member)

Kayla Couch (Secretary)

Absent:

Cory Lytle (Board Member)

Shane Parman (Fairgrounds Host)

Travis Godon (Board Member)

Guests Present:

Ben Noyes

A. Call to order - Called to order at 7:51 PM by Chairman Kathryn Brunson

B. Public Comment Period – No Public Comment.

C. Approval of Agenda/Flexible Agenda (for possible action) - A motion was made by Pete Mangum to approve the agenda/flexible agenda. Martin Troutt seconded, and the motion was carried.

D. Review and Approve Minutes (for possible action) - A motion was made to approve the minutes for the January 5, 2022 meeting by Pete Mangum, seconded by Rope Ashworth, Martin Troutt abstained and the motion was carried.

E. Long Term Stall Rentals and Overflow (for possible action) - Tabatha Hamilton mentioned that in the last meeting, the Board had discussed temporary rentals. Martin Troutt recalls the idea of setting up panels for a corral at the overnight stalls brought up. Martin stated that he has no issues with setting up temporary corrals for monthly renters for a possible reduced rate, as long as the renter understands that they must vacate the area during events. The Board agreed to set-up temporary monthly rent corrals for those in need. Rope explained that when he had a temporary corral there, they allowed him two stalls, two corrals and a third stall for hay storage. Kathy suggested doing something similar by allowing the renter to use two stall and keep the rental fee at the same rate. Martin stated that the renter will need to have a contract signed with Courtney Thornal and have Courtney note the explicit terms and conditions with initials from the renter as consent to agree. Kathy reported that there is no contract for the steer corrals and asked if the Board would like to add shortened versions along with a temporary monthly corral contract. Bill Panagopoulos believes that adding additional fields into the form for items such as location and date ranges would also help address the concerns. Ben Noyes presented a contract for the Fast Cash Rodeo and asked the Board for a reduced rate of \$75.00 for the use of the facility, due to the lack of revenue brought in, as well as the amount of volunteer hours they put in to help the Ag. Board. A motion was made by Tabatha Hamilton to approve the reduced rate to \$75.00 for the use of the facility during the Fast Cash Rodeo events. The motion was seconded by Rope Ashworth and the motion carried.

F. Reports (for possible action) -

1. Update on High / Jr. High School Rodeo - No new report.

2. Update from the Maintenance Department - Martin Troutt reported that on April 15, 2022 - JCR will be ready to start the work on the outside fencing of corner 1 and 2 of the track and asked Shane Parman if he could

finish the removal of poles to cut costs. Kayla Couch asked in order to complete steps to put in a work order who would Michael Couch need to go through to get that done. Pete Mangum responded that he would like Michael to go through him first. The Board stated that outside the Livestock Committee it can go through Courtney Thornal and Shane Parman.

3. Copper Days Rodeo - No new updates.

4. Safety Issues - No new safety issues.

5. Special Events - Ben Noyes presented the schedule for the Fast Cash barrel races. Martin reported that the roping clinic will be held the first weekend of June and the motorcycle rodeo is scheduled for June 18, 2022.

G. Future Agenda Items – No new agenda items.

H. Public Comment Period – No Public Comment.

I. Next Meeting Date (for possible action) – Next meeting is anticipated to be Wednesday April 6, 2022 at 6:00pm located at the White Pine County Library.

J. Adjournment (for possible action) – Kathryn Brunson adjourned the meeting at 8:05PM