MINUTES OF THE BOARD OF CHURCHILL COUNTY COMMISSIONERS

155 N. Taylor St., Fallon, NV 89406
July 2, 2024

Call to Order:

The regular meeting of the Board of County Commissioners was called to order at 8:15 AM on July 2, 2024.

PRESENT:	Commissioner Myles Getto
	Commissioner Harry Scharmann
	Commissioner Justin Heath
	County Manager Jim R. Barbee
	Comptroller Sherry Wideman
	Deputy District Attorney Joseph Sanford
	Deputy Clerk to the Board Pamela D. Moore
ABSENT:	Clerk/Treasurer Linda Rothery

Pledge of Allegiance:

The Pledge of Allegiance was recited by the board and public.

Public Comment:

Chair Getto asked if there was any public comment but there was none.

Verification of the Posting of the Agenda:

It was verified by Pamela D. Moore, Deputy Clerk of the Board, that the Agenda for this meeting was posted on the 26th day of June, 2024, between the hours of 1:00 and 5:00 PM at all of the locations listed on the Agenda, in accordance with NRS 241.

Consideration and possible action re: Approval of Agenda as submitted or revised:

Commissioner Justin Heath made a motion to approve the Agenda as submitted. Commissioner Harry Scharmann seconded the motion, which carried by unanimous vote.

Consideration and possible action re: Approval of Minutes of the meeting held on:

A- June 6, 2024.

The Minutes of the meeting held on June 6, 2024 are presented for the board's consideration and approval.

FISCAL IMPACT: N/A
EXPLANATION OF IMPACT: N/A
FUNDING SOURCE: N/A
ACTION REQUESTED: Accept

Commissioner Harry Scharmann made a motion to approve the Minutes of the meeting

held on June 6, 2024, as presented. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

Appointments:

A- Update on the Carson River Watershed 30-Year Regional Drought and Water Sustainability Study.

Ed James, Executive Director of the Carson Water Subconservancy District, will provide an update on the Carson River Watershed 30-Year Regional Drought and Water Sustainability Study.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

Ed James, Executive Director of the Carson Water Subconservancy District, had the following PowerPoint presentation:

Ed James said I am here today to give you an update on the 30-year regional drought and water sustainability plan that we are currently working on. This is not the final report but I wanted to give the communities an update of what is happening with the information we have gathered. The work is now being done by the USGS. If you have any questions afterwards, I would be happy to answer them.

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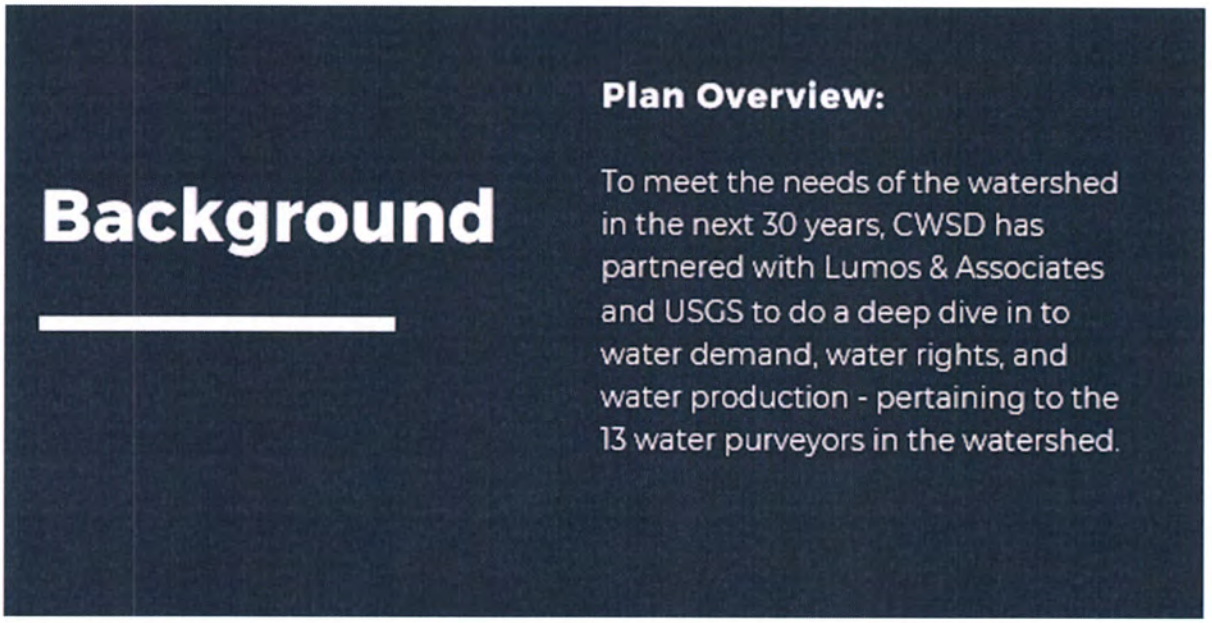
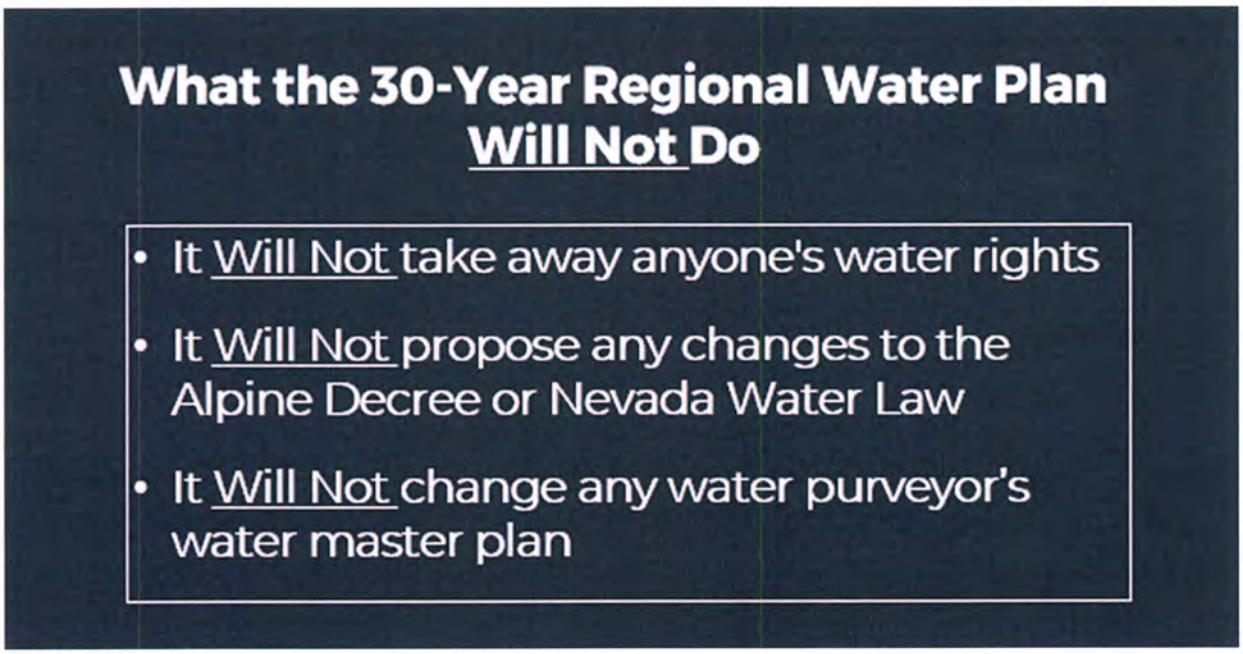


We have hired Lumos & Associates to meet with the 13 major water purveyors that we work with. Our focus this time is on 9 of those. We will get to the other 4 later on but these are the main ones where the modeling has worked. The USGS has created 2 models in the upper watershed. One is in the Carson Valley that they developed years ago and the other one is the Middle Carson, which, basically, goes from Carson City to Lahontan. These models have been developed and the information that has been gathered by Lumos will be input into this modeling effort.

We have also been gathering some other information. Lumos has been gathering the M&I demands for the next 30 years. We have met with USGS to provide that information to them as we move forward. Ultimately, when they run this into the model, we will be looking at the impacts to groundwater levels and to surface flows. This will give us a better understanding if there are concerns and conflicts in the upper watershed that impacts downstream at Lahontan. If there are impacts, we will identify how we can try to mitigate those as we move forward. The goal is to provide information to all of the entities.



This is not a Master Plan in itself but, when a water entity is updating their Master Plan in the future, hopefully, this will be additional information that they can incorporate into their master planning effort. Oftentimes, they do not consider the stuff that we are currently working on in their Master Plan. Hopefully, if they have to have a new well put in, they may say that, based on this other study, if we put it close to the river, we will have more impacts to the flows so maybe we need to move it further away and other things in their study process.

I want to give you a little background. I will first focus on surface flows and then we will talk about groundwater. Again, this is just general background information that is going into part of the modeling effort.

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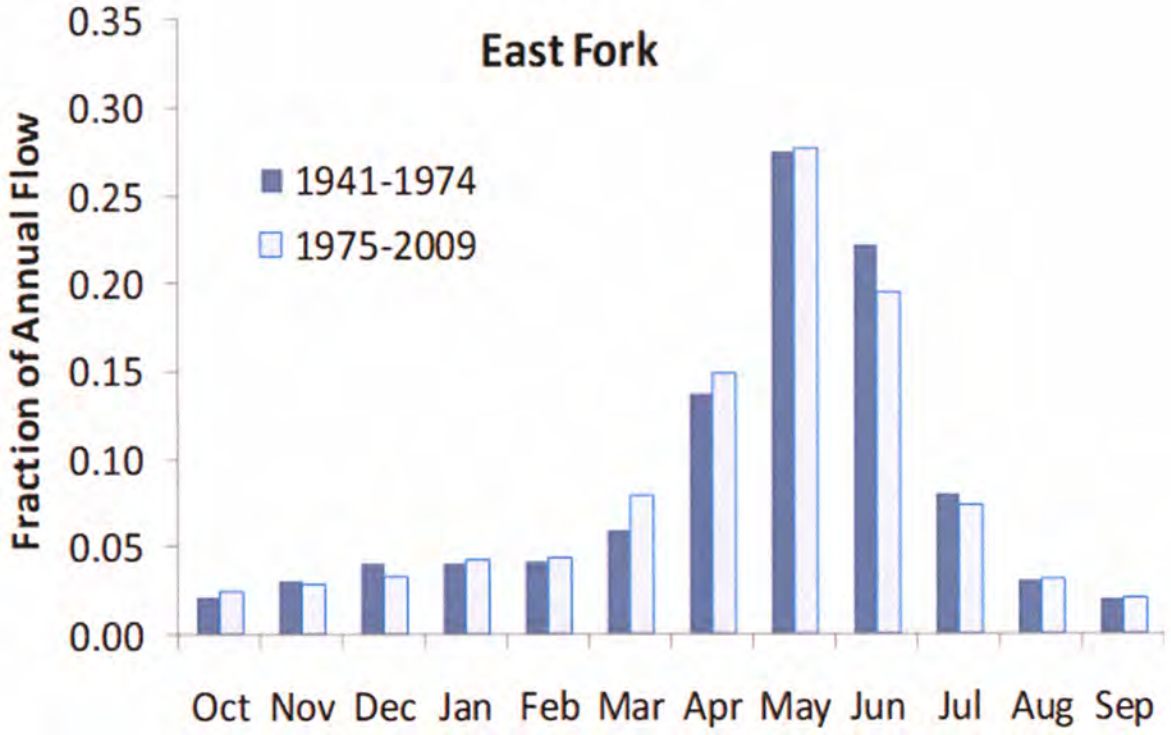

This was a study done by DRI several years ago for us. They looked at the flows in the East Fork of the Carson River in Gardnerville. This is upstream of Carson Valley. They were basically looking at what Mother Nature is putting in there because there is very little upstream storage or agriculture upstream of this gauge. They looked at the flows from the period of 1941-2009 and they split the data set. They looked at what fraction of that flow occurs in each month of the different periods. I would like to point out that, if you look at March, there are more flows coming off now than there were historically. If you look at June, you will see that there are less flows coming off now than there was historically. We are seeing that there is a shift in runoff patterns on the upper Carson, so we are seeing water coming off sooner. What does this mean? If you are a farmer in the Carson Valley or Lyon County, you will have less water later in the season. Does that mean you go to more well pumping or does it mean that you just don't irrigate as much? These are some of the things we are providing in our data set.

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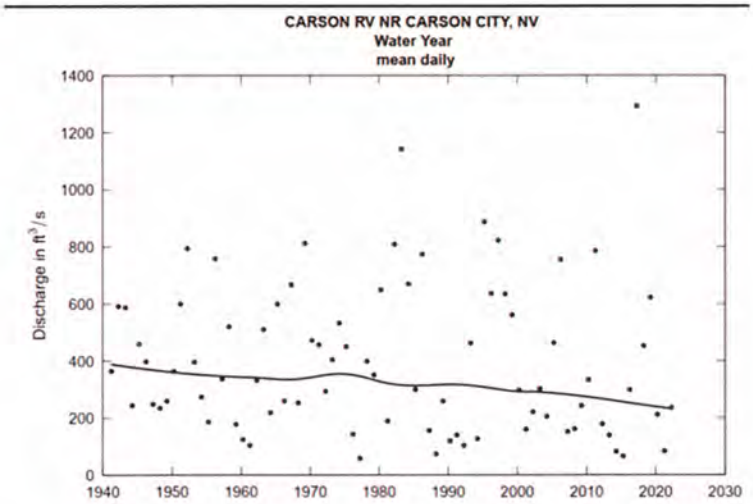
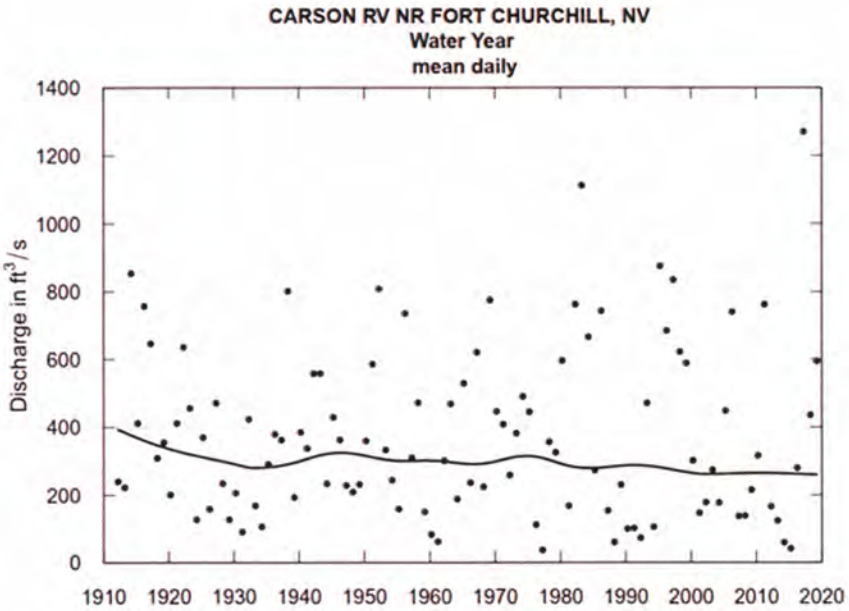
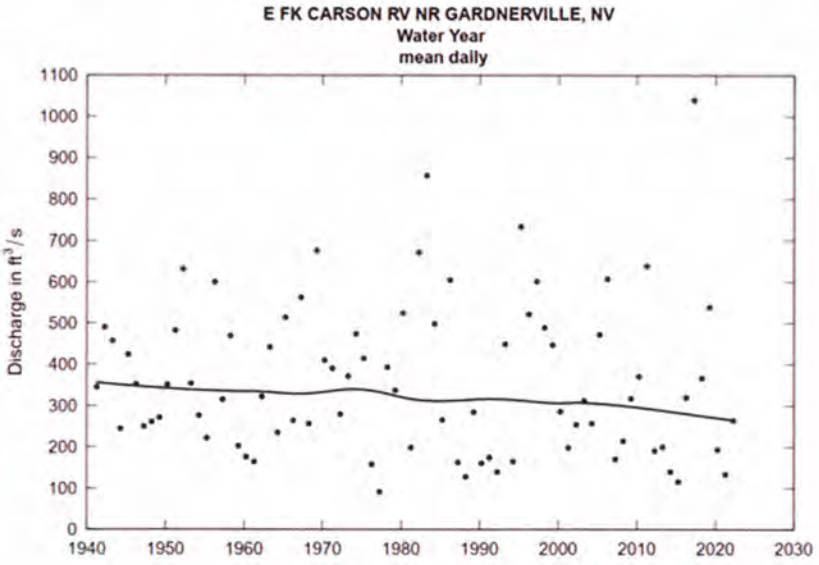


This was part of the middle Carson model that was originally done by USGS. They showed this graph a couple of years ago and you can see the flow for the average mean daily. They ran this line through here and you can see that, from 1940 to 2021, the flows have been decreasing at the Carson City gauge. There were a lot of concerns right away about whether this was because of all of the upstream development in the Carson Valley. This was a real concern with the community, especially down here, as to what is causing this huge drop.



They also did one for the gauge at Fort Churchill and you can see that it also has the same drop. The period is a little longer. It is interesting that the line flattens out from 2000 forward. There were definitely still some issues and water was dropping. One of the things that we asked the USGS was if they looked upstream, above Carson Valley. They had not, so one of my staff members got the information, the statistical modeling, and we ran this next model.



This is on the East Fork at the Gardnerville gauge. You can also see that there is a downward trend. This indicates that, even upstream of all of this development, we are seeing an impact. Mother Nature is not providing as much as she did historically. This is going from 1940 forward. There are some concerns.

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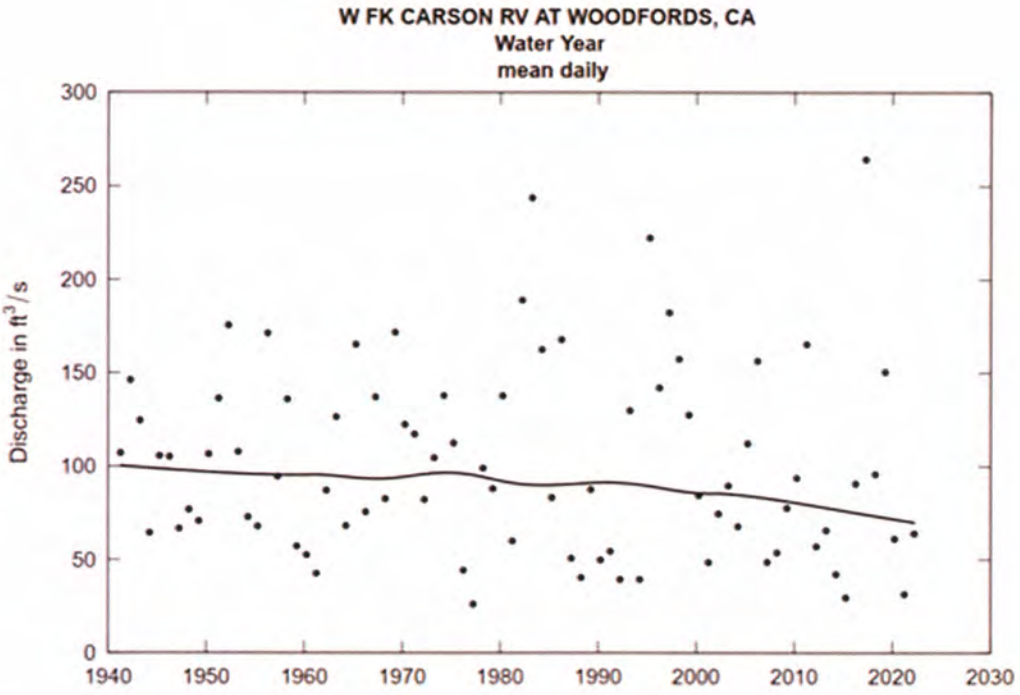
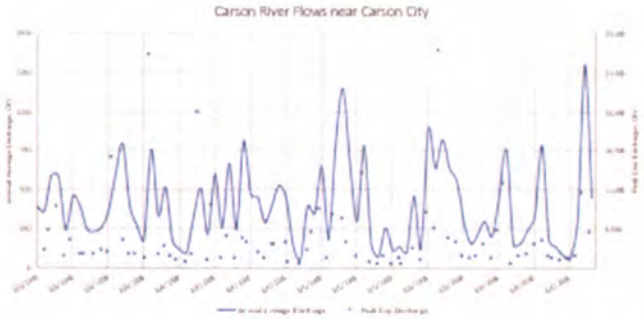


This is on the West Fork. Again, the same trend. We are seeing some changes and we haven't even talked about what future climate change and all these other impacts might have on flows. There is definitely a concern we are seeing and trying to figure out how we want to model this as these flow rates decrease.

Instream Flows - 1940 to 2018

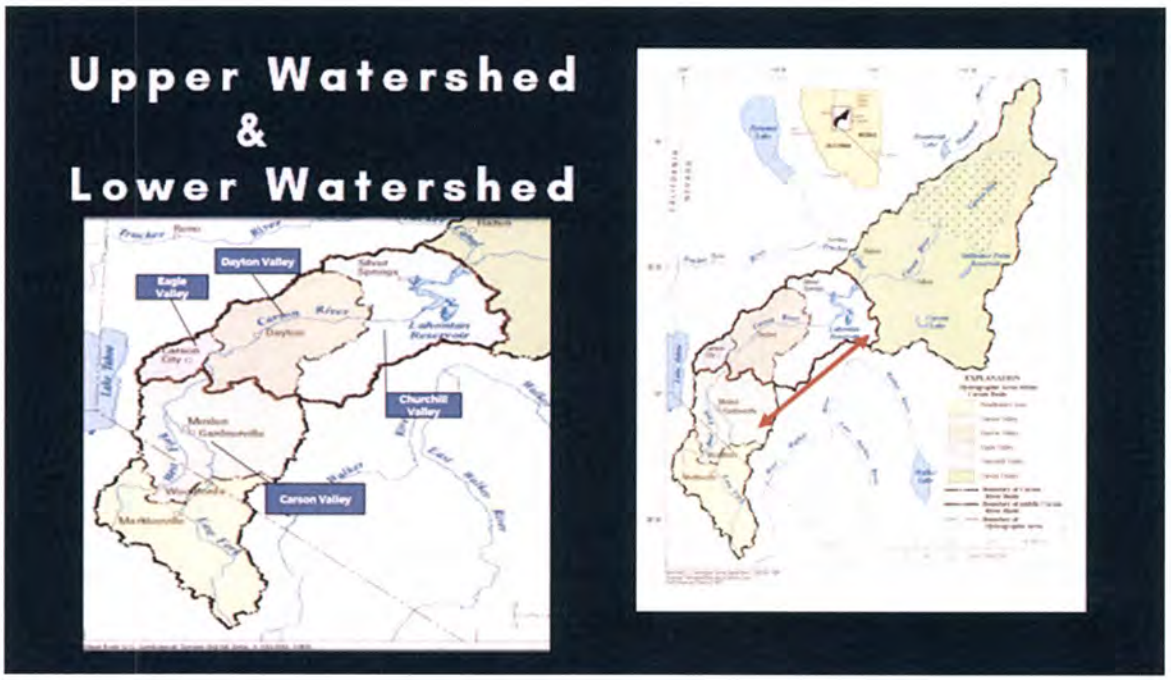
- Flows are highly variable
- On average, flows are slowly decreasing in each river stretch



Location	WF at Woodfords	EF near Gardnerville	EF +WF	CR near Carson City	CR near Fort Churchill*
USGS Station #	10310000	10309000		10311000	10312000
Annual Average Flow, CFS	103.0	365.4	468.3	401.1	377.4
Annual Flow Standard Deviation, CFS	50.2	181.3		256.4	258.4
Average Peak Day Flow, CFS	1,150.7	3,599.5		4,178.8	3,278.8
Peak Day Flow Standard Deviation, CFS	1,253.8	3,579.0		5,544.0	3,700.5
% Average Annual Change in Flow	-0.10%	-0.05%	-0.06%	-0.12%	-0.05%
% Average Change in Flow between 1940 and 2018	**-7.91%**	**-4.03%**	**-4.88%**	**-8.99%**	**-3.74%**

*Data trends from Ft Churchill gauge are not statistically significant and should be interpreted as such

There was also another study done by Lumos & Associates for us several years ago and I would have you look at the lower row. This one they looked at calculating the percentage change in flows from 1940 to 2018. You can see that, in the West Fork, it is just under 8% less flows coming into the West Fork gauge. Again, this is upstream of the Carson Valley. The East Fork was about 4%. The East Fork is a much larger watershed and also higher elevation. If you add the two coming into the Carson Valley, it is just under 5% reduction. You will see that it jumps up to 9%, so there is definitely something happening in the Carson Valley that is impacting the flows historically as we are going through the Carson Valley, when you get to Carson City, and then, when you get to Fort Churchill, you will see is a -3.74%, which is interesting because it is less than what you have in the combined West and East Fork coming into the Carson Valley. One of the main reasons is that there is a lot less agriculture in Carson City and Lyon County than there was historically. All of that water that was historically being consumed by the farmers is no longer being consumed at this point.



We are focusing on the upper and lower watershed in our study. We will be looking at some water demands in Churchill County but, right now, our focus is above Lahontan. There was a big push and we wanted to get this information to the USGS. There is not a groundwater model in Churchill County, at this point, so we are just focusing upstream. I wanted to point out that there are 5 major groundwater basins in this Carson watershed. The upper one is the Carson Valley, which is around the Minden/Gardnerville area. Then there is Eagle Valley, which is mostly Carson City. Dayton Valley covers the Dayton/Stagecoach area. We have the Churchill Valley groundwater basin, which is not in Churchill County but is the Silver Springs area. What is interesting is that the groundwater basin here is called the Carson Desert. This way, we keep them guessing about where they actually are.

Purveyors

- Markleeville Water Company
- Town of Minden
- Lyon Counties Utility - Dayton/Moundhouse
- Indian Hills General Improvement District
- Gardnerville Water Company
- Gardnerville Rancheros General Improvement District
- City of Fallon
- Douglas County Public Works
- Churchill County Public Works
- Carson City Public Works
- Silver Springs Mutual Water Company
- Stagecoach General Improvement District
- Storey County Public Works

Range of population growth

0 1-0 95%

These are the major water purveyors. Again, we are really just focusing on the upper stream. We didn't do any work with the Markleeville Water Company but it is quite small, less than 200 connections. We haven't done anything with Storey County but we have looked at their future demands, which are fairly limited at this time. We didn't do anything with the City of Fallon or Churchill County at this time. All of the rest we have included in our analysis.

Historical Trends In River Discharge and Preliminary Projections

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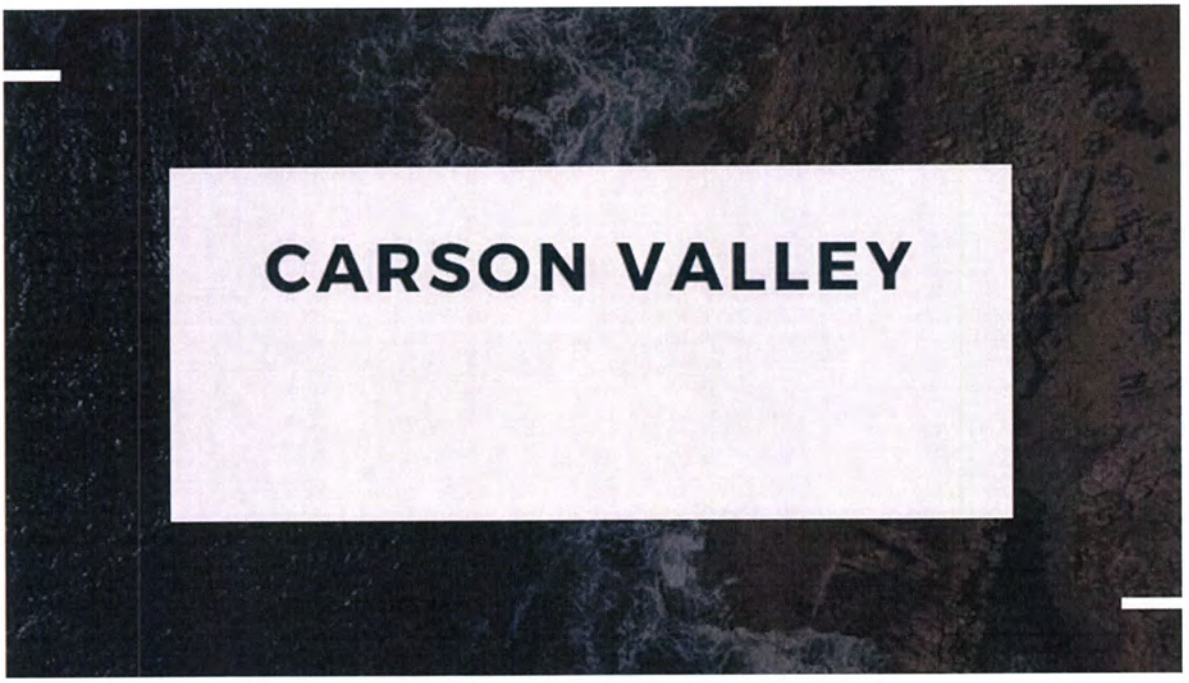
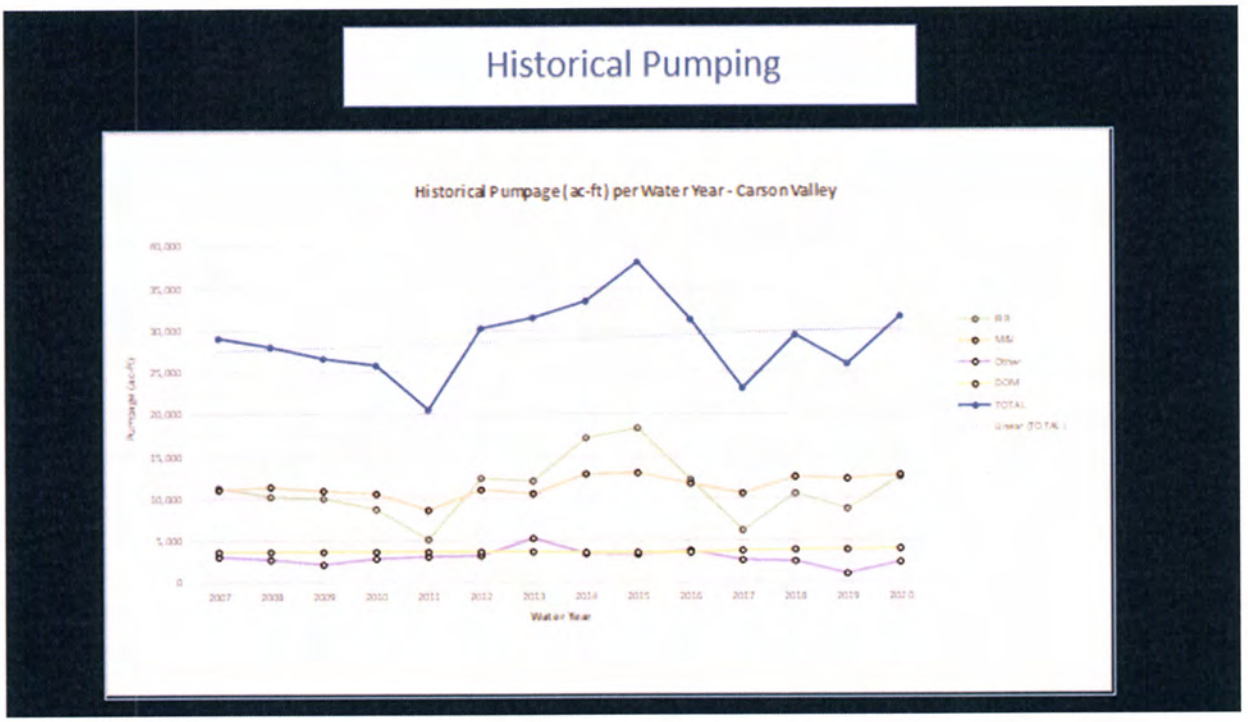
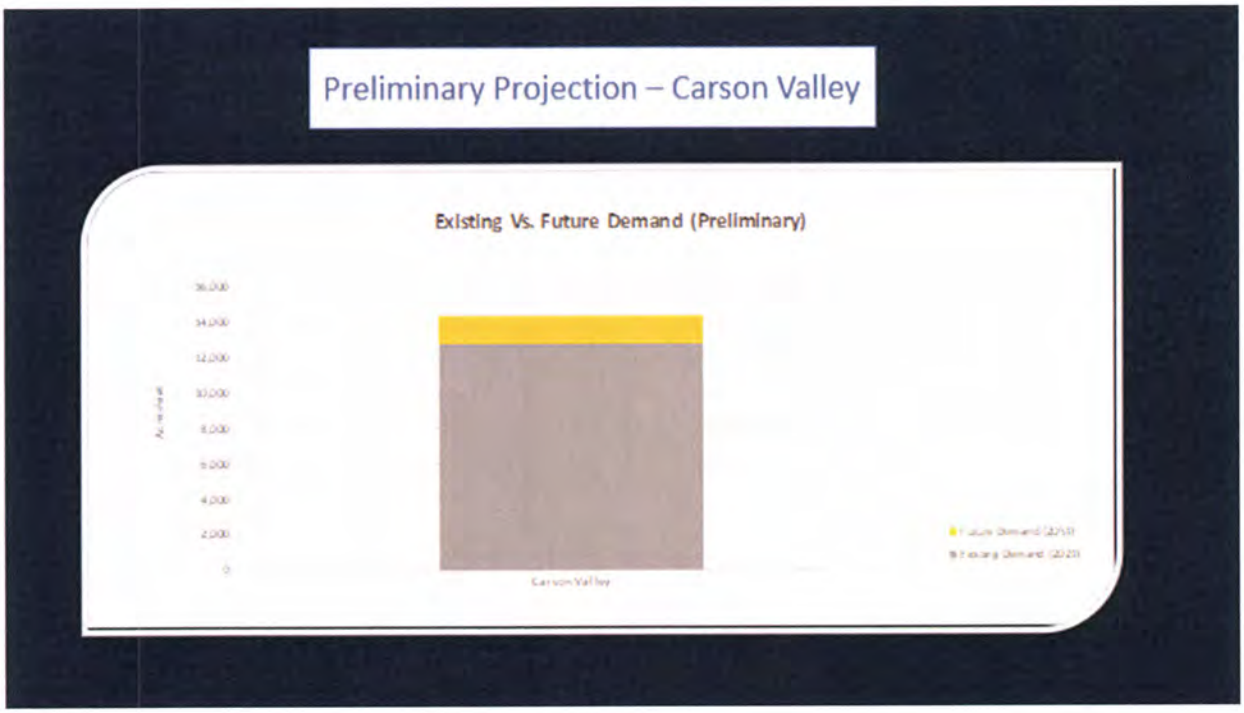




This is now focusing on the groundwater basin. This data was taken from the State Engineer's groundwater pumping data. The top blue line is the total water pumped in the Carson Valley over the years. The green line is for agriculture and you will see that, during dry years, they pump a lot more and, in wet years, they pump less. Agricultural pumping in the Carson Valley can either be greater or less than municipal water use. The municipal is the orange line. They

then have domestic wells and some other water uses in there. You can see with the trend line that, over the period, the water use in the Carson Valley is going up slightly. I would point out that, from 2018 forward, Carson City gets about 2,500 acre feet now from the Town of Minden. There is a regional pipeline that brings water to the north. It was put in there because of the arsenic levels. When the arsenic went from 50 to 10, basically, everything north of the Minden airport no longer met the water quality, so the regional pipeline was a much more cost effective method than everyone trying to do their own groundwater treatment for arsenic. They also provide water to Carson City. Carson City has some wells with a uranium issue, so this was a way of providing water resources. It was not because Carson was running out of water or any other communities. It was driven mostly because of water quality.



These are projections based on what we are seeing. The gray is for the current groundwater pumping occurring on a long-term average. The orange is the projection over the next 30 years of how much water will be used. This is not connections – this is actual water use. I have had some people say it looks like we have a lot more building going on but the amount of water being used by each building is less than it was historically.

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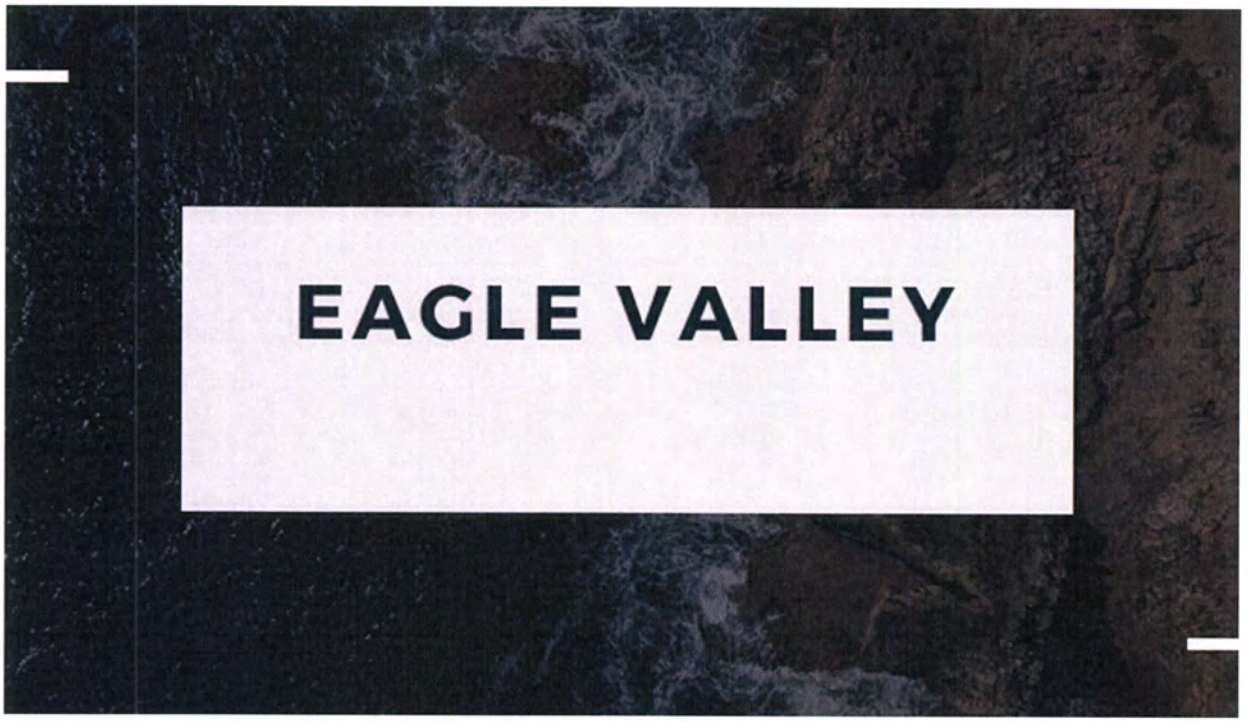
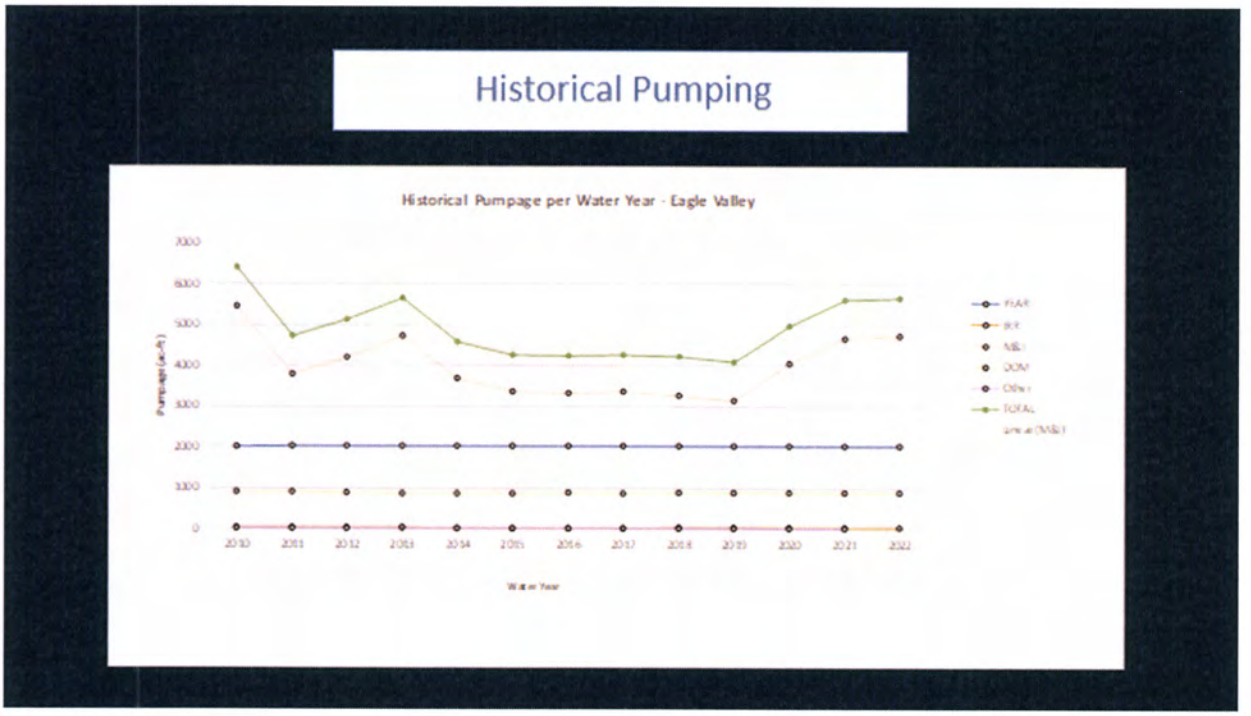
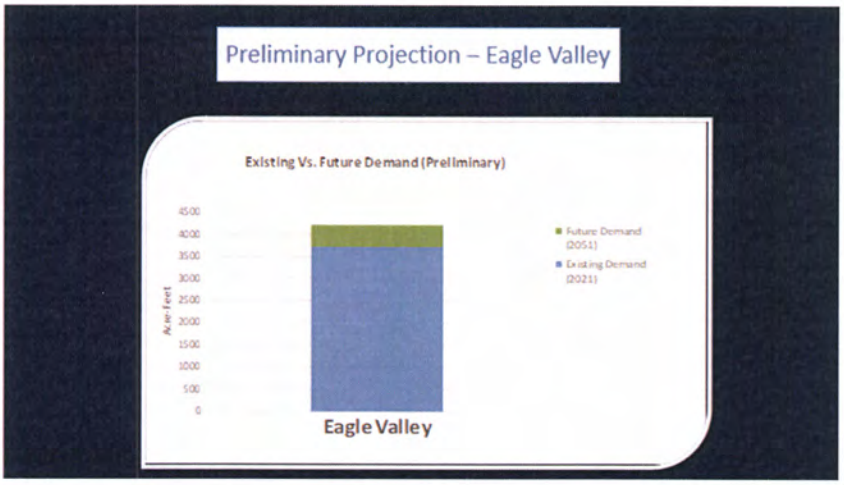


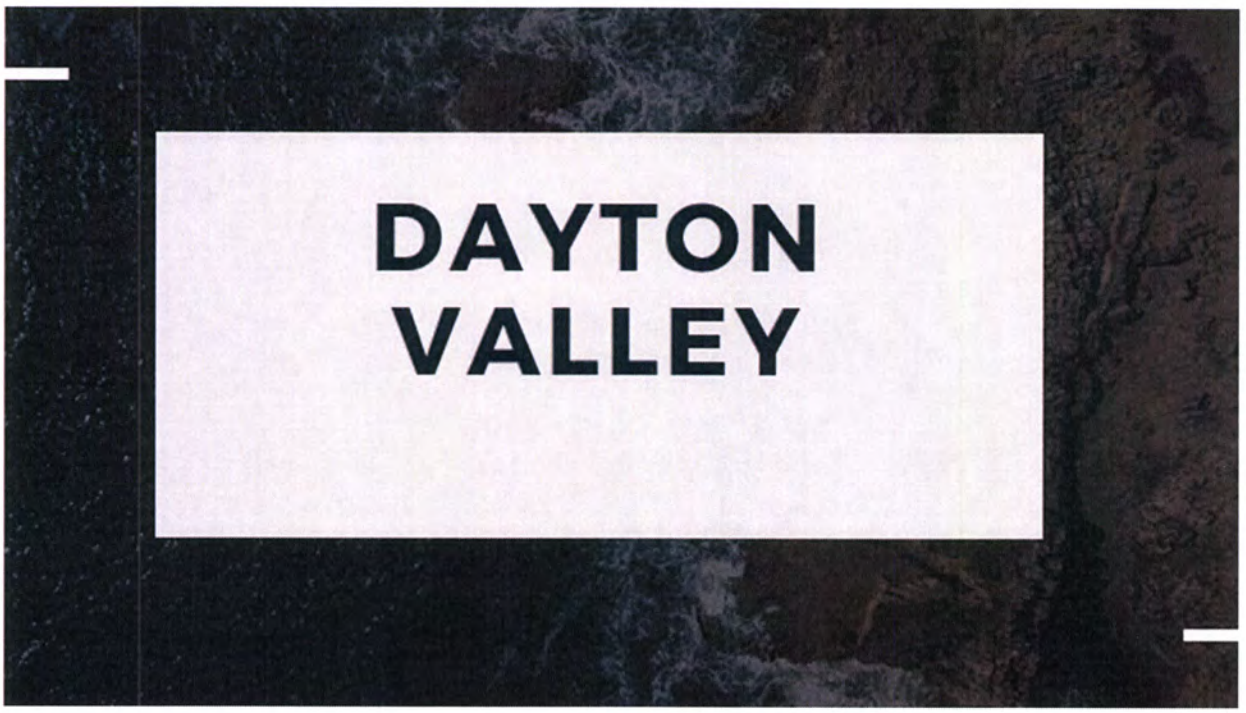


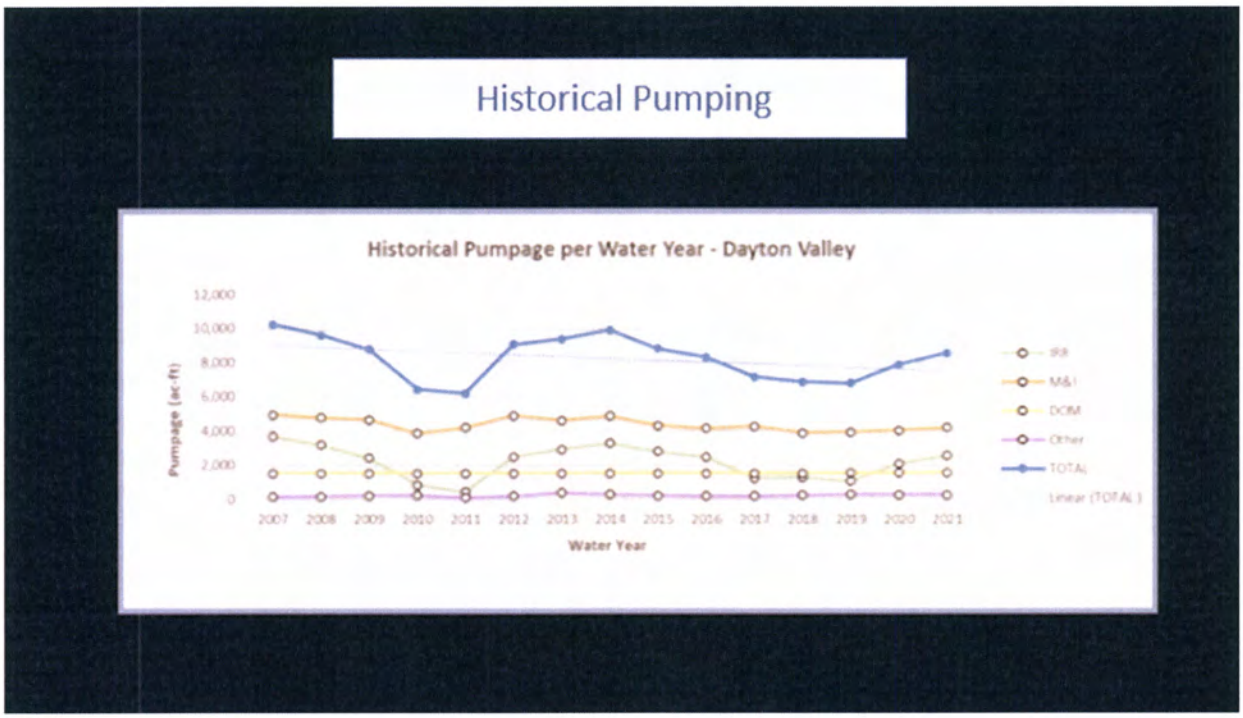
This shows the total pumping in the green line. The orange is municipal water use. The biggest water user in Eagle Valley is Carson City. This is just pumping in Eagle Valley. It does not include all of the other water resources they have. In fact, most of their growth in the future in Carson City will be coming from the Quill Plant, which is a surface water treatment plant that they have. They have to upgrade it and, once they have done so, they will be able to take more

of the Ash Kings Canyon and Marlette water systems. They see a lot more of their growth in the future coming from that. Interestingly, you will see it jumping up in 2021-2022. I was looking at the data wondering why it jumped so much and it is, basically, the pandemic. When people were not going to work, they were staying home and they used more water. It was interesting that we could see that trend. We have the data for 2023 and it has dropped down significantly. 2023 was also a very cold, wet year too. Even with that, you can see the trend line of using less water today than they were historically.

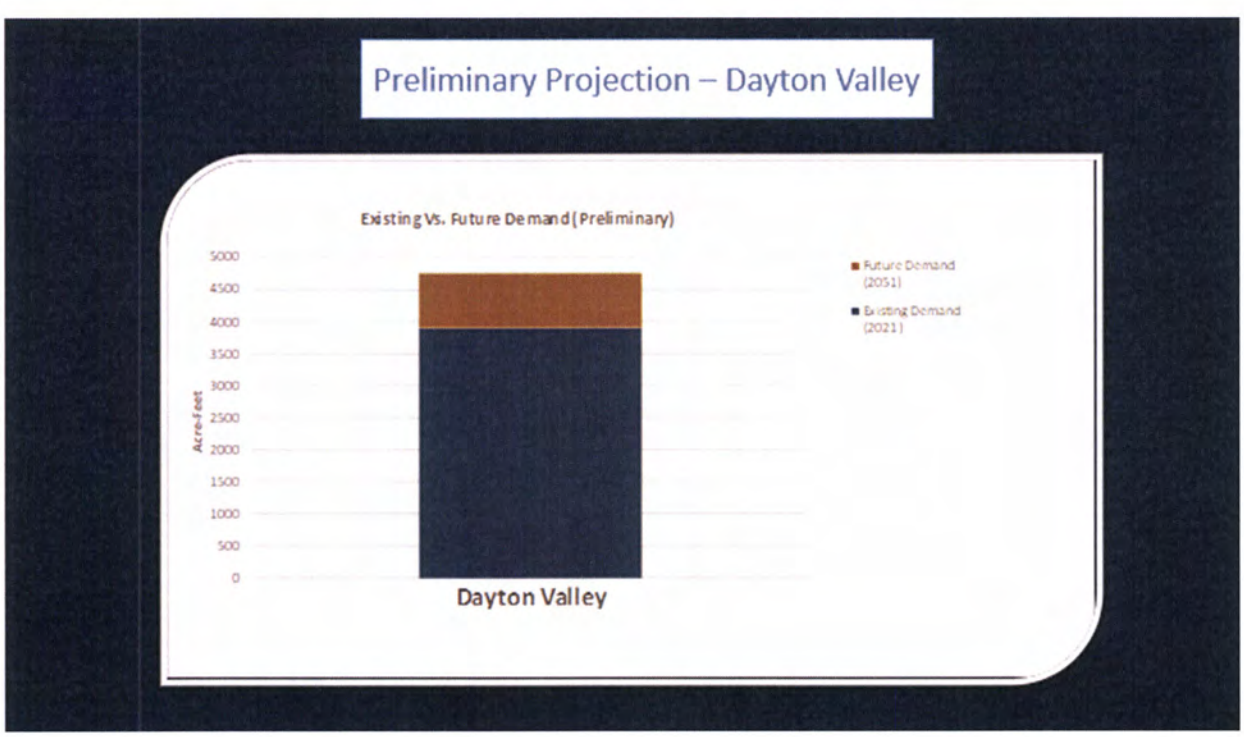


This is the projection for Eagle Valley, with the green depicting what they anticipate for the next 30 years.

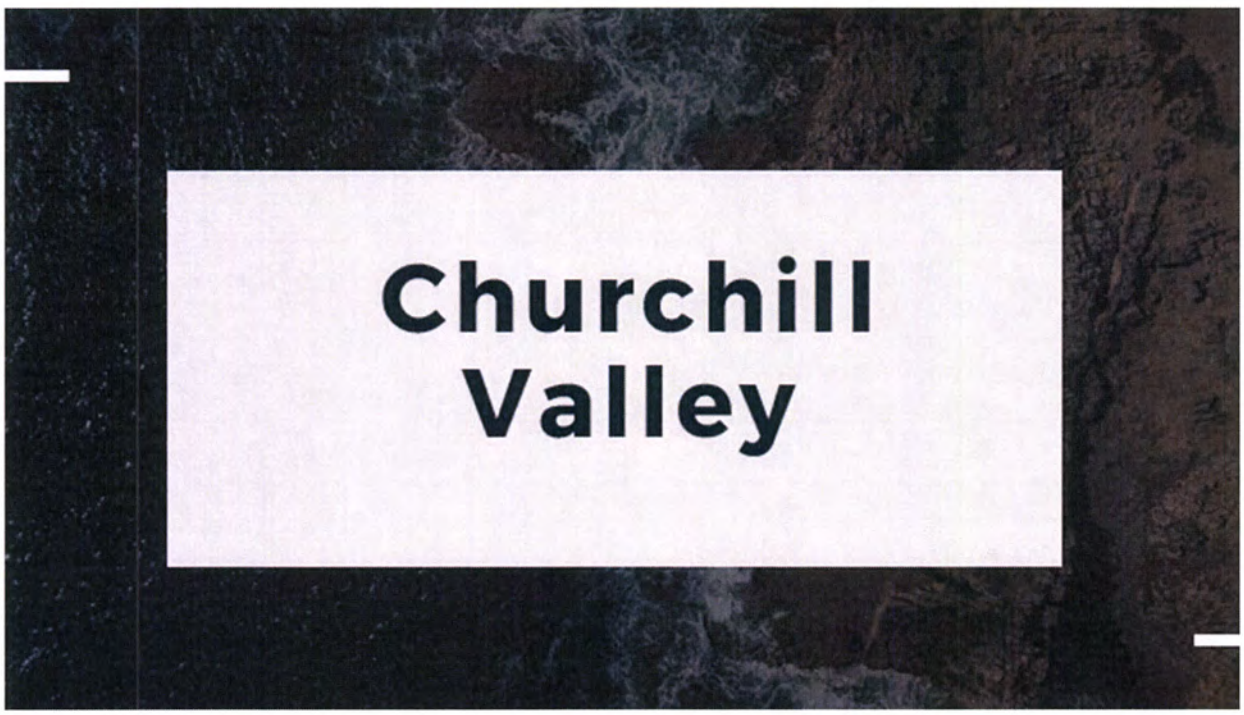


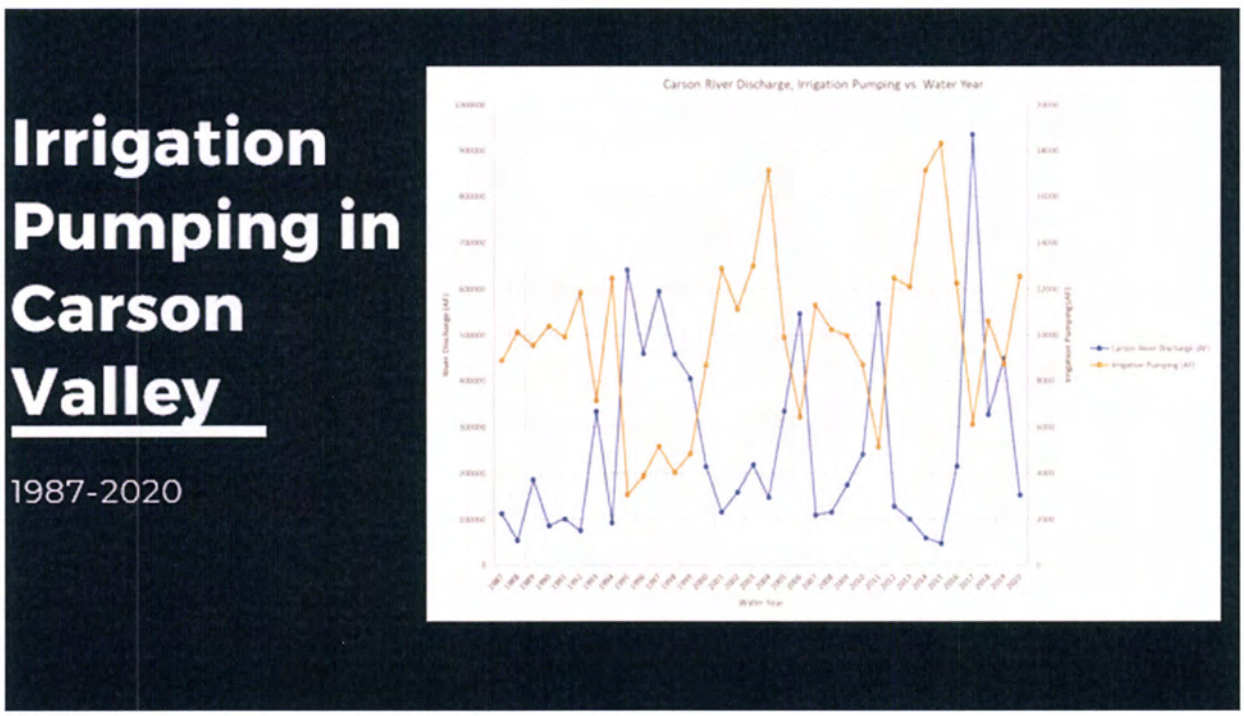


The blue line shows the total demand. The big user is the M&I. They do have agricultural use, the green. During dry years, they do pump more and it swings up and down. Interestingly, the long-term average out there has been going down, even though they have seen significant growth. Due to water conservation and other things, the demands have steadied or decreased over the years.

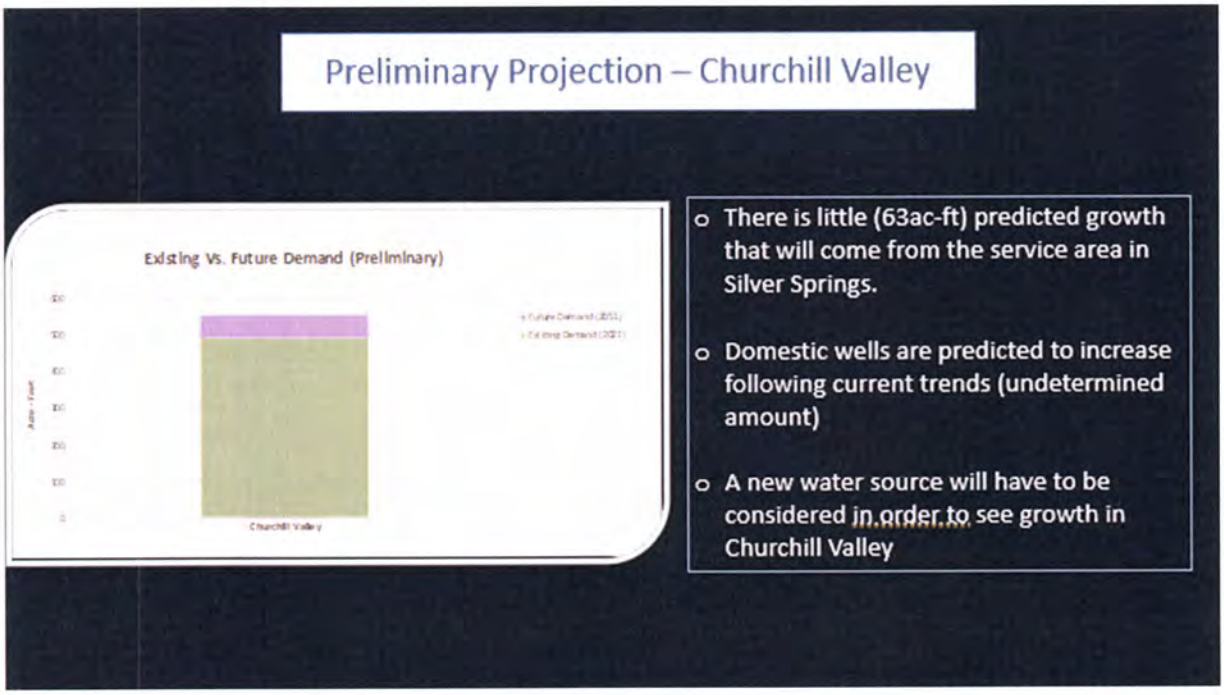


However, they do look at a lot of growth potential, so you can see the future demand. We anticipate a fair amount of growth in the Lyon County area in the future.





Again, the blue line is the total. What is interesting here is, if you look at the orange line, that is domestic wells. The biggest user in Churchill Valley is domestic well users. They have almost 1,400 domestic wells. The State Engineer assumes 1 acre foot per domestic well in calculating their total demands. The orange is the municipal use, which has been decreasing somewhat, although it is steady, but it has been decreasing due to conservation efforts. They have some agricultural wells and they pump from those periodically. The trend line is showing a little less water today. One thing, though, if you know about perennial yield, the perennial yield in this area is about 1,600 acre feet and you can see, with the blue line, we are already about 2,400 acre feet. It is above the perennial yield. However, the shortfall with perennial yield, it doesn't calculate all the return from septics, reclaimed water use, and other things going in. The other thing is, when we talked with some people in the Silver Springs area, most of those domestic well users probably do not use an acre foot. Most of them are in trailers and all that and are probably ½ a foot or less in their total usage. We are probably close within that perennial yield number but it is something from the reports from the State Engineer. It is something to be aware of as we start projecting.



Even though the municipal water district out there has over 4,500 acre feet of permitted water rights, most of that is paper. We do not see a significant growth in that area, probably about 63 acre feet is what they have that they could probably grow in their community. If they want to do any significant growth out there, they will need another water supply. It will have to come from somewhere else. It can't come from the groundwater because it is just not available at this time. When we do our modeling, this is what we are assuming for this area.

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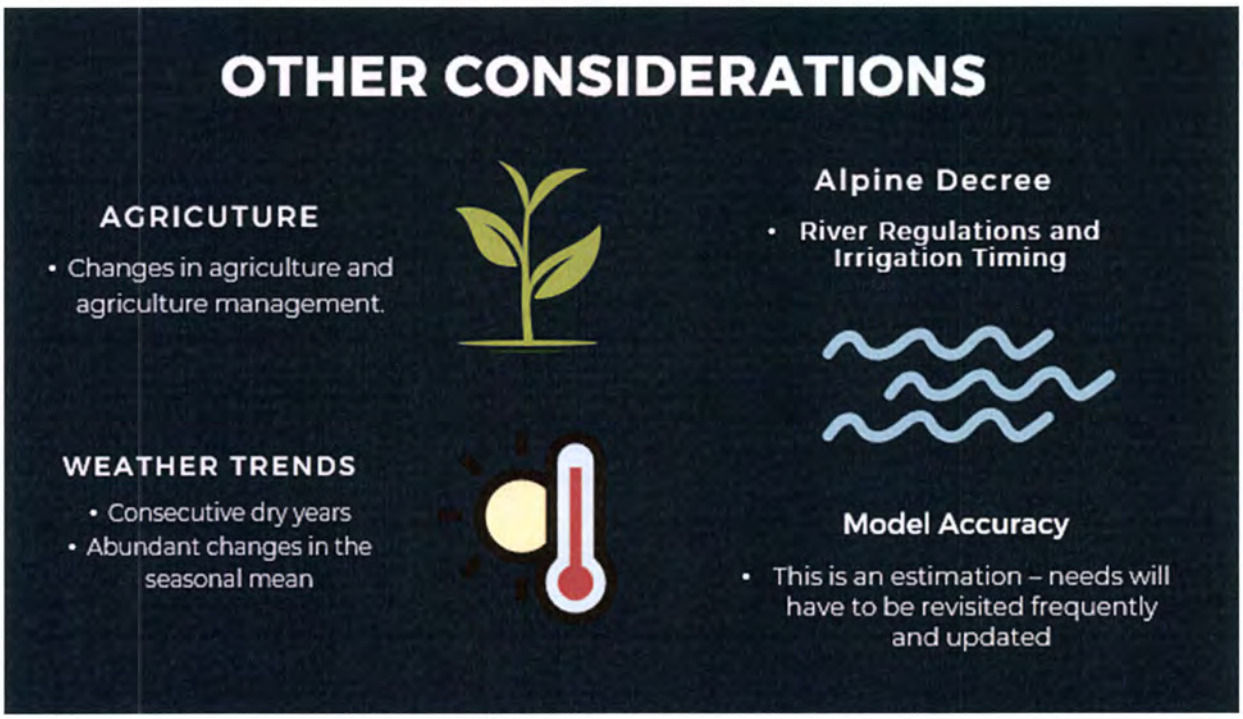

Other considerations include changes in agriculture and agriculture management. Right now, the models that the USGS has assumes that agricultural practices are staying the same. We are not quite sure if that is a true statement or not. My staff and I are looking into this to see if there are changes and what the impact might be. We are also talking to the farming community about whether they will be pumping more if it gets drier or what do they anticipate their practices may be in the future. These may be just numbers that we would give and then have USGS run the model without those assumptions and then plan some assumptions for changes in agricultural practices. Then, we will start looking at dry years, wet years, climate change, and what would that do to the overall demands. Again, we are following the river regulations with the Alpine Decree. This modeling is supposed to give us a better estimate. Again, what are these anticipations? Right now, if you talk to people, some people think that every drop of water pumped is taking water that should go to Lahontan. Others say it has no impact. This will, basically, get us to a closer number and we can start dealing with it. Again, we can identify if there is an impact and determine what the amount of impact is and how can we mitigate that to ensure that all water users are protected in this watershed.

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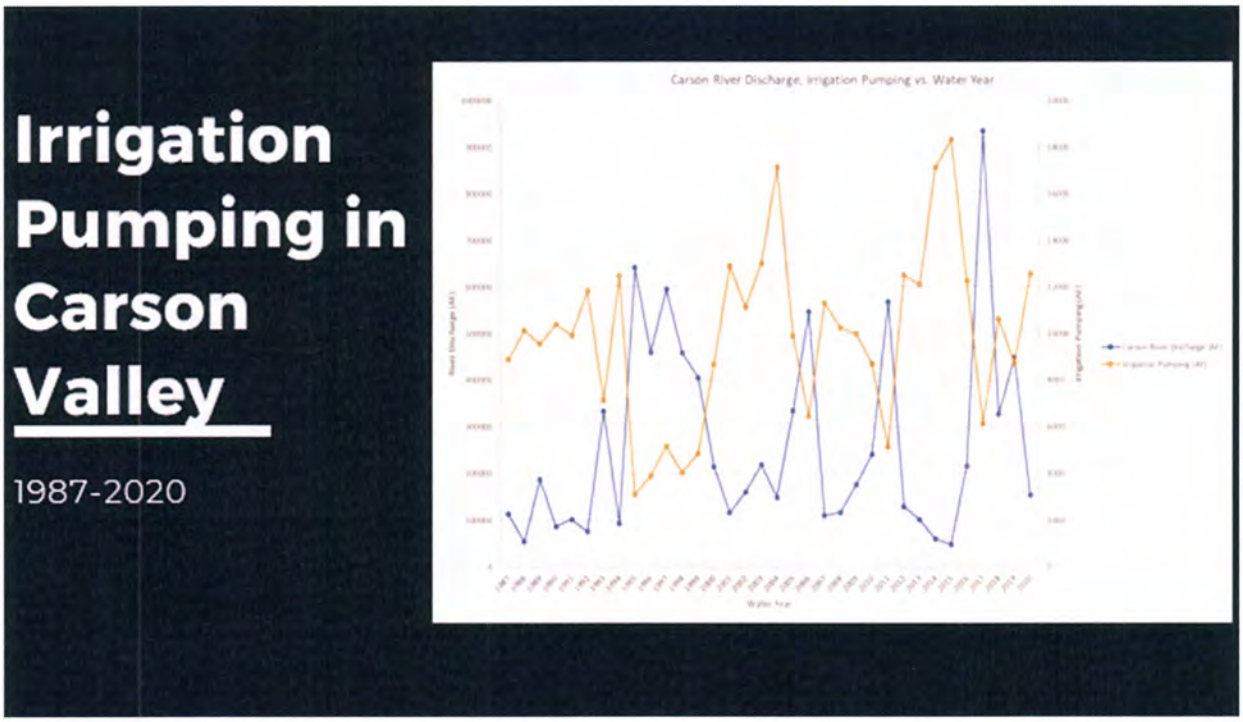

This is an interesting graph. It fluctuates but, basically, as you get more water in the river, they are pumping less water. When you have less water in the river, they are pumping a lot more. The orange represents the groundwater pumping. It seems to us that, over the years, the peaks are getting higher and the lower ones are still higher too, so we think that there is maybe more pumping occurring in Carson Valley today than there was historically but we are trying to analyze this data to make sure. Otherwise, the USGS would just assume it was status quo and we don't know if that is quite correct. We are looking at that more closely.

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Plan Goals

- Determine if there are sufficient water rights and infrastructure in place.
- Understand the effects of future demand and river discharge
- Recommend possible mitigation on related to future water demands

The goals are to determine if there are sufficient water rights and infrastructure in place and to understand the effects of future demand and river discharge. If they are pumping more, what is the impact on the groundwater and to the river? If there is any possible mitigation that needs to be made, we are trying to identify that. Again, we are protecting all water users on the watershed.

Questions?

Contact: Ed James
edjames@cwsd.org

Website:
www.cwsd.org

We are hoping to have results within a year and a half. When I come back next time, you will have the results. It is always helpful for you to be aware that this is going on rather than just hearing the results at the end. There has already been a lot of work done. We have a working group of all of the water purveyors. Chris Mahannah is on that working group. We will have more meetings as we start getting the results from the USGS. We feel we are all on the same page as we move forward.

Chair Getto asked if there was any public comment but there was none. This item was presented for informational purposes only and no action was taken.

B- Consideration and possible action re: Approval of a Sending Site Application filed by Denver Nygren for property located at 6725 Stillwater Road, Assessor's Parcel Number 009-091-05, consisting of +/- 80.0 acres, with 65.95 irrigated acres of water-righted property, whereby the Applicant proposes to place a Conservation Easement on the property.

This Application is for approval of a Sending Site and Transfer of Development Rights calculation. Almost the entire property is water righted, with the remainder being canals, drains, county roads, farm road, farm work area, and home site area. See the maps provided.
Sending Sites have minimum requirements:

- 20-acre minimum parcel size or identified as a special site (CCC 16.14.050).
- Areas removed from irrigation or stripped of vegetation do not pose a dust liability (CCC 16.14.030.D).

Sending Sites must provide a community benefit listed below, by means identified in CCC 16.14.030.B:

- Agricultural preservation and retention of water rights.
- Protection of military operations.
- Protection of water recharge areas.
- Protection of open space.
- Protection of wildlife habitat.
- Providing public access.
- Other special benefits.

This property qualifies for the minimum standards by meeting the acreage requirement and dust control requirement. This property provides community benefit by

a) Agricultural preservation with water rights retention on nearly the full acreage of all parcels.
b) Protection of military operations on both parcels.
c) Protection of water recharge areas.

The Sending Site Committee reviewed the Application on May 20, 2024 and recommends approval of the Sending Site. The committee recommended a total of 98 Transferable Development Rights (TDRs). The Planning Commission reviewed the Application on June 12, 2024 and recommends approval of the Sending Site and 98 TDRs. A copy of the staff report

and Minutes from the Planning Commission are provided for the Commissioners' review and decision.
FISCAL IMPACT: N/A
EXPLANATION OF IMPACT: N/A
FUNDING SOURCE: N/A
ACTION REQUESTED: Accept

Randy Hines, Public Works Director, made the presentation as outlined above.

Chair Getto asked if there was any public comment but there was none.

Commissioner Justin Heath made a motion a) to approve the Sending Site Application for Denver Nygren on APN 009-091-05 based on providing the community benefits of preserving 80.0 acres of farmland with surface water-rights; protecting nearby military operations and protection of water recharge areas; and b) to approve 98 Transferable Development Rights (TDRs) for the same property. Commissioner Harry Scharmann seconded the motion, which carried by unanimous vote.

C- Consideration and possible action re: Application for continued support funding for Domestic Violence Intervention (DVI) in the amount of $4,000 for FY24.
Domestic Violence Intervention (DVI) is the only program in Churchill County offering assistance to victims of domestic violence and sexual assault. Much of DVI's funding comes from grant sources. Churchill County has a long history of supporting DVI and has typically provided funding in the amount of $4,000 per year. The funds sought from the county are used as matching funds for DVI's grants. DVI serves approximately 25 new clients from Churchill County each month. DVI has submitted the required funding application and budget information.
FISCAL IMPACT: FY24: $4,000 +/-.
EXPLANATION OF IMPACT: The DVI line item within the Community Support Budget has been funded each year with $4,000, and has funding for FY24.
FUNDING SOURCE: Community Support Budget / Grant DVI: 100-401-70220
ACTION REQUESTED: Accept

Karen Moessner, Executive Director of Domestic Violence Intervention (DVI), made this presentation as outlined above. She added that the county has supported DVI for many, many years and I want to say how grateful we are because it is very hard to produce match money and raise cash and in-kind donations in a small community where everybody is doing the same thing. We appreciate that you are still supporting us. She provided the statistics in the packet and asked if there were any questions. We still have a shelter and provide emergency motel nights. We provide peer counseling, help with Temporary Protective Orders, go to court, provide court advocacy, and, now that the state has the self-help website, we can help people download documents they need to file for divorce or custody or motions on their own. We do not give legal advice, of course, but we can help them fill out the paperwork. She asked if there were any questions.

Chair Getto asked if there was any board or public comment but there was none.

Commissioner Harry Scharmann made a motion to approve funding in the amount of $4,000 for FY24 for Domestic Violence Intervention (DVI). Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

D- Consideration and possible action re: EKAY Economic Consultants, Inc. 2024 Update to the Churchill County Housing Needs Assessment and Labor Market Study for the Churchill County Employment Region.

On February 1, 2024 the Board of Churchill County Commissioners approved a proposal from EKAY Economic Consultants, Inc. to update the county's housing needs assessment and labor market study that was originally produced in 2019 and updated in 2021. This work has been and continues to be a valuable tool for the county as it relates to our current housing demands and gives an overview of both Churchill County and the regional economy and demographics, and provides data on our residential market supply (rental/owner occupied market), and our residential market demand. This information also benefits the county for use with its upcoming Master Plan update, grant applications, discussions with developers, planning for economic development, growth, etc. It is important that the information be updated periodically so that it remains relevant and useful.

Provided is a copy of the Housing Needs Assessment update providing:
I. Overview of Churchill County Regional Economy and Demographics
II. Churchill County Residential Market Supply
III. Churchill County Residential Market Demand

Additionally, there is a separate report attached for the Labor Market Study providing:
I. Define Refine Region of Analysis
II. Overview of Existing Labor Market
III. Labor Market Growth Projections
FISCAL IMPACT: N/A
EXPLANATION OF IMPACT: N/A
FUNDING SOURCE: N/A
ACTION REQUESTED: None; Informational Only

Eugenia Larmore, President of EKAY Consultants, said we were retained to do two studies for Churchill County. We conducted a housing needs assessment and a labor market study. We worked with the Center for Regional Studies at the University of Nevada Reno utilizing their access to demographic and housing data. The reports are extensive and there are quite a few tables and graphs. I will not waste your time this morning going over details but I will give you some of the key findings of those studies.

With the housing needs assessment, the conclusion is that there is a need for housing. According to the demographer, Churchill County gained 775 persons between 2021 and 2024. The demographer projected that you will gain another 561 persons between 2024 and 2028 based on existing housing, growth, and historical population growth. Those numbers are very

flexible and will depend on the addition of housing units. What is really interesting is how some of the demographics change that indicate that a housing need exists. One of them is the family size and household sizes increased significantly in Churchill County between 2018 and 2022, which is the latest data we have from the U.S. Census. Because the ratio of kids actually declined slightly during the same period, that indicates to us that more adults are living together, whether it is family adults or more roommate type of situations. That indicates that there is a housing imbalance where more people are forced to live together. The good news is that there has been significant income growth in the county where the median household income increased 36% between 2018 and 2022, family income increased by 43%, personal income by 35%, while the CPI inflation, during the same period, only increased by 16.5%. You are outpacing inflation in your income growth. Other good news, the 775 person who moved to Churchill County in the last few years, 60% of them were from outside of Nevada, 2% were outside of the country, but they are longer than your existing population, which is great for when we talk about the labor study. These are working-aged persons. Not only are they younger, their income is higher than the average income in the county, so that accounts for some of that income growth.

On the economic side, your wages grew by 20% between 2019 and to the 3rd quarter of 2023. At the same time, CPI increased by 19%. Again, slightly outpacing inflation, which is great news. In 2023, your wages are now $1,100 per week, on average. Employment also grew by 6% during this time, with the biggest growth in management of companies, mining, and professional and technical services. Your biggest industry remained retail, healthcare, and public administration.

With that, we provide an overview of the county, which then tries to project your employment growth for the next 5 years. We did that in 3 areas. One was natural employment growth, so your retail, healthcare, and lodging persons who provide support as the area grows. We estimated that 200 natural jobs would be generated. We looked at the 660 jobs planned for the modernization of NAS Fallon and then we looked at projections for all of the industrial development that is planned for the county. With that, we created a range of 218 jobs created for the industrial sector and that is based on historical growth to over 2,600 jobs if some of the projects, such as the TRIC project, develop as planned. In total, over the next 5 years, you can have as few as 1,100 to over 3,500 new jobs in the county through 2028.

With that said, you need housing. You have approximately 11,000 housing units, with an average year build of 1982. Thirty seven percent of those homes were built between 1990 and 2009. There has been no single-family attached units, such as condos or townhomes, built since 2010 and only 4 multi-family units since 2010. There is a bit of a discrepancy in the age of the product, the new units being added, and the types of the products being added with multi-family and single-family attached being very low. In fact, single-family attached is only 3% of your total housing stock and your apartments for multi-family is only 10%. The remainder of made up of 62% single-family detached, so your typical single-family units, and 25% manufactured homes.

The good news, depending on how you look at it, your home vacancy rates have declined from almost 6% in 2012 to 3% in 2022. Again, that is the latest data that we have from the Census. There is not much available on the market as of the timing of our report, which was approximately in May of this year. You had about 38 single-family homes actively listed for sale, no condos or single-family attached, and 4 manufactured homes. There were about 29 homes or apartment units available for rent. The good news is that there is quite a bit of supply coming down the pipeline with 6,200 units in various stages of planning. Of those, 910 are multi-family or apartment units and over 300 single-family attached units.

When we talk about job projections, to fill those jobs and provide housing to all of those employees, you need to construct about 152 to over 600 units per year, depending on the high or low range of that employment projection. You are currently building about 105 units per year. Again, there is a significant gap in that construction versus what the potential demand may be.

As I move into our labor study, we looked at it on more of a regional level. There is information for Churchill County alone but there is significant commuting types between Lyon, Storey, Carson, and Washoe – about 85% of employees in that 5 county region commute between the counties for work. Again, we talked about wages and employment under the housing assessment, but significant growth both in employment and wages and more to come. Regionally, the highest growth has been in the mining, construction, transportation, and manufacturing industries, which makes sense as that industrial sector continues to grow in the region. Churchill wages are below Washoe, Storey, and Carson levels but they are above Lyon County's levels. As of March 2024, which was the data available at the time of our report, Churchill County had the lowest unemployment rate of all 4 of the counties. With that, we did an analysis of excess unemployment. We know how many people are unemployed based on the Department of Employment, Training, and Rehabilitation (DETR) data, but how many of those people are in the workforce but they are not able to take on a job? We looked at removing those persons and what it shows is that Churchill County had excess unemployment of -36 persons, which means that some people are taking on temporary employment, maybe multiple jobs, but which will not last in the long term. What that tells us, which is consistent with the rest of the region, is that, basically, for every new job you create in Churchill County or across the region, you need 1 new person to move to the area to take up that job.

The report contains a number of other studies of the health of industries, wages by industries, but I will skip all of that information. Getting to the meat of the report, the Governor's Office of Economic Development (GOED) estimated a gain of 509 jobs between 2024 and 2027 for Churchill County. That is slightly on the lower end of our projections but they are not taking into account the NAS Fallon modernization and some of the industrial projections that we included. Again, all new employees will need to be new residents. Obviously, you will have some people shifting between jobs but new residents will have to be created.

That brings us back to the housing supply. If you choose to grow at this pace in terms of employment, the housing will need to be provided at that level. Primarily, the findings of those studies is that you need multi-family and single-family attached products due to your younger

population who have kids or are just starting with kids for the mobility offered to them by renting or purchasing of that lower level with the condo or townhouse product. The finding of the study is not only do you need more housing, it needs to be more diversified towards some of those cheaper and more mobility supported uses, like apartments and single-family attached. That is all I have but am open to any questions.

Chair Getto asked if there was any board or public comment but there was none.

Commissioner Justin Heath made a motion to approve the Churchill County Housing Assessment and Labor Study as presented. Commissioner Harry Scharmann seconded the motion, which carried by unanimous vote.

Recess Meeting to Conduct the Liquor Board and Then Reconvene the Commission Meeting:

The regular meeting of the Board of County Commissioners was completed prior to the time scheduled for the Liquor Board, so there was no need to recess the meeting.

Letters Received:

A- Nevada Division of Environmental Protection's request for release/spill information from Skip's Liquor for a leak at the turbine sump.

The Nevada Division of Environmental Protection has requested release/spill information from Skip's Liquor for a leak at the turbine sump, which was discovered during a failed product line tightness test in the regular unleaded product line. During the sampling event, a car drove through the barricades and struck the top of the tank and ripped the vent line off the tank. At the time of the accident, the tank was empty.

Because this release appears to have resulted in contamination and exceeds the limits or quantities established by Nevada Administrative Code, Skip's Liquor is required to provide an evaluation of the release per NAC 459.996 and 459.9972. This information will be used to ensure that sound decisions are collectively made regarding the release. The release of contaminants can be harmful to human health and the environment and they may be required to perform cleanup activities. The report is due no later than July 29, 2024.
FISCAL IMPACT: N/A
EXPLANATION OF IMPACT: N/A
FUNDING SOURCE: N/A
ACTION REQUESTED: None; Informational Only

B- Bureau of Land Management's notification of the review and public comment period for the Evaluation Report for the development of a Herd Management Area Plan for the Pancake Complex.

The Bureau of Land Management (BLM) provides notification of the review and public comment period for the Evaluation Report for the development of a Herd Management Area Plan for the Pancake Complex. The public comment period ends on July 15, 2024.

The report documents key issues that would aid in alternative development of the Pancake

Complex Herd Management Area Plan (HMAP). Depending on funding and other competing priorities, the BLM intends t complete the process and adopt an HMAP within approximately one year.
FISCAL IMPACT: N/A
EXPLANATION OF IMPACT: N/A
FUNDING SOURCE: N/A
ACTION REQUESTED: None; Informational Only

New Business:

A- Consideration and possible action re: Approval of Interlocal Contract #2024-9 with the Carson Water Subconservancy District for continuation of the Lahontan Valley Water Level Measurement Program

Churchill County has been engaged and committed to the monitoring and management of the county's water resources. One of the ways we achieve this objective is through the collection and analysis of physical data. The Lahontan Valley Water Level Measurement program is one of our long-term monitoring programs, the data from which would provide early warning to develop alternative resources if the intermediate aquifer can no longer support demand. Additionally, with drought issues that drive early termination of water deliveries, it is important to continue tracking water level responses.

For more than a decade, the county has been partnering with the Carson Water Subconservancy District (CWSD), seeking funds to help cover the costs of data collection. Every three years, the county, along with the help of our water resources consultant Mahannah & Associates, applies for funds to continue the program and then subsequently enters into an Interlocal Contract with a three-year period.

For the period beginning July 1, 2024, Interlocal Contract #2024-9 provides for $48,000 from CWSD and $15,000 in matching funds from the county over a three-year period, broken down as follows:

FY25: CWSD ($16,000); County ($5,000)
FY26: CWSD ($16,000); County ($5,000)
FY27: CWSD ($16,000); County ($5,000)
FISCAL IMPACT: FY25: Revenue from CWSD = $16,000 with up to $5,000 in matching funds from the county
FY26: Revenue from CWSD = $16,000 with up to $5,000 in matching funds from the county
FY27: Revenue from CWSD = $16,000 with up to $5,000 in matching funds from the county
EXPLANATION OF IMPACT: This is an ongoing study and, as such, the county has budgeted for both the anticipated revenue and the match in its budget.
FUNDING SOURCE: Revenue: Water Resources / Lahontan Valley Water Level Measurement Program / 380-000-35770
Expenditures: Water Resources / Lahontan Valley Water Level Measurement Program / 380-380-55792
ACTION REQUESTED: Accept

Jim Barbee, County Manager, made this presentation as outlined above.

Chair Getto asked if there was any public comment but there was none.

Commissioner Harry Scharmann made a motion to approve Interlocal Contract #2024-9 with the Carson Water Subconservancy District for the continuation of the Lahontan Valley Water Level Measurement Program. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

B- Consideration and possible action re: Adoption of Resolution 14-2024 assigning an additional portion of the ad valorem tax levy for Cooperative Extension for Fiscal Year 2024-2025, in the sum of 1 cent, making a total of 2 cents.

The proposed Resolution sets forth the tax rate for support of the Cooperative Extension Program. The Budget and corresponding tax rate were prepared using the budgeted tax rate for the current year, which is 2 cents. This Resolution is required by Nevada Revised Statutes.

FISCAL IMPACT: See Budget.

EXPLANATION OF IMPACT: The tax rate levy will support Cooperative Extension in Churchill County, Nevada.

FUNDING SOURCE: See Budget.

ACTION REQUESTED: Adopt

A RESOLUTION ASSIGNING AN ADDITIONAL PORTION OF THE AD VALOREM TAX LEVY IN SUPPORT OF THE COOPERATIVE EXTENSION FUND FOR FISCAL YEAR 2024-2025 AND OTHER MATTERS RELATING THERETO.

Sherry Wideman, Comptroller, made this presentation as outlined above.

Chair Getto asked if there was any public comment but there was none.

Commissioner Justin Heath made a motion to adopt Resolution 14-2024 assigning an additional portion of the ad valorem tax levy in support of Cooperative Extension for Fiscal Year 2024-2025 and directing the Comptroller to include it in the Final Budget to the Department of Taxation as required by Nevada Revised Statutes. Commissioner Harry Scharmann seconded the motion, which carried by unanimous vote.

1:25 PM C- Consideration and possible action re: Approval of Resolution 15-2024 adopting and certifying Churchill County's Tax Rate for Fiscal Year 2024-2025.

At the Commissioners' meeting held on May 22, 2024, Comptroller Wideman presented the proposed FY24-25 Churchill County tax rate of $1.2829 and the final budget. During the meeting, the final budget and tax rate were approved by the Board of County Commissioners. The overall Churchill County tax rate is $2.8629 and the City of Fallon rate is $3.6600.

Once the Nevada Tax Commission certifies the ad valorem rates, the board is required to certify the combined tax rate in a resolution pursuant to NRS 361.460. The letter from the Nevada Tax Commission is provided for the board's consideration.

FISCAL IMPACT: As budgeted.
EXPLANATION OF IMPACT: As budgeted.
FUNDING SOURCE: Churchill County Funds.
ACTION REQUESTED: Adopt

A RESOLUTION IN ACCORDANCE WITH THE PROVISIONS OF NEVADA REVISED STATUTES CHAPTER 361.460 CERTIFYING THE COMBINED TAX RATE FOR THE LEVY OF TAXES BEGINNING JULY 1, 2024 AND SPECIFICALLY COMITTING AND DESIGNATING THE NUMBER OF CENTS OF EACH ONE HUNDRED DOLLARS OF PROPERTY LEVY FOR EACH FUND, REMAINING UNITL A SIMILAR BOARD ACTION IS TAKEN TO CHANGE THE COMMITMENT LEVELS AND OTHER MATTERS PROPERLY RELATING THERETO.

Sherry Wideman, Comptroller, made this presentation as outlined above.

Chair Getto asked if there was any public comment but there was none.

Commissioner Harry Scharmann made a motion to adopt Resolution 15-2024 certifying the combined tax rate for the Fiscal Year beginning July 1, 2024 and ending June 30, 2025 as submitted. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

Consent Items:

A- Consideration and possible action re: Report of the condition of each fund in the treasury and the statements of receipts and expenditures pursuant to NRS 251.030 and NRS 354.290.

A Fund Balance Report is attached indicating the beginning balance, receipts, disbursements, and the ending balance of each fund for Churchill County as required by NRS 251.030 and NRS 354.290.
FISCAL IMPACT: N/A
EXPLANATION OF IMPACT: N/A
FUNDING SOURCE: N/A
ACTION REQUESTED: Accept

B- Consideration and possible action re: Sheriff's Civil Report for the month of May 2024 totaling $3,750.00.

The Sheriff's Office provides its Civil Report for May 2024 for the board's review and acceptance. A total of $3,750.00 was received as revenue for the month.
FISCAL IMPACT: $3,789.00.
EXPLANATION OF IMPACT: Fees collected help to off-set the services provided.
FUNDING SOURCE: General Fund.
ACTION REQUESTED: Accept

C- Consideration and possible action re: Treasurer's Report for May 2024 showing a balance of $59,213,218.46 in the account.

Clerk/Treasurer Linda Rothery provides the Treasurer's Monthly Report for May 2024 showing a balance of $59,213,218.46 in the account. This report is provided for the board's consideration and acceptance.
FISCAL IMPACT: N/A
EXPLANATION OF IMPACT: N/A
FUNDING SOURCE: N/A
ACTION REQUESTED: Accept

Chair Getto asked if there was any public comment but there was none.

Commissioner Justin Heath made a motion to approve the Consent Agenda as submitted. Commissioner Harry Scharmann seconded the motion, which carried by unanimous vote.

Consider Future Agenda Items:

There were no future Agenda items suggested.

Commissioner and Management Staff Reports:

Chair Getto had nothing to report.

Commissioner Heath had nothing to report.

Commissioner Scharmann had nothing to report.

County Manager Barbee had nothing to report.

Comptroller Wideman had nothing to report.

Civil Deputy DA Sanford had nothing to report.

Deputy Clerk Moore reported on the following topics:

- Clerk/Treasurer Rothery is not here today because they are doing an early voting mock election today and then tomorrow they will do an election day mock election, so they are busy working on that in the office.

Sheriff Hickox had nothing to report.

Claims and Payroll Transmittals:

The Claims and Payroll Transmittals were submitted for the board's consideration and approval.

Public Comment:

Chair Getto asked if there was any public comment but there was none.

Adjournment:

The meeting was adjourned at 9:00 AM.

Approved: _____
Myles Getto, Chairman

Approved: _____
Harry "Bus" Scharmann, Vice-Chairman

Approved: _____
Justin Heath, Commissioner

ATTEST:
Linda Rothery, Clerk/Treasurer

_____
Pamela D. Moore, Deputy Clerk of the Board