

ROUND MOUNTAIN TOWN BOARD MEETING
DANIEL R. SWEENEY PUBLIC SAFETY BUILDING
103 SMOKY VALLEY BLVD.
ROUND MOUNTAIN, NEVADA
TUESDAY, August 25, 2026 – 5:30 P.M.

MINUTES

Members Present: Sara Sweeney, Chair
Chris Phillips, Vice-Chair
Joe Appiah, Clerk
Ralph (Chip) Houston, Member
Kevin Sheets, Member

Members Not Present:

Also Present: Jim Swigart, Town Manager
Maci Curiel, Administrative Supervisor
Shelly Cromie, Administrative Aide
Lacie Baker, Recreation Director
Josh Yost, Maintenance Supervisor
Tyler Bilske, Maintenance

Citizens Present: Zachary Browning Rachel Ray Ben Scholz Ashley Holden
Tina Von Linsowe Blaine Geer David Naser Al Cancilla
Daniel Pineau Hayli Kinzer Sean Fannin Tony Philips
Love Rydes Short (Via Phone) Michael Gomes (Via Phone)

Special Note: Any member of the public who is disabled and requires accommodation or assistance at this meeting is requested to notify the Round Mountain Town Hall in writing or call (775) 377-2508 three (3) business days prior to the meeting.

1. Meeting to Order/Roll Call.

Sara Sweeney - Chair calls meeting to Order at 5:30 p.m. Roll Call: Chris Philips - Vice Chair; Joe Appiah – Clerk; Ralph (Chip) Houston – Member; Kevin Sheets, Member (sworn in after Pledge of Allegiance)

2. Pledge of Allegiance

Recited

3. GENERAL PUBLIC COMMENT. (Up to three-minute time limit per person.) Action will not be taken by the board until specifically included on an agenda as an action item. (First)

Cancilla – “I have a question. What is the status of #12 Hadley when are going to be done demolishing?”

Sweeney – “I’m not sure I do have the answer to that.”

Canilla – “So they started a month ago and now that have stopped. So, my concern is and it’s not for me but it was a fire hazard before and they have turned it into a single wide. It’s a hazard and I’ve seen a couple of kids going in and out. If that’s going take a while then there should be a safety fence up. To protect future problems.”

Sweeney – “To keep kids out of there. Sure. That property is not ours it’s yours (Ashley Holden). We are doing the demolition it’s the mine; 12 Hadley is yours (Ashley Holden).”

Holden – “I’m just verifying that 12 Hadley is one of ours. I do have an update for you. This is one of the lots we are clearing. We haven’t been able to work on them for the last several weeks cause we had to shift gears. The lots are looking to be completed at the end of September is the goal. But if you have any

suggestions on how to barricade those lots we are open to suggestions. The town has temporary barricades that can be used. They also have those snow fencing. I wasn't concerned until I say the kids over there."

Swigart – "Josh can we look at that tomorrow and see what we can do and maybe get with the Hadley Maintenance Crew and come up with something."

Yost – "Yes."

Pineau – "I'm running for Nye County Sheriff. I started my career in 1999 up here and I did 12 yrs with the Sheriff's Department as well as the Highway Patrol. I really hope I get your support in November to make Nye County great again and get some more deputies up here like it used to be. When I started we had four Deputies and a Sergeant and three Deputies. Gabbs had one and Duck Water had one but we could do a lot better. Now we only have one."

Sweeney – "It would be nice to get back to that."

Pineau – "That's my goal and I hope I get your support."

Sweeney – "Nice to see you again."

4. (For Possible Action) Approval of the August 25, 2026, Meeting Agenda.

Philips Makes a Motion to Approve August 25, 2026, Meeting Agenda; Appiah Seconded; Approved 5-0

5.(For Possible Action) Emergency Items.

Philips – "I have one. Recently we had were we hit an underground electrical line. It affected several residents in town. My concern is for our crew and everyone that was involved in that. It could have been un intently serious."

Sweeney – "That wasn't us."

Swigart – "It wasn't the town."

Philips – "It wasn't the town?"

Swigart – "It wasn't the town employees."

Philips – "Ok. But were we on site. Were we doing it?"

Swigart – "No."

Philips – "Ok. The second concerned about that is there was absolutely no signage put up. No barricade and No signage. I've watched vehicles come down that road and roll up on it. There needs to be signage up telling you that, that road is closed prior to even getting there. There is an NRS that addresses it and was not followed. If we just using caution tape that's not a proper barricade."

Yost – "So, How is it not a proper barricade? Explain that to me. There are barricades out there. I understand the signs. You aren't going to sit here and say that there aren't proper barricades up. When there are barricades there."

Swigart – "Here is the problem Chris that I have with the whole thing. Your at a board meeting brings this up. Why didn't you bring this up two weeks ago when you noticed it?"

Philips – "This is the mercy and I have decided to bring it up now, and the Safety."

Swigart – "If there was safety concern at the time you should have brought it up to us at the time. That's all I'm saying."

Philips – "I didn't know anything about it until people started calling me about it. So, the point being is that in the future if we are going to be doing that kind of stuff. Especially digging around utilities on their property should be calling 811DIG, barricades should be put up. When any kind of construction is being done signs should be put up letting people know strictly for the purpose of safety. Anyway, that is my spill on that."

Scholz – "My understanding is that the job was being done under the direct Supervision of NV Energy who was on site for the entire job."

Philips – "I spoke with the NV Energy guys that came out and fixed it and they were on site."

Sweeney – "They were already here."

Swigart – "Six trucks here."

Philips – "Yes they pulled six trucks. It was insane."

Sweeney – "I'm just glad no one got hurt."

Philips – "That was my biggest thing. My concern was safety and no one getting hurt."

Sweeney – “Do we have some signs like “Detour” or “Not Thru Street” signs that we can put up?”

Yost – “Yes we can find something.”

Sweeney – “Thank you.”

6. (For Possible Action) Approval of August 11, 2026, Meeting Minutes.

Appiah Makes a Motion to Approve August 11, 2026, Meeting Minutes; Houston Seconded; Approved 5-0

7. (Discussion Only) Discussion and Deliberation and Possible Decision to talk about Round Mountains Long Term Vision.

Ray – “We recently were taking about this in our CAC meeting. We didn’t have a ton of turnout from Round Mountain.”

Sweeney – “I’m sorry.”

Ray – “It’s ok. So, I figured we would just do it here. Since everyone is here. That way I can here what your vision is and see how we can assist. We aren’t here to save but we can see how we can help with community self-attain.”

Sweeney – “Can you go over the vision that was presented?”

Swigart – “I have it right here.”

Ray – “I was going to say, “I can’t remember off the top of my head”.”

Swigart – “Right here for Tonopah and Round Mountain.”

Ray – “This is talking about bringing in more events and home schooling. So, what is your vision? I realize it might be different for all of you but I’ll take some notes on this.”

Sweeney – “Do you want individual from each board member?”

Ray – “You can just throw out ideas that’s how it would be in a normal meeting. I would just take notes on what all of you say.”

Sweeney – “Do you want to share first? Our vision?”

Swigart – “Sure. Let me pull up the map of Hadley. This right here is pretty much owned by the town. This on the outside is. Don’t forget that about 80% of Nevada is owned by the federal government. So, we have this little area. If you remember the thirteen colonies and I can’t remember what President but they said “Go West Go West” and they were looking at a huge expansion the Louisiana Purchase and the Lewis & Clark Expedition. But anyway. They expanded. So, we don’t have a lot of room for expansion but right here is 50 acres. Just south of the Landing Zone this is owned by the Mine. There is a potential that we have talked about at previous board meetings getting this piece of land to develop and no we aren’t going to put data centers on there. Everyone relax ok. But another thing we have right here is this huge wedge. Now this is BLM land and we can probably go into Tonopah with the boards approval and petition to get this chunk of land.”

Ray – “What would you do with it?”

Swigart – “There are a lot of possibilities what we could do with it.”

Ray – “What is your vision?”

Swigart – “What is my vision? My vision is. Let me take you back to this. This is just one idea. This is a four-minute video. It doesn’t have sound. That’s just great. I’ll have to talk to this guy. This is about solar energy. Chris has been talking about solar energy forever. But all they are talking about there is solar panels on the ground. Right. They can’t do anything with it. But if they elevate the solar panels like that then you can grow all kinds of things underneath them. It’s good for the environment and it’s good for vegetables. Stuff that people eat. Anyway, you see people working underneath the solar panels.”

Sweeney – “It keeps the dust down.”

Swigart – “It keeps the dust down. If you guys are interested we can get this on our website for everyone to watch. But this is just one of the ideas of solar. If we got that whole area. Which is almost 300 acres, everything. We would have to talk with BLM and stuff. But on 50 acres we could put 120,000 solar panels. I’ve done my research.”

Philips – “How much can that power?”

Swigart – “That would do 7,000 homes. Then there is potential to sell it back. But we are looking to get with

these people about solar grants and I see the potential to do something with this right. We have talked about this 50 acres if the Mine donates it to us. That was the talk with Serena and Josh but I don't know if they are even around anymore."

Ray – "Josh is in Tasaist and Serena isn't around."

Swigart – "I talked with one person Brian the land guy. We have that. I know Chris talked about possibly getting the airport and the land between here and there. But we really can't depend on the mine being here forever even though they told me in 1985 that we only had five more years."

Ray – "So, what else for self-sustain?"

Swigart – "This 50 acres we thought was this is this. Some kind of hotel, motel, casino kind of thing. Where we could hold golf tournaments and have people stay. We can sponsor softball tournaments. We got to think when the mine is gone what are we going to do here tourism, recreation and retirement. Right? We look at. If your looking at retirement then you have to look at some kind of medical facility with one doctor and the little units they are going to put on one lot or apartments down the road. Who knows maybe we will get those back some day and we can bring in a doctor."

Ray – "Speaking of medical. Tonopah will have a medical center opening in January sometime."

Swigart – "That will be great."

Ray – "Yes the hospital out of Hawthorne I can't remember what it is called. It will be like a Urgent Care type of thing."

Swigart – "That is the best thing that I have heard."

Ray – "They did get grant money for the hospital. But I think they will have to tear it down and rebuild."

Swigart – "So, let's stay in Hadley for a minute. So, I know the town board can't really do anything but there are 41 kids at the school, K-12 and I know there is a lot of homeschooling. Do you even need education anymore if you have this (phone) when you can google everything. There is going to be a time when it gets to a point where our vision is. If we don't just talk about it. They are going to bus our kids to Tonopah like they did in the old days, well 1993."

Philips – "How many of you were not born yet?"

S. Cromie – "I graduated 1994."

Swigart – "It's just something to think about also."

Philips – "So, the thing that I was thinking about is the 50 acres here. And this is something we can do. Since we have this golf course over here. We have Blitz Creek right here and this area is the driving range. We have power over here. My thought is this area right in here. We will have to make sure we are not violating anything in our lease agreement. I was thinking that this area could be a little RV area for people that want to come and golf and they could put there RV's in here. It could be a temporary thing four days or three days they could stay. Then part of the 50 acres, this parcel right here we could put some tiny homes in there. We could use them as temporary things when people come to town. We could generate income for the town. We could put tiny homes over there and make that a really nice little area. And make that a little RV spot over there. Then when we develop, hopefully. At some point when we develop this portion. Jim was talking about and I think we talked about it along time ago is some kind of gaming scenario."

Swigart – "Something."

Philips – "It would give us a destination. It would turn Round Mountain into a destination. Especially with our golf course. I think we have put so much emphasis on this golf course and these guys have worked there butts off to get it going. Once we have it out there and it becomes well known. The biggest problem that we have right now, is that if people want to come and play golf and say they have an RV. There is no place for them to go. This is something what I'm talking about is something at this location over here (looking at map). Something we should do and it's an emergency as far as I'm concerned. So, we can grow our golf course and grow our community a little bit. This will all play into when people come out here and see all the amenities we have plus all the views that we have. Hopefully with our law enforcement and everything in the future, basically, it's a very safe area to come to. It's a place where people are going to be attracted too. I think Jim had talked about at some people where is to have a rural airport scenario and they could fly in. We could actually, utilize that. Whether that is through some grant. There are a lot of funds out there that are available. There is a lot of huge potential if we just tap into it. I think Jim is on track with this other stuff as far as

getting grants to do a lot of this stuff cause especially on the solar thing and everything else.”

Sweeney – “Companies will come in and create agreements. They will bring in a lot of pluses and they will provide that for us.”

Swigart – “This is big enough where if you want to bring in a Grainger Warehouse or Empire or Amazon. There is something. We have the location. We are right in the middle of everywhere. You don’t say the middle of nowhere.”

Sweeney – “The heart of everywhere. It’s not the middle of nowhere. It’s the heart of everywhere.”

Appiah – “I’m glad we are having this kind of conversation because if you don’t know this is truly a community of people that have lived here for generations. If we are thinking the future and what the current flavor is. Us as the current generation what we are looking for the future generation. I’m glad we are having these kind of conversations.”

Swigart – “I like the RV idea and we have the golf course. We bring in people from all over the state and they say “This is amazing”. Hawthorne closed their golf course and those people come here. We have more people that come from Tonopah that come and golf on our golf course then we have people from Round Mountain.”

Philips – “It doesn’t stop just there. We have some of the best hunting in the state right here in these mountains. We have some of the best scenery out here in these mountains. Also, for retirees we have no income tax.”

Sweeney – “Also right now we have a lot of amazing youth right now that bring people in. We have grandparents that come in for our musicals every summer for activities and sports. For me I am very youth focused and I have probably spent the last 15 years doing things in the valley. That has been my vision for the valley is continued to be family focused.”

Swigart – “That is kind of the vision for the Hadley area. Now everyone is going to think that I’m insane. This is the other property that we have, Old Town. I know I’m probably not going to see it in my lifetime but Old Town could be a Jerome, Arizona or a Virginia City, NV. When the mine is done this town is ours. The potential up here. Shelly just submitted with help from Josh, Maci and myself a \$650,000 CBDG Grant to upgrade the tank for our eight residents.”

Snow – “Is this because of a complaint?”

Swigart – “No. This is because of the development we will have to do before we can develop any of the lots. Most of the lots up there go to Nye County. Probably at 70 or 80 percent are owed by Round Mountain Gold. I’m not sure how that works or anything. But there is a potential to develop this to 200 to 250 residents some day and turn it into a Virginia City. How many people have been to Virginia City? It’s pretty amazing.”

Sweeney – “We could have ostriches.”

Swigart – “Yes you have ostriches and you could do stagecoach rides up through the canyon. You could have red side by sides or four-wheelers and go gold panning. Right? You got the tourism and the recreational, hiking trail and you have Arc Dome. We are working really close on this 4.8-mile road here with the county. So, those are the two areas that can be expanded. We need to petition BLM with your guys’ permission if that’s the direction you want to go.”

Philips – “Is this area between the airport and golf course county or BLM?”

Swigart – “Lets go see. It’s BLM.”

Ray – “My only ask Swigart is I want Dutch Bro’s. That’s the only thing I ask for.”

Swigart – “Everyone knows how to get to the Nye County. Cause everything goes to Pahrump. If we can get that chunk and that chunk.”

Philips – “It’s easier than you think to get BLM land. Especially in Nye County. I don’t know if anyone heard of the really big lawsuit.”

Swigart – “I heard the govern is really big on doing that at this time. So, with your guys’ permission the guy is right there in Tonopah, Westerlund and Joni Easley said they would set a meeting up. If any of you want to come with me. I can only take two.”

Ray – “Does anyone else have anything to add or share?”

Sheets – “I have a question. I don’t want to throw a rag on everything but I’ve lived in about 18 states before during and after casinos were legalized. I would like to ask law enforcement what we can expect if we bring in a casino with crime and drugs because I saw what happened in New Mexico and it wasn’t pretty.”

Rumker – “Well it depends on the population. Your going to have drunks and theft and you see what has happened in Tonopah. It’s hard for them to find help and people that don’t steal from them. So, you’re going to have an increase on some of those things. I don’t know if it’s going to be significant without a significant population increase.”

Sheets – “My concern is adults come in with there kids and dump off someone and the adults go to the casino and the kids roam around with nothing to do.”

Swigart – “What is the difference between a casino and the Blitz Creek? They have about 15 machines in there.”

Sheets – “Blitz is a restaurant so they can eat and have a hamburger in the corner. While the parents play the machines. They don’t play for hours. If go down to Henderson and etc. parents go and play for hours, four, five, seven or eight hours. I could be wrong but I don’t see to many people sitting at the Blitz for seven or eight hours playing poker. That’s just my experience that I dealt with in New Mexico and Arizona when they legalized it on the Reservations.”

Philips – “I think what we were talking about with the casinos is talking to the reservations and see if they were interested in that as well.”

Sheets – “As long as whoever gets the casino that we talk with them and have an arcade for the kids. I mean the arcade here for the kids is good but is it open all the time. I don’t know cause I don’t deal with that very much. I’m just saying that we need something for the kids.”

Philips – “That’s a valid concern.”

8. (Discussion Only) Discussion and Deliberation and Possible Decision to View Q3 CAC Minutes.

Swigart – “We already did that.”

9. (For Possible Action) Discussion and Deliberation and Possible Decision to Review Agenda Request For Mine Lots House Installation.

Philips – “So, about three months ago I was contacted by a few people in reference to putting tiny homes on their lots and after attending meetings about tiny homes and then Pahrump sent somethings that the county had opposed and we said let us get it all fine tuned and then we will look at it. We never received anything. So, my understanding is we are still operating under the old charter.”

Swigart – “What do you mean old charter?”

Philips – “Charter is what is governing our town.”

Swigart – “Do you mean Reservations? There is nothing in our Reservations about putting two single wide’s on one lot and actually we have six lots out there right now that have two single wide’s on one lot.”

Philips – “Actually there is something on there that stipulates size and.”

Swigart – “48’ long by 12’ wide, that’s a fifth wheel. Right?”

Philips – “Right.”

Swigart – “These are 16’ wide 52’ long.”

Philips – “I understand that but we are putting multiples on a lot.”

Sweeney – “We did look through it and there was no rule against it. The violation that could come up is we limited to 4 vehicles per lot and no parking on the street. I don’t believe all those people will be there at the same time.”

Curiel – “Actually Al when to the Nye County office and they said since we are an unincorporated town that they can’t enforce anything.”

Philips – “Nye County has nothing to do with what we are doing here and we actually stipulated that when we spoke about it.”

Swigart – “If you look up back up there between you Chris there are two single wide on this lot. I have them all written down here. Two building on this lot and over on Obsidian there is two and on Prospect there is two. There is really nothing in our Ordinance and Reservations I reviewed this with Josh, Madame Chair and Department Heads at the time. I’m sure legal counsel for Round Mountain Gold reviewed it. It’s their property if they want to put two single wide’s on it. You just can’t park any cars on the street.”

Philips – “So, the hookups have to be designed for. The hookups right now are for one dwelling?”

Swigart – “Yes.”

Philips – “So, my point with all this is I think the board should have interaction with this stuff. So, we could maybe have a plan. So, we can address issues like fencing, traffic, how many kids in the area or whatever. So, we can look at this things and make sure people aren’t just sticking things in here like the one’s right down here. At one time they had three or four fifth wheel right next to there house and they were renting them out. That was back when our last Manager was here. We sent them notices about it and everything else and I don’t know what happened. Anyway just so we can maintain some. I’m not talking about HOA stuff. I’m just talking about some basic common sense where we don’t end up with stuff all out of kilter.”

Swigart – “I think there is some kind of confusion out there and maybe Ben or someone from the mine can explain. What the units are? How many people are there going to be? Is it going to be a man camp? Is there going to be all kinds of rowdiness there? Are they all going to be there at once, flushing toilets, and such? After you guys come up and address the board. Josh will tell you about the tie ends that the mine is actually paying us to do and there will be two meters on each one.”

Holden – “This good conversation to have. We actually heard some feedback recently. We heard recently that there is a neighborhood that is right next to one of lots and she has expressed some valid concerns like I have kids out here and I don’t know who is going to be coming in and out of there are people going to be partying and do we have to expect. So, just to easy some minds we can’t control what some human beings choose to do. Right? However, the folks that would be moving into those shared units. It’s two modular homes and they are set up with 4 bedrooms with each of their own bathrooms and it’s going to be either shared housing or guest housing. We are going to try and limit the traffic that is coming in and out. That might mean one of the modulars would be for guest housing. Kinda set up an Airbnb for guests that would be the best way to describe it and then we have control over the foot traffic. Then the shared housing, the folks that are eligible to live there are professionals. We are talking engineers, geologists, environmentalist specialist and I’m saying just because they are specialist and in a salary position doesn’t mean that they might not get a wild hair and want to party. But we have stipulations in our lease agreements that include quiet hours and having common courtesy. The point being is be a courtesy neighbor plus it’s awkward being under the same roof of people you don’t know very well. What we find most of the time in guest housing and shared housing is that it’s pretty quiet. Folks tend to keep to themselves again that might not be every situation but we do try to take preventive actions to remedy the situation that might come up. We are here to support. The neighbor that had the concern and she was speaking to our general maintenance technicians and she also mentioned privacy. So, at the end of the day if a fence is going to bring peace of mind for privacy our general maintenance in already on it build a fence to find some compromise to. Not to say “Oh don’t worry we got it”. As a parent, employee and community member I understand where the concern is coming from but we are trying our best.”

Sweeney – “I will add too. I live on a street where there is a shared house and I think there are two or three men living in that house and they are the quietest on our street. They are never any crazy parking.”

Holden – “Does that some of the questions?”

Philips – “Absolutely. But my point.”

Swigart – “But I looked at our Reservations and all of our Ordinance and stuff. There was nothing saying they couldn’t put a single wide or double wide. It said they can do what they want. It’s there property. Josh and I went out and looked at it. At the time this 50 acres the mine has they were considering giving us 30 acres and developing the rest and putting single wide’s in this area. Kinda of what you were talking about. But they we decided that they can do it on their lots and they do a great job with their lots. If you guys have noticed. I think that they are 84 company houses. Is that correct Ben?”

Scholz – “Yes. 80ish.”

Swigart – “80ish. They do a good job maintaining those lots. They are landscaped nice and I’ll tell you what was on there before. You have to be open minded about this. But let’s look at this and if we have any problems. We have an Ordinance for this noise control and we can get a hold of Deputy Rumker and we work together. I think it’s going to be a lot better and the vision down the road we might get those back or a medical center. They are beautiful homes.”

Appiah – “Madame Chair. I don’t think that there is any need for this. In the Ordinance there is no violation or anything. There is nothing against any Ordinance that the town has put in place. I’m really glad like Ashley said

to have a place where we can address all the concerns for all the neighbors that have expressed dismay on some of this stuff. But I'm really happy that these concerns are being taken to heart. The people that live in mine company housing are very disciplined. Let's rest assure that the people that are going to be there are very disciplined and we shouldn't be concerned at all."

Philips – "The biggest thing is that if we get people that want to do this. I know at least three other people that want to do this. We have some kind of thing that we can review with the town board or committee or what ever so we can make sure that everything is going to be."

Sweeney – "People were asking you about tiny homes and that was not within the restrictions. Then we can kind of go case by case. This didn't mess with anything. This wasn't against anything so it's their property and they could put on there what they want. It's not something that needed special permission for."

Swigart – "When Chris came he had a fifth wheel that he wanted to live in while he was building his house. Right there he came to the board and the board said absolutely, fantastic and they said if you need any equipment or anything let us know since you're a board member too. We will help you out. This is different."

Philips – "There are some fifth wheels set up on some lots too."

Swigart – "Yes I know there are some that I'm going to have to sneak on the property and measure it. As long as it's not over 48 foot. It's not a junker. Some that I showed you. Oh my god. There are two 1950 single wide's on there and nothing is being done with them."

Sweeney – "These are going to be much nicer properties at the end of it. I'm excited for it."

Holden – "Maybe some of the level of concern is transparency. We didn't certainly intend to come across as sneaky or to western. But we are potentially looking at doing the same process if all works out and everything goes as planned. We are looking at bringing in 3 more modulars. Which would require doubling up on lots again. In that situation we would reach out to Jim and you and make sure all is good before we moved in anything. After we get the thumbs up we would come to the next meeting and share for transparency. This is the process we are going through and these are the conversations we have had. I just wanted to say it out loud so there isn't an element of surprise."

Philips – "I think you hit the elephant on the head."

Holden – "Just communication."

Philips – "I think it just caught everyone off guard. Maybe some people knew but they didn't share either. It was a breakdown on our side to."

Holden – "That's what we will do if we decide to do this again."

Philips – "Thank you."

Fannin – "A couple of things on that. The idea of moving in more people in one spot and I read it in the mine letter about the change in the community going to a seven on and seven off. How it changes the community. It's a transient place. They are here to make money and then they leave and that just doubles down on that. That is not the vision that was talked about it's the opposite going back. I get it. You have certain people you got to hire. To me that's backward that doesn't create community. We have seen it. I moved away for years and then came back and it's night and day. I don't say that we don't have a community. But it's obvious. With the lot they haven't thought of those acres to put housing there. To me that's the answer. Yes we are right next to that lot. Easy to say it's going to be nice but if there's enforcement. We all know the enforcement. Look at the lots we are talking about. They are horrible. I know that is a separate."

Sweeney – "We have actually given notice to a few of them and we are working with them to get cleaned up and gave them 6 months timeframe. I get that. There are still several."

Fannin – "I get that those are still being worked through and we know miners and it is what it is. We know that it happens and they increase traffic. You can't even get people to slow down. So, your going to increase double traffic regardless even if there is only four people. Most definitely more speed bumps or something like that. That's definitely a not aside from the fence. Besides that the big picture for me is that it shouldn't happen. It doesn't go with the vision we were just talking about. It's creating the mining camp we came from. Right? I guess the mine has to hire who they can hire. I guess they get who they can get. But there are alternatives. We have seen them build communities. Whole communities in South America and wherever. And to just put some tiny homes on land that they own and create an actual community there."

Kinzer – "There are 21 kids within six houses of that lot. 21 kids. So, what is it going to do to the community?"

Sweeney – “You could get a house with eight teenage kids there that drive crazy. You see what I’m saying? You don’t know what your going to get no matter what. No matter what. Even if there was a new house being built there. We are playing the what if game. What if you got teen driver’s that are nuts? What if you have professional engineers that go to work at 4 am in the morning and they have kids?”

Swigart – “There is nothing that says that you can’t. I remember a few years back not the old days, like midway to the old days. But over on Prospect there was a four bedroom house and this whole family was living in there. They had sixteen kids in one house and I think that there was four or five of them that were teenage drivers.

Philips – “The other concern is talking with Sean this last week. We were talking about it. As we set up these speed bumps as we talked about doing and everything else. It going to force people down these back roads and basically by there house, one of them. We are going to have to look closely as a board on what is going on those back street. Especially when we have so many of those children in that area. Whether we have to place another bump out there or spike strips.”

Sweeney – “Or putting speed bumps on your street. We have been very open to putting speed bumps on my street.”

Fannin – “I’m fully up for it. I guess the older I get. It’s a pet peeve of mine is speeding. I fine with putting speed bumps everywhere.”

Appiah – “Also, our future Sheriff over there has promised.”

Sweeney – “We are going to get more Deputies up here.”

Fannin – “You said plan and you said promised. And that’s 100% that’s a thing. They can only do what they can do.”

Rumker – “I don’t know if this is what your trying to say but it brings in more temporary residents then permanent residents.”

Sweeney – “Right. I totally agree with that.”

Rumker – “So, we aren’t busing kids to Tonopah in a few years and stuff like that. Your just bringing in more temporary stuff instead of figuring out permanent. I think that’s what your trying to say.”

Fannin – “Yes that’s not the vision we just talked about.”

Philips – “And that’s what it is with this town. We have been dealing with this for how long? If you have been here for longer than a minute. Your going to understand that we would seven on and seven off and on those seven off on the mine crews there is a huge turn over rate and a lot of them are transients.”

Fannin – “I think they should do away with it. You might get better quality of people.”

Swigart – “People that stick around longer.”

Houston – “Even the kids that grew up here and now work here are staying here on their sevens and then going to Reno or Vegas on there days off. They are out of here.”

Philips – “And then there is the other side of the coin. There are some that are doing that but then there are some people that come out here and have been employed out here for six or eight months and they will say, “Hey compared to wear I live this is a way better area”. So, they decided to move there whole family out here and that has happened in a few cases. I think the line share is unfortunately the other side, the transients.”

Scholz – “I think until you get the stuff that draws people in. It’s the only reason that will go work out in the middle of nowhere. It’s a devil’s advocate. Cause if you don’t have employees.”

Fannin – “There was the five, five, four.”

Appiah – “I think we are getting a little off topic here.”

Cancilla – “I’ve been on both sides of this. In the beginning it scared me about the two units. Everyone was telling me don’t worry we can do this. So, I went to the county to find out and found out a few things. The other side of the coin is the point to bring up temporary or transient housing. We were just told that these are shared units 4 bedrooms and 4 baths. So, that means these people aren’t staying they are going somewhere else. Right? Cause they aren’t bringing family. What is option is there? If it’s not to late to make that second unit at least one of those units a single family residents.”

Sweeney – “There are a lot of single family units here.”

Cancilla – “No I mean one of the two units.”

Holden – “Can I speak on that? So, yes the units that are being built are for shared housing but now part of the plan is we are going to be able to free up some of these homes that we have been using for shared housing. So,

we can use those for general housing for folks that want to bring there families. So, it's a ripple affect. It might not look like that on paper. The plan is to create more housing for families to come."

Philips – "That's a great idea."

Swigart – "It's only 87 houses out of 500."

Kinzer – "How many out of those 87 houses sit empty?"

Swigart – "I don't know what that percentage is. Chip?"

Holden – "There are very few the one's that are empty are being renovated."

Cancilla – "As far as shared housing is discussed. On one side of me at 10 Hadley. I have abandonments on one side of me and then number 8 is shared housing. Talking about how quiet they are. They come and go and go back to where ever they are from. There is pro's and con's to everything in my experience. This goes back to what Chris was saying about getting some zoning or regulations and policing so things don't get out of hand. So, things don't get sideways."

Philips – "We don't to do any zoning, Pahrump did that. If you buy a lot down there it will cost you \$30,000 just to move a home on there."

Cancilla – "Now I'm for it cause if you have families living here it gives them the option to put another on there. But on the other hand when you have shared housing and you have 8 people living there and you have people coming and going and they are transients and they aren't apart of the community permanently but we have the growth."

Fannin – "What are they contributing? They are only taking."

Sweeney – "Some people might move here and see it and fall in love with it."

Ray – "We can't force anyone to move here."

Swigart – "As long as they are getting gas at the Landing Zone. That's fuel tax money and we are making money."

Scholz – "I think your missing a point here. People that are living here in three bedroom units are going to be moved into shared housing and then we will be able to offer those single family homes to those single families that want to move here and be part of the community."

Cancilla – "I've been retired three times. I work over at the Landing Zone and it's like a counseling office in there. I hear everything and anything in there. So, before corrective action is taken the better it will be for everyone."

Philips – "I think Ben already put that to bed cause everyone was concerned that this was going to be turned into a man camp and I have lived in one before and it's no fun. You know what it's like."

Scholz – "We are currently renting rooms in Tonopah because we don't have any housing here for them. We intend to be move those people into the single family homes."

Swigart – "Make sure they get there gas at The Landing Zone. So, we get that fuel tax money. I would say that we try it on the first three and if any issues come up bring it to the board members and we will ask the mine to be there at that meeting. We can bring our issues and concerns."

10. (For Possible Action) Discussion and Deliberation and Possible Decision to Review 5 Obsidian Time Extension Request on Property Abatement.

Sweeney – "Is that who is on the line?"

Curiel – "I don't know who 808 is but they are making a lot of background noise."

Sweeney – "Hi, how are you tonight?"

Curiel – "We are on your subject, 5 Obsidian."

Gomes – "Oh, hi. Thank you. I'm here if you have any questions."

Curiel – "So, Love Rides Short submitted a time extension request."

Gomes – "Yes."

Philips – "So, what kind of progress have you made on the lot?"

Sweeney – "It's worse."

Philips – "Ok."

Gomes – "It depends on what you consider progress all the equipment there are legal and can be parked on the road. Everything has tags and is insured that is one of the things that has been done. There is a period of time

where the person had to be in Pahrump for her medical and work situation. Virtually I haven't been able to get up there to do anything. Secondly we are hoping to get some direction on what kind of fencing requirements are. There are some fencing materials there that can be used but we aren't sure on the requirements. We just need some direction. I did receive a copy of the Ordinance but we need to know what exactly is needed."

Sweeney – "Right now her fence is an old RV that she turned sideways and leaned a piece of plywood on it."

Gomes – "Right."

Philips – "Secondly. I'm looking at the aerial view."

Short – "What is that?"

Sweeney – "The piece of plywood that you leaned up against it. Is that your fencing."

Gomes – "Just listen first."

Short – "I am. The plywood that I leaned."

Appiah – "Micheal. Michael the agenda item is you seeking a time extension on the property abatement and not direction from the board on what to do. So, what kind of extension? Give me a ball park, one month or two."

Gomes – "An extension for 60 days so we could put up some fencing based off of the information we were hoping to get from the board. What exactly do you want?"

Philips – "Sir, what you need to do in this case, like Joe just brought up. At this particular moment we aren't going to address what kind of fence you need to put up. You need to contact the office and talk with the Manager and he can guide you along those lines."

Gomes – "Ok."

Philips – "But as far as."

Gomes – "Can I get the number of that person right now?"

S. Cromie – "Chris can I say something. She came into the office last week, the tenant that is living there at 5 Obsidian. She is the one that put in the letter for request. So, Jim was out of town and talked with Maci about it. I called Michael cause he is the owner of the property. I called him in Hawaii and asked him if he was aware of this letter that she is submitting. He said he was aware of it but he had not seen the letter. I asked him if he has been down here since we talked about this six months ago. He has not been down here to look at the property. So, I wouldn't and took pictures and I gave Jim the email that I sent to him because asked for pictures of the property and a copy of the Ordinance. I sent him five or six pictures that I had taken of the property that morning. And I have gave a copy of the Ordinance so he was aware. I gave him the number so he could be on the phone for tonight's meeting."

Philips – "So, you have been sent pictures of the this, correct, Michael."

Gomes – "Yes I've seen them."

Philips – "Did you get the over view from the top looking down?"

S. Cromie – "I did not send him that."

Philips – "Ok, we will make sure you get a copy of that. Our Fire Chief and everybody when we originally did this, conferred with us on this said you have a fire hazard there and amongst other things. We are going to stand by those corrections. We just need to know what kind of extension you are looking for."

Short – "I would like until October 23, 2026."

Sweeney – "You guys can out vote me but it's a "NO" for me. I haven't seen progress."

Appiah – "What is the reason for the sixty day request? Is there any reason?"

Short – "Hello."

Philips – "What is the reason for the extension?"

Short – "I have a Supreme Court case going on right now and that is taking up a lot of time. Plus I have mental issues from my ex-husband. I have dental and medical appointments and I have been down in Pahrump a lot cause there is nothing in Round Mountain."

Philips – "So, you're a tenant there. Correct?"

Short – "Yes."

Philips – "Ok. So, Michael are you still on the line?"

Gomes – "Yes. I am."

Philips – "In my mind this falls back on you. My vote on asking for an extension is "NO". It needs to be corrected or we need to take further action."

S. Cromie – “Chris, I have another question for Michael. After taking the picture and sending them and everything. I decided to go onto the Assessor’s page. Which I do very often. Are you the current owner of the property? Because according to the Nye County Assessor’s page you are not.”

Gomes – “That’s right I am the representative for the owner.”

S. Cromie – “Ok. So, you are not the legal owner of the property?”

Gomes – “No, but I am the representative.”

Curiel – “Do you have papers that state that?”

Gomes – “I’ll have to find something. Yes.”

S. Cromie – “Do you have a court document saying that?”

Gomes – “No, No, No. I don’t have a court document. It’s very rare that someone would have a court document.”

S. Cromie – “I’ve seen a lot of court documents and if you have Guardianship over someone or Conservatorship over someone it has to be a court document.”

Gomes – “This is a request and I need to do something about that. That could be included in this time as well. Let’s get this satisfaction for everything. We time to get a fence up and get court things done. She owns a 4 acre parcel that is trying to get.”

Sweeney – “Michael.”

Gomes – “Yes.”

Sweeney – “Do you have any questions for him?”

Appiah – “Michael. How long ago did we ask you to abate the properties?”

Short – “Excuse me.”

Appiah – “How long?”

Short – “This is not about court law or the situation with my landlord this is about the Ordinance. Let’s get back on topic. Please.”

Appiah – “We are not debating the Ordinance here it’s time extension here. We ask that. How long ago?”

S. Cromie – “It’s been six months.”

Swigart – “Six months as of August 24th it’s been six months.”

Gomes – “Right.”

Short – “In the meantime my divorce went crazy and now I’m in Supreme Court because of the judge down here.”

Sweeney – “Do you have questions before we vote?”

Short – “Pardon me.”

Gomes – “Do you have questions? I here what you folks are asking for and it’s do able. There just isn’t enough time to get a screen up to satisfy the Ordinance. Which this is all about? Is having a screen up. Just looking for some guidance on what is considered satisfactory screening. There is nothing stating what kind of screening to put up.”

Swigart – “If you look up. Do you have google earth? You’re in Hawaii, Right?”

Gomes – “Yes.”

Swigart – “So, if you go to google earth and type in 20 Kelsey Way. There is a fence that is satisfactory.”

Gomes – “If you go to what? 20 what?”

Swigart – “20 Kelsey Way.”

Philips – “Round Mountain, NV.”

Swigart – “Hadley, NV.”

Philips – “Is it Hadley?”

Swigart – “Yes, and there is a reason this fence is here.”

Gomes – “So, I will go to google earth and look at 20 Kelsey Way. We have most of fence material there we just don’t know exactly what we have.”

Swigart – “Ok so does this mean old pieces of plywood and old trailers in front with old sheet metal. That doesn’t work.”

Short – “Old trailer? That’s not correct.”

Sweeney – “In order to get the extension you need three “yes’s” we are going to open it up to vote. My vote is “NO”.

Philips – “Nay.”

Sweeney – “Joe?”

Appiah – “Michael.”

Gomes – “Yes.”

Appiah - “Six months ago you were given the opportunity to act on this and you haven’t done anything. And now your seeking an extension of another 60 days. I’m not 100% on that. So, my vote is “No”.”

Houston – “No.”

Sheets – “No.”

Sweeney – “So, we had a unanimous “No”. I’m sorry your extension was denied.”

Short – “Ok I would like to say something. To protect my administrative deputy due process to rights. I would like you guys to follow what is written in the rule book. Like my notice of violation was not served, or properly served.”

Appiah – “The ask was for an extension and the vote is “No” and are going to stick to that. As far as anything else it will be another conversation for another time.”

Short – “You have not served me with the proper paperwork.”

Curiel – “You are not the owner.”

Swigart – “Thank you.”

11. (For Possible Action) Discussion and Deliberation and Possible Decision to sign letter to County Commissioners.

Swigart – “Does you guys have the letter?”

Sweeney – “Yes we do.”

Swigart – “That is just following Tonopah Town Board and that’s what they presented. They were just about six weeks earlier than we were. This is also because of Pahrump and the Commissioner’s from Pahrump and the 55,000 people that are down there. If you remember correctly I showed you last meeting where two of the Commissioner’s tried to put moratorium on drilling countywide. I said you can’t do that and I told Bosevich there drilling a pattern right now up at the mine and they are going to blast that at 4 o’clock and you want to stop that. Right? And they back pedaled tremendously on this one. Tonopah told the Commissioner’s and the County, well Pahrump. We as a board and that’s you guy’s right. We as a board we will make our own decisions on whatever comes up. Whatever it may be. I’m not saying data centers people. They wanted to ban solar and they wanted to ban any type of whatever project it is. Maybe it’s a gold mine. We don’t want the county to make that moratorium or ban anything without first letting us decide. And that’s all it says.”

Sweeney – “I appreciate it. And opens up the conversation for our community to be able to vote on what we want in our area. And they can vote for what they want in there area or don’t want. It’s a conversation.”

Swigart – “Let the public have their voice be heard.”

Appiah – “We don’t need the county making decisions for this community. Our voices need to be heard. The decisions shouldn’t be coming from Pahrump. We should be making our own decisions. So, Thank you for having this conversation. And to put us out there. We have to make that decision as a town.”

Swigart – “It has to be your guy’s decision.”

Philips – “This is basically giving the town sovereignty from the county.”

Philips Makes a Motion to Approve the Letter that Jim wrote as written in Sovereignty of the Town; Houston Seconded; Approved 5-0

12. (Discussion Only) Discussion and Deliberation and Possible Decision to Talk About Parking on the Street.

Swigart – “One thing that I looked at and I know we have talked about it several times. The board had decided that for the safety of our children and everyone we really didn’t want parking in the street. When I went through the Reservations five or six times and I went through the Ordinances the same thing. There is nothing actually. I even brought it up to Madame Chair when she came to our Tuesday Meeting.”

Sweeney – “There was.”

Swigart – “Just the amount of cars parking on the street. Right?”

Philips – “No there was.”

Sweeney – “If you go back it says, “only four vehicles and none could be on the street.”

Swigart – “Ok.”

Sweeney – “If you pull it up we could find it.”

Swigart – “We still want to do something cause there are still people parking on the street. I was thinking putting a little card or something. Cause if you have two cars on the street and you go through and then there is a kid in a side by side coming. There is no room. Right.”

Philips – “Short term parking would be ok.”

Swigart – “I would say is that if someone has a family and they need to put there fifth wheel or little trailer out For 48 hours or 72 hours. Whatever you guys decide. I know I put it in the paper. I could put it in the paper again. With the boards approval. No parking on the street for the safety. People are walking, people are riding bikes.”

Philips – “If we are wanting to Amend the Ordinance then we have to go through that process.”

Sweeney – “I don’t think we are amending it. We just don’t want anyone parking on the street. It does clearly say no parking on the street.”

Philips – “ But he’s talking about 72 hours or whatever.”

Sweeney – “Can you pull it up so we can review the verbiage, please?”

Swigart – “Was that in the Reservations?”

Sweeney – “The Ordinance.”

Swigart – “Ordinance.”

Appiah – “This is just for us to talk about the Ordinance.”

Swigart - “Yes.”

Sweeney – “We can’t change it if it was already saved. If we want to change it then that is something we need to put on. Do you want to just make a post letting them know not to make it a regular space?”

Curiel – “We have. I believe we put in the newspaper as well.”

Swigart – “Yes we put it in the newspaper. We put it in the Valley View. Everyone has been really cool except a few isolated ones.”

Sweeney – “So, we are good to go on that?”

Swigart – “Yes.”

13. (For Possible Action) Discussion and Deliberation and Possible Decision to Approve Maintenance Auction List.

Yost – “You guys should have a copy of the list. Josh goes through the items on the list”

Sweeney – “So, these are all items that are not used anymore?”

Yost – “Yes.”

Swigart – “And the mine has approved the auction items from the golf course.”

Curiel – “We did make sure everything was ours this time.”

Swigart – “We just have to figure out what to do with the money.”

Yost – “So, we in talks with Mineral County they want our street sweeper that sits behind the sewer pond.”

Sweeney – “Do we have more than one?”

Yost – “ That thing has never moved. This is it’s own big truck. We have an attachment for the Tool Cat.”

Swigart – “This one was so loud it interfered with the workers sleep.”

Yost – “It’s not part of the auction. It’s something we are just talking about. He wants to bring this one in. I don’t know if it’s stealing parts or what.”

Swigart – “I think it’s good to have a good relationship with Tonopah and Mineral County and the neighboring towns.”

Philips Makes a Motion to Approve Auction List as is; Houston Seconded; Approved 5-0

14. (For Possible Action) Review and Approve Invoices for the Town of Round Mountain for the August 25, 2026 Meeting.

Swigart – “The only big one in there was the Clubhouse with Ben Dotson.”

Houston Makes a Motion to Approve Invoices for August 25, 2026; Appiah Seconded; Approved 5-0

15. Recreation Department Update (Discussion Only)

Baker – “Not to much soccer games have started we will have games in September. Football and Cheer signups are happening now. We have posters out and sent flyers home with the kids at school. The gym system is working really amazing just getting everyone switched over and getting there cards scanned in. It’s been super easy. I know a lot of people called when the power went out. Mistie and I have been planning the car show that’s going to be in October and then planning out Halloween, Thanksgiving and Christmas.”

Philips – “Car and Bike Show?”

Baker – “Yes Car and Bike Show.”

Sweeney – “Are we doing this on our own?”

Baker – “Yes. That way we don’t have to have the conversation. We definitely have a lot going on.”

Curiel – “We did switch to flag football.”

Baker – “Yes we did switch to flag football for K-2nd. They will stay here and scrimmage against each other. The other teams will travel.”

16. Maintenance Department Update (Discussion Only).

Yost – “Not a lot of big-ticket items for you guys. Tank 1 is getting redone. Lots of water leaks and getting ready for the auction.”

Philips – “Can I make a suggestion Josh?”

Yost – “Yes.”

Philips – “On the scoreboards we have generators sitting out by the scoreboards. They are basically sitting out in the open. Why don’t we buy a couple enclosures and set them out there and bolt them done and put the generators inside and wire those permanently in so we can unplug them and that way we can use them whenever.”

Yost – “I agree whole heartedly. On that note. We had PDQ the contractor that we used for electric come out. That’s a great idea.”

Philips – “Let’s wire them correctly so we don’t have an electric cord.”

Yost – “We have been doing a lot of work on our fields.”

Appiah – “Have heard anything on the HVAC system?”

Yost – “I received the first quote which you guys know about. I have not received the second quote. My recommendation is to go with the oversized unit. If we can get the oversized unit and never have a problem again. I would like to go that route. We did have a scare last week as you guys have heard a town wide outage. I am in the works with Empire already our generator did not flip over like it was supposed to for the sewer pond. When that happened, we lost power to the well house as well and there are no options out there. We are looking at backup generators. So, we are looking at backup generators for us and the Fire Department that is our number one priority. I will bring you know numbers as soon as I have them. Luckily we had run the pump for 4 hours that morning. Right now, with the way we are sitting right now if we would have gone days. It would have been a whole different ball game. So, that price will be coming to you when I get it.”

Philips – “So, what are we looking at? Are we still looking at one for the Gymnasium cause that is part of our Emergency Response Plan.”

Yost – “All those are still in the works but that scare pushed the one for the well.”

17. Round Mountain Volunteer Fire Department Update (Discussion Only).

S. Cromie – “So, Chief has been working on there ropes and confined space training. They finish tomorrow with that. He has been working on outfitting Command. I don’t know if you guys ever paid attention out in the bays where all there gear was. He got new racks put up for all there gear. It does look really nice. So, he is happy about that and he has been busy.”

Sweeney – “Yes, he has been busy.”

18. Golf Course Update (Discussion Only).

Swigart – “On Saturday the 29th we are having our first town golf night tournament. Limited to 40 people, scramble. Thank you to the maintenance team and the greenskeeper. September 25th will be the Grand Opening for the Clubhouse. We will have a tournament that day and a BBQ.”

Appiah – “You can tell how much pride you have put into the golf course. You may want to look into getting another person to help you out so you or Cody can take time off.”

Philips – “How many maintenance people are there? Maybe cross train one or the guys to go help out.”

Yost – “I have three and I have another guy starting on the 7th but all of us are cross trained except for handling money.”

Swigart – “This is our first year doing it. So, when we budget for next year it would be nice to have two additional summer kids out there.”

19. Correspondence, Awards and Announcements (Discussion Only).

No Comment.

20. GENERAL PUBLIC COMMENT (Up to three-minute time limit per person.) Action will not be taken by the Board until specifically included on an agenda as an action item. (Second)

No Comment.

21. Commissioner/Manager Comments (This item is limited to announcements, brief discussion of public comments, correction of factual inaccuracies, direction to staff, or topics proposed for future board meetings. Lengthy deliberation of topics not on the agenda is prohibited by the Nevada Open Meeting Law.

Sweeney – “High School boys football play this Friday in Tonopah @ 7 p.m. Come and watch them play?”

Swigart – “Yes. Is there volleyball first?”

Philips – “Yes.”

Sweeney – “Volleyball is at 4 pm and 5 pm.”

22. Adjourn Meeting.

Appiah Makes a Motion to Adjourn Meeting at 7:26 pm; Philips Seconded; Approved 5-0

APPROVED THIS DAY 8th OF September, 2026

Jana Sweeney
Chair

Christopher E. Phelps
Vice Chair

Clerk

Ralph Houston
Member