

**ROUND MOUNTAIN TOWN BOARD MEETING
DONALD L. SIMPSON COMMUNITY CENTER
650 CIVIC DRIVE, HADLEY SUBDIVISION
ROUND MOUNTAIN, NEVADA
TUESDAY, DECEMBER 13, 2022 – 5:30 P.M.**

MINUTES

Members Present: Nicole Silberschlag, Chair
Chris Philips, Vice Chair
Sara Sweeney, Clerk
Vacant, Member
Vacant, Member

Also Present: Pearl Olmedo, Town Manager
Heidi Bunch, Administrative Supervisor
Dennis Bunch, Maintenance Supervisor

Citizens Present: Jenna Diller
Vicky Richardson
Sam Faga



1. Call meeting to order/roll call

Nicole Silberschlag called the meeting order at approximately 5:35 p.m. Silberschlag – Chair, Chris Philips – Vice Chair and Sara Sweeney – Clerk were in attendance.

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

3. Public Comment (FIRST)

Pearl Olmedo stated that the tree lighting for Round Mountain Gold Corporation was well attended.

4. Approval of the December 13, 2022 agenda

Silberschlag stated that since legal counsel is not in attendance that items 12-16 be removed. Sweeney motioned to approve the December 13, 2022 agenda with items 12-16 removed. Philips seconded; motion passed 3-0.

5. Approval of the November 30, 2022 special meeting minutes

Sweeney motioned to approved the November 30, 2022 special meeting minutes as presented. Philips seconded; motion passed 3-0.

6. Discussion, deliberation and possible decision regarding Declaration of Reservations – Hadley Subdivision of Round Mountain – Nye County, Nevada set to expire and setting time and date of possible workshop for said Declaration of Reservations revisions, if needed

Olmedo gave brief history of the Declaration of Reservations. Philips stated that the Town of Round Mountain can't operate as a charter as it wouldn't be recognized by Nevada Revised Statute. Olmedo explained that most

cities adopt nuisance ordinances, which the Declaration of Reservations is comprised of. Sweeney asked if the Town has the manpower to enforce adopted ordinances. Olmedo explained the process, of the past, that the Town has done on complaints. The Town puts out courtesy notices. If the complaint needs to go further, it has been handled by the Nye County Board of Commissioners. Olmedo explained that Town staff do rounds around Hadley each day and can look for possible violations, if needed. Philips stated that violations need to come in front of the Town Board so that people have interaction with the Board and any funds generated would come to the Town of Round Mountain pool. He explained that any moving vehicle violations that happen in Hadley, if the Town has an ordinance, would come to the Town fund. Silberschlag asked who would police these violations. Philips stated it would go to the district attorney. Olmedo explained that some violations have come from the Fire Department as fire hazards and others come forth by community members and reported to Town Hall. Philips explained that there will need to be public hearings on Town ordinances. The meeting that he and Sweeney attended they could see the writing on the wall. Sweeney stated especially about tiny houses. Sweeney explained she wants to legalize chickens. Philips explained that the Town needs to start looking at other towns with ordinances already in place. Sweeney explained that this was extended 90-days at the last meeting. Silberschlag stated that she would like to see this at the next meeting with Board suggestions of changes. Philips explained that this is going to take time with the reality of incorporating the Town ordinances. Silberschlag wanted the Board members to read through the Declaration of Reservations and see what can be identified and changed. Philips wants the Board to look at ordinances set by Nye County and have an educated forum. Sweeney stated at the next meeting the Board members should bring their changes. Olmedo explained where Board members can find Nye County ordinances on their website (nyecountynv.gov). Town staff will send Board members the information. Sweeney asked what are some of the items that the Town has identified as issues. Olmedo explained public easement, fencing height and garbage are many of the main concerns. Philips interjected overgrowth of bushes. Sweeney asked what the easement allotment is for the Town. Olmedo explained that utility easements (i.e., water, sewer, gas, electricity) vary. Silberschlag would like to challenge the 10,000 sq. ft. residential changed to allow RV's so that people can live in them. Philips stated that he knows of two people who were denied to put park model trailers in Hadley. Olmedo asked who challenged putting the park model trailers in town. Philips stated that he doesn't know who challenged this but that some of the wording in the Declaration of Reservations is antiquated. Sam Faga gave public comment about having fees attached to this new document. She explained there are a lot of homes that have been here since the 19080' and 1990's. She wanted to know if the Board will give residents some grace when moving fences? Will there be assistance for those who are elderly or unable to pay the fees? Philips stated that some grandfathering will be involved. Silberschlag wanted to know if grievances will come in front of the Town Board. Olmedo explained in the past that they come to the Town Manager. Dennis Bunch stated that it is not the Town's responsibility to fix issues from the meter to the home. The Town's responsibility is from the street to the meter in the easement allotted. Faga stated that there are people in the community that have hardships. Philips reminded that this is a secondary community and that the Board will not play hardball. Faga wants to make sure that the Town has a really good campaign when they roll out this new document. Silberschlag asked how will this roll out? Letters? Olmedo explained that the Town staff can do mailers, social media posts and advertise in the Valley View. Heidi Bunch expressed organizing an advisory committee made up of residents in Hadley who can work through the document and give their advice to the Board. Olmedo stated that the Town will see if we can get public involvement. Philips wants a format as to what the committee will be about, he feels that the cart is going before the horse. Sweeney feels that the Declaration of Reservations is already a guideline for a committee to review. Olmedo explained that right now the only ordinances that the Town of Round Mountain has is a curfew ordinance and animal control ordinance. Silberschlag would like to discuss the advisory committee at the next meeting. Item was tabled.

7. Discussion, deliberation and possible decision to repeal the action taken at the September 22, 2020 town board meeting on the approval of Resolution No. 2020-02 A RESOLUTION OF THE TOWN BOARD OF ROUND MOUNTAIN, NEVADA TO TRANSFER FROM THE TOWN OF ROUND MOUNTAIN'S GENERAL FUND – SPECIAL REVENUE – ROAD MAINTENANCE FUND TO NYE COUNTY'S GENERAL FUND

Philips made a motion to repeal Resolution 2020-02. Olmedo asked the Board to table this item so that she may submit a 2022 resolution to officially repeal this item. Olmedo explained that she had reached out to legal counsel and explained the following: in order to repeal there will need to be a resolution numbered 2022-# to repeal 2020-02. Philips first motion died for lack of a second Philips made a motion to table the item until the next meeting. Sweeney seconded; motion passed 3-0.

8. Discussion, deliberation and possible decision to change the date/time of the second meeting (scheduled for December 27, 2022) of the Round Mountain Town Board

The Board discussed changing date. No changes were made. Board will be meeting on December 27, 2022 at 5:30 p.m. as regularly scheduled. No action was taken by Board.

9. Discussion, deliberation and possible decision to advertise for bids for repairs at Ingvar Christensen Swimming Pool

Olmedo stated that staff will get the bid in place. She needed a time and date from the Board as to when bid opening can take place and possibly be awarded. Sweeney asked if this was for the racquetball room. Sweeney made a motion for January 10, 2023. Philips seconded; motion passed 3-0. Philips asked if bids for foam insulation was included and repainting. Dennis Bunch explained that before the swimming pool is painted or foam insulated, he will bring in an engineer to check the integrity of the bolts that hold the roof on the swimming pool for rust or damage. Olmedo explained that two of the largest items for purchase is the rust and boiler issues. She has not had luck getting contractors to the area to submit bids. She would like it to go statewide. Silberschlag asked for a list of items that need to be addressed at pool.

10. Discussion, deliberation and possible decision to advertise for bids for the Multi-Purpose Room at the Community Gym

Olmedo stated this is the same bid process as the pool. She just needs to know dates of when the Board would like to open/award bids. Philips asked if there have been any contractors who looked at the project. Olmedo explained that one. D. Bunch explained that said contractor will not give any numbers until a scope of work is available. Philips stated he wants to make sure he follows budgetary abilities. Sweeney motioned for bids to be opened on January 10, 2023. Philips seconded; motion passed 3-0.

11. Discussion, deliberation and possible decision on approving the Town of Round Mountain – Recreation Department fee schedule for FY 2022-2023

H. Bunch reminded the Board that it was their request that the fee schedule be streamlined. Sweeney asked where sports fits into the fee schedule. Silberschlag stated that it would be included with the school. Sweeney stated that RMYA isn't school, though. She wanted RMYA specifically listed. H. Bunch asked if RMYA has produced their 501c3 paperwork to the Recreation Department, yet? D. Bunch stated that he had not received it. Olmedo explained that the last bullet point in the fee schedule would cover such organizations as RMYA. Sweeney pointed out that the adopted fee schedule still lists Boy Scouts, Girl Scouts and American Legion which aren't in affect anymore. Sweeney stated that those organizations had not been listed last time. H. Bunch explained that the fee schedule presented to the Board in their packet is the actual adopted schedule and that the schedule presented at the last meeting was a rough draft provided by the recreation department. Olmedo stated that the document was actually adopted in 2011. Philips asked if non-profit use has to pay. H. Bunch pointed out that the adopted fee schedule states that if the non-profit is making a profit, then the fee schedule states they need to pay. Sweeney stated she believes that a non-profit can hold a dinner. Why would they not be allowed to do that, she asked? H. Bunch reminded her that this fee schedule was adopted in 2011. Sweeney explained that the money generated at dinners goes to purchase items for the non-profits. Silberschlag stated that the document does not say that. Silberschlag stated that what she is hearing from Sweeney is that Sweeney would like RMYA listed as one of the

organizations that is non-profit on the updated fee schedule. Silberschlag instructed staff to work with RMYA to get updated 501c3 paperwork. D. Bunch stated that he has been working with RMYA and the Recreation Department to get paperwork. Last report from the Recreation Department as of today, paperwork from RMYA had not been received. Sweeney stated she would personally like to table this until RMYA is on the list of non-profits. Silberschlag asked that the changes be made and represented to the Board. Silberschlag stated that dinners aren't really making a profit. Philips explained that it is just supporting their organization and it isn't like they are buying extravagant things. Sweeney explained that she purchases her own whistles and jerseys for the children when she coaches and she doesn't want to make those that coach in this town jump through hoops. Philips agreed. Silberschlag asked Sweeney if she heard her right in stating that Sweeney would like the "NOTE: any function for profit of these groups may be charged at the regular rates" removed from the fee schedule. Sweeney stated that was correct. Silberschlag stated she does not remember the set-up/take-down fee being per room. H. Bunch expressed that this is at the discretion of the Board. They can do as they see fit. Philips asked that it be streamlined to be a flat \$50. Silberschlag asked that "room" be removed from the set-up/take-down fee line item. She also pointed out that the concession machines should be listed. Silberschlag asked how the deposit works. Faga asked if Round Mountain Gold Corporation will still be billed after use of the building. Sweeney asked if Recreation had 4H's 501c3 paperwork. H. Bunch stated that D. Bunch will have to look for that. Sweeney stated that if they do not have the paperwork, she can bring it down. Olmedo suggested that any organizations that can produce a 501c3 is listed as non-profit. Silberschlag asked that the schedule with changes be available at the December 27, 2022 meeting. Silberschlag asked if anyone can use Town facilities and have fees waived. Olmedo stated that it is at the discretion of the supervisor and recreation department. Philips motioned to table with changes and recommendations. Sweeney seconded; motion passed 3-0.

12. Closure of meeting, pursuant to NRS 241.015(3)(b)(2) for purposes of conferring with legal counsel regarding potential or current litigation

Item removed from agenda.

13. Closed meeting, pursuant to NRS 241.015(3)(b)(2) for purposes of conferring with legal counsel regarding potential or current litigation

Item removed from agenda.

14. Discussion and deliberation on conference with legal counsel regarding potential or current litigation presented in closed meeting

Item removed from agenda.

15. Closed meeting, pursuant to NRS 288.220 for purposes of conferring with the Town's management representatives regarding labor negotiations, issues and other personnel matters

Item removed from agenda.

16. Discussion and deliberation on labor negotiations, issues and other personnel matters presented in closed meeting

Item removed from agenda.

17. Discussion, deliberation and possible action on Department Reports: Town Administration, Town Maintenance, Pool, Parks, Recreation, Community Center, Capital Projects, Grants, Round Mountain Public Utilities – Water and Sewer Funds, and Road Tax Fund

Olmedo stated that the Department of Taxation approved the audit extension request. Daniel McArthur will present the financial information. Once McArthur's office provides Olmedo with the documentation she will forward it to the Board for their inspection. The blood drive only received nine donations. Silberschlag stated she did not know there was a blood drive until Olmedo told the Board the day before. Town offices closed December 23, 2022, December 26, 2022 and January 2, 2023. Olmedo explained to the Board that Joe Westerlund, operator of record for Round Mountain Public Utilities will end his contract with the Town at the end of January 2023. Staff reached out to Nevada Rural Water Association for their help with operator of record. No response. Grants H2O will take over Westerlund's contract. Grants H2O will be hands on in getting employees prepared for the testing. The water testing can be done in six months with adequate CEU's and training hours, waste water testing can be done in 12 months with CEU's and hours. Sweeney/Silberschlag both asked if this falls within the budget. H. Bunch stated it does. Hadley Park beatification project will start in the Spring of 2023. Well cleaning is scheduled for 2024. Mini-X quotes are coming in. Olmedo explained the Town is contracted through Sourcewell. Philips asked why a Mini-X. D. Bunch stated that the Mini-X tracks retract to 36-inches and can fit in smaller spaces, help with back strain and has a thumb attachment for weeds and railroad ties. Philips explained that there is a Bobcat. D. Bunch stated that the Bobcat is used for the purpose in which it was purchased. He went on to explain that there is a meter/meter box project in the Hadley RV Park which needs to be completed where the Bobcat will not be able to fit. Philips stated he would like a road sweeper for the Bobcat and has looked online for pricing. It would take place of sweeper/vac truck. D. Bunch explained that the current sweeper/vac truck is not feasible for the Hadley community due to not being community friendly because of shift work. Olmedo explained that the Town will look at the State excess yard for purchase. Fire and maintenance will be heading look at equipment in the next few months. Maintenance team traveling to Tonopah to look at Tonopah Public Utility excess vehicles for pipe rack. D. Bunch is working on contractor information for bid on road repair. Olmedo is working on getting public works number, bid information and scope of work. Philips asked D. Bunch if he can work on sub-grading. D. Bunch stated he will need correct tooling. H. Bunch cautioned Board and employees not to mention employee names in the meeting. Community gym heater was repaired. Olmedo explained that Town facilities ran out of propane. She explained that Nye County terminated services with Ameri-Gas and Suburban Propane is trying to get caught up. Pickleball items were order and recreation team met with Ruthie Maxwell. Installation of new toilets was completed. Hands-free handwashing/drying stations will be looked into. Kitchen dishwasher and sanitizer for Simpson Center was discussed. Silberschlag asked if the current one is broken. Olmedo stated it is not, it is only too small. Explanation of why sanitizer is needed in the kitchen. Softball field and edging will be ready for next softball season. Recreation team has found a vendor for clay, awaiting quote. J. Diller asked about a t-ball field next year. It was explained that the kids had been playing in the vacant lot with the goat heads. D. Bunch stated that he would like to have an engineer/architect to design the field to protect the Town. Addressed concerns on the practice field will be addressed. Olmedo explained that a quote was received from Out West Buildings. D. Bunch explained that he did receive another quote from Tuff Shed but they will not warranty the product. When the shed is received, D. Bunch will level area including batting area. Sweeney asked about a coin pitching machine. Quote has been received for the letterboard sign. Dynamic Sports is working on the project, just waiting on concrete and weather. Silberschlag stated that she has heard good things about the new gym equipment. Philips asked if the Town can start applying for grants to fix the pool, roads, park and recreation grants to finish concession stands. He asked if a grant writer needs to be hired. He stated that it will be a lean year up at the Mine. Olmedo reminded the Board that the household medium income is an issue for our community. She stated that the Town qualifies for the State Revolving Fund Loans. Sweeney asked what does her medium household income have to do with qualifying for grants. She asked where does the tax money come from. Silberschlag asked about late water payment fees. Discussion of turning off water versus charging more fees. Silberschlag asked if a proposed fee schedule can be presented at a meeting.

18. Correspondence, awards, and announcements

P. Olmedo presented the following correspondence:

1. Nye County Board of County Commissioner agenda for 12/6/22, rec'd 12/1/22.

- 2. State of Nevada Department of Taxation re: Request for Extension on Annual Audit Report letter dated 11/30/22, rec'd 12/5/22.
- 3. Nye County Parks and Recreation Advisory Board meeting agenda for 12/7/22, rec'd 12/5/22.
- 4. Tonopah Town Board and Tonopah Library District Board of Trustees agenda for 12/14/22, rec'd 12/9/22.

Silberschlag asked if the election of officers for the Board will be held in January. Silberschlag stated that the tree lighting was great. The Park looked great. She hoped for more floats. Discussion of selling food at these events. Santa Claus was thanked for his participation in the Tree Lighting. Sweeney stated that she drove through Austin and saw their street decorations. D. Bunch stated that there is no electricity on the poles. Silberschlag asked what the Town's expectation is when it snows. Discussion on snow removal. D. Bunch talked about plowing and brining the streets.

19. Review and approve invoices for the Town of Round Mountain for December 13, 2022 meeting

Sweeney motioned to approve the Town of Round Mountain invoices as presented for December 13, 2022. Philips seconded; motion passed 3-0.

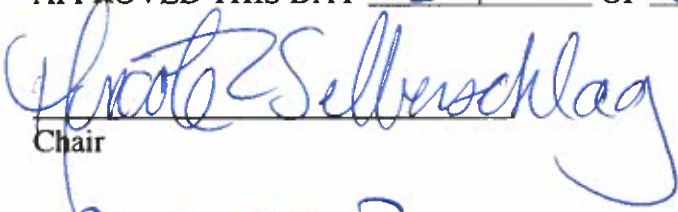
20. Public Comment (SECOND)

Olmedo told the Board that she will move forward with purchasing the shed.

21. Adjourn meeting

Sweeney motioned to adjourn. Philips seconded; motion passed 3-0. Meeting adjourned at 7:42 p.m.

APPROVED THIS DAY 27 OF December, 2022



 Chair



 Vice Chair



 Clerk

 Vacant, Member

 Vacant, Member