



**TOWN OF JACKPOT, NEVADA
ADVISORY BOARD**

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Board Members

Teresa Hugill
Bruce Ririe
Monica Burt
Monique Gollihar

Jackpot Staff

Shawn Burt
Brian Hugill
Beth Lamb
Shelly Hester
Maria Salas

**JACKPOT ADVISORY BOARD
MINUTES**

THURSDAY, February 23, 2023

6:00 P.M. CALL TO ORDER:

The meeting of the Jackpot Advisory Board was called to order by at 6:00 pm mountain standard time on February 23, 2023, in meeting room of the Jackpot Administration Building, Jackpot, Nevada.

ROLL CALL:

Members Present: Teresa Hugill
Bruce Ririe
Monica Burt
Monique Gollihar

Absent:

Others Present: Shawn Burt, Jackpot Public Works Superintendent
Brian Hugill, Jackpot Fire Chief
Shelly Hester, Jackpot Ambulance
Brad Hester, Jackpot resident

INSTRUCTIONS TO THE GALLERY:

Chairperson Teresa Hugill 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.

PLEDGE OF ALLEGIANCE:

Chairperson Teresa Hugill 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.

TOWN OF JACKPOT FOR POSSIBLE ACTION

No action items to discuss.

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.

Chairperson Teresa Hugill stated that the reasoning behind this meeting is so that her board and community members could all be involved in creating ways or making changes to help the town. She would like ideas on how to start looking for investors or if anybody knows of investors that could be interested in developing homes or getting a grocery store in the town.

Chairperson Hugill mentioned that there are a couple of applicants for the vacancy on the Advisory board, but those would be discussed at the meeting the following month.

Monica Burt (Jackpot Advisory Board member) commented that her friend, her husband, and son have finished getting their business license and passed all their test for concrete contractors. They are based out of Elko. She asked if they would be willing to work in Jackpot and her friend said she would talk to her husband, but she believes he might since he does work in Reno. Mrs. Burt mentioned that she doesn't know if they just do concrete, but she will find out.

Chairperson Hugill commented that she would like to meet with them once they have all their stuff together. Mrs. Burt stated that they are waiting on their bonding.

Bruce Ririe (Jackpot Advisory Board member) mentioned that there are probably three or four people that would have foundations put in if there is a contractor. Mrs. Burt stated that she would talk to them about this and she mentioned that her husband's friend does beautiful work from what she's seen on some homes in Elko.

Monique Gollihar (Jackpot Advisory Board member) commented that in her own home search at Clayton Homes, the general manager heard of everything happening in the town and she's interested in helping Jackpot residents get homes. Mrs. Gollihar stated that she handed Shawn Burt (Jackpot Public Works Superintendent) the lady's business card. Mrs. Gollihar commented the people at Clayton Homes are friendly and easy to work with in her experience. She has another business card and phone numbers for those who would like the contact information.

Mrs. Burt mentioned that when they were working with Clayton for a year and a half the problem that they kept having was getting a contractor for the foundation that would be licensed and would do the job in Jackpot because they didn't have one on staff.

Brad Hester (Jackpot resident) commented that West Wind Homes has contractors that they use all the time and he's seen them do work in the town.

He mentioned that Adam Torrero works for that company, and he has family in the town. Mrs. Burt stated that in 2001/2002 when they spoke to that company, they didn't have a contractor either. They were instructed to work with the Elko offices who do have a contractor, but he was charging double the amount that it would be from Twin Falls. They wanted a foundation with a basic small two car garage the cost was ninety-seven thousand dollars and their home was only thirteen hundred square feet double wide. This was the only bid that they got.

Jeff Young (Jackpot Advisory Board member) commented that the previous year there was a bill going through the legislature regarding border towns being able to accept contractors. Mr. Burt stated that this something that he isn't sure if it has been presented and if it did it would've been in the last legislation, but there hasn't been any discussion. He stated that they are still pushing Sheldon Mudd to enforce this along with the lobbyist. Mr. Young commented that this is a common problem.

Mr. Ririe stated that he was contacted by a company in Boise, and they now have homes available. They can provide mobile homes or modulars. He has asked them if they could visit the town and they have agreed to. Chairperson Hugill stated that it would be great to have them meet with Shawn to see what the town could do for them. He mentioned that this company doesn't do the concrete either.

Mrs. Gollihar commented that Clayton would getting some numbers together for her, but she isn't sure if they have a licensed contractor. The information she received has been through her experience of purchasing a home and the lady hearing about the town issue and wanting to help.

Brad Hester (Jackpot resident) stated that he didn't have any comments regarding homes, but he was wondering if anybody has contacted Riddleys about a grocery store in the town. Mr. Ririe stated that he had talked to them a bit, but they are concerned with the population base in the town and they weren't interested at that time, which was a year ago. Mr. Hester commented that lately they have been doing the hardware and grocery store combination, but he doesn't know if the town could support that. He thinks that with a small scale store they would do well in the town.

Chuck Gollihar (Jackpot resident) mentioned that there is also M&W grocery store in Filer, which he's seen in many small towns. It's a small grocery store. Chairperson Hugill stated that something like that is what the town needs. Mr. Burt commented that there is nothing against the town's general store. Chairperson Hugill agreed and stated that these are things that will help the people in the town. The biggest issue is the housing.

Mr. Ririe stated that when the general store receives the product they take a certain percentage markup and that's how it works. It's not on anything else and it shows a profit.

Theresa Dimmitt (Jackpot Helping Hands/Food Pantry & Senior Services) commented that when people start talking to stores about bringing their business to the town accessibility to WIC is important. The general store in the town isn't WIC approved.

Chairperson Hugill stated that she's been trying to look for investors and if anybody has any ideas regarding investors to send them to her or Mr. Burt and they will do what they can.

Mr. Burt commented that if somebody does visit with somebody affiliated with a grocery store, they can mention that the town does have property that will be appraised and deeded over to that business for a grocery store.

JACKPOT SUPERINTENDENT

1. Jackpot Superintendent operations update.

Shawn Burt (Jackpot Public Works Superintendent) stated that there is nothing new that he can report regarding the tiny home housing project. He had a long conversation the previous week with the gal over the tiny home project and she is a developer company. They are currently working on fine tuning things. He told her that he would get a list of names completed before they converse again. There are roughly seventy names on a combined list with the majority of them looking to buy which is great news.

He commented that one of the things he and this gal talked about is having the company first doing a tiny home community in a section of the land. The homes that would be for sell are going to be the ones that they build. He misspoke regarding the time it would take a home to be built and having a family live in it. The company would need contractors to do the interior work and the interior work would depend on the buyers requests which in turn would add more time on when the home will be move in ready. The houses themselves don't take a long time to be put up.

Mr. Burt mentioned that he visited with Amanda Osbourne (Elko County manager) about setting some time aside to meet with her, Rand Greenwood, Delmo Andreozzi, hopefully the town's commissioner and they will be discussing the issues in where the county and what the town can do regarding the housing issue. He would be taking Betty Marquez (Jackpot Administrator) and two advisory board members.

He emailed Rand the previous week and asked him if the five hundred thousand dollars from the ARPA funding could be used by the town to develop the properties, Mr. Greenwood stated that yes. The only problem with this is that the public works technicians would be doing all the work and nothing else would get done. He stated that he hopes that during the visit with the people from Elko they can all figure out a good gameplan of what can or can't be done. He mentioned that any project over one hundred thousand dollars turns into a public works project and prevailing wages go into effect.

Monica Burt (Jackpot Advisory Board member) asked if Mr. Burt if Sheldon Mudd (NNRDA) could possibly know of or could provide the town with an exception regarding prevailing wages. Mr. Burt stated that no because the governor has to change the laws through congress so that the prevailing wage laws could be changed. There is no way that this law will be bent.

Chairperson Hugill asked if the board could participate in trying to get the border's open for contractors to work in borderline states. Mr. Burt stated that the board can, he meant to try to get ahold of Sheldon Mudd to see where things are with the "red zone areas" proposal, but he didn't get a chance to. He knows that if there happened to be progress with it Mr. Mudd would've called or emailed to update them. Chairperson Hugill commented that she doesn't have a problem making a presence.

Mr. Burt mentioned that one thing that they can discuss with the commissioners is having them write a letter on that behalf and maybe more border town cities will have their advisory boards or commissioners write a letter to join the proposal.

Mr. Ririe asked if there is any idea on the economic hardship that this is causing. Mr. Burt stated that in a report that Mr. Mudd did he included some of the issues that this is causing. He did an excellent job on it and everybody that has read it supports it. It just needs to be read more so that it can be pursued.

Mr. Burt mentioned that Mr. Mudd wrote a letter to the State Congress to try and pass a law to let Idaho contractors do jobs in Nevada with their Idaho license. The letter identified places like Jackpot in the State of Nevada that are considered in a red zone. These town's experience the hardship of getting contractors to do work in the towns compared to communities like Elko. Mr. Burt commented that he doesn't know if this was sent to the senators so that it can be presented to the state. Chairperson Hugill commented that the last thing she heard was that it had been presented.

Mr. Ririe stated that it's also hard to define affordable housing because it's different for every community. Mr. Burt commented that whether the property is deeded to somebody or the town develops it there will have to be a study done. It will be based on the net income of the residents in Jackpot and nowhere else. It will be affordable housing based on the community. Mr. Ririe mentioned that he looked at the numbers on Wikipedia and it's going to be a tough road. Mr. Burt stated that the town is at a thirty percent for ratio to income and some places in the town aren't affordable housing.

Theresa Dimmitt (Jackpot Tourism) asked about the message board and if he had heard from Corey. Mr. Burt stated that Corey sent a document to Sherrie Summers (VP and General Manager at Cactus Petes) and they are waiting to hear back. Mr. Ririe commented that he would follow up on it. Chairperson Hugill and Mr. Burt both mentioned that Corey would be in the town the following day at eleven.

Mr. Burt stated that the RCAC study is complete and it's a rate study for the water, sewer, and solid waste services. The recommendation is that an increase is needed in all the utilities, and he won't be pursuing this until after July. He feels bad telling people that the rates will increase. He commented that fixed accounts are in the process of being completed and it will need to be presented to the advisory board and then to the commissioners for approval. This will also be done in July. The cost isn't bad even for the commercial accounts.

He mentioned that if the town does start doing the trash service that is where the increase will be seen, but it's not that bad. Chairperson Hugill asked about the garbage trucks and how close the town is to purchasing them.

Mr. Burt stated that it can be done now if he increases the rates now, Chairperson Hugill stated that they don't want to do that now and that after July works.

Mr. Ririe commented that there many things happening in the town like Loves which it sounds like it will be done in June or July. Mr. Burt stated that they will be open in June. Mr. Ririe asked if he knew an amount of people they are looking to hire. Mr. Burt stated that he talked to somebody in corporate and they are looking at hiring sixteen employees. Chairperson Hugill commented that they have been sending out emails because she has been getting them every day.

Tara Norris (Jackpot Events) mentioned that Loves is currently hiring for a general and restaurant manager.

Mr. Burt commented that Family Dollar still plans to operate in the town and they will need employees also. He mentioned that until they submit plans there isn't a completion time.

Mr. Ririe asked if Loves would have a small casino, Mr. Burt stated that yes it would be a small area. Mr. Ririe also asked about the restaurant that will be in the Loves and Mr. Burt stated that it will be a Subway. These positions are included in the sixteen employees they are looking to hire. Mr. Burt commented that the cashiers in the front will have to be twenty-one because they sell alcohol along with those that will oversee the gambling side. The only place the teenagers can work is the Subway. Mr. Ririe asked about a car wash and Mr. Burt stated that there wouldn't be one.

Chairperson Hugill asked if he had heard back from Sam about a carwash and Mr. Burt stated that no. Chairperson Hugill commented that she would contact him. Mr. Ririe commented that on the retail sales at Loves there will be some allocations to the town with the sales tax. Mr. Burt stated that the fuel tax especially with the diesel will benefit the town.

Chairperson Hugill stated that the town is so close to expanding and things changing. Mrs. Burt commented that the town needs the housing and Chairperson Hugill agreed and mentioned that people are moving out because of it.

Mr. Burt commented that he is good friends with Gus and Sam Khoury who own Khoury's Market in Spring Creek, Battle Mountain, and Carlin. He offered them the property just like it's being offered now to anybody that would like to have a business operation in the town. It's not highway 93 property, but there is other property that can be deeded over and it's huge cost savings for many companies. He mentioned that if there is anybody interested in a car wash there are more stringent stipulations required, but the property can be deeded over to them also. He commented that Khoury's declined his offer because the town has a small population. The City of Carlin gave them the property plus ten thousand dollars a year for five years for a small Khoury's.

Mr. Ririe asked about the census count and what the town ended up with. Mrs. Burt stated that it was around nine hundred eighty-two people which is just under one thousand. This is the reason why the town wanted to have a recount, but she won't find out the cost of this until March. Chairperson Hugill commented that there needs to be more people living in the town before another recount is done because it will be paid for by the town.

Mr. Burt stated that one good thing is that when he took over as superintendent ten years ago things are a lot better, and more things are happening.

There are many good possibilities coming to the town and it's all coming together. He knows that right now with no housing or places that people can't move into because they aren't fixed there are over one thousand people living in the town. He commented that when he first moved to the town there were seven hundred and forty people living in the town and even going through covid and people moving out the town is still doing good. He stated that he knows the town is on the cusp of breaking loose and when it does people need to hang on because it will be a fun ride. He has been busy with everything happening now.

He mentioned that he would be gone two weeks in March for conferences and if anybody needs him to try and visit with him prior. He will be gone the week of the thirteenth and the twenty-seventh. He would like all the department requests and all budgets to be turned in to him by the end of the month. On the twentieth of March Susan Paprocki (Elko County Comptroller) will be in the town to present the preliminary budgets.

He commented that the FAA, BLM, and Elko County will be starting the master plan program project on the first of the following month. There will be surveyors in the town.

Chairperson Hugill asked Mr. Burt about the stipulations regarding the town helping Mountain View get a few of their apartments to be livable. Mr. Burt stated that the town couldn't do that and the only thing the town can do is lead them to places where they could get help to fund the repairs. It's a private business and the town can't get involved because taxpayer dollars can't be used to benefit another company.

Mrs. Burt mentioned that a couple people asked her about the helicopter that landed on the San Jacinto property and if anything was done. Mr. Burt stated that he turned them into the FAA who is handling it.

JACKPOT SAFETY/FIRE

1. Jackpot Ambulance operations update.

Shelly Hester (Jackpot ambulance) stated that the ambulance is back in the town and returned on the eighth. It was inspected on the tenth and was put back into service as the main ambulance and the dodge is back in the secondary position. The previous month there were twenty-three ambulance calls and ten of those were transports.

2. Fire Department operations update.

Brian Hugill (Jackpot Fire Chief) stated that the fire department had twenty-seven calls for the month, and they also received delivery of the rescue fourteen. It's a 2023 Chevy one ton and they are slowly putting it back together before it goes back into service to make sure it's secured down. He mentioned that the fire department is losing one of its most active volunteers who is going to work for Elko County fire in Wells. He commented that the department received all of the full-time staff and they have been working off and on.

Mr. Hugill stated that they are conducting inspections.

He did an inspection at the school the previous week and he told them that things had to be twenty-four inches below the ceiling, and they took everything off the walls.

They inspected the library earlier in the day. He isn't sure of what is going on with the construction around the town because none of it falls into life safety until he gets called or it goes through their office. They just continue on doing what they are requested to do.

Chairperson Hugill asked Mr. Hugill on the progress of the fire station. Mr. Hugill stated that it's coming along, they are cleaning and getting ready to move. They are going to install a kitchen, but he and Shawn Burt (Jackpot Public Works Superintendent) need to come up with a set of plans for the kitchen because they will be cutting into the floor. He commented that he advises Bruce Ririe (Jackpot Advisory Board member) about things that are going on and Mr. Ririe is starting to be more involved, but he's got other things going on.

CORRESPONDENCE REPORT AND OTHER ITEMS OF DISCUSSION:

1. Discussion and consideration of received correspondence.

CONSENT AGENDA

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 – February 9, 2023

Next Meeting Date – March 9, 2023

Motion: Monica Burt made a motion to accept the minutes for the Jackpot Advisory Board Meeting for the date of February 9, 2023, and the next meeting date for the Jackpot Advisory Board Meeting for the date of March 9, 2023, seconded by Bruce Ririe. Motion passed.

VOTE:

Aye:	Bruce Ririe
	Teresa Hugill
	Monica Burt
	Monique Gollihar
Nay:	
Absent:	
Abstain	

COMMENTS BY THE GENERAL PUBLIC:

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Brad Hester (Jackpot resident) stated that Cactus Pete’s trailer park has numerous open spaces and asked Bruce Ririe (Jackpot Advisory Board member) if those were available for Jackpot residents to purchase a trailer and install one at a space. This would be an option to alleviate some of the housing issues. He knows that there are several trailers that aren’t livable and need to be removed. Mr. Ririe stated that they would be removing two trailers which will allow twenty-two empty spots. He commented that in the last six months two people have inquired. Mr. Hester commented that he doesn’t know if people are aware those spots are available and maybe they assume that they need to work at Cactus Petes. Mr. Ririe stated that they don’t need to work at Cactus Petes.

Chairperson Hugill asked if this is something that can be advertised around the town, people would have to purchase a trailer, but they can rent a space from Cactus Petes. Mr. Hester mentioned that he’s talked to several people who have said that they would buy a trailer, but there isn’t a place to it. Mr. Ririe commented that the thinks there are five double-wide and the rest are singles. Jeff Young (Jackpot resident) asked if there were stipulations on if the homes had to be new, if used ones could be brought in, or how old they can be. Mr. Ririe stated that they don’t have an exact date on them, but they need to pass an inspection before they are moved to the lots. He commented that typically what gets people is that they don’t realize that it costs ten to twenty-thousand dollars to move and set the trailer.

Betty Marquez (Jackpot administrator) asked about the rent for the lots. Mr. Ririe stated that it’s two hundred thirty-five for a Cactus Petes team member and he believes two hundred sixty-five for a non-team member, but he would find out. The amounts are for a single or double, just a space rent. Monica Burt (Jackpot Advisory Board member) commented that this could be an option for somebody and it can later be permitted and moved if the person decides to buy a lot.

Mr. Ririe mentioned that the home would need to be tied down and that it doesn’t require a foundation. Mr. Young asked if sub-renting was allowed. Mr. Ririe stated that currently there are twenty trailers that are owned by private individuals who lease them out, so this is also an option.

Chairperson Teresa Hugill thanked everybody and expressed her appreciation for everybody in attendance.

ADJOURN

Motion: Monica Burt made a motion to adjourn the meeting, seconded by Bruce Ririe passed.

VOTE: Aye: Bruce Ririe
 Teresa Hugill
 Monica Burt
 Monique Gollihar
 Nay:
 Absent:
 Abstain:

Meeting adjourned at 6:39 pm.