

The Regular meeting of the McGill Town Council was held on March 21, 2017 at the McGill Community/Senior Center located at the top of Avenue K at 7:00 P.M.

The following McGill Town Council Members were in attendance:

Bob Winder, Chairman  
Roxane Ballandby, Vice-Chairperson  
Cynthia Angelopoulos, Member  
Ed Dubrutz, Member  
Andy McVicars, Member

Also in attendance:

Delores Manchester, Secretary  
Stephen Bishop, WPC Justice of the Peace  
Woody Robinson, Parks Manager  
Elaine Blackham, EDC Admin.  
Richard Chapman  
Larie Chapman  
Stacy Laird, McGill Business Rep/MRA

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

Council Member McVicars led the Council and audience in the Pledge of Allegiance.

PUBLIC COMMENT:

Council Chairman Winder called for comments from the public.

Council Chairman Winder announced that the McGill Grade School will be holding a Leadership Day on April 5, 2017 at 1:00 P.M. There have been notices posted at the Senior/Community Center and everyone is welcome to attend.

It was recalled that the Grade School Leadership students had also attended a McGill Town Council meeting expressing an interest in their community. Also, anyone is welcome to attend the “One on One” reading lessons that volunteers help the First grade students.

INFORMATION/PRESENTATION REGARDING NEVADA’S CRIMINAL PRE TRIAL RISK ASSESSMENT PROGRAM:

Stephen Bishop, White Pine County Justice of the Peace, addressed the Council explaining that he had scheduled this matter on the agenda to give a presentation on how pre-trial bail is handled in the State of Nevada. For the past 6 months White Pine Justice Court has been working on a pilot program, along with Las Vegas and Reno. The program is titled Nevada Pre-Trial Risk Assessment (NPRA) and they are modifying how bail is set for first time offenders and/or persons of higher risk. White Pine has been working on how bail is set in the rural communities versus larger cities. By representing the rural counties, they will not be having city rules shoved down our throats. WPC is the test area and once finished, it is hoped the other rural counties will have a different way to set bail. Presently WPC has a capacity of about 40 inmates at the WP County Jail, bail is set as the same for habitual persons versus a working person who happened to make a mistake. By having a different bail schedule it is hoped that the poor working person will be able to be released on a lower bail so he does not lose his home, car, etc. They are considering the poor working person having a lower risk of being rearrested or failure to appear. Presently, the poor working person has to have his attorney petition the court to lower his bail, by the time his bail is lowered and he has been released, in many cases, that working person has already fallen behind on the house or car payment, and probably lost his job. They are hoping to come up with a solution to have a flexible bail schedule. Early numbers are showing they have been able to reduce the jail numbers. So far there has been an 86% success rate, FTAs have been reduced down to 7% (vs 25%), re-arrests have been reduced down to 6% (vs 27%).

Council Member McVicars explained that his job is to work with inmates at the Honor Camp, he has had some inmates make the statement that the first thing they are going to do after they get out is to “get high”.

Judge Bishop noted that is because they do not have anything else to do.

Elaine Blackham asked how much does Drug Court help.

Judge Bishop answered that he is not sure, but when he was an attorney in the District Attorney's Office he felt that Drug Court was working. Through Drug Court there are many programs, Drug Court is cheaper than going to prison, and Drug Court has had a few very good successes.

Council Member Angelopoulos asked if AA was working.

Judge Bishop explained that he has not been to any AA meetings, as the people who participate will not speak freely if he is in attendance.

The Council thanked Judge Bishop for his presentation.

POSSIBLE APPROVAL OF COMMUNITY CONNECT GRANT AND/OR POSSIBLE USDA GRANT TO ASSIST THE KINNEAR LIBRARY/CULTURAL CENTER OBTAIN COMPUTERS FOR THE VOLUNTEER LIBRARY AND PROVIDE BROADBAND SERVICE:

Elaine Blackham, EDC Office, addressed the Council explaining that she had been in communication with Linsey Harmond, Community Connect (approached the BOCC a few months ago). Most communities in White Pine did not qualify for grants under her program, with the exception of McGill. The granting agency could provide up to 10 computers along with Broadband internet. If the grant was awarded, the Town Council would have to make a commitment to pay the Broadband service at the volunteer library after the 2 years of free service. Presently McGill rents space for the volunteer library for just the cost of the internet. Shortly after she spoke with Community Connect, she was informed that Broadband was coming to McGill and once here, the granting agency would no longer qualify for the grant. She is still working on another granting program, where she may still be able to obtain up to 10 computers for the Kinnear Library/Cultural Center (volunteer library). She will keep the Town Council apprised of these grants.

APPROVAL OF SNPLMA GRANT APPLICATION FOR ROUND #17:

Elaine Blackham, EDC Office, explained that Round #17 of the SNPLMA grant has come up. She has this matter scheduled on the BOCC meeting for March 22<sup>nd</sup>. SNPLMA has changed some of their guidelines and now agencies requesting grants will need to promote natural and cultural environments. The BOCC will only select 3 projects, she will be asking to have the ones that were not selected to move to SNPLMA Round #18.

STATUS REPORT ON RENOVATIONS TO KINNEAR LIBRARY BUILDING:

Council Chairman Winder informed the audience that the renovations to the Kinnear Library Building has become a touchy subject. During the County Commission Budget meetings, the BOCC held quite a discussion regarding McGill's budget. Somebody had been complaining to the Commission that McGill Town Council has spent too much money on the building. At the bottom of every agenda a note states that the meeting may be closed by appropriate motion for the purpose of discussion on any matter allowed under NRS 241.030 to consider character, alleged misconduct, professional competence... He felt that the BOCC spoke to freely about McGill Town Council, McGill's budget is outside the County budget and the Commission does not control how McGill spends their funds. He had the secretary pull information about the Kinnear Library Building for the past 40 years where McGill has discussed their plans to renovate the building, it was not only until recently that McGill was able to find the funds to make these renovations without dipping into the operating budget. He will read the letter the secretary helped him put together and he would like it attached to these minutes. The letter is letting the BOCC know that McGill Town Council is protesting their carrying on about McGill's spending practices. He encourages the Town Council to continue to support the Kinnear Library renovations, and just because one disgruntled person complains, the Commission discusses the matter in a public meeting (**see attachment at the end of these minutes**).

Council Member Dubrutz noted that the Kinnear Library Building is a County Building. He would note that McGill has several parks that they maintain. Those parks are County parks, but he did not hear the County Commission complaining about McGill spending over \$30,000 maintaining their parks.

Elaine Blackham, EDC Office, explained that she was in attendance of that meeting, and the County Maintenance Super, the Finance Director, and herself tried to explain that this had been an ongoing project. It was not until after the thorough discussion did they let the disgruntled person know that the BOCC could not control McGill's spending.

Council Chairman Winder explained that the letter he had read into the record explained (with documentation) that the Kinnear Library Building has been worked on for the past 40 years. The Commission had been critical of McGill, in a public meeting and then asked the Finance Director to bring this matter back for further discussion.

APPROVAL OF MINUTES:

Council Member Dubrutz motioned to approve the Regular McGill Town Council minutes dated February 21, 2017. Council Vice-Chairperson Ballandby seconded the motion.

Vice-Chairperson Ballandby abstained from voting on the first portion of the meeting minutes due to arriving late. Motion was carried by a majority vote.

CORRESPONDENCE:

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

1. Letter from WPC Clerk in response to McGill annual self-evaluation.
2. Secretary monthly report.
3. Neighborhood Watch meeting report.
4. Letter from WP Public Museum seeking input.
5. E-mail from EDC asking for SNPLMA suggestions in McGill.
6. E-mail from WPC Finance Director with FY2017/2018 budget attached.
7. Letter to EDC regarding community connect grant.
8. Letter to WPC Sheriff listing homes for failure to remove trash.
9. Deposit of funds in the amount of \$132.00 from Kinnear Library/Cultural for internet.
10. Letter placing QUILL order for minute books.
11. Letter to EDC listing McGill's priorities for SNPLMA grant.
12. McGill-Ruth Water GID agenda.

APPROVAL OF BILLS/AUTHORIZATION TO CHARGE:

The following bills were read into the record:

JW Electric	\$635.00
(repair of street lights)	
OPI	\$ 29.99
(monthly copy machine contract)	
Bradley's Bestway Market	\$ 13.32
(cleaning supplies)	

Council Member McVicars motioned to approve the bills as read.

Council Vice-Chairperson seconded the motion.

Motion was carried by a unanimous vote.

NUISANCE ABATEMENTS:

Council Member Angelopoulos recalled that in the previous meeting a complaint had been made about a person residing at #38 Fourth Street who had a 1 ton truck filled with about 40 bags of trash that had not been hauled for several months. She noticed that this person still has not hauled the trash, and she would like a reminder notice sent to the Sheriff.

Elaine Blackham reported that the Ruth Town Council has had some success in abating 2 homes lately. She would like to report homes at #21 and #23 Avenue C. The one home burned several years ago, and the people simply moved to another house without cleaning the area. She would like to see the home that had been partially burned down turned into the WPC Fire Chief to be condemned, and the home those people moved into be cleaned up before it burns down also.

The Council directed the secretary to prepare the necessary correspondence.

ANIMALS AT LARGE/VICIOUS DOGS:

Nothing reported.

PARK MAINTENANCE:

Woody Robinson, McGill Parks Manager, reported that he has been considering retiring. He will not retire until he has found someone who will assume his duties as Park Manager. He has spoken to the assistant he had last year and Mr. Rowley has agreed to return this year. He, or his assistant, will not be able to work as many hours this year, so

he is asking the Council to consider filling the second assistant position. He has surveyed the parks and has noticed there has been considerable vandalism during the winter months.

Council Member Dubrutz referred to his comment earlier in the meeting about the Parks being County property, just as the Kinnear Library is County property. He would like correspondence sent pointing this out to the County Commission.

FINANCIAL REPORT:

The secretary reported that McGill is presently 67% into their budget year with 49% of their revenues being received, and are currently 38% spent.

FIRE/EMT REPORTS:

No report given.

STREET LIGHTS:

Council Chairman Winder reported that he had reported the list of lights that needed to be repaired, but after his report, he learned that a street light had been shot out; however, the broken pieces had been cleaned up before he was able to file a police report. There is still monies remaining in the street light inventory line item, and he will be placing an order to purchase more inventory.

STREETS AND STREET SIGNS:

Council Member Dubrutz reported that the stop sign at US 93 and the Larson Ranch Road had been struck, repaired, and now struck again.

It was recalled that McGill used to have a flashing yellow light cautioning people traveling through town to slow down.

Elaine Blackham suggested that BJ AlMBERG, Basin Engineering, be contacted about the possibility of getting a flashing light brought back to McGill. Mr. AlMBERG currently sits on the Nevada Department of Transportation Board.

NEIGHBORHOOD WATCH PROGRAM:

It was reported there had been 9 persons at the Neighborhood Watch meeting on March 8<sup>th</sup>. The Drug Task Force gave an impressive presentation on the various types of substances, and explained that the most favorite substance these days is prescription abuse. There had been a lot of interest in the discussion about illegal growing of marijuana in the mountains in White Pine that the Drug Task Force agreed to give another presentation on what to watch for when we are out recreating.

It was reported that following the Neighborhood Watch meeting, the officers and members secured the Safety Industries Building after it had been broken into again. It was noted that this building has gone Tax Title and is now in the name of the Treasurer. Windows had been broken out, air conditioners had been removed, and the chain lock at the door had been cut.

The Council directed the secretary to prepare correspondence asking the Treasurer to have the building better secured.

YOUTH/COMMUNITY ACTIVITIES:

Council Member Angelopoulos reported that the volunteer groups have been planning the annual Easter Egg Hunt again this year, but the Easter Bunny is trying to pretend that he is missing, but they are sure he will be found before the Easter Day arrives.

BUSINESS PLAN/McGILL MERCHANTS REPORTS:

Nothing new to report.

KINNEAR LIBRARY/CULTURAL CENTER REPORT:

It was reported that the Kinnear Library/Cultural Center will hold a Music Night on March 24<sup>th</sup>, everyone is welcome to attend.

McGILL REVITALIZATION ASSOCIATION:

It was reported that the MRA is helping the Easter Bunny this year.

McGILL VOLUNTEER FIRE DEPARTMENT WOMEN'S AUXILIARY:

It was reported that the Volunteer Fire Department Women's auxiliary is also helping the Easter Bunny hide eggs this year.

PUBLIC COMMENT:

Council Chairman Winder called for any additional comments from the public. There was no further comments.

MEETING ADJOURNED:

There being no further business or comments to be brought before the McGill Town Council, the meeting adjourned at 8:32 P.M.

White Pine County  
Board of County Commissioners  
801 Clark Street  
Ely, Nevada 89301

RE: McGill Budget

The Honorable Board of County Commissioners,

The McGill Town Council heard you had concerns about their budget regarding the monies set aside for the renovations to the Kinnear Library Building in McGill. The BOCC has been apprised of the planned expenditures to renovate this building several times through the years. It is understood this discussion arose from comments made by a former McGill Town Council Member expressing concerns about the money spent on the Kinnear Library Building. If you had bothered to check your records, you would have found that the Council Member who complained to you was serving as a McGill Town Council in 1991 and he had been in support of the short term financing in the amount of \$12,000 to begin making renovations to the Kinnear Library Building.

To answer your question. The \$100,000 that has been held aside for the renovations to the Kinnear Library Building came from funds returned from the County that had been taken over a period of years. When the Department of Taxation was in control of White Pine County's finances a few years back, Mr. Warner Ambrose (Dept. of Taxation) learned about the County taking funds from the unincorporated town budget. An audit had been conducted by the Department of Taxation and Mr. Charlie Rodewold (Finance Director at the time) and almost \$200,000 was returned to McGill. McGill had been discussing the possibility of obtaining a loan from USDA; however, Elizabeth Francis, suggested, rather than borrow the money, McGill had over \$250,000 in the Fund Balance. Rather than obtain a loan from USDA, Elizabeth Francis recommended to set aside \$100,000 for Kinnear Library renovations, create a separate line item, and document all expenses. If you will recall, Elizabeth Francis, brought this matter to the Board of County Commissioners, for their final approval. Later in the year, Bill Calderwood offered the services of his Department to help McGill work on the renovations, rather than contract out the work.

The McGill Town Council highly commends the efforts of the WPC Finance Director, Elizabeth Francis; WPC Maintenance Superintendent, Bill Calderwood; and Elaine Blackham of the Economic Development Office for the many hours and hard work they have put into this project over the past years. They have proved themselves to be good friends to the Town of McGill.

Now the McGill Town Council is finding themselves, once again, fighting to keep the funds they fought so hard to get back after it had been taken away; and to keep a building that McGill has maintained since 1977.

As you read the attached documents you will see that the McGill Town Council has had control of the Kinnear Library Building since Kennecott gifted the building and land to WPC in 1977 to be used as a library or used by the McGill Town. Since that time the McGill EMT Association purchased the corner lot at 4<sup>th</sup> Street and Avenue K. McGill Town Council made those payments. Then when we received a grant to construct the EMT/Fire Shed, McGill paid over \$30,000 as matching funds. Then McGill Town Council/BOCC approved a short-term financing document in the amount of \$12,000 to finance some renovations to the Kinnear Library Building in the early 1990's. The EMT/Fire shed was placed half (by change order) on the Kinnear Library property and half was situated on the land that McGill EMTs purchased, this was done because; past experiences has shown us that the BOCC has short memories and there would come a day when they would, once again, questions why the Town Council wished to work on the Kinnear Library Building.

Some of you may not know the history of the Kinnear Library Building, or where to obtain much of the information. The Town Council would like to provide you with that history, and has gathered the documentation for you; showing when the building was gifted to White Pine County, when McGill Town Council borrowed money to begin renovating the Kinnear Library,

when additional land was purchased, when the EMT/Fire Station was constructed, and how the two parcels began sharing both the buildings on the same lot. Below is a list of bullets and documentation showing the use history of the building.

- ✓ Board of County Commission minutes from 1975 when Kennecott gifted the Kinnear Library Building to White Pine County (see attached pages #3 & #4).
- ✓ Copy of the Gift by Grant, Bargain and Sale Deed (book 404, page 283-284) dated May 24, 1977 (see attached pages 5, 6 & 7).
- ✓ The WPC Library attempted to operate the Kinnear Library for a few years, but due to budget constraints, it was not economically feasible for them to continue to operate it as a library, and that is when they vacated the building and removed their books and shelving. The McGill Town Council then took over the building use and cost for maintenance.
- ✓ In 1991 the McGill Town Council was approached by the McGill EMT Association (at that time they were a non profit organization) about purchasing the corner property directly adjacent (south) of the Kinnear Library Building. McGill Town Council agreed to the purchase (this was needed to be purchased so the EMT/Fire Station could be located on the corner lot whereby giving McGill better insurance ratings), but to simplify the process at the time the deed was placed in the name of the McGill EMT Association. See minutes showing payments made for the purchase of the corner property adjacent to the Kinnear Library land (agreement book 223, page 289 to 290) (property purchase contract book 223, page 292) (Quitclaim deed book 223, page 293 to 296) (see attached pages #8 through page #17).
- ✓ The EDC Office obtained a grant in the amount of \$50,000 for McGill to construct an EMT/Fire Station. This grant required matching funds, the Council utilized the services of the Honor Camp, and the McGill Town Council paid some of the matching funds of close to \$30,000.
- ✓ During construction of the EMT/Fire Station there had been several change orders. One of the change orders was to create a larger parking lot by moving the EMT/Fire Station several feet north partially onto the Kinnear Library property. Then a back bay door was added to the EMT/Fire Station to enable the McGill fire truck to drive through the building and out the back door utilizing the driveway leading to the Kinnear Library Building. By moving the EMT/Fire Station partially onto the Kinnear Library property, it basically turned both lots into one lot (The Town Council did not know if the BOCC wished to have a new map made and/or if they wished to have a boundary line adjustment done so both parcels could become one) (see attached page #18 and again on page #26).
- ✓ McGill Town Council entered into a loan agreement (short term financing) in the amount of \$12,000 to make renovations to the Kinnear Library Building so the building could be used for Town Council meetings, EMT Association meetings, Fire Department meetings, and renting out the building to persons wishing to utilize the building for events. Renovations were made, but it was soon discovered that \$12,000 was not nearly enough to make the building usable by the public (see Resolution 91-17 and supporting documentation on pages #19 through #27). The person who has been complaining about the Kinnear Library was on the Council at that time, was in on the planning stages and voted for the loan).
- ✓ On September 20, 1996 the McGill Town Council sent correspondence to the Chairman of the Board of County Commissioners discussing payment for heat of the Kinnear Library Building and their intended use of the Kinnear Library as the McGill Town Hall (see attached page #28).
- ✓ On August 19, 1997 the McGill Town Council made the final payment on the corner lot (see attached page #29).
- ✓ The Town Council rented the Kinnear Library Building to the American Legion for a few years, but they soon learned that the heating costs were far too high of an expense for them, so they vacated the building.
- ✓ Then in 2010 the McGill Town Council was approached by a volunteer group wishing to establish a library for the residents of McGill because so many people are unable to travel to Ely: they approached the BOCC about using the Kinnear Library Building. The BOCC told them to approach the McGill Town Council.
- ✓ The volunteer group renamed themselves the Kinnear Library/Cultural Center and approached the McGill Town Council requesting to use the back portion of the McGill Senior/Community Center as their library. McGill Town Council granted them permission to share the building and it was agreed they would pay for the internet access costs in lieu of rent.
- ✓ Through the years, the McGill Town Council continued to consider various options in an effort to move into the Kinnear Library Building, but it was not until after the BOCC appointed Jim Garza as the new EDC Director that we began to be hopeful again about the building. Correspondence was sent dated November 3, 2012 explaining the Town Council's desire to renovate and utilize the Kinnear Library as the Town Hall and partner with the volunteer Kinnear Library/Cultural Center so they could continue offering their volunteer library, computer classes, and free internet services to the residents (see attached pages #30 through #34).
- ✓ The EDC Office was successful in obtaining a grant in the amount of \$50,000 to identify and remove hazardous materials (see attached McGinley & Associates report – pages 35 to 37).
- ✓ After removal of all hazardous materials from the Kinnear Library Building, the WPC Maintenance Dept. was able to bring in a company (CamAir) to evaluate/test/and certify that the building could be occupied (see page 38).
- ✓ On January 28, 2015 the McGill Town Council met with representatives of USDA to inspect the Kinnear Library Building so they could begin discussing the possibility of obtaining a loan through them for the renovations of the building. (see pages 39 to 42).
- ✓ On April 22, 2015 the McGill Town Council requested a purchase order in the amount of \$14,142.37 for R & R Roofing to install a new roof on the Kinnear Library Building (see pages 43 to 44 ).

- ✓ In October 2015 the Town Council and Maintenance Calderwood began working with Basin Engineering to design the renovations (see page 45 listing those costs).
- ✓ Then during the budget workshop in 2015 the WPC Finance Director suggested to set aside \$100,000 for the renovations to the Kinnear Library and the WPC Maintenance Superintendent offered the services of his department to do the labor during the winter months. This was approved by the BOCC during their budget approval process last year.

Now, McGill Town Council is back to where they started. We find ourselves, once again, explaining how and why we have struggled to maintain control and use of the Kinnear Library Building, and how we managed to get our money returned to our Fund Balance; only to have the BOCC question in a public meeting, how we spend our funds. Possibly it is time to bring the Department of Taxation back into the picture so they can explain to you where McGill's funds come from and how they can be spent.

Respectfully submitted,

Bob Winder, Chairman  
MCGILL TOWN

COUNCIL