

**IN A REGULAR MEETING OF THE WHITE PINE COUNTY COMMISSION HELD ON AUGUST 11, 2021 IN THE WHITE PINE COUNTY LIBRARY CONFERENCE ROOM IN ELY, NEVADA**

**The Following Were Present:**

**County Commission**

Richard Howe, Chairman  
Travis Godon, Vice-Chairman  
Ian Bullis, Commissioner  
Shane Bybee, Commissioner  
Laurie L. Carson, Commissioner  
Nichole Baldwin, Clerk of the Board  
Jill Perez, Deputy Clerk

**County Officials:**

Michael Johnson, IT  
Brett North, WPC Fire Chief  
Kristi Rozich, Aquatics Director  
Sheriff Scott Henriod  
James S. Beecher, District Attorney  
Elizabeth Frances, Finance Director

**Also Present:**

George Chachas  
Ed Spear II, Fiore Gold  
Mike Couch, Garden State Fireworks  
Jeremy Drew, RCI  
Kory Kemp, Kemp Farms

**Present via Zoom:**

Geri Wopschall, Mary Kerner, Lori Romero (Library Director), Kross, Burton Hilton (Assessor), Dee, Elanie Eldridge (Finance), Katie Coleman, Kay McMurray, Kevin Hickey, Alan Kalt (POOL/PACT), Michelle Beecher (City of Ely) and others

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Chairman Richard Howe called the meeting to order at 9:00 am. Jill Perez, Deputy Clerk, led the Pledge of Allegiance.

**MOMENT OF SILENCE/SILENT INVOCATION**

This was duly observed.

**PUBLIC COMMENT**

George Chachas addressed the Board. On agenda item 1b1, Mr. Chachas wanted to know if this was part of the water permit. If the lease is for industrial use, he didn't have a problem with it. He advised the County does not want to send a bad message out to Las Vegas who is thirsty for water when the County has that water dedicated to industrial or business expansion. On agenda item 1c1, the Board is to consider the approval of hiring a County Manager. In Mr. Chachas' opinion, if one County Manager is hired, then 2 County Commissioners would have to go. There was a lack of microphones at the Convention Center for the Pumped Storage Project. At least 3 members attended the meeting and not one of them grabbed a microphone to help out. Mr. Chachas strongly advised it is imperative to put up a good front and get the information out. Donna Bath presented on behalf of Silver Lion Farms during the last Commission Meeting and had a huge packet, which he is requesting. Time was called.

**1. NOTICE OF TIMED AGENDA ITEMS:**

The Chairman temporarily recessed the regular County Commission Meeting for a meeting with the White Pine County Fire Commission.

The Chairman adjourned the White Pine County Fire Commission Meeting to reconvene the Regular County Commission meeting.

**B. 9:15 A.M. COUNTY WATER PERMIT 72730**

**1) Discussion/for Possible Action: Approval of Lease or Sale of a portion of Permit 72730 to Kory Kemp. Kory Kemp; Commissioner, Laurie Carson**

Commissioner Carson addressed the Board. Mr. Kemp is looking to lease a portion of the water. This will be more of a lease and not a sale. If the County agrees to this, we still have to go through the process of going to the DA's office to draw up a lease agreement. This is not a closed basin, but it is a restricted area. The preferred use is industrial and he is requesting the use for agriculture.

Korey Kemp addressed the Board. This is just a process that we have to go through. He is hoping for the recommendation from the County to get it pushed through to the State. He only wants about 400 acre feet for agricultural use. The water is not in use now and he is hoping for the opportunity to be able to lease the water and put it to use. There was a discussion among the Commission regarding the water rights.

District Attorney James S. Beecher recommended to the Commission to make a motion to approve pursuing a lease or to sell a portion of the water rights. He advised that before the Board approves the final lease or sale, there should be a Public hearing, a new appraisal due the last one being too old, and a resolution.

Vice Chairman Godon made the motion to explore a lease with Korey Kemp and that he work with the DA's office and bring it back for the proper process. Commissioner Carson seconded the motion. Motion passed.

**C. 9:30 A.M. COUNTY POSITIONS**

**\*1) Discussion for/Possible Action: Approval of County Manager job description. Elizabeth Frances, Finance Director**

Finance Director Elizabeth Frances addressed the Board. Director Frances had been working with CFO Alan Kalt of POOL/PACT. There is a draft of the County Manager job description in the backup materials. This is a compilation of other Counties' job descriptions turned it into what works for White Pine County. It was suggested to drop from a Master's Degree to a Bachelor's Degree to be able to be able to draw in more applicants. There was discussion on what else should be added or taken away from the job description. There was also concern on how much authority the Commission will have once the County Manager/Human Resource Director is hired. It was discussed that personnel issues will be handled by the County Manager and the Board of Commissioner will still coordinate the same way.

Alan Kalt addressed the Board and explained the County Manager is very similar to the Superintendent of the School District. He or she will oversee the operations of White Pine County and will be accountable to the Board of County Commissioners. If someone comes up to the Commission with a problem, the Commissioner would ask if they spoke with the County Manager. The County Manager will be the central point of White Pine County.

Director Frances addressed the Board and went through the changes being made. The Board will approve the job description with the following changes under education and experience: to change Master's Degree to a Bachelor's Degree and include that it can be in an area of Human Resources in addition to Public Administration, Business Administration or closely related field; and under the required knowledge and skills, it is to state Human Resources specifically. Vice Chairman Godon made the motion to approve with the changes Director Frances highlighted. Commissioner Carson seconded the motion. Motion Passed.

**\*2) Discussion/for Possible Action: Approval of County Manager Pay Scale. Elizabeth Frances, Finance Director**

Finance Director Frances addressed the Board. There is back up documentation with min and max on the pay scale from different counties. There needs to be a comparison of pay from different elected officials. She explained the difference in pay rates with different employees. She also stated the Board has to take into consideration that this person will be doing the job of Human Resource and County Manager when thinking about the pay scale. Chairman Howe suggested the Board makes an attractive offer due to it being so hard to recruit and being so rural. We have to offer a competitive salary for qualified candidates. Commissioner Bullis made the motion to approve a pay scale of \$115,000. Commissioner Bybee seconded the motion. Motion passed.

**\*3) Discussion/for Possible Action: Approval begin recruiting efforts for County Manager. Elizabeth Frances, Finance Director**

Finance Director Frances advised the Board there are two ways to do this: the County can outsource and go with an HR company that would recruit for the County but that would run about \$25,000 to \$30,000; the second would be to keep it in-house and do the recruiting by advertising and scheduling for interviews. Director Frances continued to explain and give examples of how and who can advertise for the County Position. She also inquired about an application review committee. She reminded the Board to look at candidates who are familiar with our rural town and allow at least two to three months for the applicants to come in and that would include background checks. She also suggested a hot topic round with each applicant.

Alan Kalt addressed the Board and suggested both ways would be appropriate. The results with the recruiting firm will make sure there will be no bias with anyone in-house. The timeline is appropriate. The hot topic would be a good idea.

There was a discussion amongst the Board on what else should be added into the job requirements and what kind of candidates would be accepted. It was suggested to add that WPC is not requiring employees to wear masks or get vaccinated. Alan Kalt reminded the Board that White Pine County is an equal opportunity employer and the job advertisement will be made available to everyone once it is listed on the World Wide Web and everyone would be encouraged to apply, but ultimately the Board would want to make sure you find the right fit for White Pine County.

Vice Chairman Godon made the motion to begin recruiting efforts with the added note that no vaccination be required to hold this position. Commissioner Bullis seconded the motion. Motion passed.

#### **E. 11:00 A.M. NEVADA RURAL HOUSING AUTHORITY**

**\*1) Discussion/for Possible Action: Approval of Transfer of unused Private Activity Bond Cap from White Pine County to Nevada Rural Housing Authority. Sherry Wood**

Katie Coleman, Director of Communications for the Nevada Rural Housing Authority, addressed the Board via Zoom. In 2006, Nevada Rural Housing Authority launched a program called Home At Last. Nevada Rural Housing Authority is requesting continued help to assist home buyers. This will be an investment for White Pine County. Commissioner Bullis made the motion to approve. Vice Chairman Godon seconded the motion. Motion passed.

**\*2) Discussion/for Possible Action: Approval of Resolution 2021-70 the Board of Commissioners of White Pine County, Nevada providing for the transfer of the County's 2021 Private Activity Bond Volume cap to the Nevada Rural Housing Authority; and other matters related thereto. Sherry Wood**

Vice Chairman Godon made the motion to approve. Commissioner Bybee seconded the motion. Motion passed.

## **2. ITEMS FROM ELECTED OFFICIALS AND DEPARTMENT HEADS:**

### **A. COMMISSIONER LAURIE CARSON NATURAL RESOURCES**

**1) Discussion: Information only regarding the White Pine County Natural Resources and Public Land Issues Tracking List. Jeremy Drew, RCI**

Project Manager of Resource Concepts Inc., Jeremy Drew, addressed the Board. Trans Canyon Cross Tie project is coming in from the East out of Utah over Sacramento Pass and Cooper Canyon. That cooperating agency just kicked off and RCI made a formal request and BLM out of Utah will be sending an MOU within a couple of weeks. The Swift North Transmission Line and that will be handled out of the Elko BLM office. The EIS was completed on this before the sage-grouse protection plan went into effect so there will be another extensive supplemental EIS in the future. KGHM expansion will move forward and will add at least 4 years to the mine life. BLM released the final EIS on Friday and there will be a 30 day comment period. The BLM statewide resource management plan has been on the tracking list for a while. The State Director, Jon Raby, went to the NACO meeting last week and presented his vision of what they are exploring and essentially what they want is to wright one sizable impact statement for the state of Nevada and from that document they would issue 18 different records of decision for each field office. Mr. Drew mentioned there is the potential of the BLM missing specific local issues in these statements. There was no mention of any consultation with any local government.

**\*2) Discussion/for Possible Action: Ratification of a Letter in Support of the BLM's South Spring Valley and Hamblin Valley Watershed Restoration Plan. Jeremy Drew, RCI**

Jeremy Drew from RCI addressed the Board. This is a letter of support that PLUAC had recommended and had been submitted prior to the deadline. What we are saying is we support the treatments being proposed in South Spring and Hamblin Valley. Vice Chairman Godon made the motion to approve. Commissioner Carson seconded the motion. Motion passed.

**\*3) Discussion/for Possible Action: Approval of a Comment Letter Regarding the Geotechnical Study for the Proposed White Pine Pumped Storage Project. Jeremy Drew, RCI**

Vice Chairman Godon made his disclosure that he has no financial interest in this project and his family property is not involved with this project, therefore he will be commenting and voting on this item.

Jeremy Drew with RCI addressed the Board. There will be a 15 day comment period that opened last week and will close this Friday, August 13, 2021. We put together a comment letter for the geotechnical assessment. One thing he wanted to point out is RCI is a cooperating agency and Mr. Drew had a chance to review the administrative draft and he was able to provide some comments and requests for clarification. BLM was able to make a lot of the clarifications, which was good to see. He felt the second version of the document that came out for public was good. Comments were made on a variety of issues. Commissioner Carson made the motion to approve. Commissioner Bybee seconded the motion. Motion passed.

## **B. ELECTED OFFICIALS**

### **1. James S. Beecher, District Attorney**

**\*1) Discussion for/Possible Action: Approval to enter into an agreement with other Nevada Government litigants for purposes of allocation monies recovered from bankruptcy cases relating to the opioid epidemic. Ross Smillie, Deputy District Attorney**

District Attorney James S. Beecher addressed the Board. Nothing has changed since the last meeting, we are just looking for the final version to be approved. Vice Chairman Godon made the motion to approve. Commissioner Bullis seconded the motion. Motion passed.

### **2. Commissioner, Ian Bullis**

**\*a) Discussion/for Possible Action: Approval of Resolution 2021-71 affirming that White Pine County will not enforce COVID-19 restrictions to individuals or businesses.**

Vice Chairman Godon made the motion to approve. Commissioner Bullis seconded the motion. Commissioner Carson wanted to state for the record that she, "is good with this as long as it does not infringe on any businesses that prefer to put signs up." Motion passed.

**\*b) Discussion/for Possible Action: Approval to send a letter to local businesses noticing them of the Resolution Affirming that White Pine County will not enforce COVID-19 restrictions to individuals or businesses.**

Commissioner Bullis addressed the Board. There had been a lot a misinformation around town and no one knew what to do. Businesses have the right to make their own decision if the employees wear a mask. Commissioner Bybee wanted to make sure White Pine County will not be enforcing COVID restrictions, however, OSHA, the Gaming Board or other entities may come in and enforce COVID restrictions at any time. Commissioner Bullis made the motion to approve. Vice Chairman Godon seconded the motion. Motion passed.

**3. Vice Chairman, Travis Godon**

**\*a) Discussion/for Possible Action: To accept the resignation of Danielle Foley for the AG 13 Board**

Vice Chairman Godon made the motion to approve. Commissioner Bybee seconded the motion. Motion passed.

**C. DEPARTMENT HEADS**

**1. Kristi Rozich, Aquatic Center Director**

**\*a) Discussion/for Possible Action: Approval for the County to pay for new lifeguard certification training**

Aquatic Center Director, Kristi Rozich addressed the Board. She and Human Resource Director, Tim Bunch approached the Board in April of 2019 about hiring lifeguards. What they presented at the time was an incentive package. According to the minutes, only half of the package was approved. Director Rozich was under the understanding that the County would absorb the cost for certification and that is \$40 per person. She is asking the Board what they would like to do and continue to do from this day forward.

Finance Director Elizabeth Frances addressed the Board. A lot of recruitment has been high school students and they may not have the resources to pay out of pocket. There is adequate funding in the Aquatic fund and it will not be a hardship.

Commissioner Bullis made the motion to pay for the certification regardless if the person becomes an employee and the Commission will revisit if it becomes a hardship to the County. Commissioner Bybee seconded the motion. Motion passed.

**2. Burton Hilton, Assessor**

**\*b) Discussion/for Possible Action: Presentation to Board of County Commissioner of the Assessor's Log roll of Changes made to the Secure Tax Roll, per NRS 361.310(4)**

Assessor Burton Hilton addressed the Board via Zoom. This is something that is brought to the Board every year for approval. In the backup material, it will show all the changes that were made between mid-December and June 30<sup>th</sup>. Vice Chairman Godon made the motion to approve. Commissioner Bullis seconded the motion. Motion passed.

**3. Elizabeth Frances, Finance Director**

**\*a) Discussion/for Possible Action: Approval to proceed with Grand Opening of New Jail expansion portion of the Justice Center Project on August 26, 2021 from 10 am to 2 pm**

Finance Director Frances addressed the Board. If the Board waits until the Justice Center is completely open, the public will not be able to see the jail portion. This open house is so people can see what their tax dollars had paid for.

Sheriff Scott Henriod addressed the Board. The plan is to take the public through the garage and through the booking area. They will not be able to go into the jail, but they will be able to see everything from the yard to the jail. Vice Chairman Godon made the motion to approve. Commissioner Bybee seconded the motion. Motion passed.

**\*b) Discussion/for Possible Action: Appointment of the County Commissioner to be the County Representative on the hiring committee working with Holly Gatzke and the University of Nevada, Reno Extension to recruit and retain an Extension Educator for White Pine County**

Finance Director Frances advised the Board that Holly Gatzke is ready to start the hiring process. Vice Chairman Godon was appointed as the representative and Commissioner Bybee was appointed as the alternate. Commissioner Carson made the motion to approve. Commissioner Bullis seconded the motion. Motion passed.

**\*c) Discussion/for Possible Action: Approval to proceed with replacement of radio repeater in an amount not to exceed \$30,000**

Finance Director Frances addressed the Board. This is a request to replace the radio repeater on Kimberly and it is part of the 5 year master plan. Sheriff Henriod addressed the Board. Motorola Solutions installed a new Fire Commission radio at the Sheriff's Office and while they were here, they went to look at Kimberly and it was reported that it only works when it wants to. It was recommended to replace the whole thing. Vice Chairman Godon made the motion to approve. Commissioner Bybee seconded the motion. Motion passed.

**\*d) Discussion/for Possible Action: Approval of Grant Application through POOL/PACT Education Grants for travel/registration to the PRIMA (Public Risk Management Institute) Conference in the amount of \$3,353.50 with the County required match of \$0.**

Finance Director Frances addressed the Board. Director Frances heard back from POOL/PACT and found out they will only fund up to \$2,000. There are adequate funds to cover the balance from the General Fund for this travel. The actual amount for the Grant will be \$2,000 with the County match of \$353.50 coming from the general fund. Commissioner Bullis made the motion to approve. Commissioner Carson seconded the motion. Motion passed.

**\*e) Discussion/for Possible Action: Direction on addressing lack of seasonal staff at golf course to assist with moving.**

Finance Director Frances addressed the Board. This has been a problem all over the county. The County is hoping this is just a part of the COVID season and hoping it will pass. First, we need to work more aggressively with advertising. We need to show the whole range of what we are needing. Second, we need to consider an increase in compensation for the Golf Pro by \$15 per hour. Chairman Howe felt the Golf Pro is going above and beyond and thinks he is deserving of additional compensation. Commissioner Bullis made the motion to approve Director Frances' suggestions. Commissioner Carson seconded the motion. There was more discussion on what and who can do the job on a volunteer basis or in trade for some golf time. Motion passed.

**\*f) Discussion/for Possible Action: Ratification/Approval of Grant Application to National Telecommunications and Information Administration's Broadband Infrastructure Program for funding broadband infrastructure throughout White Pine County in an amount not to exceed \$30,000,000.00 with a County match in an amount not to exceed \$500,000.00.**

Finance Director Frances addressed the Board. Director Frances met with JoJo Meyers of Geoverves and the Director of the Office of Science Innovation and Technology. This is something that has been fluctuating and is still in its development stage, however, there is a deadline of August 17th to get the application in and we don't have the application to ratify. The current request is for

\$3.6 million and the County's match would be 10% or \$360,000. She is looking for approval to proceed with the application in an amount not to exceed \$3,600,734 with the 10% match from the General Fund. She is also looking at doing McGill this time and Ruth next time. She is working with Senator Cortez-Masto for a letter of support. Vice Chairman Godon made the motion to approve the revised amount of \$3,600,734 with a 10% County match from the General Fund. Commissioner Bullis seconded the motion. Motion passed.

**\*g) Discussion/for Possible Action: Approval of Remaining Quarterly Grant Reports.**

Commissioner Carson made the motion to approve. Commissioner Bybee seconded the motion. Motion passed.

**\*h) Discussion/for Possible Action: Approval of monthly financial reports for July 2021.**

Commissioner Bullis made the motion to approve. Vice Chairman Godon seconded the motion. Motion passed.

### **3. CONSENT AGENDA**

The following are "action" items that may be considered in one motion/one vote. They are considered routine, non-public hearing items that have no protests. Any person representing an item or member of the public not in agreement with the recommendations by staff should request to have that item removed from the Consent Agenda. Any County Commissioner may remove any items from the consent Agenda and have it placed in the Action Items.

**\*a) Discussion/For Possible Action: to ratify Correspondence Sent on Behalf of the White Pine County Commission.**

**\*b) Discussion/For Possible Action: Approval of Payroll for County Elected Officials.**

**\*c) Discussion/For Possible Action: Approval of HR Transmittal for Payroll Changes.**

**\*d) Discussion/For Possible Action: Approval of budget transfers within and between functions or programs within a fund that do not increase the total appropriation of the fund.**

Commissioner Bybee made the motion to approve. Commissioner Bullis seconded the motion. Motion passed.

### **4. UNTIMED ITEMS**

**\*a) Discussion/for Possible Action: Approval for minutes of the County Commission Meeting held:**

**July 28, 2021**

County Clerk Nichole Baldwin requested this item be tabled to the next agenda. Commissioner Carson made the motion to table. Commissioner Bullis seconded the motion. Motion passed.

### **PUBLIC COMMENT**

None was made

### **Adjournment**

Commissioner Bybee made the motion to adjourn the meeting at 11:06 a.m. Commissioner Carson seconded the motion. Motion passed.



**BOARD OF COUNTY COMMISSIONERS**

**WHITE PINE COUNTY  
STATE OF NEVADA**

**BY:**

*Richard Hane*

\_\_\_\_\_  
**CHAIRMAN**

**ATTEST:**

*[Signature]*

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**WPC CLERK OF THE BOARD**