MINUTES OF THE BOARD OF CHURCHILL COUNTY COMMISSIONERS

155 N. Taylor St., Fallon, NV 89406
February 3, 2026

Call to Order:

The regular meeting of the Board of County Commissioners was called to order at 1:30 PM on February 3, 2026.

PRESENT: Commissioner Myles Getto
Commissioner Eric Blakey
Commissioner Matt Hyde
County Manager Chris Spross
Comptroller Sherry Wideman
Chief Civil Deputy District Attorney Wade Carner
Clerk/Treasurer Linda Rothery
Deputy Clerk to the Board Pamela D. Moore
Deputy Clerk Tara Adams

ABSENT: N/A

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 Tara Adams, Deputy Clerk, that the Agenda for this meeting was posted on the 28th day of January, 2026, between the hours of 3:00 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 Matt Hyde made a motion to approve the Agenda as submitted. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

Appointments:

A- Consideration and possible action re: Approval of an amended Churchill County Fee Schedule.

The Public Works, Planning, and Building fees have not been reviewed in ~20 years. Currently, we have permit/application fees that do not cover the hard costs associated with the permit/application. Staff has put together a fee comparison with 5 other agencies. Soft costs (salaries and benefits) have been reviewed for administration processing and planning review. Currently, we have a line item in the department budget for contracted services. We use this to pay for the surveyor's review of maps. Other jurisdictions have this fee within the fees collected

Churchill County, Nevada is an equal opportunity provider and employer.

for each map. Water dedication fees and in-lieu-of payments need to be updated to match the Churchill County Code. Building Department flat fees have not been updated for ~8 years.
FISCAL IMPACT: Potential increase in revenue due to increase in fees.
EXPLANATION OF IMPACT: N/A
FUNDING SOURCE: N/A
ACTION REQUESTED: Accept

Randy Hines, Public Works, Planning, and Building Director, made the following presentation:

February 3, 2026
Churchill County Fee Schedule Workshop

Randy Hines, Public Works, Planning, and Building

Agenda

- Overview
- Soft and Hard Costs
- Planning and Zoning Service and land division Fees.
  - Current Fee Schedule
  - New Fee Schedule
- Water Dedication Fees.
- Water and Sewer Connection Fees.
- Building Department Flat Fees.

Overview

- Public Works and Planning fee schedules have not been updated ~20 years.
- Building flat fees have not been updated for ~8 years.
- We currently have fees that do not cover the hard costs required to process the application.
- Most of our fees do not cover the hard and soft costs required to process the application.
- We analyzed each application to determine the following:
  - Hard costs
  - Soft costs
  - Compared fees to other agencies
  - Current fees
  - Calculated fees with hard costs only - Calculated fees with hard and soft costs.
  - Propose
- Discuss water dedication fees and water/sewer connection fees.

Hard Costs

- Notification letters are mailed on most applications. Hard costs for notifications include:
  - Printing notices.
  - Envelopes
  - Postage
  - Certified mail (if required)
  - Advertisement in local paper (if required)
  - Survey review for maps

Soft Costs

- Administration:
  - Receive, process and finalize applications.
  - Preparing notices
  - Advertisements
  - Meeting agendas
  - Attend meetings
  - Meeting minutes.

- Planning Review:
  - Meetings with applicant.
  - Application review.
  - Plan review.
  - Prepare findings.
  - Attend meetings.

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CHURCHILL COUNTY PUBLIC WORKS, PLANNING, AND BUILDING FEE SCHEDULE

SERVICES	HARD COSTS PLANNING DEPT	SURVEY REVIEW	ADMIN HOURS	SOFT COSTS ADMIN. $60 PER HOUR	PLANNING HOURS	SOFT COSTS PLANNING $63 PER HOUR	AVERAGE OF OTHER AGENCIES	CURRENT FEE	CALCULATED FEE WITH HARD COSTS	CALCULATED FEE WITH HARD COSTS	PROPOSED FE
ABANDONMENT OF EASEMENTS ADMINISTRATIVE (P.U.E.)	$0.00	$0.00	1	$60.00	4	$252.00	$200.00	$0.00	$0.00	$302.00	$300.00
ABANDONMENT OF EASEMENTS (R.O.W. AND EASEMENTS)	$475.00	$0.00	3.75	$187.50	5	$315.00	$2,683.25	$100.00	$475.00	$977.50	$1,000.00
MASTER PLAN AMENDMENT - MINOR	$800.00	$0.00	3.75	$187.50	8	$504.00	$3,063.33	$500.00	$800.00	$1,491.50	$1,500.00
MASTER PLAN AMENDMENT - MAJOR	$800.00	$0.00	3.75	$187.50	24	$1,512.00	$5,871.40	$500.00	$800.00	$2,499.50	$3,000.00
APPEAL OF DIRECTOR DECISION	$25.00	$0.00	3.75	$187.50	4	$252.00	$997.67	N/A	$25.00	$464.50	$500.00
APPEAL OF PLANNING COMMISSION DECISION	$0.00	$0.00	3.75	$187.50	6	$378.00	$1,255.75	$250.00	$0.00	$565.50	$750.00
MINOR SPECIAL USE PERMIT (HOME BASED BUSINESS)	$40.00	$0.00	2.5	$125.00	2	$126.00	$1,852.00	$150.00	$40.00	$291.00	$300.00
GENERAL SPECIAL USE PERMIT (TRACTOR SUPPLY)	$67.00	$0.00	3.75	$187.50	16	$1,008.00	$2,913.80	$300.00	$67.00	$1,262.50	$1,500.00
MAJOR SPECIAL USE PERMIT (GEOTHERMAL PLANT)	$67.00	$0.00	3.75	$187.50	36	$2,268.00	$3,017.50	$500.00	$67.00	$2,522.50	$3,000.00
CONDITIONAL USE PERMIT (HAZARDOUS MATERIAL)	$700.00	$0.00	15	$750.00	50	$3,150.00	$0.00	N/A	$700.00	$4,600.00	$5,000.00
MINOR CONDITIONAL ZONING PERMIT (ADU)	$40.00	$0.00	2.5	$125.00	2	$126.00	$0.00	N/A	$40.00	$291.00	$300.00
GENERL CONDITIONAL ZONING PERMIT (WAREHOUSE STORAGE)	$67.00	$0.00	3.75	$187.50	16	$1,008.00	$0.00	N/A	$67.00	$1,262.50	$1,500.00
MAJOR CONDITIONAL ZONING PERMIT (SOLAR ENERGY PRODUCTION)	$67.00	$0.00	3.75	$187.50	36	$2,268.00	$0.00	N/A	$67.00	$2,522.50	$3,000.00
ZONING REVIEW	$0.00	$0.00	1	$50.00	2	$126.00	$100.00	N/A	$50.00	$176.00	$200.00
TEMPORARY USE PERMIT (INCLUDES PLACEMENT PERMIT	$40.00	$0.00	3.75	$187.50	4	$252.00	$850.00	$100.00	$40.00	$479.50	$800.00
TRANSFER OF DEVELOPMENT RIGHTS (TDR)	$67.00	$0.00	11.25	$562.50	4	$252.00	$0.00	$150.00	$67.00	$881.50	$1,000.00
ADMINISTRATIVE VARIANCE (<10%)	$40.00	$0.00	3.75	$187.50	1	$63.00	$1,134.33	$50.00	$40.00	$290.50	$300.00
VARIANCE (>10%)	$67.00	$0.00	3.75	$187.50	10	$630.00	$1,876.40	$300.00	$67.00	$884.50	$1,000.00
ZONE CHANGE (PER PARCEL)	$475.00	$0.00	7.25	$362.50	10	$630.00	$3,319.67	$300.00	$475.00	$1,467.50	$1,500.00
DEVELOPMENT AGREEMENT (TIME EXTENSION)	$0.00	$0.00	2	$100.00	2	$126.00	$791.33	N/A	$0.00	$226.00	$250.00
DEVELOPMENT AGREEMENT (OTHER)	$0.00	$0.00	2	$100.00	6	$378.00	$5,292.80	N/A	$0.00	$478.00	$500.00
IMPROVEMENT PLANS	$0.00	$0.00	3.75	$187.50	24	$1,512.00	$4,075.00	$2,500.00	$0.00	$1,699.50	$2,500.00

CHURCHILL COUNTY PUBLIC WORKS, PLANNING, AND BUILDING FEE SCHEDULE

LAND DIVISION	HARD COSTS PLANNING DEPT	SURVEY REVIEW	ADMIN HOURS	SOFT COSTS ADMIN. $60 PER HOUR	PLANNING HOURS	SOFT COSTS PLANNING $63 PER HOUR	AVERAGE OF OTHER AGENCIES	CURRENT FEE	CALCULATED FEE WITH HARD COSTS	CALCULATED FEE WITH HARD COSTS	PROPOSED FE
TENTATIVE PARCELING PLAN	$10.00	$180.00	5	$250.00	25	$1,575.00	$2,488.67	$1,500.00	$190.00	$2,015.00	$2,000.00
PARCEL MAP (PER MAP)	$10.00	$360.00	5	$250.00	14	$882.00	$1,675.60	$1,000.00	$370.00	$1,502.00	$1,500.00
DIVISION INTO LARGE PARCELS (ESTABLISHED BY NRS)	$10.00	$360.00	5	$250.00	8	$504.00	$1,325.50	$750.00	$370.00	$1,124.00	$750.00
PLANNED UNIT DEVELOPMENT (P.U.D) CONCEPTUAL PLAN OR WORKSHOPS	$475.00	$0.00	3.75	$187.50	10	$630.00	$0.00	$300.00	$475.00	$1,292.50	$1,250.00
PLANNED UNIT DEVELOPMENT (P.U.D.) PERMIT	$475.00	$0.00	11.25	$562.50	40	$2,520.00	$7,700.67	$1,000.00	$475.00	$3,557.50	$3,500.00
TENTATIVE SUBDIVISION MAP	$10.00	$720.00	7.25	$362.50	30	$1,890.00	$5,441.60	$1,500.00	$730.00	$2,982.50	$3,000.00
FINAL SUBDIVISION MAP	$10.00	$720.00	7.25	$362.50	16	$1,008.00	$2,913.40	$1,250.00	$730.00	$2,100.50	$2,250.00
MAP OF AMENDMENT	$10.00	$180.00	1	$50.00	0	$0.00	$1,458.75	$750.00	$190.00	$240.00	1/2 ORIGINAL MAP
REVERSION TO ACREAGE	$10.00	$360.00	7.25	$362.50	8	$504.00	$1,206.80	$750.00	$370.00	$1,236.50	$1,250.00
RECORD OF SURVEY (R.O.S.) (B.L.A., DEED OF CORRECTION, COMMERCIAL INDUSTRIAL SUBDIVISION)	$10.00	$180.00	1	$50.00	16	$1,008.00	$1,204.50	$750.00	$190.00	$1,248.00	$1,250.00
EXTENSION OF TIME ON MAPS	$10.00	$0.00	1	$50.00	6	$378.00	$353.00	$100.00	$10.00	$438.00	$400.00
CERTIFICATE OF AMENDMENT	$10.00	$180.00	1	$50.00	8	$504.00	$1,110.00	$200.00	$190.00	$744.00	$750.00

County Manager Chris Spross asked Mr. Hines, at what point in your soft costs calculation is it a Soft Cost that could be charged back to the applicant in comparison to the cost of doing business? Guys get paid a wage to work in that department to do certain tasks; at what point do you say… is it if something is over and above, or how did you define that? Mr. Hines said, in our administration hours, I sat down with our staff and we said hey, for us to accept an application to finalize the NOFA, I wanted to know the steps and how many hours or time is associated with that. That is giving us, if you look in the admin hours of this sheet, it is the fourth column over, those are the admin hours, and its approximate time that our Administrative Assistant puts toward that application from start to finish. Again, these are more general hours. We have a general Special Use Permit, she says well, I need to intake the application, I need to make sure it is complete, then I need to get notification letters out, we notify three hundred feet or thirty unique owners, so we stuck with that thirty number as being the minimum. Then we have the postage, we have the prints, if there is advertisement, we have that, and then attend the meeting, do the minutes, finalize everything. She says that it is about, for a general SUP, is about 3.75 hours. Most of our applications are 3.75, some of them get into one hour, some of them are 7.25 hours, depending on if we have to go to two board meetings, or whatever.

Discussion with Diane more on that, and I did the same thing with Dean. We sat down with Dean, and said hey, how much time do you need to review a SUP, and he came in here for a general SUP, he is saying it is about sixteen hours of time. If we get one, and this was kind of a discussion, if we get one that took twenty-four hours, we do not necessarily have anything in place that we would go collect that extra eight hours' worth of time. But you could have one that only takes ten hours, too, so it is kind of hard, because applications are not the same one coming in day-to-day. We kind of said, in general, and you know, it is kind of a hard discussion, because I have this, but then I have this, and then I do not have this, but I have this. So, we just need to know kind of a general time, and that is how we set those times.

Mr. Spross asked Mr. Hines what five agencies were used, and Mr. Hines said I used Storey County, Lyon County, City of Fernley, Washoe County, and City of Reno. It kind of gave us a pretty good spread of fees.

Regarding the Survey Review, currently, we send our map out to our county surveyor, he does his review, he sends back his comments. He has a billable rate for his fees, and it's either per map or per hour, I cannot remember which one it was, I think it was per map. I need to have some discussion with him and revisit his fees and make sure that we are still current on those. Again, we have our hard costs in Planning, our Survey Review, those are what I would consider to be hard costs, because again, we are paying the surveyor to review that, we should be collecting those fees back. We have our administration hours, our planning hours, and so on and so forth, and all the way to our proposed fees. We have a PUD Tentative Map and a PUD Final Map, and we are going to kind of group those PUD Tentative Sub-Division and the PUD Final Maps to be just Tentative Sub-Division Maps and Final Sub-Division Maps. That is why the PUD ones are not there.

Denise Felton said NRS Chapter 239.054 for Public Records says that we can charge for GIS services, and that includes the actual costs of the medium used to provide the information. We have never really done that, so I just want to throw that out there, because the Statute says we can collect to recoup some of those costs. That is gathering the data, maintenance, updating the database, hardware, software, quality control, and consultation, so I just want to add that the Statute says we can recover some of those costs by passing those off. Mr. Hines asked that is for the programs, and Ms. Felton said for yes for GIS, so it is specific for Geographic Information Systems, to help fund that portion of that technology, so I just wanted to add that in there. Mr. Hines said we do have some more line items as far as like, products for purchase, and that would be if our GIS Coordinator prepares a map and prints that map, we can charge for that map. We were not really changing those fees, but I did not know about that other one, so thank you.

Linda Rothery said just quick question, and it is great that you are collecting fees for all the mailings and the publications, however, my office actually pays for those publications, so if you are collecting fees for it, maybe we can kind of reconstruct that. Mr. Hines said when we collect them they go to an account… Ms. Rothery said maybe we can put it in an expense account, in a different expense account for their publications is my thought. Ms. Wideman said the expenses go to an expense account and then the revenues would go to a revenue account, and Ms.

Rothery said correct, but the expenses for those publications goes into my budget. Ms. Wideman asked it does, and Ms. Rothery said yes, so we have been paying for it all along, I just thought about it. Mr. Hines said so, if we have an advertisement, we pay for it and code it. Deputy Clerk to the Board Pam Moore said I just want to clarify, the Planning does their own, so a lot of these things, Planning sends out letters, they have mailing costs and do a legal notice, then it moves up to our board. I do that same thing over again; I do letters, I have postage costs, and we have a legal notice as well. If they are collecting all the fees, but our office is actually out the costs for what we are doing, that is the point that I wanted to make. Mr. Hines said and just to follow up with that, these are more for the Public Works, Planning, and Building Department. If it is for the board, that is what Ms. Moore does, not us. Mr. Spross said, but does that mean that some of those hard costs for things that go from the Planning Department to the board need to be doubled, and then some of that revenue would go to Planning, and some of that revenue would go to the Clerk/Treasurer because they are bearing some of that expense, and Planning is bearing some of that expense. Mr. Hines said potentially, yes, and we may have some of those, and we probably do have some of those, because we do have some hard costs that are doubled, because we do go to the board. For a TDR, we go from the Sending Site to the Planning Commission, to the Board, so we still have to do all that. I guess I will have to go back and dive into that. Maybe we are collecting some of those fees or would be in our proposed new fees. Ms. Rothery said okay, thanks, just for that clarification.

Mr. Hines then presented the following:

CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Planning and Zoning Fees

Planning Applications	Currently	Proposed
Abandonment of easements		
Utility easements	$0.00	$300.00
Right-of-way land, Road, etc.	$100.00	$1,500.00
Master Plan Amendments	$500.00	$4,000.00
Ordinance (Text) Amendment	$100.00	$2,500.00
Appeal of Director Decision	$0.00	$750.00
Appeal of the Planning Commission Decision	$250.00	$1,000.00
Home Business Permit	$75.00	$75.00
Renewal	$25.00	$25.00
~~Special Use Permit (Administrative)~~	~~$60.00~~	
Special Use Permit (Minor)	$150.00	$300.00
Special Use Permit (General)	$300.00	$1,500.00
Special Use Permit (Major)	$500.00	$5,000.00 + Deposit
Conditional Use Permit	$0.00	$10,000.00 + Deposit
Conditional Zoning Permit (Minor)	$50.00	$300.00
Conditional Zoning Permit (General)	$300.00	$1,500.00
Conditional Zoning Permit (Major)	$500.00	$5,00.00 + Deposit
Temporary Use Permit (Inc. Placement Permit)	$100.00	$1000.00
Renewal	$25.00	$100.00
Transfer of Development Rights	$150.00	$1000.00
Minor Variance (Administrative)	$50.00	$300.00
Variance	$300.00	$1,500.00
Zone Change (Per Parcel)	$300.00	$2,000.00

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CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Land Divisions	Currently	Proposed
Tentative Parceling Plan Map	$1,500.00	$2,000.00
Parcel Map	$1,000.00	$1,500.00
Division into Large Parcels	$750.00	$750.00
P.U.D. Conceptual	$300.00	$1,000.00
P.U.D Application	$1,000.00	$1,500.00
P.U.D. Tentative Map	$1,500.00	$3,000.00
P.U.D. Final Map	$1,250.00	$2,500.00
Tentative Subdivision Map	$1,500 .00	$3,000.00
Final Subdivision Map	$1,250.00	$2,500.00
Amended Parcel Map	$750.00	$1,250.00
Reversion to Acreage	$750.00	$1,000.00
Record of Survey / Boundary Line Adjustment	$750.00	$1,000.00
Extension of Time on Maps	$100.00	$500.00
Certificate of Amendment	$200.00	$750.00

CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Water Right Dedication or Payment In Lieu Fee

13.02.010 General Provisions

E. Dedication for Rural Development: Parcel maps, division into large parcels, second and subsequent parcel maps and industrial or subdivision maps that are not connecting to the county water system as a condition of approval, shall dedicate to Churchill County two (2.0) acre-feet of surface water per parcel that may be used by the county to ensure the long-term sustainability of the county water resources and to ensure that a balance is maintained between aquifer recharge and water withdrawal.

Current market value for surface water market value (3.5 duty) – $7,350.00
Current in lieu of dedication fee –$4,200.00

13.02.010 General Provisions

G. Water rights satisfaction
   3. Applicant, upon demonstration that adequate underground water rights cannot be reasonably dedicated to satisfy the total amount of water resources required to serve the proposed use or development may be permitted by the county to provide some or all of the following to satisfy water right dedication:
      a. A domestic well credit for each residential unit; or
      b. A payment in lieu of dedication equal to the current market value of the water rights required for dedication multiplied by a factor of:
         1. For residential unit density of less than four units/acre: 1.5;
         2. For residential unit density of more than four units/acre but less than eight units/acre: 1.3; or
         3. For residential unit density of more than eight units/acre: 1.2.

Current market value for ground water (3.5 duty) – $12,500.00
Example: $12,500.00 X1.12 X 1.5 – $21,000.00 per lot.

Water and Sewer Connection Fees

13.04.390 Connection Privilege fee for New Connections

A. connection privilege fee of $7,200.00 shall be charged for each new residential water service which has not previously been provided by the developer for all service areas.

13.05.375 Connection Charges

A. Established. The following connection charges are hereby established and shall be collected prior to connection to the sanitary sewer collection system, final map approval by the board, or at the time of issuance of the permit for a sewer connection, whichever occurs first. The charges also apply to persons having preexisting connection fee agreements for the golf course treatment plant.

B. All service areas.
   1. Single-family unit. Persons desiring connection to the sanitary sewer system of the service area shall pay to the county a connection charge of $6,500.00 effective June 1, 2014.

Mr. Hines said our Conditional Use Permit is a new permit we have, because of hazardous materials. Those ones do go to the Planning Commission, they go to the board, not once, but twice. We have set that at a $5,000.00 permit fee, again, these are probably large projects or really complex projects, so it takes a lot of time, but we also have the ability to collect a deposit if we have to go out to third party review, now we have a deposit in there where we can pay for that third party review.

We did make some additional Zoning Permits, again, those were more for the industrial area with the intent that we would be using those in our commercial zoning districts as well, down the road. Most of these follow the same prices, or fees as the Special Use Permit, because we are basically doing the same work, we are just not going to the Planning Commission for a decision.

Commissioner Blakey said I had a couple comments on the fees. When we do an appeal to the Planning Commission that comes to us, there are multiple people involved for us to have a meeting. The last appeal lasted about forty-five minutes to an hour; did you factor in the proposed costs to cover some of those expenses as well? The other question is, on your deposit, do we want to name a specific amount, like 20%, and clarify that so people when they look at this, they know it is 20% deposit to move forward. The Temporary Use Permit, it seems like when we always talk about those, they are always multiple inspections for some reason, and I want to make sure are recouping all of those trips. I would assume a trip is $100.00, by the time you figure in the truck and staff. Those are the three things I have, and then, do we need to establish an hourly rate for extra services, if something goes beyond... like if you said something is thirty-six hours, and it ended up being eighty hours, do we establish what rate we are going to charge for those additional hours.

Mr. Hines said I will start at the appeal. Yes, we came in here and we did not have an appeal of the Director's decision, and now that we have the Conditional Zoning Permits, someone can appeal that decision. I can say, we have had other administrative permits that can be appealed. When we did that, again, we looked at our hard costs, the appeal of the Director is typically $25.00 because again, we are just notifying. It is more just admin time and planning hours time, and that came out to about $464.00, setting that fee at $500.00 to appeal the Director's decision. We did the same thing for the appeal of the Planning Commission decision. We do not incur any of the hard costs in the Planning Department, because that is done in Ms. Rothery's department, because they are the ones preparing all of that, so that is why we are zero. We do no have any administrative hours, because again, we are not doing any of that work, but we do have some Planning hours associated with that, and that is time for us to prepare our stuff, and then go to the Board of County Commissioners for presentation and attend that board meeting. The Planning costs came out to be about $565.00. There is no rhyme or reason for this $750.00; I think it was just kind of, take that original $250.00 plus our costs and make it about that $750.00. I guess we would kind of have to coordinate with the Clerk's office to see how much costs it takes for them, and course that could go up or down, but probably up, not down.

Mr. Hines said regarding the deposits, currently in code, we can ask for, and it is more renewable energy projects, we could ask for a $50,000.00 deposit, I think in code. I think when we had NV Energy come through, we asked for a couple $20,000.00 deposits, and that was more for third party review, so, we do not really have a set cost, it is just in code, we have a $50,000.00 deposit we can ask for, as we do that project. NV Energy is still going, and they have spent approximately $8,000.00, I think, out of one of their deposits. When they finish their project and close it out, we will give them the remainder of their deposit back. To answer your question, we do not really have a set number, we just look at the project, see what we think the deposit would be to collect for fees, and then that is what we ask for.

Mr. Hines said regarding the Temporary Use Permit (TUP), the hard costs are pretty small, again, that is for notifications. When someone gets a permit, we have to notify neighbors, and currently it is at $300.00, because it got updated when we did the Conditional Zoning Permit, the TUP's got grouped in with that. In our workshop with the Planning Commission, we proposed to take that back to more of an administrative one, and be one hundred feet, instead of the three hundred feet, so that could potentially reduce the cost of our hard costs. We still have about the same admin hours to prepare that, we still have the four hours of Planning time to do that; that comes out to be about $479.50 of Planning Department fees. Since we have combined Building into the Planning Department, there is a placement fee that goes along with that TUP, and it is $300.00. So, that $479.50 plus the $300.00, came out to $779.00, and that is where we came up with $800.00. The $300.00 Placement Permit, that is what we use to go out and inspect the connections and do all of those field inspections, so that is where those fees would come from. The $479.00 is just the Planning Department, so to answer your question, yes, we have included the trips to go out and do our inspections. If we have issues, and we have to go out and do more inspections, again, we do not have a mechanism in place to charge them more for that currently, but that is something that we could potentially do, which goes into the next one, which is the hours. If we say we are going to use sixteen hours of Planning time, and it takes us 32, currently, we do not have a mechanism to go and collect that extra sixteen hours. We can definitely keep track per project, or per application that comes in, we can keep track of how many hours we are actually putting on those projects, and then we can set a… and currently right now, I have set a $63.00 per hour for the Senior Planner, to cover salaries and benefits. If we set a mechanism in place and we started keeping track of hours for applications, we would set the hours we would think it takes, and if we go over that, we can set up some sort bill prior to them finalizing their permit, notifying them they need to pay an extra amount, then we can finalize that permit.

Mr. Spross said be careful doing that, because you run the risk going the other way too, and now you are playing with all of your permits, and having to adjust cost one or the other, so, it might be simpler just to, for a year, set a rate, see what the average time is, and see where that comes out, and then maybe make an adjustment in the future, as opposed to, all of that staff time to try to figure out, and bill, and back bill, and then checks cut from Ms. Wideman, and all of that. Mr. Hines said what I spoke with Mr. Patterson about was, if you guys approve this, we will definitely set up a spread sheet for the time it takes to do certain things, and then we can go back and reevaluate this in a year, and say, the General Special Use Permit is not taking sixteen hours, it is taking four, that would be a drastic decrease, or we can come back and say that

General Special Use Permit on average is taking us twenty-four hours, and we need to increase that more.

Mr. Hines asked Commissioner Blakey asked if he answered all his questions, and Commissioner Blakey said you did, and thank you for that. Maybe it is a situation where we get this established and we monitor it for one year, and see if we are having a lot of overages and underage's, and then we can address it at that time. On the second trip permits, I do think I want to ask that we maybe look into that, to where we can charge an additional fee if we have to have multiple inspections, because they were not ready for inspection. I feel like we need to get something like that in place. Mr. Hines said we do have a re-inspection fee, and off the top of my head, I think it is around $50.00. It is less than our initial inspection fee, but we do have a re-inspect fee, we do have a second trip fee, so we have those in place. We do not use them very often, because most contractors are good about being there and having their stuff done. Sometimes, if they need a re-inspect, and we are out in the field, we will just swing by and do it real quick and come back. Typically, we do not really have that issue in the Building Department.

Mr. Hines said the next two things we are going to talk about, are more for discussion, these ones and the last item, are more kind of a proposal of what we want to do with our fee schedules.

Mr. Hines then presented the following:

Water dedication fees.

13.02.010 General Provisions

E. **Water Dedication Requirements for Rural Development. Parcel maps, division into large parcels, second and subsequent parcel maps and industrial or subdivision maps that are not connecting to the county water system, as a condition of approval, shall dedicate to Churchill County two (2.0) acre-feet of <u>surface</u> water per parcel that may be used by the county to ensure the long-term sustainability of the county water resources and to ensure that a balance is maintained between aquifer recharge and water withdrawal. The total number of lots represented on the map determines how many acre-feet will be dedicated regardless of existing buildings and wells.**

Water dedication fees.

13.02.010 General Provisions

D. *Water dedication requirements for county water system.* Churchill County requires each applicant that is connecting, required t connect, or being delivered water by the county water system to dedicate to the county the required amount of underground water rights prior to connection to the county water system.

1. *Single-family residential.*
   a. The county shall determine the amount of water rights needed to satisfy dedication requirements. This shall be based on a dedication rate of 1.12AF per single-family residence.
   b. Dedication for a single-family residence on parcels of a size equal to or larger than 1.5 acres shall be based on a rate of 1.12AF for the first 1.5 acres plus .6AF for each additional .5 acre(s) or major fraction thereof.
2. *Multi-family residential.*
   a. The county shall determine the amount of water rights needed to satisfy dedication requirements. For multi-family residential use this shall primarily be based upon the following criteria:
      1. Dedication for multi-family residential units on parcels with a residential unit density less than or equa to eight units per acre will be 1.12AF per each individual unit.
      2. Dedication for multi-family residential units on parcels with a residential unit density of more than eigl units per acre will be calculated per unit according to the following equation:

Water dedication fees.

13.02.010 General Provisions

G. Applicant, upon demonstration that adequate underground water rights cannot be reasonably dedicated to satisfy the total amount of water resources required to serve the proposed use or development may be permitted by the county to provide some or all of the following to satisfy wate right dedication:
   a. A domestic well credit for each residential unit; or
   b. A payment in lieu of dedication equal to the current market value of the water rights required for dedication multiplied by a factor of:
      1. For residential unit density of less than four units/acre: 1.5;
      2. For residential unit density of more than four units/acre but less than eight units/acre: 1.3; or
      3. For residential unit density of more than eight units/acre: 1.2.

Water dedication fees.

- Dedication for Rural Development: Parcel maps, division into large parcels, second and subsequent parcel maps and industrial or subdivision maps that are not connecting to the county water system
  - Surface water market value (3.5 duty) = $7,350.00
  - Current in lieu of dedication fee (2-acre feet) =$4,200.00
- Dedication for development connecting to Churchill County Water Facilities.
  - Ground water market value (3.5 duty) = $12,500.00
  - Current in lieu of dedication fee = $12,500.00 X1.12 X 1.5 (Unit Density) = $21,000.00 per lot.

*Any changes to these fees would require a CC Code change.

Mr. Hines said the groundwater market value at 3.5 duty is wrong, it is not there, our groundwater is 12,500 per acre foot.

Mr. Spross asked to explain to the board what that .5, .3, .2 premium is used for, and why we use that unit density. Mr. Sanford said not too long ago, we updated this and we added this premium. The purpose of this was, we want to encourage folks to go out and find water, instead of using the county's. In addition, there are some additional costs other than the flat market rate of water. On a high-density development, the cost of transferring the water, moving the water around, can be absorbed, whereas on a smaller density, say, one house, all of those costs end up being picked up by the county. Additionally, the intent here is, at some point in time, we are going to have to replace this water or look for an ability to acquire water. If we sell purely at market value, we could put ourselves in a position where, when we go to acquire or search for water, we do not have the money to fund it. The intent of this premium was to say, look, if we do a large development, have a 20% premium, we can come in and say, the next time a piece of land with water comes up, we will have the ability to buy it. Where if we say, do a straight market, maybe we can afford the water, but not the land, that kind of issue. It does obviously drive up rates, especially if you are doing low density.

Ms. Felton said how does that work for you additional dwellings? Do you make them dedicate more water when they add additional dwellings that are drawing on the same well? Mr. Hines said I think in code, it says that they are exempt from that. Ms. Felton said even though you are adding more people using the same well? Mr. Hines said I will double check that and make sure.

Mr. Hines said the reason why we bring this up, is because we have some developments that are either in the Tentative Map or Final Map stage, and this is a concern, the high costs of water dedication. I just wanted to bring up that when we put these on our fees, that we are putting the right thing on, and we are clear about what we are putting on; that it is either groundwater or surface water, and how much that actually costs, so when someone calls, they do not get a different answer from one person to another person. I just want clarity on that fee schedule. If there is any appetite to change this, it is going to involve a code change, because again, these are set in code, but I just wanted to point out that if we wanted to look into changing this, then we would have to do this at a later date.

Commissioner Blakey said how long ago was that 1.5 multiplier put in there, and that is on for every groundwater, per acre feet, and Mr. Sanford said this was done two years ago, that multiplier is on any payment in lieu. Obviously, if they choose to dedicate water that they have themselves, it is straight across, but if they choose to pay instead of doing dedication of water, it applies. The 1.5 in on anything where they are doing unit densities of less than 4 per acre, and I think 1.3 was 8 per acre, and 1.2 was greater than that. I have had some folks discuss that maybe it should not be unit density, it should be total number of dedicated water rights, which sort of addresses part of the issue which is, the cost of the county in terms of doing an action: transferring the water, locating the water, going through the process of things like that. Large developments that are single family homes on acre lots would be at the 1.5 rate, even if they were doing three hundred homes. Commissioner Blakey said so, building a single house, the single house still has the 1.5 multiplier, and Mr. Sanford said that is correct. Mr. Hines added, if it is underground.

Commissioner Blakey said to Mr. Hines, you said there are discussions being had about the dedication of the 1.12, and Mr. Hines said, yes, we have a local developer that is analyzing the water that is actually being used for our residents that are currently on the system. Right now, we have a 1.12 dedication rate, I think that number is done by the State. We have seen in preliminary numbers that the actual water being used is closer to half of that. This 1.12 has always been in code, and I think that it has followed what the State requires. There has been a desire from developers for us to, and other agencies have proposed, to lower that rate, but what we are doing now is gathering information from existing homes, see how much water each parcel is using, so we have that back up data, to where, if we wanted to propose lowering that, to say, a .6 or whatever, that we have the back up numbers, and we are not above that number. Commissioner Hyde said correct if I am wrong, but the State would have to approve that, correct, and Mr. Spross said I was just going to say that. While we are gathering this data, we are going to ship that off to our engineer, for him to look at, and kind of give up that third party analysis, to make sure we are not making this decision on our own. Any sort of change that we want to make, has to be applied and approved by the State Water Engineer. Just a little bit of background, several years ago, I think it was before I got here, there was an application put into the State Water Engineer to reduce that, by Churchill County. At the time, the State Water Engineer felt that we did not have enough users on our system to justify making that change. We have not gained many more users, but we have gained a lot more history, so we are hopeful that with the data that is being collected right now, with it being analyzed by our engineer, and getting solid backup, having more history, that might be enough to have the State Water Engineer approve that application. Ultimately, it is their decision, all we can really do is provide the data, and as much backup as we can, but it is their decision whether that can be reduced or not.

Mr. Hines continued with the presentation:

Water and Sewer Connection Fees

- **13.04.390 Connection Privilege fee for New Connections**
  - A. **connection privilege fee of <u>$7,200.00</u> shall be charged for each new residential water service which has not previously been provided by the developer for all service areas.**

- **13.05.375 Connection Charges**
  - A. **Established. The following connection charges are hereby established and shall be collected prior to connection to the sanitary sewer collection system, final map approval by the board, or at the time of issuance of the permit for a sewer connection, whichever occurs first. The charges also apply to persons having preexisting connection fee agreements for the golf course treatment plant.**
  - B. **All service areas.**
    1. **Single-family unit. Persons desiring connection to the sanitary sewer system of the service area shall pay to the county a connection charge of <u>$6,500.00</u> effective June 1, 2014.**

***Any changes to these fees would require a CC Code change.**

Commissioner Blakey asked what is the cost associated with the water connection fee, and Mr. Hines said when a development is built, the developer will put in the mains, the lateral, and a meter pit for each parcel. When we go to the building permit, they actually install the meter, and then they install the service light to the house. For us, it is probably an hour of SBB's time to install the water meter, and there is probably a trip for us to do inspection for the service line to the house. So, you are probably about two hours of time, and then you are approximately

$250.00 for the water meter, so it is $500.00 to $600.00, is really the costs it would take to tie into the water system, or do that connection. Again, that money is to into an enterprise fund for upgrades or expansions of facilities. As far as the sewer, really, we go inspect the sewer lateral that ties into the main, make sure they have got slope from the house to the connection, it is one trip for us to go do that, and again, that is probably an hour. Commissioner Blakey said have you put any thought into what a new rate would be if we were to ask you to consider lowering the rate, and Mr. Spross said right now, there is a bit of a barrier to development here, just because, I mean, if you were just to look at the water dedication, you are looking at $21,000.00 for a door. That is equal to, or in some cases, even more than what other municipalities are charging. So, now you roll the building permit into that, you roll the $7,200.00 into that for the water $6,500.00 for the sewer, you roll in your Road Fee of $2, 300.00, your Parks & Rec Fee for $900.00, you are north of $40,000.00, which becomes a real barrier for anyone to want to do any sort of development here. We have been looking at this at several different angles. Obviously, the premium is one thing that can be looked at, if we can successfully get the water dedication reduced, that goes against that barrier, and it also helps the county in a sense that now we actually have some more capacity in our water treatment plant, because we are not using that 1.12. When someone pays $7,200.00 to hook in, you know they are going to be paying you a monthly fee for water that is being used. Same thing with the sewer, there is that monthly fee, so, if the board would be interested in something that could be looked to align more with some of the hard costs that are there. The Road Fee, I struggle with that one a little bit, because again, we do not have property taxes that helps us with roads; this is kind of a one time shot, so maybe that is not something that we look at, and the same with the Parks & Rec Fee. This is all something that we want to put into a proposal to take in front of the board, but I think the tip of the spear for all this, is that water dedication rate. I do not think, and this is just my opinion, you guys can decide what you want to do, I do not think we should be looking at reducing the $7,200.00 or the $6,500.00 until we know what is happening with that water dedication, because you do not want to now overcut by accident, and have those reduced. We are in the process of collecting all that data, getting that out to the engineer, and then coming to you with some sort of a proposal to say, if the county is interested in keeping growth going, or breaking down some of these cost barriers for development, this is an avenue to go down to try to help that, so that was kind of our idea with this whole process.

Commissioner Hyde said I think it goes beyond developers, right? If I have an acre of ground that I want to build on, it is almost cost prohibitive to build on it, so I would like to see something where, and I am just throwing this out there, if it is 50% of what it is today, calculate how many years it takes to gain what we lost, so we can kind of have a number to it. Okay, we are going to get them in there, and maybe there is a fee of, I don't know, an extra $5.00 fee per month, or whatever that is, but there has got to be a way that we can, I am not even concentrating on developers, I am looking around the room, and there is not a developer sitting here, but I am looking a lot of individuals that own a home or maybe want to build a home, and man, it makes it pretty tough when you look at these numbers. Mr. Spross said I want to point one thing out: when we collect these connection fees, that is a one-time revenue stream that we are getting, but if that connection to water and sewer gets someone to build a house or a business, that is tax revenue that we collect year after year. So, we want to make sure we are not being too short sighted on the front end, and missing out on the fact that this is going to promote some growth, this is going to generate tax dollars, and so, we just have to make sure that we balance that out. Mr. Hines said again, these are for upgrades or expansion, and if we were to, and I am just throwing numbers out, if we do Sand Creek, Willow Creek, and River Stone, Moody is at capacity. So, if those three developments go, we have another one, and those fees goes down, that are going into this fund for expansion and upgrades, if we lower those, or we are gaining more tax revenue, some of that tax revenue needs to be applied for that expansion and growth, right. Mr. Spross said I get what you are saying, but… Mr. Hines said the intent is for expansion and growth, but if we are lowering that, then there is less money that goes toward that. I am not saying we cannot go get other money for that, like grant money, or we can find other money. Mr. Spross said if the board were to make a decision and say, we are going to do this, with the understanding that when we feel we have achieved the growth that we want to get to, and we want to plateau that out, we reserve the right to bring these fees back to where they are, so we can build another plant, because that is what we need.

Ms. Felton said I just want to echo Mr. Spross' statement about cost. I just spoke with a fee appraiser last week who said the exact same thing: all of those costs add up, which makes it cost prohibitive for any type of growth. Mr. Hines said, just to reiterate again, if you guys want to entertain that, we will take whatever you want us to do, we can prepare it and bring it forward in a proposed code change. Chair Getto said I think yes, at least in my opinion, just for myself, I kind of want to wait and see what the State does. I think that is the biggest moving target right now, is that if that is not going to change, the county would have to decide, us County Commissioners, would have to decide to basically subsidize housing, by taking a cut on water, or something like that, to actually fund housing, so I would like to wait until the State gets back to us. Commissioner Blakey said concerning that comment that Chair Getto made, we the county, we do all the work and provide out findings to the State, and they just verify our findings, that yes, we agree with you on the water dedication, is that how I understand that? It is not like, they do their own independent study, and determine this, they evaluate what we provide them, is that correct or incorrect? Mr. Spross said I will be honest with you, I was not here when they did the first one, but I have to believe that they are not going to do a bunch of studying on their own. I really believe they are expecting us to bring thorough data to them, that is being supported by someone that knows how to read, and understand through data, to be able to make a decision on it, because I do not think they are going to…. I do not think you are going to bring them the data and say, figure out what our dedication should be. Commissioner Blakey said I think that is how that works, and I am definitely in agreeance, that first have to determine what our water dedication is, and that will sort of drive everything else. Once we determine our water dedication, then we can maybe look at these other things, but I would like to go ahead and ask staff to aggressively look at what that looks like, and where do we want to be on our connection fees, and the enterprise fund it goes in. Is that enterprise fund, is it invested to where it has a return on it while it is sitting there waiting to be used, can that money be invested on the backside, to always help build that fund. That would be a way to help make up the difference if we do reduce it, that is something to think about. Mr. Spross brought up the Road Fees, and when I am looking at this, I would like the staff to look at the Road Impact Fee; I do not know that it is enough. We might lower some of this other stuff, but we might need to bring their Road Impact Fee just a little for current times, before we just drop it, and not doing anything with that, I would like that to be looked at as well. I do not know too much about the 1.5 that was put in there a couple years ago. It looks like to me that it is an interest, that is what it looks like to me, ahead of time. I would like to see if that is necessary, and I could not see where any other county had that sort of situation, and I am not an expert on water either, but I would like to evaluate if 1.5 a good number, or can it be lowered. Do we have to have that yes or no, and if we do have to have it, can it be lowered, or does it need to be higher. Since we are making this an evaluation, we need to evaluate that as well. Commissioner Hyde said I think it is one of those chicken or the egg situations. If you get rid of that and you get houses and people on our water system, we are going to have fees coming in, so, that is one of the first things I would like to get rid of.

Tasha Hessey said regarding the water, are we going to do a new resolution on the surface water market value, because the resolution that we are using for our customers that come into our office is well outdated, so if we have a new study that shows what the fair market value is, I would like a new resolution done, so that when people come in and they do not know the value of water, we are giving them a price from twenty years ago, so that is something to consider. Mr. Spross said I think this discussion here is setting that up to be able to do all this in the future, when the board makes that decision. I think that is all part of what is going to have to happen.

Commissioner Hyde said I am going to back to the fees and stuff. In twenty years, we need to revisit this, because some of them had to be adjusted drastically. I think it is better if we revisit this every year or two, so it can be minor adjustments, and let's not let it go that long again. Commissioner Blakey said maybe staff can discuss the best way to get those reviewed, you know, maybe it is something you do inner office and you just change it yourselves, does need to come to us on a Consent Agenda, those kinds of things.

Ms. Moore said this is a procedural question I have for counsel, and I am sorry Mr. Hines, the last time you and I spoke about this workshop, you said it was going to be a non-action item, and then I was out sick when this Agenda got posted, and when I got to work, I saw that it was an action item. All fee schedules have always been done as a resolution, which we have not agendized, so I wanted to put that out there that, I do not think you should approve it today, I think it should go to the next board meeting as a resolution.

Commissioner Blakey said I think I would like to encourage staff to work on all of this, everything that has been presented today as whole, as it might move forward. Once you get your water dedication thing going, connection fees going, code changes, verbiage, like where it says two-acre feet, make sure we get fair market value in the code, and what can we do where everything would just be automatic. Mr. Hines said I agree, and really what we want to do is update the fee schedule; that is kind of our first goal. Then, for the water dedication and the connection fees, we are going to keep those same fees, and just make it clear on our fee schedule what they are, with the caveat that we would entertain changing those at a later date.

Ms. Hessey said the Planning Department is part of the Technology Fund, so I would also propose that while you are increasing these fees, maybe a set fee out of each one of these goes to the Technology Fund, because they are part of the Technology Fund, they use that

Technology Fund, this would increase that for all county users, it benefits everyone, while you are increasing that. I would just propose putting in an additional $25.00 per item, so that every time you get that it goes to the Tech Fund.

Commissioner Blakey said you said something about the survey? You are going to revisit that, so that would be like on the one that you had presented to us? You have all these thought on that put on there. Mr. Hines said yes, we did what it is now, I just need to get with our county surveyor and say, are you upping your fees, or are they staying the same. I thought we renewed his contract in 2024, but I cannot remember exactly when we did, and maybe we do not do it yearly, or it is for "X" amount of years. I want to revisit that and talk to our surveyor and make sure the fees are good, and are these hours we are giving you good for your review.

Commissioner Blakey said I also thought Ms. Hessey's idea was good, and maybe staff can talk about that as well. It might not be $25.00; it might be $2.00 or $3.00 or something. Mr. Hines said I am not sure how that Technology Fund works. Ms. Wideman said the Technology Fund is fees that is in place by Statute and are put there through various funding mechanisms that come down from the State Statute, so I do not know that that.... I mean that is what it is there for, and it is for specific things. Commissioner Blakey said but we can look into that to make sure. Ms. Wideman said you could add money there, but you are restricting it. Commissioner Blakey said we could look and see if it is a viable option.

Ms. Wideman asked Mr. Hines, on a TUP, is that when you have like, if someone was caring for their parents? Mr. Hines said yes, and Ms. Wideman continued saying, so it is going from $100.00 to $800.00? Mr. Hines said yes, so we have a TUP for farm labor, watchmen's quarters, caretaker, and home construction. Mr. Spross asked if we still had a general one and Mr. Hines said no, we got rid of that one, we got rid of the "catch all" one. Commissioner Blakey said and they all require the same amount of work and Mr. Hines said yes, and again, those are, I can't remember, but we have $479.00 for our hard and soft costs just to process that application, and then we have a placement permit that has been in place, it was just ran through the Building Department, and that we are one, we are putting that in there, so it is $779.00 for our hard and soft costs to process that application. Mr. Spross said so, the placement permit is included in that fee, and you are not subject to the placement permit on top of that? Mr. Hines said no, because what we were doing, people would come get their TUP, then they would say, I am not doing my placement permit, so they just start living in the RV, and then we would have to go out as code enforcement and say, hey, we are following up on your TUP, did you get your placement permit, and they would say, oh I didn't get that, so now, it just more work for us to do as far as the Department. Ms. Wideman asked Mr. Hines what a placement permit cost now, and Mr. Hines said it is $300.00.

Commissioner Blakey asked Mr. Spross, Mr. Hines, and Mr. Sanford if they have enough direction to make all this happen, and Mr. Hines said he thinks so.

Mr. Hines continued with the following:

Building Department Flat Fees.

- These are fixed fees collected for minor building permits, i.e. re-roof, water heater replacement, utility connection, etc.
- Fees collected are for processing applications, field inspection, and closing out the permit.
- These fees have not been updated for ~8 years.

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CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Building

Flat Fees	Currently	Proposed
Electrical Panel Upgrade	$50.00	$150.00
HVAC Upgrade	$50.00	$150.00
Prebuilt Carport	$50.00	$150.00
Reroof	$50.00	$150.00
Water Heater Replacement	$50.00	$150.00
Gas Pressure	$50.00	$150.00
Water Connection Fee	$7,200.00	
Sewer Connection Fee	$6,500.00	
~~Residential Water/Sewer Connection Inspection~~	~~$150.00~~	Included in Connection Fee
~~Commercial Water/Sewer Connection Inspection~~	~~$300.00~~	Included in Connection Fee
Pool Permit	$500.00	$500.00

Impact Fees

New house or commercial building is constructed on a vacant lot that has not had a previous residence or commercial building on it

Road Impact Fee	$2,300.00	
Park Impact Fee (Residential Only)	$1,000.00	
School Impact Fee (Residential Only)	$900.00	

Currently, we have $50.00 for all these flat fee rates. That $50.00 is about an hour worth of inspector time, so an inspector could drive to Cox Road, or Lake Lahontan, some of those times are longer, some are shorter, but that $50.00 would… I do not think it covers the cost, because I think our $53.00 an hour rate is for an inspector, so it does not really even cover the cost just to inspect it, let alone to process the application. What we were talking about three hours of staff time, that is inspector, and then our building official and our permit tech, so we were looking at raising these up to $150.00 to cover those costs. The only one that did, and I verified this with our building official, all of these are one trip for us to do, unless again, there is a reinspection and we can apply that reinspection fee. The reroof is typically two, because we want to make sure that they have ripped the old roof off before they put the new roof on, and then we go back and make sure they have done the insulation of the new roof. Also, in here, we had a residential water/sewer connection inspection fee, and we also have one for commercial, and these were $150.00 and $300.00. I feel that we are kind of double dipping into that, because we are already paying a water connection fee and a sewer connection fee, so I am just scrapping those fees out, and including it into those water and sewer connection fees. Currently, they are $7,200.00 and then the $6,500.00; if those go down, those fees will still be within those other fees, so those two would go away. The pool permits are staying the same, we are not doing anything with that.

These were the impact fees that County Manager Spross had mentioned, and just a little bit of background, I do not think that Road Impact Fee has been revised or updated in twenty plus years, again. The price of asphalt is considerably higher, or the price of improvements is considerably higher than it was twenty years ago, but again, that is for a different discussion. Then, of course, the park and school, we weren't proposing to raise those at all.

Commissioner Hyde said I would just like to thank you [Mr. Hines] for the work you put into this. It is my belief that any time fees, and we do not have to jump into the General Fund and put it on the general tax payer to pay for fees like this, and that is why I would like to go forward and stay on top of this from here moving forward, so thanks for bringing this forward. Chair Getto and Commissioner Blakey agreed.

No action was taken as this was a discussion item only.

Public Comment:

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

Adjournment:

The meeting was adjourned at 2:43 PM.

Approved: ______________________
Myles Getto, Chairman

Approved: ______________________
Eric Blakey, Vice-Chairman

Approved: Matt Hyde

Matt Hyde, Commissioner

ATTEST:
Linda Rothery, Clerk/Treasurer

Tara Adams

Tara Adams, Deputy Clerk