

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

**January 9, 2019  
7:00 P.M.**

**Call to Order and Roll Call**

Mayor Dana Holbrook called the meeting of the Carlin City Council to order at 7:00 p.m.

**Council Members Present:**

Mayor Dana Holbrook  
Vice Mayor Lincoln Litchfield  
Councilperson Pam Griswold  
Councilperson Margaret Johnston  
Councilperson Cameron Kinney

**Council Members Absent:**

None

**Staff:**

LaDawn Lawson, City Clerk  
Linda Bingaman, Carlin Volunteer Fire Department Chief  
Karen Carr-Brian, Carlin Police Department

**Public:**

Bre Taylor  
Corie Nieto  
Don Johnston  
Jody Hensley  
D'Anne Wright  
James T. Brian

**Pledge of Allegiance**

1. **Comment by the General Public: Pursuant to NRS 241.020(2)(D)(3)(I & II) this time is devoted to comments by the general public and possible discussion of those comments. No action may be taken upon a matter raised under this item until the matter has been included on a successive agenda pursuant to the**

**required procedures at the discretion of the City in accordance with applicable law and identified as an action item. (Non - Action Item).**

There were no comments by the General Public.

2. **City Council Members Reports: (Non-Action Item).**

There were no reports by the City Council Members.

3. **Public Comment may be taken prior to any Action Being Taken by the Council: Presentation of the Elko Nevada Health Center Residency Program and Nevada Health Center's telehealth program connection Carlin, Battle Mountain, Crescent Valley, Pine Valley, and surrounding areas to Behavioral Health and Specialty Care from the Carlin and Elko offices, present by Corie Nieto and Bre Taylor and all related matters thereto. (Non-Action Item).**

- a. Bre Taylor stated the Elko Residency Program started last year which means they have two residents full-time and a full-time faculty member and traveling faculty from Reno. Bre Taylor stated they will have another faculty member and two more residents in the future. Bre Taylor stated they are all physicians. Bre Taylor stated their goal is to increase access to quality family practice providers in the area.
- b. Corie Nieto stated she is the director of telehealth services in the Elko area. Corie Nieto stated telehealth is to give medical information between health care providers and patients through electronic means. Corie Nieto stated it is like Skype or Facetime but it is secure and encrypted. Corie Nieto stated with the special stethoscope they can even hear the patient's heart. Corie Nieto stated they have 35 specialties in Reno that they are able to connect patients to. Corie Nieto stated that they are going to expand the services to all locations and parts will be delivered to Carlin in the next three months. Corie Nieto stated it will take them a while to get geared up but it is coming. Corie Nieto stated they are also trying to get it set up in schools so parents can connect from work with the child and teledoctor so they do not have to leave work.
- c. Councilperson Pam Griswold asked if this would be at the clinic in Carlin.
- d. Corie Nieto stated yes but the in-person providers will still be there.
- e. James Brian asked if the VA hospital will use the program.
- f. Corie Nieto stated the VA do not use telehealth outside their own network but there has been some interest.
- g. Vice Mayor Litchfield asked if he will be billed twice if he uses their equipment to connect to his doctor.
- h. Corie Nieto stated that probably wouldn't happen.
- i. Councilperson Cameron Kinney asked if they have any kind of a timeframe for availability in Carlin.
- j. Corie Nieto stated maybe the end of February.
- k. Councilperson Cameron Kinney asked if there are connectivity difficulties or lag time.

- l. Corie Nieto stated theoretically there is enough bandwidth to handle it but they will have to see.
- m. Councilperson Griswold asked if people are being referred to Elko currently.
- n. Corie Nieto stated yes they are doing that but the patient always has the choice of doing that or seeing the specialist directly.
- o. Corie Nieto stated that once it is up and running for a while they will have an open house.

**No Action Taken.**

4. **Public Comment may be taken prior to any Action Being Taken by the Council: PUBLIC HEARING NOTICE is hereby given that the Carlin City Council, Carlin, Nevada, will hold a public hearing at the Regular Meeting held on January 9, 2019, at 7:00 p.m., in the Carlin Municipal Court Meeting Room, 101 South Eighth Street, Carlin, Nevada. The purpose of this hearing is to review, discuss, and possibly approve a request to rezone parcel # 002-030-037, more commonly known as 1102 Fir Street, Carlin, Nevada, 89822, from Commercial 1 zoning to Intermediate Residential zoning, and all related matters thereto. All comments regarding this matter will be considered at the Public Hearing. At the conclusion of the Public Hearing the Council may motion to close the hearing. (For Possible Action).**
  - a. Mayor Holbrook called for comments after opening the meeting at 7:20 p.m.
  - b. Vice Mayor Litchfield stated the city's attorney has advised them not to spot zone and but he is not concerned because it is a residential property in a commercial area and has been there a long time. Vice Mayor Litchfield stated it probably should have been rezoned years ago. Vice Mayor Litchfield stated the Planning Commission decided that on paper it appears to be a spot zone but it isn't really because it already has a residential home on it.
  - c. Mayor Dana Holbrook stated he is going to disclose that he knows Jody Hensley and her husband Ted does work for one of the contractors he interacts with at his employment. Mayor Dana Holbrook stated there is no pecuniary interest in this matter and it will not affect his judgment.
  - d. Councilperson Griswold, Councilperson Cameron Kinney, Councilperson Margaret Johnston, and Vice Mayor Lincoln Litchfield all disclosed that they know Jody Hensley and/or her family.
  - e. Vice Mayor Litchfield stated the Planning Commission concluded it is not spot zoning. Vice Mayor Litchfield stated if the home ever goes away it will have to be changed to commercial zoning in their opinion.
  - f. Mayor Holbrook stated he believes it is the opinion of the attorney that it is spot zoning despite the presence of the house but they did not get a formal opinion.
  - g. D'Anne Wright asked if they spot zone that one lot can other landowners get the same treatment.

- h. Mayor Holbrook stated it is his concern that if they do it for one then others could expect the same.
- i. D'Anne Wright asked if others would have to go through the whole process to come ask them for permission.
- j. Mayor Holbrook stated they would.
- k. Vice Mayor Litchfield stated the difference would be there is currently a home on this property whereas other property may not have that.
- l. Mayor Holbrook stated they can put houses in commercial zone but it is the act of changing the zone which is the issue.
- m. Councilperson Cameron Kinney asked why it has to be rezoned.
- n. Jody Hensley stated a residential appraiser cannot appraise a home that is in a commercial area which means you cannot get financing or sale the home with credit. Jody Hensley stated this is her personal property and her son wants to buy it. Jody Hensley stated he would love to leave it commercial zoning because he would like to work on some of the trucks up there but he can't get a loan to buy it from her and she does not want to finance it. Jody Hensley stated that Karla Jones did talk to the attorney and she told them that they can do it but she doesn't recommend it.
- o. Mayor Holbrook stated they have not asked for a full opinion from the attorney. Mayor Holbrook stated he feels it is different from the rezoning they have been doing on Fir Street because this area is not going to ever become a residential area like Fir Street. Mayor Holbrook stated they can look more into it.
- p. Councilperson Margaret Johnston asked how long ago they bought it.
- q. Jody Hensley wasn't sure.
- r. Councilperson Griswold asked if it has ever been used for anything else.
- s. Jody Hensley stated it has always been intended as a home or been a home.

**Vice Mayor Lincoln Litchfield made a motion to close the Public Hearing of the Carlin City Council, on January 9, 2019, at 7:31 p.m. Councilperson Pam Griswold seconded the motion. The motion passed.**

- 5. **Public Comment may be taken prior to any Action Being Taken by the Council: REZONE: Review, discussion, and possible approval of a Request by Jody and Ted Hensley to change the current Commercial 1 zoning to Intermediate Residential zoning, for Parcel # 002-030-037, more commonly known as 1102 Fir Street, in the City of Carlin, County of Elko, State of Nevada and all related matters thereto. (For Possible Action).**
  - a. Vice Mayor Lincoln Litchfield asked Mayor Holbrook if they want a formal opinion from the attorney.
  - b. Mayor Holbrook stated yes he would like that so they are covered.
  - c. Vice Mayor Litchfield stated he would contact Lauren the next day about a formal opinion.
  - d. Councilperson Cameron Kinney stated he would like to know why it is not recommended.

**Councilperson Cameron Kinney made a motion to table the request by Jody and Ted Hensley to change the current Commercial 1 zoning to Intermediate Residential zoning, for Parcel # 002-030-037, more commonly known as 1102 Fir Street. Councilperson Margaret Johnston seconded the motion. The motion passed.**

6. **Public Comment may be taken prior to any Action Being Taken by the Council: Review, discussion, and possible approval of the request by Donald & Keely Johnston to combine Parcels 002-154-009 and 002-154-011, commonly known as 151 7<sup>th</sup> Street and 701 Hamilton Street. (For Possible Action).**
  - a. Vice Mayor Lincoln Litchfield stated this came before the Planning Commission and they approved the Parcel Map.
  - b. Councilperson Margaret Johnston stated for the record that she is not related to the applicants.

**Councilperson Pam Griswold made a motion to approve, without stipulation, the request by Donald & Keely Johnston to combine Parcels 002-154-009 and 002-154-011, commonly known as 151 7<sup>th</sup> Street and 701 Hamilton Street. Vice Mayor Lincoln Litchfield seconded the motion. The motion passed.**

7. **Public Comment will be taken prior to any Action Being Taken by the Council: Presentation by Eide Bailly for review, discussion, and possible approval of the Audit for Fiscal Year 2018, prepared by Eide Bailly and all related matters thereto. (Possible Action Item).**

**Councilperson Pam Griswold made a motion to table the presentation by Eide Bailly to the meeting of January 23<sup>rd</sup>. Vice Mayor Lincoln Litchfield seconded the motion. The motion passed.**

8. **Public Comment may be taken prior to any Action Being Taken by the Council: Review, discussion, and possible approval to accept a Bid for Electrical work for the new Fire Station and all related matters thereto. (For Possible Action).**
  - a. Chief Linda Bingaman stated they have two power poles that are in the way and they need to have them moved.
  - b. Mayor Holbrook stated he thinks the amount is reasonable.
  - c. Councilperson Pam Griswold stated that once those poles are moved and the box is energized they will have to pay a service charge.
  - d. Linda Bingaman asked if that will affect any of the other services.
  - e. Councilperson Griswold stated it shouldn't if it isn't for the old building.
  - f. Linda Bingaman stated they do not want to pay the service charge until they are ready to put stuff in the building.
  - g. Vice Mayor Litchfield asked where the money is coming from.
  - h. Linda Bingaman stated she thought it was going to come out of Capital

Improvement.

**Councilperson Cameron Kinney moved to accept the bid of \$2,024.80 to Wells Rural Electric, for Work Order #2018186, for electrical work for the new Fire Station and all related matters thereto. Councilperson Margaret Johnston seconded the motion. The motion passed.**

9. **Public Comment may be taken prior to any Action Being Taken by the Council: Review, discussion, and possible approval of the Carlin City Council Regular Meeting Minutes from November 28, 2018, and all related matters, with no corrections. (For Possible Action).**

**Councilperson Pam Griswold made a motion to approve the Carlin City Council Regular Meeting Minutes from November 28, 2018, and all related matters. Vice Mayor Lincoln Litchfield seconded the motion. The motion passed.**

10. **Public Comment may be taken prior to any Action Being Taken by the Council: Review, discussion, and possible approval of the Carlin City Council Regular Meeting Minutes from December 12, 2018, and all related matters. (For Possible Action).**

**Councilperson Margaret Johnston made a motion to approve the Carlin City Council Regular Meeting Minutes from December 12, 2018, and all related matters. Vice Mayor Lincoln Litchfield seconded the motion. The motion passed.**

11. **Public Comment may be taken prior to any Action Being Taken by the Council: Review, discussion, and possible approval of City expenditures for the period 12/07/2018 to 01/04/2019, and all related matters. (For Possible Action).**

- a. **Councilperson Pam Griswold disclosed that she works for Wells Rural Electric and the payment of this bill helps pay her salary.**

**Councilperson Cameron Kinney made a motion to approve, without corrections, the City expenditures for the period of 12/07/2018 to 01/04/2019, and all related matters. Vice Mayor Lincoln Litchfield seconded the motion. The motion passed.**

12. **Public Comment maybe taken prior to any Discussion Being Taken by the Council: Comment by the General Public: Pursuant to NRS 241.020(2)(D)(3)(I & II) this time is devoted to comments by the general public and possible discussion of those comments. No action may be taken upon a matter raised under this item until the matter has been included on a successive agenda pursuant to the required procedures at the discretion of the City in accordance with applicable law and identified as an action item.**

**(Non - Action Item).**

**There were no comments by the general public.**

**13. Adjournment.  
(Possible Action Item)**

**Vice Mayor Lincoln Litchfield made a motion to adjourn. Councilperson Cameron Kinney seconded the motion. Mayor Dana Holbrook adjourned the meeting at 7:48 p.m.**

**Approved:**

**Attest:**

  
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**Mayor Dana Holbrook**

  
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**City Clerk LaDawn Lawson**