

The Regular meeting of the McGill Town Council was held on November 18, 2014 at the McGill Senior/Community Center located at the top of Avenue K at 7:01 P.M.

The following McGill Town Council Members were in attendance:

Bob Winder, Chairman
Roxane Ballandby, Vice-Chairperson
Mike Borovansky, Member
Anne Schroeder, Member

Absent Council Member:

Ed Dubrutz, Member

Also in attendance:

Delores Manchester, Secretary/Clerk
Stacy Laird, McGill Business Rep./McGill Revitalization
Jim Garza, WPC EDC Director
Joni Drahos, McGill Revitalization Assoc.

Council Chairman Winder called the meeting to order at 7:00 P.M.

Council Chairman Winder called upon Council Member Schroeder to lead the assemblage in the Pledge of Allegiance.

PUBLIC COMMENT:

Council Chairman Winder called for comments from the audience.

There was no public comment at this time.

ESTABLISHING STEPS AND TIME FRAMES TO BEGIN THE PROCESS IN MAKING APPLICATION FOR A USDA GRANT/LOAN TO RESTORE/RENOVATE THE KINNEAR LIBRARY BUILDING (This agenda item may include discussion regarding placing the Kinnear Library on the Historical Register):

EDC Director Jim Garza addressed the Council explaining that the secretary had contacted him regarding various options for either grant funding or lending to renovate the Kinnear Library Building. He has gone through the information packet that was sent to the Board of County Commissioners when the Council asked for an agenda item for long term use agreement for the building. He also checked in the Assessor's Office and learned that both parcels are listed under White Pine County's name. He does not anticipate a major problem that the fire station sits half on each parcel, but if the Council needed to they could employ the services of their engineer to have a parcel map/boundary line adjustment. He does not anticipate a major problem for the

long term use agreement either, as the McGill Town has a relationship with White Pine County similar to a father-daughter relationship.

EDC Director Garza listed some of the steps that would have to be accomplished before the Kinnear Library could be renovated. 1) Inspection conducted by the White Pine County Building Inspector to ensure the building is sound. 2) Professional floor plan developed by McGill's contract engineer. 3) Construction estimator to see exactly what it will cost to renovate the building. 4) Make application through USDA's loan program. The NACO Conference is presently meeting at the Bristlecone Convention Center. USDA has a vendor booth at the conference, so he took the liberty to visit with Lisa Goodfellow, their program specialist, about loan funding for the Kinnear Library.

Council Chairman Winder, agreed, noting that the McGill Town Council would need some type of long term exclusive use agreement with White Pine County before proceeding any further. He would note that the BOCC has not always been up front with the McGill Town Council, so the Council will need to have this as a matter of record so McGill could cover themselves.

The secretary pointed out that McGill budgets \$500 each year with Basin Engineering for any project that may come up, such as mapping, engineering projects, etc.

Council Chairman Winder entertained a motion to pursue the long term use agreement with the WPC Board of County Commissioners and the District Attorney.

Council Member Schroeder moved on the motion, Council Member Borovansky seconded.

Motion was carried by a unanimous vote of the quorum present.

The Council requested the secretary to set aside some time to meet with USDA while they are in town.

Council Chairman Winder inquired about placing the Kinnear Library on the State Historical Register.

The secretary explained that she has been in communication with that state agency. She learned that McGill only has 3 structures on the Historical Register (American Legion Hall, McGill Drug Store Museum, and the Nevada Northern Railway – McGill Depot building).

EDC Director Garza explained that there are pros and cons on placing any structure on the Historical Register. The Council would need to research the matter before making their decision. There are grants available to renovate historical building, but there are also requirements that must be complied with.

The Council directed their secretary to carry this matter on the next agenda and have the secretary prepare correspondence inquiring about the requirements.

PLANNED UPDATES/RENOVATIONS AND POSSIBLE GRANT FUNDING OPTIONS FOR THE MCGILL BALL PARK (This agenda item may include discussion regarding placing the McGill Ball Park on the Historical Register):

EDC Director Garza recalled that the Council has had discussions with him regarding the SNPLMA round 15 grant applications. Rather than go for round 15 right now, they need to reaffirm where they are at. There are still some funds remaining, and they need to finish working on the lighting, bleachers, parking lot, sewerage, flag pole, dugouts, finish the bathroom (with heating and locking doors) and the ADA sidewalk.

Joni Drahos inquired about placing the Ball Park on the Historical Register.

EDC Director suggested they hold off on this until they have more firm numbers.

RESPONSE TO BOARD OF COUNTY COMMISSION CORRESPONDENCE DATED OCTOBER 8, 2014 IN WHICH ALL REQUIREMENTS OF THE ABATEMENT ORDER HAD BEEN LIFTED FROM THE BUILDING KNOWN AS STANDARD MARKET:

The secretary recalled that County Commissioner Coster asked if McGill had received a copy of the letter that was mailed regarding the Standard Market. Following that meeting, she went into the Clerk's Office and obtained a copy of a letter signed by Chairman John Lampros stating that the Standard Market was structurally sound, after obtaining a copy of the minutes the October 8th letter referred to, she noticed that the Board had not voted to lift the condemned status. The Chairman instructed her to prepare a draft and have it ready for Council possible action at this meeting.

Council Chairman Winder explained that he feels that the McGill Town Council should respond to this correspondence. The Council has been requesting something to be done about this dangerous building for the past 23 years. He would note that he also feels that the McGill Town Council needs to follow protocol.

Council Member Borovansky motioned to authorize the Chairman to sign the draft letter to the Board of County Commissioners, Council Vice-Chairperson Ballandby seconded the motion.

Motion was carried by a unanimous vote of the quorum present.

Council Chairman Winder read the entire letter into the record as follows:

“Abatement of Dangerous Building – Standard Market”

“The Honorable Clerk Burleigh and Board of County Commissioners:

The McGill Town Council accidently stumbled across the attached letter dated October 8, 2014 from the Board of County Commissioners addressed to the O'Neil Brothers. This letter states in part, that the Standard Market “appears to be structurally sound” and that the Board has rescinded the nuisance order. The correspondence goes on

to state this decision was Board action at the Commission meeting held on August 27, 2014. The Town Council obtained a copy of those minutes, but cannot find where this was Board action.

The Town Council discussed this matter during their meeting held on November 18, 2014, and, as Unincorporated Town created by NRS 269, unanimously went on record as formally protesting the rescinding of the nuisance order that was adopted by the BOCC in Resolution 2013-12. The McGill Town Council Members do not agree with lifting the nuisance abatement, and strongly feel that the Standard Market building located at #14 4th Street continues to be a visual blight and still poses a danger to passerby citizens of McGill. The building still contains a failing roof with holes and other openings to the building, failing mortar and loose bricks which may become dislodged, and the chimney pulling away from the structure.

The McGill Town Council had previously requested copies of all documents and correspondence you have received since this matter was brought to your attention a year ago, but as of this date, have not received anything from you. We are again respectfully requesting copies of all correspondence to and from the O'Neil Brothers and Anthony Seaman. The Council is also asking for copies of the inspection reports from the former WPC Building Official, the new contracted building inspector, the WPC Fire Chief, and the independent contractor Wade Robinson showing that this building has all of a sudden become structurally sound.”

Council Chairman Winder noted for the record that the McGill Town Council has done all they can do to relieve themselves of liability in this matter. The Council needs to hold their heads high, move forward and come up with a resolution.

ADDITIONAL STREET LIGHTS FOR AVENUE K PARK:

Council Chairman Winder reported that he has spoken with Mt. Wheeler Power about lights near the newly installed playground equipment. Mt. Wheeler Power will put the poles in and lights as security lighting. If using security lights the cost will be \$13.23 per month for each light. He has also spoken with Linnell Electric about reconnecting the 2 existing street lights near the Avenue K Park.

Council Member Borovansky motioned to authorize the Chairman to proceed with working with Mt. Wheeler Power on installing security lighting for the Avenue K Park and to continue working with Linnell Electric on installing the 2 existing street lights in the area.

Council Member Schroeder seconded the motion.

Motion was carried by a unanimous vote of the quorum present.

STATUS REPORT ON ACQUIRING MCGILL CENTENNIAL BOOKS TITLED “OVER 100 YEARS OF HISTORY”:

The secretary reported that she called the State Printing Office again. The person explained that she had not completed the cost estimates yet, and asked if she could change the outside color of the book for the second edition.

The Council instructed her to go ahead with working with the State Publishing Office in changing colors of the cover for the second edition.

APPROVAL OF MINUTES:

Council Member Borovansky motioned to approve the McGill Town Council minutes dated October 21, 2014.

Council Vice-Chairperson Ballandby seconded the motion.

Council Member Schroeder abstained from voting due to being absent from that meeting.

Motion was carried by a majority vote of the quorum present.

CORRESPONDENCE:

Correspondence mailed or received since the previous meeting was listed as follows:

1. E-mails regarding funding options for the Kinnear Library Building from EDC office and State Historical Office.
2. Secretary monthly report.
3. Correspondence to BOCC requesting long term agreement for use of the Kinnear Library.
4. Sympathy letter to the Hoggan Family.
5. Memo to Ely Shoshone Tribe donating a Bingo prize from McGill.
6. Memo to WPC HR regarding job description for Janitorial position.
7. Letter to WPC Sheriff thanking for stationing a patrol vehicle in McGill.
8. Letter to Tom Dotson regarding Centennial Book.
9. Letter to Janae Johnson thanking her for interning in McGill.
10. Memo to WPC HR with Personnel Action Form for end of seasonal park employment.
11. Memo to Business Rep. notifying her of potential new business.
12. Correspondence from the State Historic Preservation Office regarding Railroad Depot being placed on the Historic Register.
13. Correspondence from White Pine Chamber requesting a survey be completed regarding membership satisfaction.
14. McGill-Ruth Water meeting agenda.
15. Board of County Commissioner minutes dated Sept. 10 and 24, 2014.

The Board authorized the secretary to notify the County Clerk about re-appointments and to complete the survey to the Chamber.

APPROVAL OF BILLS/AUTHORIZATION TO PURCHASE:

Council Chairman Winder read the following bills submitted for payment into the record.

OPI	\$29.99
(monthly copy machine maint.)	
Bath Lumber	\$101.62
(park operating supplies)	
Bradley's Bestway Market	\$35.29
(Bingo prize)	
Suburban Propane	\$48.00
(annual propane tank rental)	
Pony Express Service Mart.	\$51.91
(park gasoline)	

Council Vice-Chairperson Ballandby motioned to approve the payment of bills as read.

Council Member Borovansky seconded the motion.

Motion was carried by a unanimous vote of the quorum present.

NUISANCE ABATEMENTS:

No nuisance abatements reported at this time.

ANIMALS AT LARGE/VICIOUS DOGS:

It was reported there are possibly 2 mountain lions roaming the upper portion of town.

PARK MAINTENANCE:

No report given for the winter months.

FINANCIAL REPORT:

The secretary reported that McGill is presently 33% into their budget year. Revenues are only at 17% and spending is at 37%.

FIRE/EMT REPORTS:

No report given.

STREET LIGHTS:

Council Chairman Winder reported that a light is out at the top of Avenue K, and that now makes 4 lights out. Also at the corner of North Fourth and Avenue N a car struck a street light, the pole is laying on the ground, he contacted Linnell Electric and learned he cannot replace that pole as it will require digging and pouring cement, he will contact Dirt Works for cost estimates, Linnell Electric is searching for a similar replacement pole. In order for the Town Council to have this antique street light replaced, it will be necessary to obtain purchase orders if the costs exceed \$250 and before the purchase orders can be obtained, it will be necessary to receive a police report from the White Pine County Sheriff's Office.

The Council directed the secretary to prepare correspondence to the Sheriff requesting a police incident report. Also, place this matter on the next agenda for authorization to proceed.

STREETS & STREET SIGNS:

No report given.

NEIGHBORHOOD WATCH PROGRAM:

Council Member Borovansky reported there was 11 persons in attendance at the last Neighborhood Watch meeting. Deputy Pedersen gave a presentation, and printed handout, regarding Holiday safety tips. It is planned to have one of the Judges from the Seventh Judicial District Court attend the Neighborhood Watch meeting in December.

YOUTH/COMMUNITY ACTIVITIES:

Council Member Schroeder reported that she has spoken with the proprietor at Bradley's Bestway Market about ordering candy canes for Santa to hand out. She learned that oranges are extremely high this year, so they may need to go with handing out apples this year.

BUSINESS PLAN/McGILL MERCHANTS REPORTS:

Business Rep., Stacy Laird, reported there will soon be another business in McGill. A gentleman purchased the Conolos Furniture Store. He will be fixing up the basement apartment, then he will repair the front of the building and create a display that will be pleasing to the public. Then he will finish renovations to the store. He is, however, not sure what type of business he will be bringing to McGill. Also, Safety Industries has closed their operation in McGill.

The Council directed the secretary to prepare a welcome letter to this new owner. Also include in the welcome letter copies of information he requested about the Standard Market Building.

The Council also directed the secretary to prepare correspondence to Mr. Hastings stating how sorry they were to see him close his doors, and explain how hard the Council had worked to have the Standard Market, which is next door to his building, cleaned up for him. Also provide him with a few copies of the more recent correspondence regarding Standard Market.

KINNEAR LIBRARY/CULTURAL CENTER REPORT:

Council Vice-Chairperson Ballandby reported that the Kinnear Library/Cultural Center has been changing some of their activities with the hopes of increasing use of their volunteer library.

McGILL REVITALIZATION ASSOCIATION:

Joni Drahos reported that the MRA had attempted to meet with the Women's Auxiliary to discuss Holiday activities, but they were not able to make the meeting. They are also planning a cookie sale during the Holidays.

Stacy Laird reported that she was contacted by Tom Bath about somebody working with the Renaissance Village and had inquired about working with McGill to see what could be done to help make improvements to that facility.

McGILL VOLUNTEER FIRE DEPARTMENT WOMEN'S AUXILARY:

No report given.

PUBLIC COMMENT:

Council Chairman Winder called for any further comments from the public.

There were no further comments from the audience.

MEETING ADJOURNED:

There being no further comments or business to be brought before the McGill Town Council, the meeting adjourned at 8:08 P.M.