



TOWN OF JACKPOT, NEVADA ADVISORY BOARD

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Board Members

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Monica Burt
Monique Gollihar
Jeff Young

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Shawn Burt
Gustavo Estrada
Betty Marquez
Maria Salas
Theresa Dimmitt
Brian Hugill

JACKPOT ADVISORY BOARD MINUTES

THURSDAY, February 20, 2024

6:30 P.M. CALL TO ORDER:

The meeting of the Jackpot Advisory Board was called to order by Chairperson Monica Burt at 6:30 pm mountain standard time on February 20, 2024, in the meeting room of the Jackpot Administration Building, Jackpot, Nevada.

ROLL CALL:

Members Present: Monica Burt
 Monique Gollihar
 Teresa Hugill
 Jeff Young

Absent:

Others Present: Shawn Burt, Jackpot Superintendent
 Eric Lattin, Black Dolphin Consulting, LLC
 Darren Harvey, Clayton Homes Consultant
 Brad Hester, Jackpot resident
 Jessica Corle, Jackpot resident
 Michelle McGrath, Jackpot resident
 Lisa Blake,

INSTRUCTIONS TO THE GALLERY:

Chairperson Monica Burt advised the public to step to the front of the room to identify themselves and to speak clearly for the record. She stated that they should try and not speak out of turn or among themselves. If anybody has a cell phone it should be muted and if a call needs to be answered, it must be taken outside. She commented that everybody needs to wait their turn to speak, and the speaker needs to step-up to the podium to state his/her name and address. There shouldn't be side conversations or comments and she thanked everybody for their cooperation.

PROCEDURE

Time Limits: Public comments are welcome during the Public Comment periods at the beginning of the meeting, the end of the meeting, and during specific agenda items.

Comments made during the Public Comment periods at the beginning and end of the meeting are limited to **7 minutes** per person. Persons with presentations or comments longer than **7 minutes** should contact the County Administrative Offices to have the item placed on the agenda for discussion. Additionally, the Chair of the Board may limit public comment during a specific agenda item. If the Chair of the Board decides to limit public comment during a specific agenda item, the Chair shall announce, prior to taking any public comments on that specific agenda item, that the Public Comments on that specific agenda item are limited to **7 minutes** per person.

Chairperson Monica Burt stated that the public would be limited to 7 minutes per person, but not those making the presentation. Those interested in presenting anything would need to get with the administration office in order to have them added to the following agenda.

PLEDGE OF ALLEGIANCE:

Chairperson Monica Burt led the pledge of allegiance.

COMMENTS BY THE GENERAL PUBLIC:

Pursuant to N.R.S. 241.020, 2 (c) (3), this time is devoted to comments by the general public, if any, and discussion of those comments. No action may be taken upon a matter raised during a period devoted to comments by the general public until the matter itself has been specifically included on a successive agenda and identified to be an action item.

No Comments.

HOUSING DEVELOPMENT NON-ACTION ITEM

Eric Lattin: A brief demonstration of the project, an explanation of what they can offer, and he'll be introducing Clayton Homes.

Eric Lattin (Black Dolphin Consulting, LLC) stated that he is an engineer, and he owns an engineering company. He is working with Elko County to try and provide housing in Jackpot. It will be off of Glendoren Drive, at the end. He presented a preliminary layout. The property is fifty-five acres, but not all of it is developable. They are trying to get an understanding of what everybody is looking for, duplexes, singlewides, doublewides, a stick built home. They aren't sure what everybody is looking for. They have been provided with a list and some people are interested in renting which is fine, leasing, or buying the land and home out right. He has Darren Harvey (Clayton Homes Home Consultant) in attendance. He commented that as everybody knows it's difficult to get contractors in Jackpot, so they're thinking that the best thing is a manufactured housing option. It can just be brought in, it can be suited to individuals' needs, and be put on the property. One of the first steps if people are interested in buying is meeting with Darren in order to see prequalification's and other things in order to move forward. If there are people who want to rent, they are looking at possibly putting some homes on the lots themselves and renting back, but they will be reaching out to individuals. He asked if people have signed the sheet that asks what people are interested in and if they are interested in renting, leasing, or buying because that's the sheet they will use to reach out to people.

Brad Hester (Jackpot town resident) asked if they would be open to somebody purchasing with the intent to lease out. This is something he would be interested in, getting two or three homes, and leasing them out. Mr. Lattin stated that no, not at this time.

Jessica Corle (Jackpot town resident) asked if there would be banking assistance for those interested in buying. Mr. Lattin stated that Darren with Clayton Homes would have those answers, they have several lenders that they work with, and he mentioned that Shawn Burt (Jackpot Superintendent) had also mentioned that USDA has a program.

Mr. Lattin commented that a lot of the area which is part of the property isn't developable and they have no problem giving somebody a larger backyard than normal. It could even mean a forty-foot backyard because that area can't be developed, and property can't be put there. It might be nice. The other thing that is good from a standpoint is that the property has some terrain to it, so people won't be staring out their kitchen window and staring into the next person's kitchen window because there is some slope to it. It's different to what people are seeing in the valley.

Ms. Corle asked if Mr. Lattin had any idea of the price range for the land. He stated that they don't, yet and that honestly, they had to see what the interest was before they could take the next step. He commented that there are serious people in attendance and there are about thirty people in the room. Ms. Corle asked how much interest was needed before they could move forward. Mr. Lattin stated that it was enough. He commented that they would be doing phases and that they are working with Elko County. If there are thirty people interested, they will do thirty lots right off the back. Ms. Corle asked if there are only fifteen people interested. Mr. Lattin stated that they might do fifteen right off the back. They are trying to help the Jackpot residents and work with Elko County.

Chairperson Monica Burt asked those who had questions or comments to please state their names prior to their comments for the recorder.

Mr. Lattin stated that he was born and raised in Elko and so was his mother. He's been here a long time, and they are excited to do this for Northern Nevada.

Julie Carter (Jackpot town resident) asked if they were looking into making any stick built homes. Mr. Lattin stated that this would be an option, if somebody says that they want a home in that cul-de-sac, they will buy the land and they can build a stick home it won't be a problem. Mrs. Carter asked if they would be willing to sell the land and Mr. Lattin stated that yes, but that they need to talk with the County because the county is spearheading this project to try and facilitate more homes for the residents of Jackpot. If they feel that this meets the intent, he doesn't think there will be an issue with that. Ms. Carter mentioned that there aren't any contractors in Jackpot. Mr. Lattin stated that he was aware, and this is the reason why they thought Clayton Homes was a good option. Ms. Corle asked if there would be time today for people to go over things with Clayton Homes regarding financing options or if this would be done at a separate time. Mr. Lattin stated that he would be letting Darren Harvey (Clayton Homes Home Consultant) step to the front in order for him to speak.

Mr. Harvey stated that he had made a QR Code that could be scanned, and they have few a banks, Vanderbilt, On Q, and Cornerstone who are able to help with the financing in Jackpot.

He mentioned that he had a couple of floor plans and for those that talked about stick built homes they also have some homes with higher peaks on the roof. It's a two thousand twenty-seven square foot home. It has a little more of a stick built home feel for somebody whose wanting to go that avenue. The examples he brought are for singlewides and doublewides.

Chairperson Burt asked if the homes would be on foundations or soft sets. Mr. Harvey stated that there will be options from what it sounds like. Mr. Lattin asked Corey Rice (Elko County Surveyor/Senior Planner) if the county had any issues if they meet the intent of a single family house with setbacks in the front yard and backyard, but it's not on a foundation and it's on a soft set. Mr. Rice stated that the county doesn't, but a couple things to bear in mind is that if a soft set is being done the only part the county building department is going to be involved in is the electrical and utility hookups, everything else will be handled by the state of Nevada. If the home goes on a permanent foundation, they will need to get building permits through the county for the foundation, but everything above that is Nevada Manufacturing Housing. Mr. Harvey states that this is good news. Mr. Rice commented that the county is pretty open to it, but he personally recommends going with a permanent foundation because the home can be turned into real property. If it's just sitting on softest, it's personal property which is a different tax and depreciation. Mr. Harvey asked if the tax rate is a bit higher. Mr. Rice stated that it's a bit higher, but it's the depreciation rate that is the issue. Lisa Blake (General public) mentioned there aren't many insurance companies that can insure a home that isn't on a permanent foundation. Mr. Harvey stated that if budgeting is an issue, houses are made to go either way, but ideally, they would go on a foundation. Ms. Corle asked if the permanent foundation cost could be included in the loan. Mr. Harvey stated that yes, it would be part of the land improvements and all the lenders he mentioned would be able to do construction loans which means they will be able to pay for the contractor's as they complete tasks and pay for the home as it is showing up to the site. Matthew Merryman (Jackpot resident) asked if any of the lenders honored the VA loan option. Mr. Harvey stated that yes, and that they are working with some VA's now. Mr. Hester asked Mr. Harvey in regard to foundations if they had licensed contractors that could work in Nevada because that has been the nightmare. Mrs. Blake mentioned that there is also the cost. Mr. Harvey stated that yes and that it would be nice if there were a couple of options. He believes they have one option and that is the contractor they use out of Elko. Mr. Hester stated that this is better than not having an option. He commented that people can't get a contractor out of Elko because they are busy at the mines and with housing, plus they would need to drive one hundred and twenty miles which they won't do. The town is lucky to get somebody from Twin Falls if they are licensed in Nevada because they are also busy there and it's not worth it for them to drive to Jackpot. Mr. Harvey stated that he understood that completely and that he and Mr. Lattin have been tackling this for a little bit, so they have come up with some options that Mr. Lattin has said. Mrs. Blake commented that they don't want a monopoly happening where there is only one contractor, and the bid is so high for a foundation because people in Jackpot aren't paid a lot. If it's going to be affordable it needs to be affordable all around. Mr. Harvey stated that this is the hope, and this is what they are trying to carve out here. Mr. Merryman asked if there were any kind of thresholds as far as interest or bills that may drive some of the cost down too. Mr. Harvey stated that this is something he would have to get with management to see what it would take. In his mind he's wondering what it would take to get their contractor that works in Twin mainly and around Idaho to get him licensed as well, in order to have competition. Mrs. Blake commented that this would give people a chance to have an option. Mr. Harvey mentioned that this is a thought he's having and doesn't see why the contractor wouldn't be interested since there is a lot of interest in getting homes in the town. He has quite a few people that are working on it now. Mr. Lattin commented that they will have to bring in a contractor because the streets will have to meet county standards. There will be sidewalks on both sides of the streets, curb and gutter, asphalt, sewer, water, electricity, and gas. They are going to have to bring somebody in whether it's somebody in Twin that is licensed in Nevada or somebody in Elko who will come to the town and do the work.

There will be a couple of options, not only his (Mr. Harvey's) contractor, but there will be a contractor who will be doing the utilities. If there are thirty foundations ready to go and have been prequalified and are ready, they'll do them at the same time as they are in the town. Mrs. Blake asked if the cost would be built into the building of the particular home with the electricity and utilities or if it would be separate. Mr. Lattin stated that this would be part of the land cost. Mr. Lattin stated that it if takes x amount of dollars to put in the street and stub utilities there it will be divided by the number of lots and that gets rolled into the buyer's deal. Shawn Burt (Jackpot Town Superintendent) stated that the town has five hundred thousand dollars in ARPA funding through the town of Jackpot, which was going to be turned over to Mr. Lattin at the time with the property for this development, this can't be done so public works will be using those funds to bring in a contractor to do the utilities with the ARPA funding. Mr. Harvey asked if there were any further questions and that he would be at his seat for anybody who would like to meet with him. He mentioned that he had his QR code and that he would be happy to go over it with anybody, and he thinks that maybe he's got his first suspect, and they will get an idea of how it all works. Mr. Lattin commented that he would be leaving the board and that his phone number is on the title line. People can call him, or they can call Mr. Harvey to get prequalified. They went through Clayton Homes and their options are pretty amazing. This is the reason why they teamed up and people are free to call him with what people are interested in and they can go from there. The board thanked Mr. Lattin. Mr. Harvey left his information at the table as well and mentioned that people had the QR code so when they call him, they can navigate the site as he walks them through it and then they can set an appointment from there. Ms. Corle asked if he would be meeting people in Jackpot, to which Mr. Harvey stated yes because he is most likely going to be asked to come to the town periodically. He is based out of Twin Falls, Idaho.

CONSENT AGENDA ACTION ITEM

All matters listed under the consent agenda are considered routine and may be acted upon by the commission with one action without extensive discussion. Any member of the commission or any citizen may request that an item be taken from the consent agenda, discussed, and acted upon separately during this meeting.

Approval of Minutes – DRAFT Jackpot Advisory Board February 8, 2024
(This material is available upon request.)

Next Meeting Date – March 14, 2024

Motion: Teresa Hugill moved to accept the minutes from February 8th and move on to March 14th for the next meeting, seconded by Jeff Young. Motion passed.

VOTE:

Aye: Monica Burt
Monique Gollihar
Teresa Hugill
Jeff Young

Nay:

Absent:

Abstain:

**ADVISORY BOARD MEMBERS AND STAFF COMMENTS:
NON ACTION ITEM**

This time is devoted to comments by Advisory Board Members and/or Staff for general information or update purposes. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a successive agenda and identified to be an action item.

Betty Marquez (Jackpot Admin) stated that the Jackpot app is live. There is a QR code that can be used to download the app. Chairperson Monica Burt asked if Mrs. Marquez could explain what the app will do. Mrs. Marquez stated that the app is going to be sharing anything related to what is going on in Jackpot, at the moment there are only two applets which are the links to the tourism web page and the Facebook page. Anything that is official to the town will be shared via the app. It's going to include the links for all the agendas, meetings, and all the stuff pertaining to the board. There will be a list of all the staff members and phone numbers with information on who to call or contact. She asked the board if there is anything that they think would be good to include to let her or the town clerk know. She and the clerk have administrative access and they will be able to edit and play with the app. There aren't too many pictures because there aren't many great images of the town, but once the weather is better than pictures can be taken or if anybody has pictures of the town that they would like to send in they can, and the changes can be made. The app is called "Jackpot Now" and it's available for android and IOS. Chairperson Burt asked if there would be notifications regarding road closures. Mrs. Marquez stated that yes, and people will have to create an account, do a subscription in order to receive notifications directly to a phone whether it's through email or text message. Those that don't subscribe will have to go directly into the app in order to see any notifications. This will be an official town of Jackpot site and anything related to weather, road closures, town emergencies, or events will be posted on the app. She commented that if anybody had questions or anything to please let her or the clerk know because they will be working on getting everything on there. It will be a work in progress, but the app is now available.

Monique Gollihar (Jackpot Advisory Board member) commented that she spoke with many senior people who are really looking for affordable housing for seniors. This is something that is really needed in the town for the senior community. Chairperson Burt mentioned that she also received messages from some seniors. Jeff Young (Jackpot Advisory Board member) stated that he was exited about the crowd and the response. Mrs. Marquez commented that she was able to display the QR code for the app. Chairperson Burt thanked the people who attended the meeting for showing their support for the town and the necessary things that it needs to grow and hopefully things move forward. It's exciting.

**COMMENTS BY THE GENERAL PUBLIC:
NON ACTION ITEM**

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Michelle McGrath (Jackpot resident) commented that there is a tree disease that has been going around and has affected the trees in the community. She worries that if new landscaping and trees are placed in this new property they would be endangered.

She asked if this issue is being addressed by the community. Chairperson Burt stated that this has been discussed before in other meetings. Gustavo Estrada (Public Works Lead) commented that Shelly and Brad Hester (Jackpot residents) did some treatment the previous year on the pine trees. Mr. Hester stated that there was a fungicide that worked pretty well, and it was copper based. It required three applications. Chairperson Burt mentioned that Cactus Petes also worked on somethings alongside a tree company to address the issue on their properties because they have over four hundred trees. Mrs. McGrath commented that she noticed this disease was spreading through the town and if somebody were to put in new trees, they would have the same issue. Teresa Hugill (Jackpot Advisory Board member) thanked Mrs. McGrath for her concern and assured her that somebody would adhere to her concern.

ADJOURN
ACTION ITEM

Motion: Jeff Young moved to adjourn, seconded by Monique Gollihar. Motion passed.

VOTE:

Aye:	Monica Burt
	Monique Gollihar
	Jeff Young
	Teresa Hugill
Nay:	
Absent:	
Abstain:	

The meeting adjourned at 6:57 pm.