



**MINUTES OF THE NORTHERN NYE COUNTY HOSPITAL DISTRICT BOARD OF TRUSTEES**

**101 Radar Road, Tonopah, NV 89049**

**April 1, 2019**

**6:00 PM**

---

**April 1, 2019**

---

Chairwoman Roni Link called the meeting to order at 6:00 p.m.

Present: Chairwoman Roni Link  
Vice Chair Karmin Greber  
Secretary/Treasurer Justin Zimmerman

Let the record show that Trustee Don Kaminski was absent from this meeting.

**Item #1, Pledge of Allegiance.**

Led by Secretary / Treasurer Zimmerman.

**Item #2, Approval of the Agenda for April 1, 2019. (Non-action Item)**

Secretary / Treasurer Zimmerman suggested the removal of item five, Chairwoman Link accepted his recommendation.

**Item #3, GENERAL PUBLIC COMMENT (Three-minute time limit per person.) Action will not be taken on the matters considered during this period until specifically included on an agenda as an action item (first).**

None.

**Item #4, Announcements (first)**

None.

**Item #5, For Possible Action – Emergency Items**

Removed from agenda.

**Item #6, Trustees'/Liaison Comments (This item limited to topics/issues proposed for future workshops/agendas)**

None.

## **GENERAL BUSINESS**

**Item #7, For Possible Action – Discussion and deliberation regarding review of applications from persons interested in filling the vacancy created by Trustee Clifford’s resignation and recommendation to Nye County Board of County Commissioners of applicant to fill vacant trustee position.**

Chairwoman Link said that there were two applicants. She introduced Timothy P. Gamble and briefly detailed his resume. She also introduced Ashley Southerland and touched on her resume as well. She went on to state that since they are both EMTs serving with her and she knows them personally she thought it best to recuse herself from the decision.

Secretary / Treasurer Zimmerman said that he had spoken with the Board’s Commission Liaison Lorinda Wichman, who had advised him that the Board could wait and run the ad again, since the response was so minimal, and the Board still has a quorum to conduct business.

Joni Eastly offered public comment by stating that since there were only three members present, the Board would need to vote unanimously to make any decision. She also said that she didn’t see a need for the Chairwoman to recuse herself as she wasn’t benefiting in any way from this decision.

Chairwoman Link then said that she liked the idea of running the ad again.

Secretary / Treasurer Zimmerman said he’d like to run it again as well.

Vice-Chair Greber noted that Ashley Southerland indicated on her application that she worked for Nye County, and asked if anyone new where.

Secretary / Treasurer Zimmerman said that he thought she meant as a volunteer EMT.

Chairwoman Link said that both are qualified and from the Round Mountain / Smoky Valley area and she had been hearing from the public that they wanted representation from that population as well. She then said that she’d like to run the ad again and asked how long the Board thought it should be run.

Secretary / Treasurer Zimmerman said no less than two weeks.

Vice Chair Greber suggested running it through the month of April. She then motioned to do so. Secretary / Treasurer Zimmerman offered his second and the motion passed 3-0.

**Item #8, For Possible Action – Discussion and deliberation regarding the acceptance of a “Letter to File” reducing the insurance requirements contained in section 14 of the professional services agreement in place between the Northern Nye County Hospital District and Pillers Consulting LLC DBA: Biowerx Consulting from:**

- 1) Workers Compensation coverage at the rate required by State law;
- 2) Commercial General Liability coverage of \$1,000,000 per person/\$3 million per incident;
- 3) Business Automobile coverage of \$1,000,000 per person/\$3 million per accident; and
- 4) Professional Liability coverage of \$1,000,000 per person/\$3 million per incident;

**To:**

- 1) Workers Compensation coverage at the rate required by State law;
- 2) Commercial General Liability coverage of \$1,000,000 per person/\$2 million per incident;

- 3) **Business Automobile coverage of \$1,000,000 per person/\$1 million per accident; and**
- 4) **Professional Liability coverage of \$1,000,000 per person/\$2 million per incident;**

Chairwoman Link said that she had spoken with the POOL/PACT representative about these changes and they had stated no concerns.

Secretary / Treasurer Zimmerman made a motion to accept the letter to file, Vice Chair Greber offered her second, and the motion passed 3-0.

**Item #9, For Possible Action – Discussion and deliberation to approve, amend and approve or deny Northern Nye County Hospital District Community Support Policy & procedure delineating the terms and conditions by which medical service providers existing and entering Northern Nye County may request and receive support in their endeavors to provide various full-time medical services within the District including, but not limited to, financial support, the use of real property for the purpose of staff housing and other forms of support on a case by case basis.**

Vice Chair Greber said that she had worked up this policy and it was difficult to do being that the Board's budget is so stretched already. She called for questions from the Board.

Chairwoman Link said that she appreciated the work Karmin had done on this policy and that she thought it was a good starting point. She said that she was unclear on the schedule of assistance, and the concept of base wages. She asked Vice Chair Greber to expand on these points.

Vice Chair Greber said that the primary incentives that she learned about were from the Office of Public Health in Carson City. She said they boiled down to housing and a really good wage in the rural and frontier areas. She said the wage that came to her anecdotally was three times what the providers could make in the city is what they wanted to work in the rural areas. She said that was out of the question. She said taking the base wage the positions are averaging in the city and offering an additional 50% might serve as an effective incentive for full time service to the community.

Chairwoman Link said that this would need to be financial sustainable.

Vice Chair Greber said that she tried to frame this policy in a financially sustainable way by only allowing 50% of the District's revenue to be available to the project each year. She said that this project would be a first come first served arrangement, but that the Board was not obligated to say yes to whatever proposal they received just because the monies were available. She also said that in cases like these, when the Board is not trying to purchase the entire service but rather help out a new business, there will be more latitude in what the Board can do.

Chairwoman Link mentioned that she had read somewhere in Karmin's proposal that there would be some benefit to EMS people as well.

Vice Chair Greber said that she placed something in the agreement for EMS because she wanted the Board to be in the position to reward EMS personnel but didn't know how that worked into the Board's budget or mindset.

Chairwoman Link said that they would appreciate it. She said that the stipend the volunteers currently receive is small, but that they don't do it for the money.

Secretary / Treasurer Zimmerman said that he liked the thirty-six-month time frame, and the wage differential. He said that he wanted agreements that protected the Board when they agree to give money upfront, that the services will be provided for the given timeframe or the money will be returned to the District.

Vice Chair Greber said that she wasn't sure how to do this. She hadn't run the policy past the District's lawyer yet. She also wondered how to guarantee that when the Board agrees to something like the wage differential that it actually goes to the employee and not to the operating costs of the business. She suggested requiring an affidavit from the employer and employee verifying that the money served its intended purpose. She asked Secretary / Treasurer Zimmerman if he felt that was a suitable acknowledgement. He said he felt it was. He said that employer could always ask the Board for operating costs so there should be no need for them to mislead, but that a guarantee was always best.

Secretary / Treasurer Zimmerman also said that the 50% allocation of revenue to this project was a little high as there simply wasn't 50% available.

Vice Chair Greber said that currently that amount of budget is not available with the Board's existing contracts but that we don't know what the future holds.

Vice Chair Greber asked Secretary / Treasurer Zimmerman if it was his recommendation that the policy not allocate more than the current revenue available to the project. Justin said that he would not exceed the current available revenue. There could potentially be large capital projects coming up in terms of facilities. That Board would need capital funds available to those projects if they came up. Justin said that off hand, without looking at the budget, he would be comfortable with 20%.

Vice Chair Greber said that she wanted to get something in place for approval at the next meeting.

Secretary / Treasurer Zimmerman said that this was an internal policy and that Board could amend and adjust it at any time. He also stated that the word 'precedent' has been thrown around lately, which he doesn't like. The current financial arrangements that are in place with the Board's existing contractors in no way obligate the Board to make the same or similar offers to future contractors.

Vice Chair Greber agreed and said that she hoped the policy would serve to dial back future relationships to something the Board feels is more reasonable.

Secretary / Treasurer Zimmerman said that the policy Karmin had put together was a great plan, and he hoped that one day, this is what all of the Board's contractual relationships looked like.

Joni Eastley offered public comment. She said that if she were doing the job the Board is trying to do, she would assign the Board's consultant Dr. Pillers to survey other rural communities in our position to find out what they are doing, what incentives they are offering, and also a salary survey.

Beth Ennis also offered public comment. She said that the salaries of the existing healthcare providers in the community should also be looked at. She said for example at the rate of one and half times what a provider is making elsewhere, a physical therapy assistant would be making \$120,000.00 a year here with lesser education and responsibility than she has. She then, having a master's degree and great responsibility would be making less than this lesser qualified individual, and she would take offense to that.

Secretary / Treasurer Zimmerman asked Chairwomen Link to verify tabling the item. She agreed.

**Item #10, For Possible Action – Discussion and deliberation to approve, amend and approve or deny an application by the Northern Nye County Hospital District to the Nye County Board of County Commissioners during their meeting on April 2, 2019 for transfer of ownership from the Treasurer's Trust to the Hospital District of the following parcels:**

- 008-125-10 – 113 Central St., Tonopah – T3N R42E S35 B.G.L. 26&27 6000 SQ FT
- 008-142-06 – 111 South St., Tonopah – T3N R42E S35 B.Q L22 (SOUTH ST) .07AC

- 008-321-07 – 436 Valley View, Tonopah – T3N R42E S35 B.53 L.11 (VALLEY VIEW)
- 008-291-19 – F#363743 P.2 5.10AC, Tonopah – T3N R42E S1 F#363743 P.2 5.10AC
- 008-291-20 – F#363743 P.3 4.58AC, Tonopah – T2N R42E S1 F#363743 P.3 4.58AC

Secretary / Treasurer Zimmerman read the item and briefly introduced the parcels. He went on to state that the last two properties listed don't have official addresses assigned by the Assessor's Office and that they had also been redeemed by the taxpayer and so were no longer available to the District.

Vice Chair Greber presented the idea of acquiring Treasurer's Trust properties to the Board. She said that there is a nominal cost to acquire each parcel. She said that originally, she was under the impression that since we are a governmental agency, there would be no cost, simply some paperwork to transfer ownership.

Secretary / Treasurer Zimmerman said that was also his impression, but he has since come to learn that that is not the case.

Vice Chair Greber said that the three remaining properties are residential in nature and don't seem to be money pits.

Secretary / Treasurer Zimmerman said that while the structures may not require great cost to make habitable, the parcel lines on all three parcels are problematic. He said that this isn't unusual for Tonopah proper, but in these particular cases, the structures on all of the parcels were crossing parcel lines. He said that with these issues known, he didn't love the idea of acquiring these properties. He said that he did like and support the acquisition of the two vacant lots that are no longer available. He also said that the structures are sight unseen. The Board doesn't know what they'll find inside.

Chairwoman Link said that she appreciated the work that had gone into this but given these issues she'd rather not pursue them.

Secretary / Treasurer Zimmerman said that it is a gamble to buy something from the Treasurer's Trust because you don't get a walk through first. He went on to say that it's a gamble for anyone to buy anything from the Treasurer's Trust and the District would be gambling with the public's money. He said that he had had the District added to the list of entities that will receive the advanced list of Treasurer's Trust properties headed to auction so that the Board can monitor future offerings.

Vice Chair Greber said that in her opinion, this wasn't a bad idea. She said that it was in step with the Board's goals.

Chairwoman Link said that she didn't want to get in the position of buying something that will cost us more money in the long run and end up being something that no one wants to stay in anyway.

Vice Chair Greber said that the District didn't need to be thinking of flipping the houses, but simply making them safe, secure and attractive. She said that she is aware of planning and development assistance that may be available to the Board, but the first step is to acquire the property. She said that we have access to the conservation camp for debris removal for a nominal fee, the Board would have to insure the properties, but all this was manageable, and minimal in terms of cost. Also, once acquired, the Board had no obligation to expend funds on them, if we couldn't afford a project at a given time, it could be delayed.

Chairwoman Link said that the issue of boundary disputes was a big and costly issue and didn't want to get the District tied up in a mess like that. She also said she'd like the entire Board to hear this item before action was taken.

Dr. Pillers said that he was looking at the properties on Google Maps and they appeared to be classically Tonopah. He said that he is aware of the costs involved in renovating houses and how large of a financial

obstacle the element of the unknown can present. He said that he understood and agreed that housing was an imperative incentive, but in this case perhaps more due diligence was needed. He asked how often these properties come up for auction.

Vice Chair Greber said they come up annually, and they cannot be accessed before the auction. She also said that at anytime between listing and auction day, the owner can redeem them and remove them from the list of offerings.

Secretary / Treasurer Zimmerman said that after the auction there is still a period of time in which the former owner can come back and reclaim the property.

Vice Chair Greber said that Secretary / Treasurer Zimmerman has tried to contact the Treasurer's Office for clarification on this procedure and asked if he had ever heard back. He said that he had not. He said that he felt that he hadn't heard back because he believed that they were also unaware. He said that they had two staff members that had been in the office for a significant amount of time and that everyone else was brand new.

Joni Eastley offered public comment. She said that she didn't think this was a bad idea. She said that if the Board acquired the properties for the back taxes due and entered the property to find that it was a greater project than the Board could handle, they could be sold at a profit.

Secretary / Treasurer Zimmerman said that to sell the properties he thought the District was bound to the same procedure that the County was, which would require that the Board pay for an appraisal before they could be sold.

Joni went on to say that the issues with the lot lines aren't disputes, they're just 'funky' property lines. She said that all of Tonopah has these issues and there are no disputes.

Secretary / Treasurer Zimmerman said that in this case, these properties don't have any active disputes but there are active disputes in town. He said that just recently a garage had to be torn down and lots have had to be resurveyed and had alterations made to their boundaries.

Chairwoman Link said that she was aware of a property in town where it was discovered that a property line ran through the corner of a home, and that home had to be torn down. She went on to state that we don't have a wide availability of contractors to hire for renovating the houses, and it is difficult to get supplies here. She also said that we do have access to the conservation camp, but that only gives us access to the skill set of the population at the time. We may only be able to get people suitable to handle clean up.

Chairwoman Link asked if anyone had spoken to the County Comptroller about the financial feasibility of a project like this.

Vice Chair Greber said that Savannah isn't returning any of her calls or emails. She said that Savannah has been out of the office since January as far as her emails are concerned.

Dr. Pillers said that he thought any properties the Board tried to acquire in town would have issues like these. But other financial resources should be sought. He said that he could help look for outside funding.

Vice Chair Greber said that at a glance, the properties don't have any glaringly obvious structural issues. She said one seemed to have a squatter, but that was just an issue of securing the property.

Vice Chair Greber then said that she was aware of a few more houses that were going to become available soon. These were the property of the federal government and they were in the process of excising them. She said acquiring property puts us in the position of seeking assistance in dealing with the property, but acquisition is the first step.

Chairwomen Link said that she was aware of the properties that Karmin was talking about now. She said that they were once duplexes, so the Board could easily convert them back and get two abodes from one structure. She also said that she thought the parcels were neatly mapped in that area.

Secretary / Treasurer Zimmerman said that the parcels in this area were very neatly mapped and there were no issues. He also said that since the structures they were discussing now were uniform in construction he imagined their upkeep and replacing of fixtures or equipment that was necessary would be easy as it would be one size fits all. He said that he was much more interested in these houses than the current properties being considered on the Treasurer's Trust.

Chairwoman Link agreed that she liked the Victoria Street properties more as well.

Joni Eastly offered public comment. She said that through the Nevada Rural Housing Authority she has been working with the Air Force since 2012 to acquire the Victoria Street properties. She said they have the funds set aside to rehab those buildings into single family residences. She said the properties had to go through the GSA and were advertised for use by the homeless. She said that the NRHA absolutely plans to move forward with the houses when they are available for acquisition.

Vice Chair Greber said that if the NRHA was able to acquire the units, they would not be available to the District.

Joni Eastly couldn't guarantee that the NRHA would be the beneficiary of the properties, just that they had an interest in them. She said she needed to follow up with the GSA.

Vice Chair Greber said that she still supported acquiring the three properties on the Treasurer's Trust and pursuing the Victoria Street properties when they become available.

Chairwoman Link said she'd like to pass on the Treasurer's Trust properties and pursue the Victoria Street houses.

Secretary / Treasurer Zimmerman said that he completely agreed with Chairwoman Link. He acknowledged that it wouldn't be a popular decision to pass on the Treasurer's Trust properties and no one liked how slowly government moved, but he felt the Treasurer's Trust properties required more due diligence and there was no time for it, as the Commissioners would be hearing this item tomorrow.

Secretary / Treasurer Zimmerman moved to deny the application. Chairwoman Link offered her second. Chairwoman Link and Secretary Treasurer Zimmerman voted in the affirmative and Vice Chair Greber voted against the motion. The motion failed for lack of a unanimous vote.

Secretary Treasurer Zimmerman motioned to reconsider the vote. Vice Chair Greber offered her second. The motion passed 3-0.

Secretary / Treasurer Zimmerman moved to deny the application. Vice Chair Greber offered her second and the motion passed 3-0.

**Item #11, For Possible Action – Discussion and deliberation to approve the composition and placement of a Public Education Campaign in the Tonopah Times Bonanza focused on informing the public on the status of the Northern Nye County Hospital healthcare revitalization effort.**

Dr. Pillers said that when he was in town last he stopped into the local newspaper office and got some info on his proposal. He said that the paper will give us some space for free bimonthly, but he thought it would be better to pay for the space in the paper to guarantee the space.

Chairwoman Link asked Russell to explain the basis for this request.

Dr. Pillers said that some of the feedback Margo received from her healthcare needs analysis made it evident that there was a serious lacking in public understanding with regard to what the District even is let alone what they are working on. He went on to say that there are people in the community that don't know what services are available to them. He said that he could work with Renown and REMSA to make sure that the public knows what services the NNCHD is currently funding. He estimated the cost of these ads at \$400.00 per month.

Chairwoman Link said that she thought this was necessary but wondered why the paper wasn't already covering what the Board was doing.

Russell said that he did have an interview scheduled with the paper but that they will likely do the occasional article that the Board has no control over, but if our aim is to control content, then buying space is the way to go.

Vice Chair Greber said that this isn't a new concept for the Board. We have done it sporadically but with little impact. She was in favor of it.

Secretary / Treasurer Zimmerman agreed. He said that it was very frustrating talking with the public when they still don't realize that Renown offers x-ray and lab services. He said that he knew Renown had run some of their own ads, but people still didn't know the specialties that Renown offered either. He supported the ads but was skeptical that they would have the desired impact, but felt they were the best option.

Arnold Knightly, Nye County Public Information Officer, said that the Tonopah Times isn't online. He asked that the Board share any ads they run with him and he will share them online. He said that an article composed by a reporter is owned by the newspaper, but an ad like this would be owned by the District and could be used however the Board chooses.

Vice Chair Greber said that she supported buying space for the sake of controlling content.

Secretary / Treasurer Zimmerman said that he supported the ads, for a one-year period of time and then the project will be reviewed and if it produced the desired outcome, could be considered for renewal.

Vice Chair Greber moved to approve the placement of a public education ad campaign as presented by Dr. Pillers with a focus on informing the public of the status of the Hospital District revitalization effort, at a rate of \$183.00 per ad and 26 ads run every other week. Secretary / Treasurer Zimmerman offered his second, and the motion passed 3-0.

**Item #12, For Possible Action – Discussion and deliberation to approve Biowerx Consulting usage of Northern Nye County Hospital District legal counsel for the purpose of clarifying the Nevada Open Meeting Law as it applies to Biowerx Consulting' interaction with the Northern Nye County Hospital District.**

Secretary / Treasurer Zimmerman said that in his interaction with the District's attorney, he has made it clear that the Open Meeting Law is not his area of specialty, so he wasn't sure that this would be worth the cost.

Dr. Pillers said that he would forgo contacting the District's attorney and reach out to the Attorney General's office instead.

Arnold Knightly offered public comment. He said that the County offered open meeting law training recently and that session was recorded, so it could be replayed for an interested party.

Secretary / Treasurer Zimmerman said he would contact County administration and setup a viewing.



No further action was taken.

**Item #13, For Possible Action – Discussion and deliberation to approve Biowerx Consulting usage of Northern Nye County Hospital District legal counsel for the purpose of converting the collected essential elements of an agreement with JML/Tonopah Health Partners to a legal draft able to be shared with JML/Tonopah Health Partners for their input and negotiation.**

Dr. Pillers said that he didn't receive as much feedback from the Board Members as he had expected. He said that he did receive some from Secretary / Treasurer Zimmerman as well as Beth Ennis. He was working on incorporating their thoughts before he sent anything to the District's attorney.

Dr. Pillers said that the District's attorney advised him that he could review and compile the information into a legal contract format in between four and eight hours, probably six hours was all he'd need.

Secretary / Treasurer Zimmerman moved to approve Biowerx Consulting usage of Northern Nye County Hospital District legal counsel for the purpose of converting the collected essential elements of an agreement with JML/Tonopah Health Partners to a legal draft able to be shared with JML/Tonopah Health Partners for six hours.

Vice Chair Greber said that she didn't want to stop it at six hours. She said that just in case it takes Tom eight hours, and considering that his quote was for eight hours, that is what she would support.

Secretary / Treasurer Zimmerman amended his motion to grant approval for eight hours. Vice Chair Greber offered her second. The motion passed 3-0

**Item #14, General Public Comment (second)**


Arnold Knightly asked when the ad for the Board vacancy would end. Vice Chair Greber responded that its final run would be April 25<sup>th</sup>.

**Item #15, Announcement (second)**

Secretary / Treasurer Zimmerman said that he was working on a policy for the District to put in place regarding the use of the District's attorney.

**Item #16, Adjourn.**

Approved this 28<sup>th</sup> day of May 2019.

  
Chair

