

**CARLIN CITY COUNCIL
CITY OF CARLIN, STATE OF NEVADA
CARLIN MUNICIPAL COURT ROOM
101 SOUTH EIGHTH STREET
CARLIN, NEVADA**

**August 28, 2024
6:00 PM**

CALL TO ORDER AND ROLL CALL

Council Members Present: Mayor Holbrook
Vice Mayor Margaret Johnston
Councilperson Cameron Kinney

Council Members Absent: Councilperson Denise Taylor
Councilperson Lyndsie Whigham

Staff: Richard Braithwaite, City Manager
Melinda Harris, City Clerk
Kevin McKinney, Police Chief
Lauren Landa, City Attorney
Michael Hanley, City Attorney

Public: Toni Rakestraw, Zero Suicides Elko County
Mike Tangreen, Dovetail Ranch
Britney Painter, Self
Karla Jones, Clay and Elva Dawn Knight
Davide Peck, Capurro Trucking

Pledge of Allegiance:

1. Comments by the General Public (Non-Action Item):

a. None.

1a. Public comment from Mayor Holbrook recognizing September 2024 as Suicide Prevention Month.

a. Mayor Holbrook stated that he wanted to note that the Mayor in Elko and many Mayor's across the nation have issued a proclamation for Suicide Prevention Month September 2024, I think we as the Council and the City want to recognize that we support the people that are trying to make us aware. Please be watching out there, and it is not just in September. I think we want to talk about it and get everyone aware and have them watch out for people having issues, and watching out for us, and I think this is a great thing.

- b. Toni Rakestraw stated Guy Eonis Taylor: April 4, 1958; George Guy Taylor Sr: September 28, 2000; Christopher Ryan Rakestraw: January 5, 2019; and Kate Williams Staples: November 30, 2023, these are my family members that I have lost to suicide. I am a board member and the Carlin representative for Zero Suicides Elko County. Zero Suicides Elko County is a nonprofit dedicated to better understanding suicide prevention and mental health. September is Suicide Awareness Month, but for me it is every day. I stand before you today to thank you for honoring Suicide Awareness Month. Seventy one percent (71%) of our Nevada communities do not have enough mental health providers to serve Nevada residents according to Federal health guidelines. Last year in Northern Nevada, that is Elko, Eureka, Lander, Humboldt, Pershing counties, there were twenty-nine deaths by suicide. They say up to one hundred thirty-five people are affected by one suicide. I believe that is so much more in communities such as ours. The last three years I have hosted Carlin's 5K walk, the walk for fostering hope, health, and healing, sponsored by Zero Suicides Elko County. This year the walk will be held on September 14th at Carlin City Park at 8 AM. I challenge you, our city leaders, to be there to show your support, schedule permitting. I know each of you have been affected by suicide and I know all of you have been affected by my son's suicide, being friends of my son, or family of friends of my son. You do not have to walk, just seeing you in the crowd is enough. Suicide prevention starts with all of us using our voices and speaking out and letting our community know there are resources out there to help, so please show your support for those we have lost and those that are still struggling.
- c. Mayor Holbrook stated thank you for serving and trying to get this out to the community.

2. APPROVAL of Expenditures and Purchase Orders (for possible action):

- A. Review, discussion, and possible approval of City expenditures between Aug 15, 2024 and August 28, 2024. The expenditure list is available for public inspection at City Hall, 151 S 8th Street, Carlin Nevada.
 - a. *Note this was moved from item 6 to item 2 on the agenda.*
 - b. ***Councilperson Kinney moved to approve City Expenditures between August 15, 2024 and August 28, 2024. Vice Mayor Johnston seconded. Motion passed.***

Mayor Holbrook called for a five-minute recess while we wait for the 6:15 PM time frame for the public hearing.

Mayor Holbrook called the meeting back to order at 6:15 PM and noted that all of the Council people are still here.

3. 6:15 P.M. PUBLIC HEARING (for possible action):

- A. Review, consideration, and possible action, including but not limited to, whether or not to cancel, temporarily suspend for such period of time as the City Council deems advisable, or permanently revoke the liquor license of MICHAEL W. TANGREEN, aka MIKE TANGREEN, dba DOVETAIL RANCH, or place such restrictions and conditions upon a license as the City Council deems necessary or advisable.
 - a. Lauren Landa, City Attorney, stated that Mr. Tangreen was served with a

notice of hearing to determine cause personally on August 21, 2024, by Officer Sexton, who is also here at the hearing.

- b. Michael Hanley, City Attorney, stated thank you Mayor, I would like to begin with a short opening statement, followed by Mr. Tangreen if he wishes to do so. As the Council knows, two weeks ago today we had a public hearing where the Council decided to revoke the brothel license of the Dovetail Ranch. Now, we want to present the same evidence, but it is new in the sense that through the brothel revocation investigation, we received this evidence that suggested a violation of the City's Liquor Code as well, by allowing a minor present in the bar area. We will have the same sole witness as last time, it will be Chief of Police, Kevin McKinney, and he will testify to many of the same things as before, but I will be asking some additional questions that pertain to whether the child was in the bar or not. Thank you.
- c. Michael Hanley, City Attorney, stated I will call up my witness, the Chief of Police, Kevin McKinney.
- d. Michael Hanley, City Attorney, asked what is your current position here?
- e. Kevin McKinney, Police Chief, stated I am the Chief of Police here in Carlin.
- f. Michael Hanley, City Attorney, asked how long have you been the Chief of Police?
- g. Kevin McKinney, Police Chief, stated a little over three years.
- h. Michael Hanley, City Attorney, asked do you have any prior law enforcement experience before this?
- i. Kevin McKinney, Police Chief stated I have a total of thirty-six years of law enforcement experience.
- j. Michael Hanley, City Attorney, asked are you familiar with the Dovetail Ranch?
- k. Kevin McKinney, Police Chief, stated yes.
- l. Michael Hanley, City Attorney, asked what is it?
- m. Kevin McKinney, Police Chief, stated it is a brothel on the west end of the City.
- n. Michael Hanley, City Attorney, asked did something happen recently at the Dovetail Ranch that brings you here tonight?
- o. Kevin McKinney, Police Chief, stated yes.
- p. Michael Hanley, City Attorney, asked what was that?
- q. Kevin McKinney, Police Chief, stated that the Police Department received a report from a mother who found some videos of her child in the brothel and brought them to us to investigate.
- r. Michael Hanley, City Attorney, asked where did she find these videos?
- s. Kevin McKinney, Police Chief, stated on the child's father's cell phone.
- t. Michael Hanley, City Attorney, asked what does this video depict?
- u. Kevin McKinney, Police Chief, stated it shows the mother's daughter who is three years old dancing on the pole that is in the front area of the brothel.
- v. Michael Hanley, City Attorney asked do you how old that minor is?
- w. Kevin McKinney, Police Chief, stated three.
- x. Michael Hanley, City Attorney, asked how do you know that?
- y. Kevin McKinney, Police Chief, stated the mother advised us that she was

three.

- z. Michael Hanley, City Attorney, asked how do you know this happened at the Dovetail Ranch?
- aa. Kevin McKinney, Police Chief, stated looking at the background of the video, I immediately recognized it as the Dovetail. We then immediately served a search warrant, took photos of the Dovetail for confirmation.
- bb. Michael Hanley, City Attorney, asked this first video that you indicated receiving, were you able to figure out when it was taken?
- cc. Kevin McKinney, Police Chief, stated yes, it was recorded, or loaded on the phone on July 19th.
- dd. Michael Hanley, City Attorney, asked would you be able to recognize a still frame from that video today?
- ee. Kevin McKinney, Police Chief, stated yes.
- ff. Michael Hanley, City Attorney, asked do you recognize this photograph?
- gg. Kevin McKinney, Police Chief, stated yes, I do.
- hh. Michael Hanley, City Attorney, asked what is it?
- ii. Kevin McKinney, Police Chief, stated it is a photograph I took of the video off of my computer screen. Just a still shot of the video. It shows a young girl on the pole in front of the bar.
- jj. Michael Hanley, City Attorney, asked do you know if this was in the bar area?
- kk. Kevin McKinney, Police Chief, stated yes, sir.
- ll. Michael Hanley, City Attorney, asked how were you able to tell?
- mm. Kevin McKinney, Police Chief, stated I recognized it, and when we served the search warrant and took the photos, the photos were entirely of the bar area, to match.
- nn. Michael Hanley, City Attorney, stated you indicated that there was a second video as well, correct?
- oo. Kevin McKinney, Police Chief, stated yes.
- pp. Michael Hanley, City Attorney, asked were you able to indicate when that video was taken?
- qq. Kevin McKinney, Police Chief, stated it was at the same time incident, just different videos are recorded, only fifteen seconds or thirty seconds at a time, just two different segments of the same video.
- rr. Michael Hanley, City Attorney, asked what did you find on the man's phone once you served the search warrant?
- ss. Kevin McKinney, Police Chief, stated when we served the search warrant and extracted the data from the phone, we found some more still images of the child being in the Dovetail on a different date.
- tt. Michael Hanley, City Attorney, asked would you recognize one of those photographs today?
- uu. Kevin McKinney, Police Chief, stated yes.
- vv. Michael Hanley, City Attorney, asked Chief McKinney, do you recognize this photograph?
- ww. Kevin McKinney, Police Chief, stated yes, I do.
- xx. Michael Hanley, City Attorney asked what is it?
- yy. Kevin McKinney, Police Chief stated it shows the same young girl, again on

- the pole, in the bar area of the Dovetail. It also shows the fathering sitting there, watching her, observing.
- zz. Michael Hanley, City Attorney, asked if it appears that he is sitting on a bar stool in that photograph?
- aaa. Kevin McKinney, Police Chief, stated yes, sir.
- bbb. Michael Hanley, City Attorney, asked did you ever figure out who sent this photograph.
- ccc. Kevin McKinney, Police Chief, stated yes.
- ddd. Michael Hanley, City Attorney, asked who sent it?
- eee. Kevin McKinney, Police Chief, stated it was a text message thread from Sky, who was identified as Mariah Beal, she is the manager of the Dovetail.
- fff. Michael Hanley, City Attorney, stated you also stated you took some pictures just to show that those videos and the picture were taken at the Dovetail, correct?
- ggg. Kevin McKinney, Police Chief, stated yes.
- hhh. Michael Hanley, City Attorney, asked would you recognize one of those photos today?
- iii. Kevin McKinney, Police Chief, stated yes.
- jjj. Michael Hanley, City Attorney, asked do you recognize this photograph?
- kkk. Kevin McKinney, Police Chief, stated, yes I do.
- lll. Michael Hanley, City Attorney, asked what does that depict?
- mmm. Kevin McKinney, Police Chief stated it is a photo of the eastern wall of the bar area, taken from the western side of the bar. The reason this photo was taken was because of the background. It shows the pole, it also shows a fan there, like cooler, and the cross swords that match the background of this first photo.
- nnn. Michael Hanley, City Attorney, asked do you know what the primary purpose of business of the Dovetail Ranch is?
- ooo. Kevin McKinney, Police Chief, stated it is a brothel.
- ppp. Michael Hanley, City Attorney, asked is the building designed as a brothel?
- qqq. Kevin McKinney, Police Chief, stated I believe so yes. It is essentially a bar and the back area has bedrooms in it.
- rrr. Michael Hanley, City Attorney, asked in your opinion, as an experienced police officer, now having been the chief, do you think it would be a risk to let the bar area of the Dovetail remain open when the primary purpose of the business is to essentially be a brothel.
- sss. Kevin McKinney, Police Chief, stated I believe it would be a slippery slope. If the bar were to remain open. It is a brothel, if the bar to remain open, I think there would be potential for unlicensed prostitution to occur, yes.
- ttt. Michael Hanley, City Attorney, asked would it present a hardship on your department to supervise to supervise the bar or would you need to provide additional police coverage to do so?
- uuu. Kevin McKinney, Police Chief, stated the concern would be the patrons of the bar engaging in prostitution activity. It would require a much more diligent effort on our part to make sure that is not occurring.
- vvv. Michael Hanley, City Attorney, asked have you had any recent

communications since the last Council meeting where the brothel license was revoked with Mr. Tangreen?

www. Kevin McKinney, Police Chief, stated I don't believe so, no. Not since the last meeting, no.

xxx. Michael Hanley, City Attorney, asked has your department?

yyy. Kevin McKinney, Police Chief, stated possibly, but I know that Officer Sexton served him with the notice of this hearing earlier this week. I don't know of any specific comments that were made, but it wouldn't surprise me. It's a small town. Everybody knows Mr. Tangreen. Nothing official, I would say.

zzz. Michael Hanley, City Attorney, stated you indicated that there was a bar area in this brothel, the Dovetail Ranch, correct?

aaaa. Kevin McKinney, Police Chief, stated yes.

bbbb. Michael Hanley, City Attorney, asked if liquor or alcohol is sold there?

cccc. Kevin McKinney, Police Chief, stated yes, sir.

dddd. Michael Hanley, City Attorney, stated I have no further questions at this time. Mr. Tangreen can ask Chief McKinney any questions if he chooses.

eeee. Michael Tangreen stated I have a couple of comments. I might have a couple of questions, but I'm the owner of the Dovetail Ranch. We have been closed the majority of 2024. Different managers coming in, trying to get everything set just perfect to legally open, so as soon as I received a call that there was an issue at the Dovetail, I immediately, voluntarily, closed my business pending investigation. I believe in the Constitution of the United States. I believe everybody is innocent until proven guilty. I am staying closed, no matter what you guys decide, until this is all taken care of, and I have all of the information that is relevant. That could take months. Regardless of your decision, I have no intent to reopen as a bar, pending investigation, to see what comes out. It is a complicated situation, so that's where I stand.

ffff. Michael Hanley, City Attorney, stated he has no further questions for the Chief. I will call Mr. Tangreen for a couple of questions.

gggg. Michael Hanley, City Attorney, asked Mr. Tangreen, at the last hearing isn't it true that you were a very busy man and that you don't have much time to supervise the Dovetail Ranch?

hhhh. Michael Tangreen stated I am a busy man.

iiii. Michael Hanley, City Attorney, asked but isn't it true that you said that?

jjjj. Michael Tangreen stated I do not recall that exact statement. I'm not saying that I did or I didn't. A lot happened that day. I can't say one way or the other.

kkkk. Michael Hanley, City Attorney, stated you indicated any investigation and pending more information you were not going to open the bar at this time, correct?

llll. Michael Tangreen stated correct.

mmmm. Michael Hanley, City Attorney, asked if all of that were taken care of at some point, would you intend to reopen the bar?

nnnn. Michael Tangreen stated as of right now, my intent would be no. I'm looking at all of my options. I have ran the Dovetail for a long time. I'm not saying it is something I would want to do again.

- oooo. Michael Hanley, City Attorney, asked is there any intention at all to reopen this as a bar at some point?
- pppp. Michael Tangreen stated as of today, no, I'm looking at a lot of different options. We will see where the future takes me. I'm not going to close any doors.
- qqqq. Michael Hanley, City Attorney, asked is that going to change in the future?
- rrrr. Michael Tangreen stated life changes. Everything changes.
- ssss. Michael Hanley, City Attorney, asked if things changed and you decided to reopen, how would you prevent something like this happening again?
- tttt. Michael Tangreen stated right now I am focusing on other nonrelated things to do with that property. I've been trying to decide whether to close it or keep it open. The industry is declining, the nation's social media is changing. All businesses change, right? The grocery store isn't the same as it was twenty years ago. I've been looking at going a different direction before this happened.
- uuuu. Michael Hanley, City Attorney, stated I have no further questions for Mr. Tangreen.
- vvvv. Mayor Holbrook stated so canceling this liquor license isn't a big deal. We could suspend it without any conditions at this time, so it doesn't preclude you from getting another one.
- www. Michael Tangreen stated that my opinion is that I think the fair decision would be to suspend it pending investigation. Just because today, I am not considering reopening. It has been a rough month. It has been a rough year. I did think about surrendering my license. I gave it some thought and I changed my mind. I'm going to go through due process, which I believe in, and see what happens. I'm not willing to surrender my license.
- xxxx. Mayor Holbrook stated okay, so not surrendering. I guess on this license, I guess this is a question also. The liquor license is under the Dovetail Ranch and Michael Tangreen, so it is essentially not a brothel business. When I look at it, does this license even exist anymore? Because right now it is not a brothel because you do not have a license to run. We are doing a hearing, but it is in a nonexistent business license. It is not a brothel. Shouldn't that negate the liquor license?
- yyyy. Lauren Landa, City Attorney, stated the copy that I have of the business license which expires on December 31, 2024. It is a business license that lists the Dovetail Ranch owned by Mike Tangreen. The liquor license and the brothel license are both in Mike Tangreen's name doing business as the Dovetail Ranch. They are both listed on the business license.
- zzzz. Mike Tangreen stated they are a separate fee.
- aaaa. Lauren Landa, City Attorney, stated they were independent applications and independent fees.
- bbbb. Mike Tangreen stated that there is a lease in place that hasn't been asked about. I do have a lease with Skye. She is liable for everything. Due process needs to happen. I am very surprised that I was subpoenaed to come here today and I was told I was going to be subpoenaed again at the next meeting to revoke my business license.

- cccc. Mayor Holbrook stated these are separate licenses. This is due process. We have proof that there was a young girl in that establishment, and when you get on the website, it says it is open twenty-four hours. The brothel license was violated and it is a violation of the liquor license also. I can look at it and say there were violations that took place. You have stated that you were busy, but the Council gave you a liquor license and a brothel license for you to take over it. You are saying you can't watch over it. When we give these licenses out we have to give them to people who are going to follow through and take care of it. You have been saying that I am not there and that there is a lease and somebody else is responsible. We didn't give that person the liquor license or the brothel license.
- dddd. Michael Tangreen stated I agree. I do have one question for Chief McKinney. Would you agree that the Dovetail has been closed more than fifty percent of the time in 2024?
- eeee. Kevin McKinney, Police Chief, stated well I don't know about closed per say, I know you haven't had any licenses prostitutes there for the majority of the year. I don't know about your doors being locked or anything.
- ffff. Michael Tangreen stated is there anything regarding the liquor license this spring?
- ggggg. Kevin McKinney, Police Chief, stated several months ago Skye, or Mariah Beal, applied for a liquor license, at that time I denied her that liquor license because the brothel license was under Mr. Tangreen's name. She explained to me she was leasing and that was her statement. I said you would have to get both placed in your name if you were doing a lease, and I would need that paperwork. She never supplied any of that to me. She did apply, but it was denied for that reason. I asked for it. She didn't provide it to me.
- hhhhh. Michael Tangreen stated there has been a large period of time where it was closed. No liquor in the building, no prostitutes. That's all I have to say.
- iiii. Vice Mayor Johnston stated once again Mike, I wish you would have had an attorney here for yourself. I think you should have representation when you have a hearing.
- jjjjj. Britney Painter stated I was at the last meeting, my daughter, my baby, is the three year old, the evidence is in the pictures. I mean she was in there during bar operated times, between 11 and 3:30 in the morning. That was when she was in there. I saw pictures of sexual acts being performed in there. I don't know if she was present during those time or not, so on top of her being exposed to that kind of stuff on top of liquor being supplied, worse things could have happened to her, aside from those pictures being taken. Skye, who had the opportunity to sit in here at the meeting a couple of weeks ago, could have advocated for herself, saying what she was doing wasn't correct in that sense, but she just sat there and said sorry as they walked out of here. There is so much wrong with this and my daughter was present for that. She had been in there multiple times. It is just by chance that I caught her there during those times. One chance might have been an accident. What do we call multiple times? That is the behavior, and the behavior was that my three year old was allowed to be there during operations of sexual acts and liquor being

served. It is all there in the pictures and she could even come in here and explain that to you guys, even to the point what they were serving to drink, a three year old could do that. That's how often she frequented that place. That's all I have to say.

kkkkk. Cameron moved to revoke the liquor license issued to Michael W Tangreen, aka Mike Tangreen, doing business as Dovetail Ranch. Vice Mayor Margaret Johnston seconded. Motion passed.

IIII. Cameron amended his motion to include the findings of the revocation, a minor was found present on premises and that an agent or employee of the licensee knowingly allowed or permitted a minor to remain in the bar area of the premises of a license where the liquor was sold or served and substantial evidence was produced to support this finding, and during the subsequent investigation that on August 14, 2024 the brothel license of the licensee was revoked due to photographic evidence of a minor being on the premises of the brothel known as the Dovetail Ranch. All photographs show the minor in the bar area where the liquor is sold or served. One of the photographs was sent to the father of the minor by an agent or an employee of the Dovetail Ranch and that she knowingly allowed or permitted a minor to remain in the bar area of the licensee where liquor of any kind is sold or served, and the owner of the Dovetail Ranch has at all times known that liquor establishments are a heavily regulated industry and that a liquor license is a privilege license, despite this allegation of the Dovetail allowed the minor to remain in the bar area of the premises. This conduct is in violation of the City Liquor Code. The Council finds that the manager or bartender violated or permitted to be violated 5-3-21b of the Carlin City Code by allowing a minor to remain in the bar area of the premises of the licensee where liquor of any kind is sold or served. Cameron moved to revoke the liquor license issued to Michael W Tangreen, aka Mike Tangreen, doing business as Dovetail Ranch based on these findings. Vice Mayor Margaret Johnston seconded. Motion passed.

mmmmm. Public hearing was closed at 6:49 PM.

4. Application for Parcel Map Approval (for possible action):

A. Review, discussion, and possible approval of "Application for Parcel Map Approval" requested by Clay and Elva Dawn Knight involving Lots 1, 2, and 3, Block 207 as shown on the Map of Western Addition to the town of Carlin, on file in the Office of the Elko County Recorder, Elko, Nevada, as File No. 51175.

- a. Karla Jones stated she is here to represent Clay and Elva Knight because they are out of town.
- b. Cameron Kinney stated this is a return to acreage, so those lots are now becoming one big lot from the three individual lots that is was previously, is that correct?
- c. Karla Jones stated correct.
- d. Cameron Kinney asked this was approved by the Planning Commission?
- e. Karla Jones stated correct.
- f. Cameron Kinney made a motion to approve the application for parcel map**

approval as requested by Clay and Elva Dawn Knight. Vice Mayor Margaret Johnston seconded. Motion passed.

5. Real Estate Purchase Offer from Capurro Investments LLC (for possible action):

- A. Review, discussion, and possible approval for the City of Carlin to sell two parcels of land in the City's industrial park to Capurro Investments, LLC.
 - a. Richard Braithwaite stated the people from Capurro said that they would be here but they are not here.
 - b. Cameron Kinney asked if it has been reviewed by our City Attorney?
 - c. Mayor Holbrook stated it has not been reviewed by our City Attorney.
 - d. *No Action Taken.*

6. Possible Closure of the Conservation Honor Camp (for possible action):

- A. Review, discussion, and possible action by the Carlin City Council to respond in writing to the State of Nevada on their request for a letter from the City of Carlin on the City's intentions with the possible closure of the Conservation Honor Camp that is located on the City's property.
 - a. Richard Braithwaite stated he has a written email sent in from our Assemblyman Bert Gurr and he wanted me to read this into the record and for your consideration. "Thanks for the invite, Richard, I am already committed for tomorrow night, so I am unable to attend. I think the Council should ask for an amount of money from the State to make sure they have sufficient or something to offer a developer to use for Carlin's benefits. Thanks again."
 - b. Mayor Holbrook stated essentially the State is asking us do we want to take those building? I have looked at it. I believe that if the State is closing the conservation camp, that the City would want it, but I agree with Bert Gurr, that we would need to get some money to help close it or rehab it and that. We would have to look at how much money we would request. I am in favor of if they close the conservation camp, that we are willing to accept those buildings.
 - c. Vice Mayor Johnston stated I have been looking at different things, they are closing honor camps and prisons all over the United States, they have put them into motels, distilleries, stuff like that. Out there, we aren't just losing the camp, we are losing employees because we use the cons for our Public Works. I've been crunching some numbers to see how much it would be to replace four employees, to replace the cons we are losing. That is four cons, we were supposed to have up to eleven cons. I was asking Melinda to crunch some numbers to see how much it would cost us. It would cost us close to two million dollars (\$2,000,000) in salaries and benefits that we are going to have to pay four employees to cover seven years in the contract that we are losing. Plus, out there we have a sewer pond that is not up to date. I would like to look at the water tower out there as well, and see how much it is going to cost to rehab that. If we are going to take it as the City, we need to have the State rehab it for us. I think it is a good idea to keep NDF out there. Have them write a contract with NDF. I don't think the prison cells are worth saving. We might have to mitigate that, but if we get that part gone, if we can rehab some of the recreation center to fit in with housing or something out there. We need senior

living or low income housing, but the State has to help us. We don't have the people for what it takes to plan all of this. We don't have the people; we don't have the time. If get the State to work with Nevada Rural Housing for our senior living facility out there and some low-income housing on the other side. Help us get that infrastructure put in that is going to be needed to get that place feasible as a housing area as you have discussed. Then you are looking at a few million dollars to do it, plus the loss of employees for seven years.

- d. Mayor Holbrook stated the barracks probably aren't worth saving. I guess what we are trying to get here. We direct staff, or we say that the City of Carlin is going to accept those buildings with the condition that we are going to need financial help to rehab and make it livable. The rec room isn't really usable now. We don't want to take a bunch of buildings that we are stuck with, but there is value out there. I think that's what the State is saying, if we work with staff to get money and go to the Legislature and say Carlin is willing to amend this contract and we are going to need two million dollars (\$2,000,000). I have been out there with the Boys and Girls Club and they are talking about how much it would take to make that facility useable. We don't have those numbers. I am in favor of accepting this, but we need our staff to get some numbers.
- e. Vice Mayor Johnston stated after looking at our water infrastructure and the cost of it jumping up, that is not going to be near enough for what you are talking about doing.
- f. Mayor Holbrook stated we can say nothing and they go to the Legislature and the Legislature says tear it down. The City doesn't get anything. We don't get buildings, we don't get money, we get nothing. Do we want to just say we don't want to deal with it. You do what you are going to do and then we let the Legislature decide. Or do we want to be a part of this and say we want to take these buildings, we want to work with you, but we are going to need help. I think the City of Carlin can turn it into a nice facility out there if they give us some financing with it.
- g. Cameron Kinney stated within the contract right now they are supposed to put it back to the way that it was and how much is that going to cost the State? If that is going to cost them five million dollars (\$5,000,000) to put it back to the way it was, I think we should be asking for those five million dollars (\$5,000,000), if we decide that we are going to takes this on. To the point of Margaret, if we are losing staff, that we don't have anymore, how are we going to keep these facilities up with the staff that we have now, if we are already losing that staff? It's already causing us a heartache not having that staff as it is and then we are taking on these extra facilities without that extra staff. That's another thing that we need to look at. I don't think anyone is thinking that we take it over without any help from the State. It's not really something that we are interested in, but we definitely don't want the State to get off scot free. We gave this to the City of Carlin, look at what we did, we made it right. Which really wouldn't be making it right because from what I hear that it was going to take a lot to get these facilities back to working order for whatever we decide to do with it. As far as the Boys and Girls Club, I don't know why the State is pushing so hard on this if it is not closing down for two years.

- h. Mayor Holbrook stated they have to go to Legislation which starts in January. They are trying to prepare what they are going to ask the State for.
- i. Cameron Kinney stated the Boys and Girls Club are probably going to outgrow the Gathering Place and they will need a new facility before two years. As far as senior living, I think that should go next to the Senior Center. There is a lot that we own there. There is a lot that we own there and there are people that want to move that dirt for us that want that dirt. It's there, I think that facility should be looked at going there first, before it goes out there. As far as housing, if a developer comes in, they may want to use what is out there. We would have to look at as a developer, if we take that from the State and give them two million dollars (\$2,000,000), is a developer going to want to do that? Or are they going to want to start from scratch?
- j. Vice Mayor Johnston stated this is my thoughts. We are in the dark. We don't know the cost of rehabbing that facility. We can't make a judgement of we need this much money until you get the estimate of the costs to repair it, replace it with buildings that are utilizable. How do you pull a number out of the air, saying you give us this much money and we will rehab it? I think we need to get their staff and our staff to see how much it will cost us for employment and how much it will cost our staff to maintain the sewer pond, even if it gets updated and upgraded for housing, our City staff from Public Works is still going to have to maintain it, so we are going to have to have more employees to maintain it. That's just a fact and where is the money coming from?
- k. Mayor Holbrook stated I believe it is usable; we can say that we need to replace four people, we survived a few years without the cons here. Are they worth four people? We went a few years without them showing up. I do believe that there is value for the City of Carlin to say we will accept that property, but we will need financial assistance from the State to say we will take it. Everybody that I have been with has said this can be fixed up and usable. The State is wanting to know if we are willing to amend the contract. There is the discussion, maybe as the Council we don't want to deal with it at all. If we don't make the decision, the State will make the decision, and I would rather be in the driver's seat on this. I believe we can get developers out there. I believe it is very valuable.
- l. Cameron Kinney stated if we don't make a decision or send something to the State, it has been decided in the contract.
- m. Mayor Holbrook stated we are either saying yes, we want to save the buildings or no we don't want them.
- n. Cameron Kinney stated I don't think we can make that decision without the financials. I think our intention is for the State to give us some financial foresight on what it is going to cost to do either one.
- o. Mayor Holbrook stated or we tell the State we are willing to take these but with the caveat that we are going to need some money and the State and City Staff are going to have to find some numbers. It's a little bit vague.
- p. Vice Mayor Johnston stated it is totally vague. We are breaking the contract we want you guys to give us a letter of intent telling us what to give you to do what we want to do, so that's pretty vague on how to do things.

- q. Cameron Kinney stated my point is we can't really make that decision if we want it, until we know. If we say we want it and we find out later that it is going to cost us way too much to do it, we've already told them that we want it. Is the State really willing to give us that money? I would not like to make the decision to take it without those financial numbers. I would not like to say we want it without the foresight to see what it costs.
- r. Vice Mayor Johnston stated the cost of updating those sewer ponds, I know they need updated. The water tank, the well, they can work with us on getting well permits. A housing section out there would be lovely. A business out there would be great. Can we afford the cost of it? Give us some numbers. Tell us the cost of what it will cost to rehab it.
- s. Mayor Holbrook stated we can say we want to keep the buildings and get the numbers and see what the Legislature is really willing to offer to give us, because that is who is going to decide.
- t. Cameron Kinney asked what happens if it is not enough?
- u. Mayor Holbrook stated we are going to say we are willing to accept these buildings with the understanding that we are going to have to have the financial to help take care of these buildings or rehab them. Find somebody else who will take over something. We are committing to saying that we are willing to renegotiate our contract. Right now, the contract says they are gone. We would have to change the contract. They can go to the Legislature with the contract. I want you guys to say we will accept the buildings and will come back with a monetary amount from the Legislature or have the Legislature say this is the amount we are willing to give to the City of Carlin or we are tearing it down.
- v. Cameron Kinney stated I just want to be careful on our wording, so the State doesn't come back to us and say you accepted these buildings. We will give you two million (\$2,000,000) that's what you have accepted, take it or leave it. Then we don't have the choice of going back and now two million (\$2,000,000) is not enough and now we want you guys to tear it down and I don't want them to say that you guys already accepted the buildings. That's all I have to say.
- w. Richard Braithwaite stated they were here two months ago asking for a letter of intent from the City for the buildings. Any draft proposals that go before the Legislature have to be turned into State staff and State attorneys for review in September. They will take sixty days to review. They have to have it into the Legislature first of December, who has thirty days to review before session opens in January to make the decision. We are running out of time to get a letter of intent back to the State. If we don't get it back in time, then it is going to go back to the existing contract, which is they will bulldoze, hand us back dirt, except we will get the water tank. Right now, you have a short window where you can send back a letter saying that you would like to negotiate a financial settlement to accept the buildings, and you can pen something and get it back. The State already has an estimate on demolition. The State has no interest in rehabbing the buildings or turning them into any other use. They will not spend a penny or a dime on anybody to look at any other purpose than demoing, which they have already done. They came into the meeting and told

us it was basically five million eight hundred thousand dollars (\$5,800,000) for them to demo that facility, so I think that puts your maximum cap on any ask. Why would the State say I will give you seven million dollars (\$7,000,000), when they can demo it for less? You have to be careful what you are coming back and asking them. A month ago, I talked to the Mayor, for our part, I think we need to get an appraisal going to ascertain the value of what is there as is, and maybe as rehabbed. I've been in development for thirty five years, two million dollars (\$2,000,000) will not rehab that property back to any kind of use. It will cost a lot more than that just to get City utilities out to the site, depending on what it ends up getting developed for. To rehab that property and to redevelop that property is going to exceed well more than five million eight hundred thousand dollars (\$5,800,000).

- x. Mayor Holbrook stated I did not hear the five million eight thousand dollars (\$5,800,000) to demo that. Somewhere I missed that. Everything I heard was three million (\$3,000,000) to demo.
- y. Richard Braithwaite stated it was all in that packet, so we can redistribute it.
- z. Karla Jones stated currently we already have one vacant building that we can't put anyone in, on the first of September we are going to have another vacant building that we can't put anybody in, and now you guys want to take more vacant buildings and you want to put our City money into rehabbing those out there? I personally don't think that is a very good idea. Just rehab it back to where it was and a new developer goes in, we can get low density residential, put some housing out there or a new business. I think the Boys and Girls Club are going to outgrow that.
- aa. Mayor Holbrook stated I agree about putting City money into it, that's why we are asking the State.
- bb. Karla Jones stated I understand that, but it is only going to be for so long. We are already doing huge infrastructure updates to our water system now.
- cc. Cameron Kinney moved for the City of Carlin to issue a written letter to the State of Nevada declaring that the intent of the City Council is to follow the stipulations that are set out within the contract that is in place now and to amend the contract for the dates that they are proposing to close the camp down. Motion fell.
- dd. Vice Margaret Johnston stated my thing is we lose the infrastructure. I think we need to keep the NDF out there. I think that part needs to stay. I think they need to demo everything else, but keep the NDF intact, and maybe work with a new lease agreement with them.
- ee. Mayor Holbrook stated I hear people want a gymnasium; they want somewhere for the kids to do stuff. We already have one built out there and now everyone wants to tear it down.
- ff. Vice Mayor Johnston stated that is why we need numbers. What will it cost us to rehab the rec center and keep that up? If we had numbers, that and have a rec center in your new housing development that you can sell to somebody. It has good grounds, landscaping already out there. There are some things are salvageable. I want an estimate on what it is going to cost to leave it and rehab and then they can demo the rest of it. Is that a possibility?

- gg. Mayor Holbrook stated if the State wants to demo it that they would want to do it all. Whereas we can demo specific buildings.
- hh. Vice Mayor Johnston stated then ask for the five million dollars (\$5,000,000).
- ii. Mayor Holbrook stated that if we let the buildings sit out there and rot, well the City got five million dollars (\$5,000,000) that we can put into our water and sewer system. I don't think it will come to that.
- jj. Cameron Kinney stated the State might decide not to give us the five million eight hundred thousand dollars (\$5,800,000), we just don't have the time to negotiate.
- kk. Vice Mayor Johnston stated I think the State has jiggered us with the contract. We were supposed to have an eleven-man crew, seven days a week. I get leery working with the State because they don't have a problem screwing Carlin over. A lot of it is our own fault because we take it. I don't want to take it anymore. Let's ask for the money, if they don't want to give it to us, then fine, they can take it to dirt.
- ll. Mayor Holbrook asked do we want to direct staff to write a letter? Then maybe we direct staff to actually see if we can get the number, how much to ask for, and come back. We aren't committing to anything today, but we can direct staff to see what we can ask for.
- mm. Vice Mayor Johnston stated they need to know how much of a hardship it will be on our town, losing the cons. They have helped us build buildings in Carlin. They have helped us do lots and lots of work.
- nn. David Peck stated why would we put any staff to it? Why wouldn't the State be proposing it? Why wouldn't the direction be that you come to us with a proposal? From an outside perspective, someone that works with contracting nature, my personal perspective, unless the City has use for the buildings, there is no use for the developer. I think that a bare lot, bare land, with a well would be more appealing to a developer for some sort of housing. Even with that, I think one of the struggles Carlin has had is that the developer is going to look to come here, invest in the community, and pull that money back in sales, drawing people here. I don't know that Carlin has that growth right now for somebody to dive into that wholeheartedly, unless it's a small parcel, small development of that nature. The location is perfect. It has great highway access. I think there are some bigger concerns with the asphalt sitting there, the oil contaminants that could potentially be there. I think there is more to look at that property besides the conditions of the buildings.
- oo. Mayor Holbrook stated they have came to see if we are interested in accepting.
- pp. David Peck stated I would think the State would come to you and say we would like to amend the contract because we need to get out, it is going to cost us X amount, would you be willing to accept or make a deal in the amendment of the contract, and if not we are going to bulldoze it per the contract as it stands today. I know that, if we were doing something along those lines, you guys wouldn't be fighting to make an offer to me, you would be asking me what my offer was and countering accordingly.
- qq. Mayor Holbrook stated they are the government, they are asking what do you guys want and we will propose it to the Legislature, and then the Legislature

is going to say what they want to do, then they are going to come back to us. If we don't want the buildings, then they won't go to the Legislature to ask for those buildings. That is what they are asking. They want to know if we want the buildings.

- rr. David Peck stated the City could draft the letter. They should be doing the leg work.
- ss. Vice Mayor Johnston stated they are two years out from closing it.
- tt. Vice Mayor Margaret Johnston made a motion to direct City staff to examine and determine the cost associated with keeping the buildings at the Honor Camp and report back at the next meeting. Mayor Dana Holbrook seconded. Motion died.
- uu. *No Action Taken.*

7. PUBLIC COMMENTS: (Non-Action Item)

- a. David Peck, Capurro Trucking, stated we are in a growth status in our organization. We have been here since 2001. We service a lot of jobs in the community, a lot of housing in this community. Donate a fair amount to this community in the fairgrounds, transportation, and snow removal. I know one time we looked at another parcel with you guys. There were some significant hurdles with the BLM, NDOT right ways, access to that property as a whole, along with the conditional means of utility access through and through. We are entertaining another parcel for the sake of timeliness. We would like to make an offer of twenty-five thousand dollars (\$25,000) for the purchase of both properties across from the Equestrian Center. We have another parcel on Griffen Street that isn't going to be a longtime build for us. We already have interest in the property as well. We want to get going and we want to be compliant. On the Griffen Street property, just last year, as we committed to, we did fulfill all of our needs and requirements with cutting ditches, putting in concrete driveway aprons, fencing all four sides of the property. We are into that around one hundred fifty thousand dollars (\$150,000), just in basic stuff, without putting in utilities, without buildings, without any kind of that stuff. We are looking at spending about three million five hundred thousand dollars (\$3,500,000) to four million dollars (\$4,000,000) for the new facility that we would like to build. The benefits for the City would be giving back the leased property at the end of Poplar Street and we would be freeing up our property on Poplar Street, we already have interest in that as well. We believe that it would bring jobs into Carlin and would be beneficial for the City.
- b. Mayor Holbrook stated thank you, Richard will get it back on the agenda.
- c. Vice Mayor Johnston stated I would like to thank Public Works guys for their hard work for this week, or this month, they have been going above and beyond. We had a bad water break while we were putting in our water main yesterday and they were out there past nine. I think the volunteers at the fire department that put out water notices. Hang with us, we are replacing a lot of water infrastructure in this town and there will probably be some more things that happen, hopefully not. Be patient. We are redoing a lot of infrastructure in

this town and it has been years coming. It is a boil water situation. Please boil your drinking water for notice.

- d. Melinda Harris, City Clerk, stated I just wanted to introduce you to my new Assistant City Clerk, this is Maryann Storey, she is going to be in the office, so you will see her around.

8. Adjourn

- a. *Meeting adjourned at 7:42 PM.*

Approved:

Attest:

Mayor, Dana Holbrook

Carlin City Clerk, Melinda Harris