City Council Meeting

Minutes

Thursday, April 20, 2023 at 6:00 pm

PLEASE NOTE: THE COUNCIL MEMBERS MAY ADDRESS AGENDA ITEMS OUT OF SEQUENCE, COMBINE TWO OR MORE AGENDA ITEMS FOR CONSIDERATION, REMOVE AN ITEM OR DELAY DISCUSSION AT ANY TIME TO ACCOMMODATE PERSONS APPEARING BEFORE THE CITY COUNCIL OR TO AID IN THE EFFICIENCY AND EFFECTIVENESS OF THE MEETINGS.

MEETING LOCATION

Caliente City Hall - 151 Clover St., Caliente, NV

1. **Opening Activities:**
   a. **Call to Order**

      Minutes:
      Mayor Rowe called the meeting to order at 6:00 p.m.

   b. **Pledge of Allegiance**
   c. **Roll Call**

      Minutes:
      Present: Mayor Steve Rowe, Councilmen: George "Tommy" Rowe, Jamin Hunter, Sean FitzSimons, Joseph Livreri. Others Present: Manager Craig Roisum, Public Works Manager Grant Perkins, Building Inspector Ken Dixon, and others noted on the Sign-in Sheet (attached). Absent: None

   d. **Opening Remarks**

      Minutes:
      None.

   e. **Confirmation of Compliance with Nevada Open Meeting Law**

      Minutes:
      Manager Roisum confirmed compliance with Nevada Open Meeting Law.

2. **Public Comment**

   Minutes:
   None.

3. **Consent Agenda**

Minutes:

Manager Roisum stated that he was only able to complete minutes for March 2, 2023. Councilman Rowe moved to approve the consent agenda excepting minutes for March 16, April 6, and April 14, 2023. Councilman FitzSimons seconded the motion. All in favor, motion carried. Vote 5-0 Sean Horlacher, High Desert Preservation, LLC. stated that they will be up and running next week with his tree and landscaping business. They are fully licensed and insured and will provide 3-4 jobs right now and hoping to grow to 10 employees in the future.

a. **Approve/Deny Payment of Bills received by Council**
b. **Approve/Deny Meeting Minutes for 03/02/2023, 03/16/2023, 04/06/2023 and 04/14/2023.**
c. **Approve/Deny Business License Application for High Desert Preservation, LLC.**
Landscape/Tree Service

4. **Items for DISCUSSION/POSSIBLE ACTION of the Caliente City Council**

a. **Approve/Deny Beautification Committee's request to temporarily transfer the Liquor License for the Shamrock Pub to sell drinks at the Tacos & Ritas event at Rose Park on Saturday, May 06, 2023 from 4 - 8:00 p.m.**

Minutes:

Councilman FitzSimons stated that he and Mayor Rowe talked about putting this on the agenda to discuss and advertise the event. Manager Roisum and Councilman FitzSimons spoke with Dan McArthur last week to clarify that Shamrock employees handle all the alcohol. Nobody from the Beautification Committee handles the alcohol. This is the fourth year they've done this event and it is the Beautification Committee's largest fundraiser. Councilman FitzSimons stated that they are very careful to not use city funds to purchase alcohol. The event is on May 6 from 4-8:00 p.m. and will be very simple, tacos, chips and salsa, and margaritas. We reserved Rose Park through the city. No glass bottles of any kind, so it's all plastic or aluminum cans. Councilman Hunter moved to approve Beautification Committee's request to temporarily transfer the Liquor License for the Shamrock Pub to sell drinks at the Tacos & Ritas event at Rose Park on Saturday, May 06, 2023, from 4 - 8:00 p.m. Councilman FitzSimons seconded the motion. All in favor, motion carried.

Vote results:

Ayes: 5 / Nays: 0

b. **Approve/Deny Nolan Avery's request to relocate Matt Young's sewer line.**
This would entail extending the city main on Avery Ln. approx. 150 ft. and adding a manhole. Nolan would like to discuss the possibility of the city working with him on the cost.

Minutes:

Nolan Avery explained the diagram (attached) that he submitted with his request. He would like to move the sewer line that runs to Matt Young's house to be able to obtain a permit to build a house on his property where there is currently an easement for the sewer line. Councilman Hunter asked what the timeline was. Nolan stated no rush but would like to get it in the works so that he is ready when the time comes. He would like the city to cover the labor and he will cover the cost. Councilman Hunter stated he believes it is a good deal for both parties involved. Councilman Rowe and Councilman Hunter suggested tabling until next meeting. Mayor Rowe tabled for next meeting.

c. Approve/Deny City Manager's request to eliminate the need to collect deposits on utility service connections.

We currently collect a deposit of $350 for Electric and $50 for Water.

Minutes:

Manager Roisum explained that currently we collect a deposit for utility connections. $350 for electric and $50 for water. We are basically collecting deposits and handling the bookkeeping work and tracking of deposits and refunds when there's no benefit or value to the city. He stated that he would like to get rid of the requirement because it would free up a little bit of time and relieve the burden of collecting a deposit. Manager Roisum noted that when a homeowner comes in and connects utilities, they have a vested interest in having power and water to their home. And if they don't and have an unpaid utility bill, the utilities get cut off. That system has worked well. We can also put a lien on a home if needed. For renters we have signed agreements with landlords that say the landlords are responsible for the utilities if a tenant leaves an unpaid bill. Unfortunately, it is a burden for landlords. Councilman Hunter moved to approve City Manager's request to eliminate the need to collect deposits on utility service connections. Councilman Rowe seconded the motion. All in favor, motion carried.

Vote results:

Ayes: 5 / Nays: 0

d. Approve/Deny Signing of Professional Services Agreement with Wesley Harper to provide advocacy and consulting services for the City of Caliente.

There is currently no cost associated with this Professional Services Agreement. Any cost associated with this agreement would be approved separately.

Minutes:

Manager Roisum stated that the professional services agreement is included in the packet (attached) which will give Wesley permission to represent the city in lobbying and advocating for the city's interests, in particular what we've already got started with the depot and the Amtrak discussions. As you see in the agreement, there's no financial obligation to the city based upon approving/signing this agreement. Councilman FitzSimons stated that he believes Wesley wants to finish what he has started for the City of Caliente. Councilman Rowe stated that he called and spoke with Wesley and asked what it would cost us. Wesley informed him that it would come at no cost. Councilman Rowe requested help with Senate Bill 102 which would hurt the county. He put in work and the bill died. Councilman Rowe moved to approve Signing of Professional Services Agreement with Wesley Harper to provide advocacy and consulting services for the City of Caliente. Councilman Hunter seconded the motion. Mayor Rowe stated that Wesley will be here with Amtrak on June 20, 2023, for a meeting. All in favor, motion carried.

Vote results:

Ayes: 5 / Nays: 0

5. Update Concerning Ongoing Grants Administration

a. City Clerk's Report

City Clerk Roisum

Minutes:

City Manager Roisum stated that we've got another week or so of work on the exterior abatement and then hopefully the tenting will be coming down. People will be surprised to see that not much has changed yet. They'll just see that a lot of things have been scrubbed off the walls. But then the real work will begin with all the plastering reconstruction repair work. And a lot of that can't really begin until they get the abatement tenting taken down. The timeline continues to get stretched, but I think they're hoping for an October finish on this portion of the project.

6. Appointed/Contracted Personnel Reporting

a. City Clerk's Report

City Clerk Roisum

Minutes:

City Manager Roisum stated that we have posted the job for the City Clerk position for two weeks now in the paper. Today is the end of that two-week period. We didn't put a close date because if we didn't find the right person, we want the job to stay open until we fill it. He intends to get a hold of those who have applied and set up interviews and hopefully move that process along quickly. Other positions are also posted for the public works parks, and we've got a lot of applications for those, so we'll be looking to hire a few people. We did end up making a payment to the IRS of about $16,500 for what they consider to be unpaid payroll taxes. Manager Roisum filed some 2021 information to try to make sure that everything was cleared up from 2019 to 2021. Once that is processed, we may know more about the other penalties. We're still kind of in limbo. Councilman Livreri asked how many applications have been received for the City Clerk position. Manager Roisum stated he has received four physical copies and believes to have two or three more via email.

b. Public Works Manager Report

Public Works Manager Perkins

Minutes:

Manager Perkins report (attached) presented by Councilman Hunter. Councilman Hunter stated that obviously everybody has been worried about the water and the chlorine smell. A level two assessment was done because there was a failed total coliform test. Nevada Division of Environmental Protection (NDEP) required that we do some chlorine. Everything is fine in the water system. We are below the legal standards on those. Councilman Livreri asked about the road going up to the water tanks and if we could leave the gate open and just lock up the water tanks up above. Mayor Rowe stated that it is a possibility. Mayor Rowe would like Manager Perkins to put in a call to the state to address the bridge on the Southwest end of town seeing as we and the county have declared a state of emergency.

c. Discussion of Legal Issues

City Attorney Katschke

Minutes:

None.

d. Building Inspector's Report

Building Inspector Dixon

Minutes:

Building Inspector Dixon presented his report (attached) and mentioned that the Caliente Partners Group is trying to get work done down the canyon. Councilman Livreri asked about the Burt Cox project. Inspector Dixon stated that Burt is hoping to be here in May. Councilman Livreri stated that citizens are angry and would like things to get done.

e. Discussion of Issues Related to Public Safety

Fire Chief George Rowe , L.C. Sheriff's Department

Minutes:

Fire Chief stated nothing to report. Sheriff Foremaster presented the monthly statistics for March (attached). Councilman Hunter asked if the federal inmates projections are keeping up. Sheriff stated that there will be budget adjustments, but Marshalls have stated they are hoping to send close to 70 inmates. Councilman Rowe thanked sheriff and fire chief for attending.

7. Discussion of Council Members Responsibilities

a. Parks / Beautification Committee

Councilman Sean FitzSimons

Minutes:

Councilman FitzSimons stated that there will be a cornhole tournament at the Tacos & Ritas event. Councilman FitzSimons also noted that the Tree Board will meet on 04/25 at 5:45 p.m. April 27 will be the Arbor Day event at 9:00 a.m. The city crew will be removing dead trees and 20 new trees will be planted in the city. Councilman Livreri stated that we have valuable resources on our side to get these projects done. Councilman FitzSimons asked that we promote the event on Facebook.

b. Community Development/Planning

Councilman George T. "Tommy" Rowe

Minutes:

Councilman Rowe reported that the council approved next year's tentative budget. April 17, he attended a meeting at the Side Track for broadband and only 4 people showed up. The governor's plan is to have every household fit with broadband and to provide education for seniors to be able to use the computers/internet. They went to all four senior centers in the county and saw no computers. They also met at 4:30 for LCRDA meeting on that 17th. They are working on getting things ready for the Industrial Park. He noted that SixCo has moved in equipment at Crestline to start doing some testing.

c. Tourism and the Boxcar Museum

Councilman Joseph Livreri

Minutes:

Councilman Livreri reported that the power company is getting everything straightened out. The boxcar museum is open. He noted that the event over the weekend went well and believes that he can do more by word of mouth than giving money to LCAT. Food establishments were overwhelmed by the event and we need more amenities and places for people when they visit. Councilman Rowe stated that LCAT attended the April 17th meeting on broadband.

d. Public Utilities

Councilman Jamin I. Hunter

Minutes:

Councilman Hunter stated that he appreciates what LCAT does, and public utilities is moving right along.

e. Mayor's Report & City Hall/Depot

Mayor Steve Rowe

Minutes:

Mayor Rowe stated that Manager Roisum has been working hard.

8. Public Comment

Minutes:

George Rowe stated that potholes are terrible and hopes they will get filled soon. Councilman Livreri stated that he spoke to investors that are ready to invest money in the city but they are curious what citizens want.

9. Schedule date and review agenda topics for the next meeting

Next City Council Meeting is scheduled for 05/04/2023 at 6:00 p.m.

Minutes:

Manager Roisum stated that the next city council meeting will be 05/04/23 and will include: Nolan Avery's Request, LCAT Request, Room Tax Board Abolishment

10. Adjournment

Minutes:

Mayor Rowe adjourned the meeting at 6:58 p.m.

Contact: City of Caliente is an Equal Opportunity employer and provider. Craig Roisum, City Clerk (cityclerk@cityofcaliente.com 775-726-3131) | Minutes published on 09/06/2023, adopted on 09/07/2023

Steve R. Rowe

Steve Rowe, Mayor

9-7-23

Date

Craig Roisum, City Manager

09/07/2023

Date

City Council Meeting

Thursday, April 20, 2023 at 6:00 pm

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MEETING LOCATION

Caliente City Hall - 151 Clover St., Caliente, NV

1. **Opening Activities:**
   a. **Call to Order**
   b. **Pledge of Allegiance**
   c. **Roll Call**
   d. **Opening Remarks**
   e. **Confirmation of Compliance with Nevada Open Meeting Law**
2. **Public Comment**
   (See Note 2) related to the items on the agenda below. In consideration of others, who may also wish to provide public comment, please avoid repetition and limit your comments to no more than three (3) minutes.
3. **Consent Agenda**
   a. **Approve/Deny Payment of Bills received by Council**
   b. **Approve/Deny Meeting Minutes for 03/02/2023, 03/16/2023, 04/06/2023 and 04/14/2023.**
   c. **Approve/Deny Business License Application for High Desert Preservation, LLC.**
      Landscape/Tree Service
4. **Items for DISCUSSION/POSSIBLE ACTION of the Caliente City Council**
   a. **Approve/Deny Beautification Committee's request to temporarily transfer the Liquor License for the Shamrock Pub to sell drinks at the Tacos & Ritas event at Rose Park on Saturday, May 06, 2023 from 4 - 8:00 p.m.**
   b. **Approve/Deny Nolan Avery's request to relocate Matt Young's sewer line.**
      This would entail extending the city main on Avery Ln. approx. 150 ft. and adding a manhole. Nolan would like to discuss the possibility of the city working with him on the cost.
   c. **Approve/Deny City Manager's request to eliminate the need to collect deposits on utility service connections.**
      We currently collect a deposit of $350 for Electric and $50 for Water.
   d. **Approve/Deny Signing of Professional Services Agreement with Wesley Harper to provide advocacy and consulting services for the City of Caliente.**
      There is currently no cost associated with this Professional Services Agreement. Any cost associated with this agreement would be approved separately.
5. **Update Concerning Ongoing Grants Administration**

a. **City Clerk's Report**
City Clerk Roisum

6. **Appointed/Contracted Personnel Reporting**
   a. **City Clerk's Report**
   City Clerk Roisum
   b. **Public Works Manager Report**
   Public Works Manager Perkins
   c. **Discussion of Legal Issues**
   City Attorney Katschke
   d. **Building Inspector's Report**
   Building Inspector Dixon
   e. **Discussion of Issues Related to Public Safety**
   Fire Chief George Rowe / L.C. Sheriff's Department
7. **Discussion of Council Members Responsibilities**
   a. **Parks / Beautification Committee**
   Councilman Sean FitzSimons
   b. **Community Development/Planning**
   Councilman George T. "Tommy" Rowe
   c. **Tourism and the Boxcar Museum**
   Councilman Joseph Livreri
   d. **Public Utilities**
   Councilman Jamin I. Hunter
   e. **Mayor's Report & City Hall/Depot**
   Mayor Steve Rowe
8. **Public Comment**
   (See Note 2) related to any matters concerning the City of Caliente. In consideration of others, who may also wish to provide public comment, please avoid repetition and limit your comments to no more than three (3) minutes.

9. **Schedule date and review agenda topics for the next meeting**
   Next City Council Meeting is scheduled for 05/04/2023 at 6:00 p.m.
10. **Adjournment**
   NOTE 1: Items on this agenda may be taken in a different order than listed. Items may be combined for consideration by the Council. Items may be pulled or removed from the agenda at any time.
   NOTE 2: Public comment may be made on any issue and any discussion of those items related to the City of Caliente; provided that comment will be limited to areas relevant to and within the authority of the Council. No action will be taken on any items raised in the public comment period. At the discretion of the Chairman, public comment may be received prior to action on individual agenda items. Public Comment may not be limited based on viewpoint. Prior to the commencement and conclusion of a contested case or a quasi-judicial proceeding that may affect the due process rights of an individual the committee may refuse to consider public comment. See NRS 233B.126.
   NOTE 3: We are pleased to make accommodations for members of the public who are disabled. Caliente City Hall, P.O, Box 1006, Caliente, NV 89008-1006, has been designated to coordinate compliance with the nondiscrimination requirements contained in the Dept. of Housing and Urban Development Regulations implementing Section 504 at 24 Code of Federal Regulations Part B. Persons with disabilities who require special accommodations or assistance (e.g. sign language interpreters or assistance listening device) at the meeting should notify City Hall at 775-726-3131, P.O. Box 1006, Caliente, NV 89008-1006. TDD Relay Service #800-326-6868 (Rural NV).
   NOTE 4: In accordance with Federal law and U.S. Department of Agriculture policy, this institution is

prohibited from discriminating on the basis of race, color, national origin, sex, religion, age, disability (Not all prohibited bases apply to all programs.) To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 7200-6382 (TDD). USDA is an equal opportunity provider, employer, and lender.

AFFIDAVIT OF POSTING

STATE OF NEVADA]
COUNTY OF LINCOLN]
CITY OF CALIENTE]

I, Craig Roisum, appointed City Manager for the City of Caliente, affirm that, prior to 9:00 a.m. of the third working day before this meeting, a copy of this agenda was posted at the Caliente City Hall, 151 Clover St., Caliente, NV 89008 in said City of Caliente, in accordance with NRS 241.020, where the proceedings are pending.
POSTING DATE & TIME:______________________________
.
.
.
Craig Roisum
City of Caliente Manager

Copies also posted at:
Caliente Postal Services
700 Front St.
Caliente, NV 89008
DATE:______________________________
TIME:______________________________

Jerry's Sinclair
880 Front St.
Caliente, NV 89008
DATE:______________________________
TIME:______________________________

Great Basin Foods

103 Clover St.

Caliente, NV 89008

DATE:______________________________

TIME:______________________________

City Council Meeting

Minutes

Thursday, March 2, 2023 at 6:00 pm

PLEASE NOTE: THE COUNCIL MEMBERS MAY ADDRESS AGENDA ITEMS OUT OF SEQUENCE, COMBINE TWO OR MORE AGENDA ITEMS FOR CONSIDERATION, REMOVE AN ITEM OR DELAY DISCUSSION AT ANY TIME TO ACCOMMODATE PERSONS APPEARING BEFORE THE CITY COUNCIL OR TO AID IN THE EFFICIENCY AND EFFECTIVENESS OF THE MEETINGS.

MEETING LOCATION

Caliente City Hall - 151 Clover St., Caliente, NV

1. **Opening Activities:**
   a. **Call to Order**

      Minutes:
      Mayor Rowe called the meeting to order at 6:23 p.m.

   b. **Pledge of Allegiance**
   c. **Roll Call**

      Minutes:
      Present: Mayor Steve Rowe, Councilmen: George “Tommy” Rowe, Jamin Hunter, Joseph Livreri. Others Present: Clerk Craig Roisum, Public Works Manager Grant Perkins, Building Inspector Ken Dixon, and others noted on the Sign-in Sheet (attached). Absent: Councilman Sean FitzSimons.

   d. **Opening Remarks**

      Minutes:
      None.

   e. **Confirmation of Compliance with Nevada Open Meeting Law**

      Minutes:
      Clerk Roisum confirmed compliance with Nevada Open Meeting Law.

2. **Public Comment**

   Minutes:
   Sheryl Johnson stated concern about item 4d and does not think it is fiscally responsible to bring in a city clerk as it is not cost effective or fiscally responsible.

3. **Consent Agenda**

Minutes:
Councilman Rowe stated that he had a concern with the minutes and moved to approve the Consent Agenda excepting Item 3.b. Minutes. Councilman Hunter seconded the motion. All in favor, motion carried.
Vote results:
Ayes: 4 / Nays: 0

   a. **Approve/Deny Payment of Bills received by Council**
   b. **Approve/Deny Meeting Minutes for 02/16/23 and 02/23/23.**

Minutes:
Councilman Rowe stated that in the minutes for 02/16/2023 Undersheriff Woodworth was referred to as Sheriff and it should be updated on the minutes. Councilmen Rowe moved to approve Item 3.b. with that change. Councilman Livreri seconded the motion. All in favor, motion carried.
Vote results:
Ayes: 4 / Nays: 0

   c. **Approve/Deny Conditional Use Permit at 1 Company Row and Business License for Barrow Brew Co., LLC.**

4. **Items for DISCUSSION/POSSIBLE ACTION of the Caliente City Council**
   a. **Approve/Deny Meadow Valley Wildlife Unlimited's request for $2,500.00 from the Room Tax Fund to help cover costs associated with hosting their banquet.**

Minutes:
Councilman Rowe disclosed he is on the board of directors along with the mayor’s wife and Councilman Livreri’s mother. He checked with City Attorney Katschke and as no money is going to them, they can vote on the item. Kyle Teel, President of MVWU stated that they are requesting help to continue providing the event. Councilman Livreri asked what the money will be used for. Kyle stated that the $2,500 would pay for food and prizes and other costs. Mayor Rowe noted they feed over 500 people at the event; it fills every room in the vicinity including Pioche. Councilman Hunter stated that he thinks this is a good event for the community, but it is well established. He noted that we overfill the capacity at the Volunteer Fire Department that the city donates to them and doesn’t see why they would need money from the city. Councilman Rowe noted that the more they make, the more they can donate and mentioned some of the donations they have made in the recent past. Mayor Rowe noted that they also give scholarships for the high school. Councilman Livreri stated that the people are going to come regardless and this contribution. Councilman Rowe noted that it will go to cover the overall cost. Manager Perkins noted that 4H would use donations to help offset costs for the event to do more with their program. Councilman Livreri stated he understands but doesn’t see why now we would donate. Additional discussion was had. Councilman Rowe moved to approve. Mayor Rowe seconded the motion. AIF Councilman Rowe, mayor. Against Councilman Hunter and Joseph. Motion fails. Councilman Livreri stated that he is not against the event or the contribution but would like to have a commitment to see what the money went for and what the benefit to the city was.

Councilman Rowe noted that it would go to the general fund, but if they need to earmark the funds they can. Councilman Hunter asked what the typical donation size is. Kyle stated that it is not much. Banners are around $200 depending on the year. Tables are $400. Dinner is $40. Councilman Hunter noted that this would be the largest donation to the event. Councilman Livreri noted that with the venue and the donation he would like to see additional benefit to the city. Councilman Livreri moved to approve with a stipulation that MVWU will report back after the event detailing how the city donation was spent. Councilman Rowe seconded the motion. All in favor, motion carried

Vote results:

Ayes: 4 / Nays: 0

b. **Approve/Deny Use of the Knotty Pine Liquor License at the Meadow Valley Wildlife Unlimited Event at the Caliente Volunteer Fire Department on March 18, 2023.**

Minutes:

Mayor Rowe explained that normally the Knotty will bring drinks down and run the bar at the event. Councilman Hunter asked if they offer that to the other bars in town. Kyle stated that the Shamrock did it years ago. Councilman Hunter moved to approve. Councilman Livreri seconded the motion. All in favor, motion carried.

Vote results:

Ayes: 4 / Nays: 0

c. **Approve/Deny Title Change for City Clerk Craig Roisum to City Manager**

Minutes:

Councilman Hunter noted that this has been a topic of conversation for a while, and we are seeking to make city hall more effective and efficient. Clerk Roisum meets most descriptions of a city manager. Clerk Roisum is also looking at the requirements of a City Clerk and putting a description of the job together. Terry Dye stated that he viewed Clerk Roisum's position as the manager from the beginning. Councilman Rowe mentioned how many City Clerks have gone through this town in the last several years. He noted that he would like to have a contract and lock down a commitment for the position. Councilman Hunter noted that Clerk Roisum is working night and day and the council needs to support him with a great employee so that the operation can continue to move forward. Mayor Rowe noted that two jobs have been vacated and we would be hoping to fill the position for less than the combined amount of those two positions. Councilman Livreri asked if there were ever contracts with previous managers. Councilman Rowe stated no. Mayor Rowe noted that maybe we need to discuss more what this will look like before deciding. Councilman Hunter moved to approve Title Change for City Clerk Craig Roisum to City Manager. Councilman Livreri seconded the motion. All in favor, motion carried.

Vote results:

Ayes: 4 / Nays: 0

d. **Approve/Deny Advertising to fill the position of City Clerk.**

Minutes:

Councilman Hunter noted that Clerk Roisum will develop the job description and essential functions for the position of City Clerk. Councilman Rowe asked if we are required by law to have a City Clerk. Attorney Katschke stated no. Councilman Rowe moved to approve Advertising to fill the position of City Clerk. Councilman Livreri seconded the motion. All in favor, motion carried.

Vote results:

Ayes: 4 / Nays: 0

5. **Update Concerning Ongoing Grants Administration**
    a. **City Clerk's Report**

City Clerk Roisum

Minutes:

Clerk Roisum reported that the abatement project continues and the updated timeline for project completion has moved to mid September.

6. **Appointed/Contracted Personnel Reporting**
    a. **City Clerk's Report**

City Clerk Roisum

Minutes:

Clerk Roisum reported that he has an upcoming call with the IRS next week and hopes to have more to report next meeting. He noted that Manager Perkins has been a great help in the office when he has time.

b. **Public Works Manager Report**

Public Works Manager Perkins

Minutes:

Manager Perkins presented his report (attached) and stated the garbage truck is supposed to be here tomorrow. He and Raymond will be gone for water meetings and Raymond will test for water certification the week of our next city council meeting. Councilman Livreri asked about Landen. Manager Perkins stated he is doing great; Logan is leading them along. Councilman Livreri stated that his street is crumbling and other streets with no curb and gutter are the same. Manager Perkins reported that there are grants that we might be able to utilize to help with those repairs and work. Patsy Dye asked if they will get a sidewalk on Lincoln street. Manager Perkins stated that it is not likely in the near future.

c. **Discussion of Legal Issues**

City Attorney Katschke

Minutes:

Attorney Katschke will be working with Clerk Roisum on the IRS issue and the City Clerk Job description. Councilman Rowe asked if he would inform regarding the planning meeting on conex boxes. Attorney Katschke reported that related to ordinance 156 the commissioners will be reading through the ordinance and preparing for a discussion on what exactly they want to change. They will likely propose a committee to prepare a new bill/ordinance and then present it to the Planning and City Council. Councilman Livreri noted that it seems they are going to do away with the conex requirements and stated that some citizens have been negatively affected by the current requirements and had to do things that others will not have to do. Councilman Hunter noted that these issues will be resolved by the process that is in place.

d. Building Inspector's Report

Building Inspector Dixon

Minutes:

Building Inspector Dixon presented his report (attached) and added that landscaping is all that is left for apartments. Notice of completion has been filed on the buildings and when landscaping is completed HUD will approve them for their tax credits. The solar project is still in process pending the weather. Councilman Hunter asked if Ken has heard from Burt Cox on plans for the work needed at Sharkey's. Ken noted that he has not. Councilman Hunter would like Ken to follow up with Burt Cox to make sure the work/plans get done. Ken stated that they have been working hard to get the apartments done and need some time off. Once they are able to recover, they have assured him there will be some work done. Councilman Livreri stated that it is up to Burt Cox to get the work done and that the building should have been red tagged.

e. Discussion of Issues Related to Public Safety

Fire Chief George Rowe / L.C. Sheriff's Department

Minutes:

Sheriff Foremaster presented his report (attached). He clarified that where the report says traffic stops, two, it doesn't mean that they only stopped two, but that two escalated to something more than a routine traffic stop. Councilman Hunter asked what the Sheriff is seeing looking forward. Sheriff noted that the transition has been good and former Sheriff Lee has been good to communicate and help. Councilman Hunter stated that at school he sees officers more often and thanked Sheriff for doing it. Councilman Livreri thanked them for coming to the meetings and stated that we could move their report to the beginning of the meeting. He also thanked Janine Woodworth for attending. Megan Barrow stated that on Mondays the coffee shop offers free coffee for law enforcement.

7. Discussion of Council Members Responsibilities

a. Parks / Beautification Committee

Councilman Sean FitzSimons

Minutes:

None.

b. Community Development/Planning

Councilman George T. "Tommy" Rowe

Minutes:

Councilman Rowe reported that he attended the planning meeting today as reported by City Attorney.

c. Tourism and the Boxcar Museum

Councilman Joseph Livreri

Minutes:

Councilman Livreri reported that the MVWU event and other events are coming up. He is working on some things with the Nevada 200 to help make sure the event takes place. He asked Manager Perkins if the power district will be taking the meter to the boxcar. Manager Perkins said yes. Councilman Livreri noted that he would like to put some additional money into the boxcar. Manager Perkins noted that discussion was had about using Room tax funds to help pay for the power upgrades to the boxcar.

d. Public Utilities

Councilman Jamin I. Hunter

Minutes:

Councilman Hunter stated nothing major to report. He noted that in Manager Perkins's report we were granted money for AMI meters. He also stated that even with bad weather we have not had major issues. New employees and crew are doing a great job and he thanked all for their work.

e. Mayor's Report & City Hall/Depot

Mayor Steve Rowe

Minutes:

Mayor Rowe reported that Manager Perkins has been in doing some billing work and learning the system. He stated that we are going in the right direction and getting more efficient.

8. Public Comment

Minutes:

Sheryl Johnson invited everyone to attend the Destination Development 10 year plan where there will be a presentation with free food at Side Car on Tuesday March 14th at 5:30 p.m.

9. Schedule date and review agenda topics for the next meeting

Minutes:

Clerk Roisum stated that the next City Council Meeting will be 03/16/2023 at 6:00 p.m.

10. Adjournment

Minutes:

Mayor Rowe adjourned the meeting at 7:42 p.m.

Contact: City of Caliente is an Equal Opportunity employer and provider. Craig Roisum, City Clerk (cityclerk@cityofcaliente.com 775-726-3131) | Minutes published on 04/06/2023, adopted on 04/06/2023

____________________________ ____________________

Steve Rowe, Mayor Date

____________________________ ____________________

Craig Roisum, City Clerk Date

City Council Meeting

Minutes

Thursday, March 16, 2023 at 6:00 pm

PLEASE NOTE: THE COUNCIL MEMBERS MAY ADDRESS AGENDA ITEMS OUT OF SEQUENCE, COMBINE TWO OR MORE AGENDA ITEMS FOR CONSIDERATION, REMOVE AN ITEM OR DELAY DISCUSSION AT ANY TIME TO ACCOMMODATE PERSONS APPEARING BEFORE THE CITY COUNCIL OR TO AID IN THE EFFICIENCY AND EFFECTIVENESS OF THE MEETINGS.

MEETING LOCATION

Caliente City Hall - 151 Clover St., Caliente, NV

1. **Opening Activities:**
   a. **Call to Order**

      Minutes:
      Mayor Rowe called the meeting to order at 6:00 p.m.

   b. **Pledge of Allegiance**
   c. **Roll Call**

      Minutes:
      Present: Mayor Steve Rowe, Councilmen: George “Tommy” Rowe, Jamin Hunter, Joseph Livreri, Sean FitzSimons. Others Present: City Manager Craig Roisum, Public Works Manager Grant Perkins, Attorney Franklin Katschke, Building Inspector Ken Dixon, and others noted on the Sign-in Sheet (attached). Absent: None.

   d. **Opening Remarks**

      Minutes:
      None.

   e. **Confirmation of Compliance with Nevada Open Meeting Law**

      Minutes:
      Manager Roisum confirmed compliance with Nevada Open Meeting Law.

2. **Public Comment**

   Minutes:
   Sheryl Johnson stated that in 2018 open grow was discussed and it was decided that it would not be allowed at that time. She also requested that the ordinance related to marijuana be revised to detail this issue. Sheryl also expressed several other concerns including tourism, property values,

state park attendance, communication during emergencies, security, and others. Yvonne Whittle asked for a definition of open grow and where the location will be. George Rowe noted his main concern is the smell. Ethan Mower, state parks and resident, noted he is concerned about the smell of the open grow. Jon Huston, property owner adjacent, stated concern about criminal activity. Jan Cole, real estate broker, owns property adjacent, stated that the smell is her primary concern with the open grow and she also expressed concern about the impact on the trail to Kershaw and the park and tourism. Others expressed concern over the smell.

3. **Consent Agenda**

Minutes:
Councilman Rowe moved to approve the consent agenda excluding item 3b. minutes. Councilman Hunter seconded the motion. All in favor, motion carried.
Vote results:
Ayes: 5 / Nays: 0

   a. **Approve/Deny Payment of Bills received by Council**
   b. **Approve/Deny Meeting Minutes for 03/02/2023.**

4. **Items for DISCUSSION/POSSIBLE ACTION of the Caliente City Council**
   a. **Approve/Deny Caliente Area Mountain Bike Association's (CAMBA) request for Permission to use Super Park for the 4th Annual Caliente Mountain Bike Fest from Sept. 15 - 17, 2023.**

This request also includes use of restrooms and a street closure on Alice St between Ada St and Minnie St during the hours of 6:00 a.m. to 9:00 p.m. on Sept. 16, and 7 a.m. to 12:00 p.m. on Sept. 17. They are also requesting permission to camp on the baseball field at the Super Park.

Minutes:
Councilman Livreri moved to approve Caliente Area Mountain Bike Association's (CAMBA) request for Permission to use Super Park for the 4th Annual Caliente Mountain Bike Fest from Sept. 15 - 17, 2023. Councilman Hunter seconded the motion. Councilman Rowe stated that on the agenda additional information for the request includes use of restrooms and a street closure on Alice St. between Ada St. and Minnie St. during the hours of 6:00 a.m. to 9:00 p.m. on Sept. 16, and 7 a.m. to 12:00 p.m. on Sept. 17. They are also requesting permission to camp on the baseball field at the Super Park. Councilman Hunter noted that we have done this successfully in the past. Councilman FitzSimons noted that Manager Perkins' crew let the individuals know it was happening and will again. All in favor, motion carried.
Vote results:
Ayes: 5 / Nays: 0

   b. **Approve/Deny Best In The Desert's plan for their Jimco Racing Silver State 300 to be held April 22, 2023.**

Minutes:
Bryan Folks, Best in the Desert, stated that they are running the exact same race as last year; same course, same direction. Leaving Antelope, in through Clover Creek Canyon, reduced speed all through town, Pit at base of antelope canyon. Lincoln County Power District has operation plan and package and are in review of the plan and tentatively are a go. The county also has the plan under review. BLM looks good. Bryan said his biggest

concern is the weather. Councilman Hunter reported that last year out to the Caliente Youth Center (CYC) there were troubles for residents getting through to Barnes Canyon and wants to make sure people can get in and out. Bryan thinks the best way forward is for Best in the Desert to reach out to the individuals and work with them personally. Councilman Livreri said he will get him the contact information. Councilman FitzSimons suggested talking to the Railroad to see if the residents could access their right of way to alternatively access their homes. Councilman Livreri said he will get him a contact for the Railroad. Bryan stated he will have a flagman in the proper location for the road to CYC as well. Councilman Livreri asked how long this event has been going on. Bryan stated at least 13 years, maybe more. Councilman Livreri asked if there would be a fun run. Bryan stated no, but will lobby to bring that back. Councilman Hunter moved to approve Best In The Desert's plan for their Jimco Racing Silver State 300 to be held April 22, 2023. Councilman Rowe seconded the motion. All in favor, motion carried.

Vote results:

Ayes: 5 / Nays: 0

c. **Approve/Deny All Aboard Liquor Store's request to set up as a mobile vendor during local events (festivals, races, etc.) to sell packaged beer, wine, small liquor bottles, and packaged tobacco and cigars.**

Minutes:

Councilman Livreri stated that the location is right here down the road and does not think it is a great idea. Councilman Hunter would like to look at this on an individual basis per event and not a blanket approval. Attorney Katschke explained that a case-by-case basis would be the better way to do this item. Councilman FitzSimons asked Manager Roisum if more detail was provided. Manager Roisum stated no. Councilman Hunter moved to deny All Aboard Liquor Store's request to set up as a mobile vendor during local events (festivals, races, etc.) to sell packaged beer, wine, small liquor bottles, and packaged tobacco and cigars, but invited them to come back on a case by case basis. Councilman FitzSimons seconded the motion. All in favor, motion carried. Councilman Rowe requested a letter be prepared to explain.

Vote results:

Ayes: 5 / Nays: 0

d. **Approve/Deny Caliente Partners Group's request for approval for outdoor marijuana cultivation.**

Minutes:

Jared Kahn, attorney representing Caliente Partners Group (CPG), presented that CPG is affiliated with a multi-state operation group with 5 years of experience with zero complaints. He explained that cost is a big issue. CPG is approved to currently have indoor grow. Jared reported that outdoor cultivation is permitted by the state and city laws. There will be a double 8ft fence with opaque shielding to prevent individuals from entering along with security guards 24/7 and potentially dogs. He explained that while the plant is growing outdoors it is not a desirable product until harvested and will be in a locked, contained facility. He expressed that CPG's desire is to produce a sizeable amount of product to drop price through outdoor grow. This will bring revenue and jobs to the city. Concerning the odor of the product he explained that the organization has a location with double the size that receives no complaints for odor. He explained that the primary odor comes during harvest time and a lot of the work is done inside. He expressed that they are willing and desire to work with the neighbors to make this a good experience. Councilman Livreri asked what type of people it takes to work and maintain the facility. Jared stated that owners must be pristine with no criminal or tax problems. Other employees will go through a background check. 15 full time jobs and 15 seasonal. Random inspections are conducted by the state to ensure compliance. Councilman Livreri noted he is pro job creation and opportunity. Councilman Livreri asked if there would be donations to public events. Jared noted that they would be interested in participating in those types of events. Councilman Hunter asked if they have details of community impact for other operations. Jared stated that he would be happy to follow up with that information. Councilman FitzSimons asked in which other states they are operating. Jared stated Oregon, Washington, and California. Councilman Hunter asked about the size of the company. Jared stated that this operation will be a small LLC but will be part of the bigger group which does about $50 million in sales with 125-150 employees. Councilman Rowe asked what they expect to pay for wages to employees. CPG reported they anticipate paying $18 – 20/hr. Councilman FitzSimons noted that other the other company promised better pay, but then lowered the pay once they started. Councilman Rowe asked how many acres are being cultivated. Attorney Katschke explained that Mark Zobrist was originally licensed, sold to Vireo Health, and CPG now has an asset management agreement. Jared stated 7-9 acres will be cultivated outdoors. Total (indoor and outdoor) around 20 acres. Councilman Rowe stated that the business license is annual and asked if we could not issue a business license due to complaints. Attorney Katschke stated that it is more involved than that. He explained the initial project and phased build-out. The initial application was only for indoor grow, and they are seeking an amendment to that agreement to allow outdoor grow. He noted there is nothing in Ordinance 183, including exhibits A and B, precluding them from doing outdoor grow, only that they receive local approval. Councilman Hunter asked if CPG has a plan without outdoor grow. Jared stated they would utilize indoor grow and the operation becomes a lot more costly to run. Councilman Hunter noted that the other marijuana facility smells and that is a concern. He asked if outdoor grow was any more smelly than indoor. CPG stated that the smell may be stronger than indoor grow, but there are contributing factors as to why other facilities may smell, and they will do the best they can to minimize the smell the best they can. Councilman Hunter asked if any other facilities are as close to town as this one. Jared stated that the Tonopah facility is right in town. Most people may not know it and Jared does not believe there have been complaints about the operation. Councilman Rowe asked if they will eventually build more greenhouses over time. Jared said yes, they will phase out outdoor grow over time. Councilman Hunter asked about the timeline. CPG stated in year two or three it will be able to do most grow in greenhouses. Councilman Rowe asked if law enforcement foresees any issues. Sheriff Foremaster stated that whether CPG does indoor vs. outdoor grow makes no difference to LCSO. Janine Woodworth, County Commissioner, asked if the company has a home base state. CPG stated yes, Nevada. CEO is a resident of Las Vegas. Janine asked if sales tax could go out to other states? Jared stated no. Local tax to be paid and state portion as well. Councilman FitzSimons asked if Clerk Roisum would explain where the marijuana tax revenue is held. Clerk Roisum stated that 40% goes to Debt Reduction, 40% to Capital Outlay, 10% to Emergency Management, and 10% to Marijuana Oversight. Yvonne Whittle asked what the numbers will look like on an annual basis. CPG stated that they hope to produce 100,000 lbs per year at a cost of $250/lb. CPG noted that even if they could only sell at $100/lb. that would equate to $10 million in gross sales, of which Caliente would receive 3%. Additional discussion was had which included CPG explaining that the outdoor grow is a one-time harvest. The growing season outdoors is July to October. A website will be available down the road. They are the number 1 brand in Oregon and desire the same for Nevada. Councilman Hunter asked if CPG is confident they can be up and running by July. CPG stated yes, they are preparing. Jared stated that the additional construction is not too time consuming, and they plan to be ready. John Huston asked about isolation. CPG stated they are already approved. Sheryl Johnson asked about the greenhouse grow season. CPG stated that this year the greenhouses will be on the same schedule as outdoor grow. Next year they will attempt to have 2 to 3 harvests in the greenhouses. Sheryl asked about environmental impact and pesticides. CPG stated no pesticides in product and Nevada has the toughest regulations in the nation and any approved pesticides are almost organic. Councilman Livreri moved to approve Caliente Partners Group's request for approval for outdoor marijuana cultivation. Councilman FitzSimons seconded the motion. Those in favor: Mayor Rowe, Councilman Livreri, Councilman FitzSimons. Opposed: Councilman Hunter, Councilman Rowe. Councilman Hunter still very concerned about the smell and that is the reason for the vote nay. Councilman FitzSimons requested hiring locally. Councilman Rowe noted that he voted nay due to the concern of the citizens and the smell, but he hopes that the company will do a good job to mitigate those concerns. Motion carried.

Vote results:

Ayes: 3 / Nays: 2

5. **Update Concerning Ongoing Grants Administration**
    a. **City Clerk's Report**

City Clerk Roisum

Minutes:

Manager Roisum reported that the Depot restoration continues to progress and that he was working to secure a contract for an independent inspection of the abatement project. He noted that the latest timeline puts the completion of the exterior around the middle of September. He also reported that the roof is in serious need of repair and that it should be completed prior to any interior work because the roof issues will ruin all the current work being done if not.

6. **Appointed/Contracted Personnel Reporting**
    a. **City Clerk's Report**

City Clerk Roisum

Minutes:

Manager Roisum reported that he has continued to work closely with Attorney Katschke and

Dan McArthur in preparation for their next meeting with the IRS next week. He hopes for a good outcome and is hopeful to have good news at the next meeting.

b. Public Works Manager Report

Public Works Manager Perkins

Minutes:

Manager Perkins was not present, but Manager Roisum reported that he is at a water conference in Reno with Raymond Thompson and is sorry to not be here during the potential flooding.

c. Discussion of Legal Issues

City Attorney Katschke

Minutes:

Attorney Katschke stated that he is working on the job descriptions for the City Clerk and City Manager positions with Manager Roisum and has also been spending time on the IRS issue in preparation for next week's meeting. He stated that there is reason for optimism and is hopeful for good news.

d. Building Inspector's Report

Building Inspector Dixon

Minutes:

Building Inspector Dixon presented his report (attached).

e. Discussion of Issues Related to Public Safety

Fire Chief George Rowe / L.C. Sheriff's Department

Minutes:

Eric Holt, Lincoln County Emergency Management, stated he is willing to answer questions on the emergency declaration in the county due to the high risk of echo dam failure. He will assist the city and county with cost incurred in an emergency. Not that there is actively an emergency, but a threat and recommends in preparation to help with the cost in case of emergency. Dam engineers came out and assessed and reported that the spillway has a natural rock barrier that water has reached and believe that there is no threat of echo failing as long as flow stays current or less. Forecasts show additional rain coming which will increase the risk, but they are monitoring. Mayor Rowe proposed that the city do this as well and declared an emergency for the City of Caliente in conjunction with the county. Eric reported that he did fly overs of both inlets. Mathews and Pine Dam are both about half full. Both running over spill way. Above eagle valley there is a lot of water to come down and there will be a lot to come down over the weeks. Snow melts, if more rain falls, will be a concern. The thaw and freeze of snow has been a good self-control. Councilman Hunter thanked the Sheriff's office for the continual updates and reporting. Sheriff Foremaster noted that as a side note, with the approval for CPG there may be an increase of law enforcement and cost. George Rowe stated he is pleased with the emergency declaration for the city.

7. Discussion of Council Members Responsibilities

a. Parks / Beautification Committee

Councilman Sean FitzSimons

Minutes:

Councilman FitzSimons reported that March 28 there will be a tree board meeting. He spoke with Manager Perkins about his wish list for the parks. He is going to try and be proactive about getting pet stations with signage. Flags are in the basement of the depot and will be seeking to get them out.

b. Community Development/Planning

Councilman George T. "Tommy" Rowe

Minutes:

Councilman Rowe reported Lincoln County Regional Development meeting via phone conference on March 6th with a good report on the crestline work. March 7th he attended the Public Meeting Workshop put on by Pool/PACT. He also attended the March 13th school board meeting.

c. Tourism and the Boxcar Museum

Councilman Joseph Livreri

Minutes:

Councilman Livreri asked Councilman Hunter if Legacy Racing is still coming. Councilman Hunter stated yes. Councilman Livreri stated he will get together with Manager Perkins to look into electrical. April 1st is the planned opening of the boxcar. Councilman Hunter reported on the Destination Development meeting. Mayor Rowe noted Councilman Livreri is the go between with emergency management.

d. Public Utilities

Councilman Jamin I. Hunter

Minutes:

Councilman Hunter stated that there has been noted concerns with the cost of the utility bills from citizens. Manager Roisum reminded everyone of the 7% O&M increase per contract with Lincoln County Power District. Councilman Hunter reported that Raymond Thompson and Landen Budreau are working to get certifications completed. Councilman Hunter suggested that the public thank the city crew for all they are doing. Councilman Rowe noted that he spoke with Manager Perkins and coordinated with the Lincoln County Road Department to let them know our equipment is available for the county if needed for flood control. Councilman Livreri noted that Manager Perkins was on top of the flooding issues even from afar. Councilman Hunter recognized Manager Perkins for jumping in at City Hall as well.

e. Mayor's Report & City Hall/Depot

Mayor Steve Rowe

Minutes:

Mayor Rowe thanked the citizens for coming.

8. Public Comment

Minutes:

Michael Roth suggested a little more around the Flag and memorial for military and would like to see flags for all the branches of service. He also suggested a memorial for lost children and a mail slot in the door to drop off payment. Yvonne Whittle stated that coyote springs development is looking to expand and wants Lincoln County water. Janine Woodworth stated that the county is aware, and on Monday, March 22 at 9 a.m. in Panaca, LC water district board meeting we will be able to discuss. Yvonne also commented about the creek needing to be cleaned up as debris is packed under the bridge. Mayor Rowe stated that we do have some NDOT money in a contract, but we are waiting for the creek to dry out. Yvonne also asked about any communication regarding maintenance on the train tracks. Councilman FitzSimons and Mayor Rowe noted that they are doing maintenance right now and are doing a good job.

9. **Schedule date and review agenda topics for the next meeting**

   Next City Council Meeting is scheduled for 04/06/2023 at 6:00 p.m.

10. **Adjournment**

    Minutes:

    Mayor Rowe adjourned the meeting at 8:07 p.m.

Contact: City of Caliente is an Equal Opportunity employer and provider. Craig Roisum, City Clerk (cityclerk@cityofcaliente.com 775-726-3131) | Minutes published on 07/06/2023, adopted on 07/06/2023

Steve Rowe, Mayor	Date
Craig Roisum, City Manager	Date

City Council Meeting

Minutes

Thursday, April 6, 2023 at 6:00 pm

PLEASE NOTE: THE COUNCIL MEMBERS MAY ADDRESS AGENDA ITEMS OUT OF SEQUENCE, COMBINE TWO OR MORE AGENDA ITEMS FOR CONSIDERATION, REMOVE AN ITEM OR DELAY DISCUSSION AT ANY TIME TO ACCOMMODATE PERSONS APPEARING BEFORE THE CITY COUNCIL OR TO AID IN THE EFFICIENCY AND EFFECTIVENESS OF THE MEETINGS.

MEETING LOCATION

Caliente City Hall - 151 Clover St., Caliente, NV

1. **Opening Activities:**
   a. **Call to Order**

      Minutes:
      Mayor Rowe called the meeting to order at 6:01 p.m.

   b. **Pledge of Allegiance**
   c. **Roll Call**

      Minutes:
      Present: Mayor Steve Rowe, Councilmen: George “Tommy” Rowe, Sean FitzSimons, Joseph Livreri. Others Present: Clerk Craig Roisum, Public Works Manager Grant Perkins, Building Inspector Ken Dixon, and others noted on the Sign-in Sheet (attached). Absent: Councilman Jamin Hunter.

   d. **Opening Remarks**

      Minutes:
      None.

   e. **Confirmation of Compliance with Nevada Open Meeting Law**

      Minutes:
      Manager Roisum confirmed compliance with Nevada Open Meeting Law.

2. **Public Comment**

   Minutes:
   Councilman Livreri stated his gratitude for the Sheriff’s office and their support. He also noted that his votes are with the best intentions for the city.

3. **Consent Agenda**

Minutes:
Councilman Rowe requested removal of minutes. Councilman Rowe moved to approve the Consent Agenda excepting item 3b. minutes. Councilman FitzSimons seconded the motion. All in Favor, motion carried.
Vote results:
Ayes: 4 / Nays: 0

   a. **Approve/Deny Payment of Bills received by Council**
   b. **Approve/Deny Meeting Minutes for 03/02/2023 and 03/16/2023.**
4. **Items for DISCUSSION/POSSIBLE ACTION of the Caliente City Council**
   a. **Approve/Deny Lincoln County Authority of Tourism's (LCAT) request for a donation of $12,490.00 of Room Tax Funds.**

Minutes:
Councilman Rowe stated that he believes this item should be tabled after discussion to post the item with additional detail for the public. Councilman Livreri agreed with Councilman Rowe. Mayor Rowe stated that we should discuss the item at this time. Marcia Hurd explained that this request is an annual request. Not everything would be due right now. Lincoln County Authority of Tourism (LCAT) does a lot of advertising for the entire county. They have letters of support from the Lincoln County Regional Development Authority (LCRDA). Marcia presented her packet of information (attached) and explained the value that LCAT strives to provide to the community. Councilman Livreri stated concerns about contributing money to this and wonders where we are going to put additional people with the tourism efforts. He noted that it sounds great, but until we have the infrastructure how are we going to make this work. Marcia stated that we need to show full rooms to bring the industries in to produce more rooms. Marcia said tourists will quit coming without continued ask and additional reasons to come. Marcia stated that we need to look at what we are doing with room tax money and this is what it should be used for. Mayor Rowe stated that he has attended the LCAT meetings and thinks they are doing a lot of great work. Councilman Livreri asked who would be doing the paid job. Marcia stated that she would be doing it initially. Sheryl Johnson stated that they do look for grants but often there are matching requirements which cost a lot of money. Commissioner Brackenbury stated that the county is looking to maintain what we already have in parks and attractions. He noted that we struggle to keep up on the maintenance of what has already been done. Councilman FitzSimons asked if they have someone in mind. Marcia said she would be doing it for a while and then would be looking to bring someone in later. Councilman FitzSimons asked how many members are in LCAT. Marcia said they send out meeting notices to 75 people. Councilman FitzSimons stated that 3 years ago we had an LCAT person that was going to be coming to our meetings and they quit coming. He would like to see more communication. Councilman Rowe stated that he supports LCAT 100%. He stated that he was on LCAT before it was LCAT. Marcia stated that precedent was set that Caliente did give money in the past but LCAT was not ready to do what she is prepared to do now. Susan Willingham stated that she supports LCAT but as a payer of room tax she is okay with a paid employee at LCAT, but she also agrees with Councilman Livreri that we

don't have the infrastructure to support a lot more people coming to town. She explained that LCAT is tailored to people coming anytime during the year, not just an event that can be cancelled, and then people don't come. Additional discussion was had. Sheryl noted that LCAT maintains the general liability for a lot of events. Mayor Rowe encouraged all to attend the LCAT meetings and see what is going on. Councilman Rowe moved to table this item and put it on the April 20th meeting. Mayor Rowe agreed to table.

b. **Approve/Deny Scot Harden/Harden Offroad's request to host the 39th Annual Motion Pro Nevada 200 Trailride from 04/14 - 04/16/2023.**

Minutes:
Scot Harden reported 200 people coming from all over the west. He stated they have been doing this for 39 years and the city has a remarkable opportunity. He also noted that they have a lot of challenges if we want to keep it going. VFW post is withering away and they couldn't host the event. He would like to meet with the city council to see if they can work with the Volunteer Fire Department and see if they would host the event in the future. Councilman Livreri stated that this ride goes into major magazine publications and promotes Caliente. He also stated that Scot promotes our City all over to major people in the industry. Mary Cordle stated that she volunteers at the VFW when these events come to town and they are great people that come to the events. Councilman Rowe moved to approve Scot Harden/Harden Offroad's request to host the 39th Annual Motion Pro Nevada 200 Trailride from 04/14 - 04/16/2023. Councilman FitzSimons seconded the motion. All in favor, motion carried.
Vote results:
Ayes: 4 / Nays: 0

5. **Update Concerning Ongoing Grants Administration**
    a. **City Clerk's Report**
    City Clerk Roisum

Minutes:
Manager Roisum presented his report (attached). He also noted that the roof will be the next priority for the depot restoration.

6. **Appointed/Contracted Personnel Reporting**
    a. **City Clerk's Report**
    City Clerk Roisum

Minutes:
Manager Roisum presented his report (attached). He also coordinated a special budget meeting for April 14, 2023 at 9 a.m. Commissioner Brackenbury mentioned potential grants are available through the infrastructure bill and the city should look into it. He also reported that the County is looking into class 3 fire trucks from Reno that will cost around $30k. New, those trucks cost between $4-600k if the city is interested.

b. **Public Works Manager Report**
Public Works Manager Perkins

Minutes:

Manager Perkins presented his report (attached) and reported that the jetter has come in handy in the community. They have done a couple of blockage removals to help citizens. He noted that last time we did water samples there was a positive total coliform hit. He reported that it happened again therefore they will be treating our water with chlorine in the system to help clean and disinfect the system. If we don't come back with a clean sample after that, we may be required to treat water continuously. They have started putting out weed sterilant. Rozanne Mangum reported that all street lights are out on her street and half of main street are out.

c. **Discussion of Legal Issues**

City Attorney Katschke

Minutes:

Attorney Katschke stated he had nothing to report.

d. **Building Inspector's Report**

Building Inspector Dixon

Minutes:

Building Inspector Dixon presented his report (attached) and added that the apartments are finalized and notice of completion has been submitted. Owner and HUD want to walk through on the 19th and he invited Mayor Rowe to attend. Clover Creek Organics received notice that all electrical transformers and heavy equipment are supposed to be shipped next week and hope to complete the project by June. Ken reported that Caliente Partners Group has had several meetings with him, and they are moving on greenhouses and several other items. Councilman Livreri asked when the Conex planning commission meeting will be. Manager Roisum stated it will be the 19th of this month.

e. **Discussion of Issues Related to Public Safety**

Fire Chief George Rowe / L.C. Sheriff's Department

Minutes:

Sheriff Foremaster stated that he will present the statistical report at the next meeting. He also stated that the current budget for the Sheriff's office is about $3.5 Million which is why the city pays what it does. Councilman Rowe stated that the dispatching that they do also calls the fire department and ambulances that come through here.

7. **Discussion of Council Members Responsibilities**

a. **Parks / Beautification Committee**

Councilman Sean FitzSimons

Minutes:

Councilman FitzSimons stated that the Tree Board met last week and secured a grant for $2k with which we will replace some dead trees on Hwy 93. Neal Cheeney has been great to work with. A Tree Board is a requirement to be a Tree City. Susan Willingham noted that the drip system needs to be addressed. Additional funds and support will be available as a Tree City. Next meeting will be April 18th at 6pm. Councilman FitzSimons reported that the Beautification committee's Tacos and Ritas event will be held May 6 at 6 p.m. at Rose Park. Mayor Rowe requested that the new employee not be spreading the sterilant until trained.

Manager Perkins agreed.

b. **Community Development/Planning**

Councilman George T. “Tommy” Rowe

Minutes:
Councilman Rowe reported no planning commission since his last report. April 17th LCRDA meeting at 4:30 p.m. at City Hall. He read a letter that Brian Mitchell will host a listening session for the governor’s office to receive input on broadband and digital needs. This will be from 2-4 p.m. on April 17th at the Sidetrack.

c. **Tourism and the Boxcar Museum**

Councilman Joseph Livreri

Minutes:
Councilman Livreri reported that the room tax board should be on the next agenda to dissolve. Susan Hansen reported that the Boxcar Museum officially opened on Saturday and they have had visitors. Councilman Livreri stated that he will continue to work on getting the electrical work done at the Boxcar. He also reported that the Nevada 200 is coming up and several races after that which he expects to be business as usual. Susan Willingham asked where she could refer people for where to stay. The rodeo grounds are an option.

d. **Public Utilities**

Councilman Jamin I. Hunter

Minutes:
Manager Perkins stated he covered it in his report. Councilman Hunter apologizes for not being here.

e. **Mayor's Report & City Hall/Depot**

Mayor Steve Rowe

Minutes:
Mayor Rowe encouraged people to get informed on LCAT and stated that they are doing a good thing and headed in a good direction.

8. **Public Comment**

Minutes:
Commissioner Brackenbury stated that there have been a lot of questions with the county declaring an emergency, and though the dam did not break, there was a lot of damage and they will be able to recoup all but 12.5% of the cost to do the work. He thanked the city for sending out the equipment to support. Susan Willingham asked about the bridge by her park. Mayor Rowe stated that we also declared an emergency and we need to look at that with the county and state. Manager Perkins stated we still have the contract with NDOT, but if we do the work we can pay for the work would be undone in one event. Commissioner Brackenbury stated that there may be other forms of relief.

9. **Schedule date and review agenda topics for the next meeting**

Next Regular City Council Meeting is scheduled for 4/20/2023 at 6:00 p.m. We need to hold a special meeting for the budget.

10. **Adjournment**

Minutes:

Mayor Rowe adjourned the meeting at 7:31 p.m.

Contact: City of Caliente is an Equal Opportunity employer and provider. Craig Roisum, City Clerk (cityclerk@cityofcaliente.com 775-726-3131) | Minutes published on 07/06/2023, adopted on 07/06/2023

Steve Rowe, Mayor	Date
Craig Roisum, City Clerk	Date

City Council Meeting

Minutes

Friday, April 14, 2023 at 8:00 am

SPECIAL MEETING: BUDGET MEETING

PLEASE NOTE: THE COUNCIL MEMBERS MAY ADDRESS AGENDA ITEMS OUT OF SEQUENCE, COMBINE TWO OR MORE AGENDA ITEMS FOR CONSIDERATION, REMOVE AN ITEM OR DELAY DISCUSSION AT ANY TIME TO ACCOMMODATE PERSONS APPEARING BEFORE THE CITY COUNCIL OR TO AID IN THE EFFICIENCY AND EFFECTIVENESS OF THE MEETINGS.

MEETING LOCATION

Caliente City Hall - 151 Clover St., Caliente, NV

1. **Opening Activities:**
   a. **Call to Order**

      Minutes:
      Mayor Rowe called the meeting to order at 8:30 a.m.

   b. **Pledge of Allegiance**
   c. **Roll Call**

      Minutes:
      Present: Mayor Steve Rowe, Councilmen: George “Tommy” Rowe, Sean FitzSimons, Jamin Hunter. Councilman Joseph Livreri arrived at 8:36 a.m. Others Present: City Manager Craig Roisum, Public Works Manager Grant Perkins, Building Inspector Ken Dixon, and others noted on the Sign-in Sheet (attached). Absent: None

   d. **Opening Remarks**

      Minutes:
      None.

   e. **Confirmation of Compliance with Nevada Open Meeting Law**

      Minutes:
      Manager Roisum confirmed compliance with Nevada Open Meeting Law.

2. **Public Comment**

   Minutes:
   None.

3. **Items for DISCUSSION/POSSIBLE ACTION of the Caliente City Council**
   a. **For Discussion/Possible Action: Any and all items related to the Budget for the 2024 Fiscal Year, July 1, 2023 through June 30, 2024.**

Minutes:
Dan McArthur, CPA presented the 2024 Budget for submission to the department of taxation by Monday, April 17, 2023. Changes can still be made after this submission. He stated that he has a letter that he is going to email to Manager Roisum which the council needs to sign. This is a letter which has been signed every year stating that the budget decisions are the City Council's and he just helps put the forms together. Financial highlights of the budget discussed during this portion of the meeting include the following: • Property taxes are projected to be up by $10,000. • Grants are listed at $100,000. Don't know if that's going to be reality or not. • Consolidated tax $179,000. • Removal of Depot Rent due to renovation. • City Council budget projected as $17,207. • City Hall, we've got it projected at $277,000. Down from current year budget. • Removal of Communications Tower line item. • Discussion of the Sheriff's Contract cost. Determined to be $105,000. • Discussion regarding municipal court fees. Manager Roisum to confirm annual amount. • Ending fund balance $81,505 which meets all the requirements for Department of Taxation as far as ending required fund balances. Discussed changes will increase that balance. • Recommended moving ending fund balance up to service and supplies to be available. • Request Special Ad Valorem funds from the County which can be used for capital improvements. • Additional discussion will be had about moving $10,000 to the Parks fund and Streets fund from the Capital Expenditures fund on pg. 30. • Water Fund looks pretty good. Loss of $131,000 but depreciation is $176,000. • Sewer Fund loss of $72,009. Depreciation expense is $142,000. • Waste Fund loss of $14,797 with no significant depreciation. This fund is a concern. • Electrical Fund loss of $111,000. This is also a concern and we need to dig into more. • Tough decisions to be made with increased rates coming our way. • Manager Perkins requested adding to the budget a 10% raise for him. Councilman Rowe moved to approve the tentative budget for submission to the Nevada Department of Taxation. Councilman Livreri seconded the motion. All in favor, motion carried.

Vote results:
Ayes: 5 / Nays: 0

4. **Public Comment**

Minutes:
None.

5. **Adjournment**

Minutes:
Mayor Rowe adjourned the meeting at 9:24 a.m.

Contact: City of Caliente is an Equal Opportunity employer and provider. Craig Roisum, City Clerk (cityclerk@cityofcaliente.com 775-726-3131) | Minutes published on 09/06/2023, adopted on 09/07/2023

Steve Rowe, Mayor	Date
Craig Roisum, City Manager	Date

Business License Application
CITY OF CALIENTE
PO BOX 1006
CALIENTE NV 89008
775-726-3131

The undersigned hereby submits application for a business license under Chapter 7, Caliente Municipal Code

Business Name: HIGH DESERT PRESERVATION LLC

Name of Individual Submitting Application: SEAN NEIL HORLACHER

Residence Address: 224 MAIN St. CALIENTE, NV 89008

Business Location and Address: 224 MAIN St. CALIENTE NV 89008

Business Mailing Address: PO BOX 483 CALIENTE NV 89008

Type of Business: LANDSCAPE / TREE SERVICE

Type of Ownership: (X) Sole proprietorship ( ) partnership ( ) corporation

Business Phone No.: 702-803-2527 Fax No.: N/A

Have you ever had a Health Department Inspection? No / Yes If yes, what date ______

Have you ever had a State Fire Marshall Inspection? NO / Yes If yes, what date ______

Did your Business require a Conditional Use Permit? No / Yes If yes, date approved ______

No. of employees 0 No. of Associates / Owners 1 No. of Music Machines 0

No. of Gambling Machines 0 No. of Pool Tables 0 No. of Tobacco Vending Machines 0

No. of Food/Drink Vending Machines 0 No. of Coin Operated Amusements 0

Other N/A No. of Rooms/Spaces (Motel/RV Parks) 0

If Contractor:

State Contractor's License No. N/A

Bond: No. 23/24 GL Company: DIXIE LEAVITT ACORD Amount: 1,000,000

Name of Owner(s): SEAN NEIL HORLACHER

DOB: AUGUST 1st, 1985 State/Driver's License No. 1601100638

Phone: 702-501-3031 Cell: SAME Fax: N/A

Physical Address: 224 MAIN St. CALIENTE, NV 89008

Mailing Address: PO BOX 483 CALIENTE, NV 89008

Name of Manager (if applicable) N/A

DOB: ______________________ State/Driver's License No. ______________

Phone: ______________________ Cell: ______________________ Fax: __________

Physical Address: ____

Mailing Address: ____

Emergency Contact Name: LESLIE KEATING

Phone: 702-501-4798 Cell Phone: SAME

I, the undersigned, under penalties of perjury, state that the foregoing application is true, correct and complete to the best of my knowledge, information and belief. I further acknowledge that any falsehood or nondisclosure material to the application constitutes grounds for denial, revocation or refusal to renew the license.

I agree that I have or will comply with all State and Federal licensing and regulation for my type of business.

I also agree that I will carry liability insurance to suit my business.

Firm Name NAIC # 31295 DIXIE LEAVITT AGENCY / ACORD

______________________ APRIL 3RD, 2023

Signature of Owner Date

______________________ ______________

Signature of Owner Date

______________________ ______________

Signature of Witness Date

For Official Use Only

Application No.: ____________ Date filed: ____________ Classification ________

Fee: ________ Approved ____________ Disapproved ____________ Date ________

______________________ ______________

Signature of City Clerk Date

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 4/12/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Jennifer Glammeyer	
Dixie Leavitt Agency 115 North Main Street PO Box 1744 Cedar City UT 84720	PHONE (A/C, No, Ext): (435)586-9463	FAX (A/C, No): (435)586-0609
	E-MAIL ADDRESS: jennifer-glammeyer@leavitt.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Berkley Specialty Insurance Company	31295
INSURED	INSURER B :	
High Desert Preservation LLC PO BOX 483 Caliente NV 89008	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES CERTIFICATE NUMBER: 23/24 GL REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [ ] OCCUR [X] GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC OTHER:			BPK0190300	4/11/2023	4/11/2024	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS [ ] HIRED AUTOS [ ] NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) [ ] If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					PER STATUTE / OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER	CANCELLATION
Proof of Insurance	**SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.**
	AUTHORIZED REPRESENTATIVE J Glammeyer/JEGLAM Jennifer Glammeyer

Page 30

IRS DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

Date of this notice: 04-03-2023

Employer Identification Number:
92-3284287

Form: SS-4

Number of this notice: CP 575 G

HIGH DESERT PRESERVATION LLC
SEAN HORLACHER SOLE MBR
PO BOX 483
CALIENTE, NV 89008

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 92-3284287. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did **not** apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

IMPORTANT REMINDERS:

* Keep a copy of this notice in your permanent records. This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.

* Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.

* Refer to this EIN on your tax-related correspondence and documents.

* Provide future officers of your organization with a copy of this notice.

Your name control associated with this EIN is HIGH. You will need to provide this information along with your EIN, if you file your returns electronically.

Safeguard your EIN by referring to Publication 4557, Safeguarding Taxpayer Data: A Guide for Your Business.

You can get any of the forms or publications mentioned in this letter by visiting our website at www.irs.gov/forms-pubs or by calling 800-TAX-FORM (800-829-3676).

If you have questions about your EIN, you can contact us at the phone number or address listed at the top of this notice. If you write, please tear off the stub at the bottom of this notice and include it with your letter.

Thank you for your cooperation.

Keep this part for your records. CP 575 G (Rev. 7-2007)

Return this part with any correspondence so we may identify your account. Please correct any errors in your name or address.

CP 575 G

9999999999

Your Telephone Number	Best Time to Call	
( ) -		DATE OF THIS NOTICE: 04-03-2023 EMPLOYER IDENTIFICATION NUMBER: 92-3284287 FORM: SS-4 NOBOD

INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

HIGH DESERT PRESERVATION LLC
SEAN HORLACHER SOLE MBR
PO BOX 483
CALIENTE, NV 89008

STATE OF NEVADA

FRANCISCO V. AGUILAR
Secretary of State

GABRIEL DI CHIARA
Chief Deputy

OFFICE OF THE
SECRETARY OF STATE

Commercial Recordings & Notary Division
202 N. Carson Street
Carson City, NV 89701
Telephone (775) 684-5708
Fax (775) 684-7138

North Las Vegas City Hall
2250 Las Vegas Blvd North, Suite 400
North Las Vegas, NV 89030
Telephone (702) 486-2880
Fax (702) 486-2888

Sean Horlacher
1295 investment way #1
Henderson, NV 89074, USA

Work Order #: W2023032801001
March 28, 2023
Receipt Version: 1

Special Handling Instructions:

Submitter ID: 425762

Charges

Description	Fee Description	Filing Number	Filing Date/Time	Filing Status	Qty	Price	Amount
Articles of Organization	Fees	20233057582	3/28/2023 11:39:45 AM	InternalReview	1	$75.00	$75.00
Initial List	Fees	20233057584	3/28/2023 11:39:46 AM	InternalReview	1	$150.00	$150.00
Initial List	Business License Fee	20233057584	3/28/2023 11:39:46 AM	InternalReview	1	$200.00	$200.00
Total							$425.00

Payments

Type	Description	Payment Status	Amount
Credit Card	6800287766726837803053	Success	$425.00
Total			$425.00

Credit Balance: $0.00

Sean Horlacher
1295 investment way #1
Henderson, NV 89074, USA

STATE OF NEVADA

FRANCISCO V. AGUILAR
Secretary of State

GABRIEL DI CHIARA
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Sean Horlacher
1295 investment way #1
Henderson, NV 89074, USA

Work Order #: W2023032801001
March 28, 2023
Receipt Version: 1

Special Handling Instructions:

Submitter ID: 425762

Charges

Description	Fee Description	Filing Number	Filing Date/Time	Filing Status	Qty	Price	Amount
Articles of Organization	Fees	20233057582	3/28/2023 11:39:45 AM	InternalReview	1	$75.00	$75.00
Initial List	Fees	20233057584	3/28/2023 11:39:46 AM	InternalReview	1	$150.00	$150.00
Initial List	Business License Fee	20233057584	3/28/2023 11:39:46 AM	InternalReview	1	$200.00	$200.00
Total							$425.00

Payments

Type	Description	Payment Status	Amount
Credit Card	6800287766726837803053	Success	$425.00
Total			$425.00

Credit Balance: $0.00

Sean Horlacher
1295 investment way #1
Henderson, NV 89074, USA

FRANCISCO V. AGUILAR
Secretary of State

GABRIEL DI CHIARA
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STATE OF NEVADA

OFFICE OF THE
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Commercial Recordings Division
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North Las Vegas City Hall
2250 Las Vegas Blvd North, Suite 400
North Las Vegas, NV 89030
Telephone (702) 486-2880
Fax (702) 486-2888

Business Entity - Filing Acknowledgement

03/28/2023

Work Order Item Number:	W2023032801001 - 2796214
Filing Number:	20233057582
Filing Type:	Articles of Organization
Filing Date/Time:	03/28/2023 11:39:45 AM
Filing Page(s):	2

Indexed Entity Information:

Entity ID: E30575832023-5 **Entity Name:** High Desert Preservation LLC

Entity Status: Active **Expiration Date:** None

Non-Commercial Registered Agent
Sean Horlacher
1295 Investment Way #1, Henderson, NV 89074, USA

The attached document(s) were filed with the Nevada Secretary of State, Commercial Recording Division. The filing date and time have been affixed to each document, indicating the date and time of filing. A filing number is also affixed and can be used to reference this document in the future.

Respectfully,

FRANCISCO V. AGUILAR
Secretary of State

FRANCISCO V. AGUILAR
Secretary of State

GABRIEL DI CHIARA
Chief Deputy

STATE OF NEVADA

OFFICE OF THE
SECRETARY OF STATE

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2250 Las Vegas Blvd North, Suite 400
North Las Vegas, NV 89030
Telephone (702) 486-2880
Fax (702) 486-2888

Business Entity - Filing Acknowledgement

03/28/2023

Work Order Item Number:	W2023032801001 - 2796215
Filing Number:	20233057584
Filing Type:	Initial List
Filing Date/Time:	03/28/2023 11:39:46 AM
Filing Page(s):	2

Indexed Entity Information:

Entity ID: E30575832023-5

Entity Name: High Desert Preservation LLC

Entity Status: Active

Expiration Date: None

Non-Commercial Registered Agent
Sean Horlacher
1295 Investment Way #1, Henderson, NV 89074, USA

The attached document(s) were filed with the Nevada Secretary of State, Commercial Recording Division. The filing date and time have been affixed to each document, indicating the date and time of filing. A filing number is also affixed and can be used to reference this document in the future.

Respectfully,

FVAguilar

FRANCISCO V. AGUILAR
Secretary of State

FRANCISCO V. AGUILAR
Secretary of State
202 North Carson Street
Carson City, Nevada 89701-4201
(775) 684-5708
Website: www.nvsos.gov
www.nvsilverflume.gov

Filed in the Office of	Business Number E30575832023-5
FVAguilar	Filing Number 20233057582
Secretary of State State Of Nevada	Filed On 03/28/2023 11:39:45 AM
	Number of Pages 2

Formation - Limited-Liability Company

- [x] NRS 86 - Articles of Organization Limited-Liability Company
- [ ] NRS 86.544 - Registration of Foreign Limited-Liability Company
- [ ] NRS 89 - Articles of Organization Professional Limited-Liability Company
- [ ] NRS 86.555 - Registration of Professional Foreign Limited-Liability Company

1. Name Being Registered in Nevada: (See instructions)	**High Desert Preservation LLC**
2. Foreign Entity Name: (Name in home jurisdiction)	
3. Jurisdiction of Formation: (Foreign Limited-Liability Companies)	**3a)** Jurisdiction of formation: ___ **3b)** Date formed: ___ **3c)** I declare this entity is in good standing in the jurisdiction of its formation. [ ]
4. Registered Agent for Service of Process*: (check only one box)	[ ] Commercial Registered Agent (name only below) [x] Noncommercial Registered Agent (name and address below) [ ] Office or position with Entity (title and address below) **Sean Horlacher** Name of Registered Agent **OR** Title of Office or Position with Entity **1295 Investment Way #1** (Street Address) **Henderson** (City) Nevada **89074** (Zip Code) **PO BOX 483** (Mailing Address (If different from street address)) **Caliente** (City) Nevada **89008** (Zip Code)
4a. Certificate of Acceptance of Appointment of Registered Agent:	*I hereby accept appointment as Registered Agent for the above named Entity. If the registered agent is unable to sign the Articles of Incorporation, submit a separate signed Registered Agent Acceptance form.* X **Sean Horlacher** — **03/28/2023** **Authorized Signature of Registered Agent or On Behalf of Registered Agent Entity** — Date
5. Management: (Domestic Limited-Liability Companies only)	Company shall be managed by: (check one box) [ ] Manager(s) **OR** [x] Member(s)
6. Name and Address of each Manager(s) or Managing Member(s): (NRS 86 and NRS 86.544, see instructions) **Name and Address of the Original Manager(s) and Member(s):** (NRS 89, see instructions) IMPORTANT: A certificate from the regulatory board must be submitted showing that each individual is licensed at the time of filing.	1) **Sean Horlacher** (Name) **1295 investment way #1** (Address) **Henderson** (City) **NV** (State) **89074** (Zip Code)
7. Dissolution Date: (Domestic only)	Latest date upon which the company is to dissolve (if existence is not perpetual):

This form must be accompanied by appropriate fees.

FRANCISCO V. AGUILAR
Secretary of State
202 North Carson Street
Carson City, Nevada 89701-4201
(775) 684-5708
Website: www.nvsos.gov
www.nvsilverflume.gov

Formation - Limited-Liability Company

Continued, Page 2

8. Profession to be Practiced: (NRS 89 only)	
9. Series and/or Restricted Limited-Liability Company: (Optional)	Check box if a Series Limited-Liability Company ☑ Domestic Limited-Liability Company's only: The Limited-Liability Company is a Restricted Limited-Liability Company ☐
10. Records Office: (Foreign Limited-Liability Companies)	Address City State Zip code Country
11. Street Address of Principal Office: (Foreign Limited-Liability Companies)	Address City State Zip code Country
12. Name, Address and Signature of the Organizer: (NRS 86. NRS 89 -Each Organizer must be a licensed professional.) **Name and Signature of Manager or Member:** (NRS 86.544 only) See instructions	*Foreign Limited-Liability Company - In the event the designated Agent for Service of Process resigns and is not replaced or the agent's authority has been revoked or the agent cannot be found or served with exercise of reasonable diligence, then the Secretary of State is hereby appointed as the Agent for Service of Process. I declare, to the best of my knowledge under penalty of perjury, that the information contained herein is correct and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State. Name: **Sean Horlacher** Country: **United States** Address: **1295 Investment Way #1** City: **Henderson** State: **NV** Zip/Postal Code: **89074** X Sean Horlacher (attach additional page if necessary)

AN INITIAL LIST OF OFFICERS MUST ACCOMPANY THIS FILING

Please include any required or optional information in space below:

(attach additional page(s) if necessary)

Page 38

FRANCISCO V. AGUILAR
Secretary of State
202 North Carson Street
Carson City, Nevada 89701-4201
(775) 684-5708
Website: www.nvsos.gov
www.nvsilverflume.gov

Initial List and State Business License Application

Initial List Of Officers, Managers, Members, General Partners, Managing Partners, or Trustees:

High Desert Preservation LLC

NAME OF ENTITY

TYPE OR PRINT ONLY - USE DARK INK ONLY - DO NOT HIGHLIGHT

IMPORTANT: *Read instructions before completing and returning this form.*

Please indicate the entity type (check only one):

Filed in the Office of	Business Number **E30575832023-5**
FVAguilar	Filing Number **20233057584**
Secretary of State State Of Nevada	Filed On **03/28/2023 11:39:46 AM**
	Number of Pages **2**

- ☐ Corporation
  - ☐ This corporation is publicly traded, the Central Index Key number is:
- ☐ Nonprofit Corporation (see nonprofit sections below)
- ☑ Limited-Liability Company
- ☐ Limited Partnership
- ☐ Limited-Liability Partnership
- ☐ Limited-Liability Limited Partnership (if formed at the same time as the Limited Partnership)
- ☐ Business Trust

Additional Officers, Managers, Members, General Partners, Managing Partners, Trustees or Subscribers, may be listed on a supplemental page.

CHECK ONLY IF APPLICABLE

Pursuant to NRS Chapter 76, this entity is exempt from the business license fee.

- ☐ 001 - Governmental Entity
- ☐ 006 - NRS 680B.020 Insurance Co, provide license or certificate of authority number

For nonprofit entities formed under NRS chapter 80: entities without 501(c) nonprofit designation are required to maintain a state business license, the fee is $200.00. Those claiming and exemption under 501(c) designation must indicate by checking box below.

- ☐ Pursuant to NRS Chapter 76, this entity is a 501(c) nonprofit entity and is exempt from the business license fee. Exemption Code 002

For nonprofit entities formed under NRS Chapter 81: entities which are Unit-owners' association or Religious, Charitable, fraternal or other organization that qualifies as a tax-exempt organization pursuant to 26 U.S.C $ 501(c) are excluded from the requirement to obtain a state business license. Please indicate below if this entity falls under one of these categories by marking the appropriate box. If the entity does not fall under either of these categories please submit $200.00 for the state business license.

- ☐ Unit-owners' Association
- ☐ Religious, charitable, fraternal or other organization that qualifies as a tax-exempt organization pursuant to 26 U.S.C. $501(c)

For nonprofit entities formed under NRS Chapter 82 and 80:<u>Charitable Solicitation Information - check applicable box</u>

Does the Organization intend to solicit charitable or tax deductible contributions?

- ☐ No - no additional form is required
- ☐ Yes - the *Charitable Solicitation Registration Statement* is required.
- ☐ The Organization claims exemption pursuant to NRS 82A 210 - the *Exemption From Charitable Solicitation Registration Statement* is required

****Failure to include the required statement form will result in rejection of the filing and could result in late fees.****

FRANCISCO V. AGUILAR
Secretary of State
202 North Carson Street
Carson City, Nevada 89701-4201
(775) 684-5708
Website: www.nvsos.gov
www.nvsilverflume.gov

Initial List and State Business License Application - Continued

Officers, Managers, Members, General Partners, Managing Partners or Trustees:

CORPORATION, INDICATE THE MANAGING MEMBER:

Name: **Sean Horlacher**	Country: **USA**

Address	City	State	Zip/Postal Code
1295 Investment Way #1	Henderson	NV	89074

None of the officers and directors identified in the list of officers has been identified with the fraudulent intent of concealing the identity of any person or persons exercising the power or authority of an officer or director in furtherance of any unlawful conduct.

I declare, to the best of my knowledge under penalty of perjury, that the information contained herein is correct and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the office of the Secretary of State.

X Sean Horlacher

Signature of Officer, Manager, Managing Member, General Partner, Managing Partner, Trustee, Member, Owner of Business, Partner or Authorized Signer *FORM WILL BE RETURNED IF UNSIGNED*

Title: **Director**

Date: **03/28/2023**

SECRETARY OF STATE

STATE OF NEVADA

DOMESTIC LIMITED-LIABILITY COMPANY (86) CHARTER

I, FRANCISCO V. AGUILAR, the duly qualified and elected Nevada Secretary of State, do hereby certify that **High Desert Preservation LLC** did, on 03/28/2023, file in this office the original Articles of Organization that said document is now on file and of record in the office of the Secretary of State of the State of Nevada, and further, that said document contains all the provisions required by the law of the State of Nevada.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on 03/28/2023.

FRANCISCO V. AGUILAR
Secretary of State

Certificate
Number: B202303283503710
You may verify this certificate online at http://www.nvsos.gov

SECRETARY OF STATE

STATE OF NEVADA

NEVADA STATE BUSINESS LICENSE

High Desert Preservation LLC

Nevada Business Identification # NV20232729306
Expiration Date: 03/31/2024

In accordance with Title 7 of Nevada Revised Statutes, pursuant to proper application duly filed and payment of appropriate prescribed fees, the above named is hereby granted a Nevada State Business License for business activities conducted within the State of Nevada.
Valid until the expiration date listed unless suspended, revoked or cancelled in accordance with the provisions in Nevada Revised Statutes. License is not transferable and is not in lieu of any local business license, permit or registration.
License must be cancelled on or before its expiration date if business activity ceases. Failure to do so will result in late fees or penalties which, by law, cannot be waived.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on 03/28/2023.

FRANCISCO V. AGUILAR
Secretary of State

Certificate Number: B202303283503711
You may verify this certificate
online at http://www.nvsos.gov

CITY OF CALIENTE AGENDA REQUEST

Person/Organization requesting item: Nolan Avery

Contact info: 775-962-1252

Date of Council meeting: April 20th

Action requested: (what, when, where, why)

I would like to relocate Matt Young's sewer line. It runs right through my property on Avery lane. Scope of work would entale extending the city main on avery lane aprox. 150 ft. and adding a man hole. Would like to disuss the possibility of the city working with me on Cost.

Signature

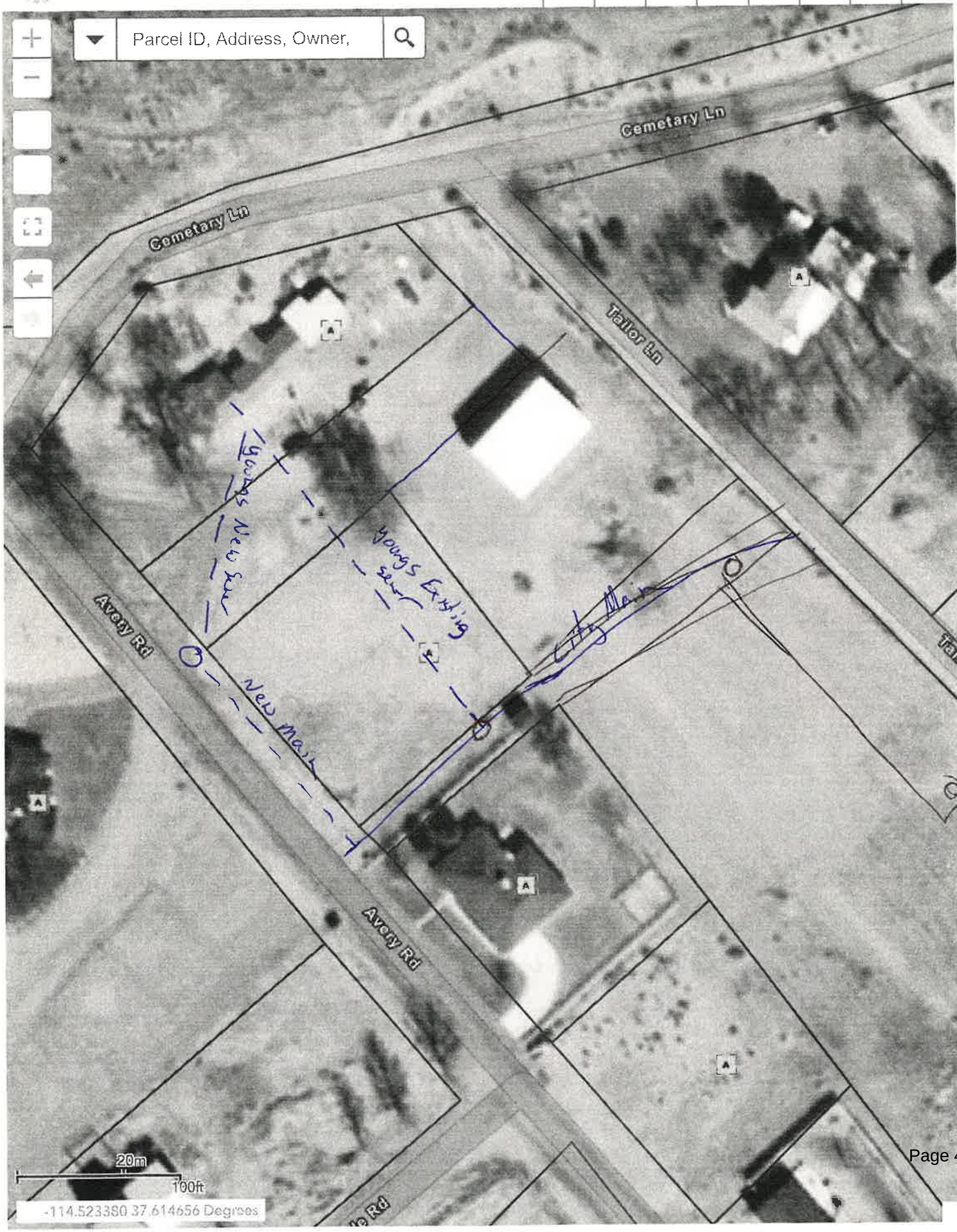
Date 3-29-23

Received

Date

City of Caliente is an equal opportunity provider & employer

Lincoln County Tax Parcel Viewer



Professional Services Agreement

This Professional Services Agreement (“**Agreement**”) is made and entered into by and between Wesley Harper, an individual (the "**Contractor**") and the City of Caliente (the “**City**”, a Nevada corporation) on April 3, 2023, (“**Effective Date**”) and are collectively referred to as the parties (“**Parties**”) or individually as a party (“**Party**”).

Recitals

WHEREAS, the Contractor provides advocacy and consulting services and manages City’s government affairs, public policy and economic development initiatives, and lobbying before local, state, and federal governmental entities, local, state, and federal regulatory bodies, state agencies and the Nevada State Legislature (“**Services**”).

In consideration of the premises and the mutual covenants set forth herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and intending to be bound hereby, the Parties agree as follows:

1. Term. This Agreement expires one (1) year from the Effective Date above. The term of this Agreement will be automatically extended for successive one-year periods (subject to the "Termination" section below), on the same terms and conditions as in effect immediately prior to the then-current expiration date.

2. Scope of Services. The scope of services of this Agreement are to provide Services as needed for the benefit of the City.

3. Independent Contractor. This Agreement shall not render the Contractor an employee, partner, subsidiary, or joint venturer with the City for any purpose. The Contractor is and will remain an independent contractor in its relationship to the City.

4. Authority to Negotiate. The City expressly authorizes the Contractor to negotiate, discuss and, in any other way, communicate on behalf of the City as the City’s fiduciary and consistent with the City’s priorities.

5. Non-Exclusivity. This Agreement is non-exclusive, and both Parties remain free to enter into similar agreements with third parties. During the term of this Agreement, Contractor may perform services for any other clients, persons, or companies as Contractor sees fit, so long as the performance of such services does not interfere with Contractor’s performance of obligations under this Agreement, and do not, in the opinion of the City, create a conflict of interest.

6. Termination. Either Party may immediately terminate this Agreement at any time by providing notice of such termination as indicated below.

7. Indemnification. The Contractor shall indemnify and save harmless the City from and against any and all losses, claims, damages, actions, causes of action, costs and expenses that the City may sustain, incur, suffer or be put to by reason of any act or omission of the Contractor, its agents, contractors, subcontractors or assigns. The City shall indemnify and save harmless the Contractor from and against any and all losses, claims, damages, actions, causes of action, costs and expenses that the Contractor may sustain, incur, suffer or be put to by reason of any act or omission of the City, its agents, contractors, subcontractors or assigns.

8. Successors and Assigns. All of the provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, if any, successors, and assigns.

9. Jurisdiction. The laws of the State of Nevada shall govern the validity of this Agreement, the construction of its terms and the interpretation of the rights and duties of the Parties hereto.

10. Arbitration. Any controversies arising out of the terms of this Agreement or its interpretation shall be settled in the State of Nevada in accordance with the rules of the American Arbitration Association, and the judgment upon award may be entered in any court having jurisdiction thereof.

11. Headings. Section headings are not to be considered a part of this Agreement and are not intended to be a full and accurate description of the contents hereof.

12. Waiver. Waiver by one party hereto of breach of any provision of this Agreement by the other shall not operate or be construed as a continuing complete waiver or waiver of any other provisions herein.

13. Notices. Any and all notices, demands, or other communications required or desired to be given hereunder by either Party shall be in writing and shall be considered validly given or made if sent by electronic mail, personally served, or if deposited in the United States mail, whether certified or registered, postage prepaid, or return receipt requested. If notice or demand is served personally, such notice shall be deemed made at the time of such personal service. If notice, demand or other communication is given by mail, such notice shall be deemed conclusively given five days after deposit thereof in the United States mail addressed to the Party to whom such notice, demand or other communication is to be given as follows:

If to the Client: Craig Roisum
PO Box 1006
Caliente, NV 89008
cityclerk@cityofcaliente.com
(775) 726-3131

If to Contractor: Wesley Harper
9156 Worsley Park Place
Las Vegas, NV 89145
harpertalent@gmail.com
(702) 817-5718

Either Party hereto may change its address for purposes of this paragraph by written notice given in the manner provided above.

14. Modification or Amendment. No amendment, change or modification of this Agreement shall be valid unless in writing signed by the Parties hereto.

15. Entire Understanding. This document in addition to any exhibits as described in the Recitals above, constitutes the entire understanding and agreement of the Parties, and any and all prior agreements, understandings, and representations are hereby terminated and canceled in their entirety and are of no further force and effect.

16. Unenforceability of Provisions. If any provision of this Agreement, or any portion thereof, is held to be invalid and unenforceable, then the remainder of this Agreement shall nevertheless remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Agreement as of the day and year first written above. The Parties hereto agree that facsimile signatures shall be as effective as if originals.

CITY.	Contractor
By: Craig Roisum	By: Wesley Harper
Title: City Manager	Title: Sole Proprietor
Signed:	Signed: Wesley Harper

Wesley Harper

9156 Worsley Park Place, Las Vegas, NV 89145 • 702.817.5718 • harpertalent@gmail.com

Strategic Initiatives • Leadership • Negotiation • Lobbyist

Conflict Resolution • Project Management • Implementation • Entrepreneur

Professional Experience

CEO & Executive Director
Nevada League of Cities and Municipalities 3/20 to 3/23

Served as the leader of Nevada's state municipal league to advance the interests of its member municipalities in the areas of state and federal advocacy, municipal priority advancement, education, training and professional development. Created the League's strategic plan, implementation plan (the One Nevada Plan), and instituted a 40% overall dues increase. Maintained an alliance of each of the incorporated cities in Nevada as well as two towns, and four General Improvement Districts. Brought North Las Vegas back to the League after its exit in 2018. Organized the two most successful Annual Conferences in the League's history measured by registrations, sponsorships, and revenue. Collaborated closely with the Executive Directors of California, Arizona, Utah, Georgia, and North Carolina. Participated in executive-level federal policy strategy with the National League of Cities. Brought national best practices and thought leadership to member municipalities including the framework for a Nevada Local Government Institute and a Statewide Cyber Security Operations Center.

Board Member
City of Las Vegas, Community Development Recommending Board 12/19 to Present

Acting as a member of a citizen's advisory board appointed by the Mayor and City Council to review and evaluate proposals eligible for Federal funding.

General Manager and Corporate Buyer
Vegas Motorcars, Inc., Las Vegas, NV 4/16 to 3/23

Acting as the General Manager of a high-end automobile dealership as well as the manager of the sales team and the customer experience for an automobile dealership with annual revenues of $15 million.

Board Member
Opportunity 180, Las Vegas, NV 9/16 to 2/17

Served on the Board of Directors for an organization with a mission that 25,000 children in Clark County will attend great urban public schools by 2025.

Independent Consultant
Las Vegas, NV 9/15 to 4/16

Advised complex organizations in the Valley in the areas of corporate strategy and initiatives.

Technology Commercialization High Growth Manager
Nevada Governor's Office of Economic Development, Las Vegas, NV 10/13 to 9/15

Instrumental in securing approval of $4.5 million in grants for UNLV through the Nevada Knowledge Fund Program, which is designed to encourage the creation of commercially viable intellectual property in partnership with Nevada System of Higher Education institutions.

Traveled to Tokyo and Singapore to benchmark and develop an optimal strategy for the introduction of an integrated resort in Tokyo. Led GOED's collaboration with the UNLV International Gaming Institute in its analysis of the effects of introducing a Las Vegas style integrated resort in Japan, which included addressing the Assistant Chief Cabinet Secretary of the Japanese Federal Government and his delegation.

Together with the UNLV International Gaming Institute, created and launched the Global Gaming Capital Initiative. It is a $6 million initiative, which includes a $1.5 million commitment from GOED that is designed to reinforce Nevada's position as the world's thought leader in gaming and hospitality.

Led GOED's collaboration with IBM, the Southern Nevada Water Authority, DRI, UNLV, and UNR in Nevada Water Center of Excellence Initiative (WaterStart) and served as GOED's representative in the Nevada Delegation at the 2014 Singapore International Water Week. Participated in this capacity as a member of the Nevada Governor's International Trade Mission to Toronto, Canada and initiated a joint venture in water research between the State of Nevada and the Province of Ontario.

Analyst
Hawaiian Airlines, Honolulu, HI 11/11 to 10/13

Conceived and presented a multifaceted approach to increase market capitalization from roughly $325 million to $2 billion in ten years. The approach leverages a blue ocean strategy to dramatically increase ancillary revenue and details the requirements to earn Wall Street's endorsement. Presentations were made to the CCO, CFO, SVP of HR, and the Managing Director of Partnerships and Ancillary Revenue.

Conceived and championed the 0/0 Initiative, the purpose of which was to eliminate personnel injury and equipment damage in ground operations and led a delegation of Senior Leadership to Fukuoka, Japan in its furtherance. Created and implemented a centralized Customs and Border Patrol processing protocol and acted as the airline's representative to the agency. Acted as the manager for the FAA-mandated Safety Management System for airport operations.

President
Harper Inc. dba Harper Talent, Las Vegas, NV / Honolulu, HI 7/05 to 11/11

Formed a national promotional modeling and talent corporation that evolved into an on-site sales and marketing agency which generated sales, revenue, or qualified sales leads for our clients at an approximate average multiplier of 10:1 versus fee.

Developed a professional development program for models and Agency leadership to provide comprehensive formal sales training to create a service called salesmodeling. The overall professional development program was to be led by Franklin Covey with components led by Dale Carnegie and the Harvard Business School.

The Agency evolved into an on-site sales and marketing agency which generated sales, revenue, or qualified sales leads for our clients at an approximate average multiplier of 10:1 versus fee. During operations, we contracted with eight corporate clients and our more notable results are as follows:

- Opened four markets (Washington DC, Baltimore, Philadelphia, and Atlanta) for the Reed Law Group, Ltd from August 2008 through May 2009. RLG provides bar review tutoring for law students and had never had any sales in these markets despite prior efforts throughout the organization's history. We generated sales that equaled approximately 25% of RLG's national revenue and established relationships and agreements that had the potential to dramatically increase market revenue during the upcoming academic years.

- Implemented a convention strategy for Hyundai Construction Equipment at the 2008 CONEXPO-CON/AGG (www.conexpoconagg.com) which generated more qualified sales leads in the history of the division.

- Created a presentation and demonstration for JETRO (Japanese External Trade Organization) at the 2008 and 2009 International CES (www.cesweb.org) that generated qualified sales leads for their client at a rate that significantly exceeded client expectations.

Strategy Manager
Nextel Communications, Inc., Reston, VA 3/01 to 7/05

In the role of a "deal manager," acted as a negotiator and project manager for spectrum acquisition initiatives in select markets. Engaged specifically in the direct cradle-to-grave negotiation of contract terms and pricing to facilitate the transfer of FCC licenses for incorporation into Nextel's national digital wireless communication network.

Acted as the deputy director of Project 9, which was an $870 million national 900 MHz acquisition initiative, the goal of which was to acquire spectrum in 35 markets in support of the 800 MHz Rebanding Initiative.

Led the administration and was responsible for the accounting of the New York City 800 MHz Spectrum Initiative, which included overseeing Nextel's compliance in over 20 interdependent agreements estimated at $60 million and negotiating to amend those agreements as needed.

Assistant Project Manager 2/99 to 3/01
METROVENTURES/USA, Inc., Baltimore, Maryland (www.metroventures.com)

Formed a national promotional modeling and talent corporation that evolved into an on-site sales and marketing agency which generated sales, revenue, or qualified sales leads for our clients at an approximate average multiplier of 10:1 versus fee.

A real estate project implementation specialty firm primarily focused on negotiation and concept management.

- Led the firm's role in the $1 billion Westside Initiative, which was a public/private partnership led by the City of Baltimore Development Corporation (BDC) to renew the west side of downtown Baltimore into a mixed-use neighborhood that supports the continued growth of the University of Maryland at Baltimore and University of Maryland Medical System. METROVENTURES was retained by BDC to appraise, negotiate, and acquire 110 commercial properties in the West Side of Downtown Baltimore.

- Negotiated the Memorandum of Understanding with the Housing Authority of Baltimore City (HABC) in support of the Broadway Hotel Project, which defined the dimensions of the site and outlined the commitments and responsibilities of both HABC and METROVENTURES.

EDUCATION

Professional Certification, Negotiation & Influence, Georgetown University, Washington, DC

Juris Doctor, University of Michigan Law School, Ann Arbor, MI

Child Advocacy Law Clinic, Student Attorney
The International Legal Honor Society of Phi Delta Phi, Magister
The International Legal Honor Society of Phi Delta Phi, Exchequer
Frederick Douglass Moot Court Competition, Advocate
Law School Student Senate, Representative
Black Law Students Alliance, Parliamentarian

Bachelor of Science, Business Administration / Finance, Florida A&M University, Tallahassee, FL

American Mock Trial Association, All-American Attorney
3rd Place - AMTA National Competition, Silver Flight – Des Moines, IA
School of Business and Industry, Lead Orator
Commercial Banking Immersive, President, SBI Bancorp
Eaton Corporation, Corporate Tax Group, Intern – Cleveland, OH
Eastman Kodak Company, Copy Products, Intern – Arlington, VA
Eastman Kodak Company, CESD, Intern – Rochester, NY
Dickenson Wright, Intern – Detroit, MI
Managing Decisions, Inc., Intern – Battle Creek, MI

PROFESSIONAL DEVELOPMENT

Admitted, Maryland State Bar

FBI Las Vegas Citizens Academy Alumni Association

Negotiating to Yes
Wilson Learning Worldwide, Inc. in association with William L. Ury

Best Negotiating Practices Workshop
Watershed Associates, Inc.

Negotiating to Win
American Management Association

PUBLIC WORKS REPORT

04-20-23

ELECTRIC

1. LCPD replace a power pole on Clover St.
2. LCPD has been working on the new meter to the Boc Car Museum.
3. LCPD replaced the broken light post on the walking path.

WATER

1. Fixed a broken water service on Clark St.
2. We had the Bureau of Safe Drinking Water here and did a level 2 assessment. They required the chlorine that has been in the water system. They gave us several other things to do. We have done the majority of the repairs. We still need to remove the vegetation that is growing close to the tanks.

SEWER

1. Used the Jetter on A Street, for a sewer blockage.
2. Finished the Battle born connection and manhole installation.

PARKS

1. Started working on the irrigation systems to have them up and working.
2. Spraying weeds.

OTHER

1. Bladed and fixed the road to the sewer ponds.
2. Continued putting our ground sterilant.

BUILDING INSPECTOR REPORT FOR Apr 20th, 2023 COUNCIL MEETING

KEN DIXON, Inspector

ON GOING PROJECTS

A. Battle Born Meats: *Only activity since ribbon cutting is:*
Grant has manhole & sewer line in place. No othe plans on buidling as yet. Nothing new to report on full building permit issuance.

B. 270 Main St: Remodel of existing SFR, Owner is *still* trying to sell in as is condition.

C. 251 Ryan St. Renovation of existing SFR. Work progressing, *Working on back porch, elec.*

D. #5 Love Lane, renovation of existing cabin into habitable living quarters. Nothing new to report.

E. Minnie St. Apts. Total project is complete!

F. Clover Creek Organics (CCO) addition, grading/dirt work mostly completed. HVAC, Electrical and Plumbing on going. Additional 15 greenhouse bays; Exterior covering mostly complete, have started work on interior elec & plumbing.

G. *225 Denton Hts.: Enclose Carport, Started const on 5 Jul 22. NO CHANGE.*

H. 24 Spring St. Addition to rear of Home. Walls & roof framing done, working on interior.

I. 290 Main St. for garage/workshop. Almost complete.

J. 201 Godfredson Ln. for shop & Storage. Waiting on better weather and financing to do finish work.

K. Storage Container Project. Ordinance revision in progress. Planning Commission workshop meeting to be held next month. WANT TO BEGIN AMENDMENTS TO RV LIVING ORD. 161.

L. Permit issued on Brackenbury residence across from Cove. (#1, Brackenbury Lane) Working exterior walls sheeting steel framing for new building. Had to rebuild road due to flooding.

M. 169 Denton Hts. Finish mostly complete. Should final next week.

N. 44 Lincoln St. BRL storage/garage buildings. Almost complete. Should final

O. 370 Front St. Bert Cox buildings, Underground water & sewer lines in progress.
Contractor finishing project in Pahrump, says will have more progress by end of month.

P. 15173 SR Hwy 317. Permit has been issued for 14 new greenhouses, new well and fire protection/watering system. Working on next phase permit consisting of 25 new greenhouses.

Q. 40 Main St. Carport/structure, **job complete.**

ANY QUESTIONS? Or please call me anytime at 775-962-1213, Thanks, Ken