

MINUTES OF THE BOARD OF CHURCHILL COUNTY COMMISSIONERS

155 N. Taylor St., Fallon, NV 89406

January 20, 2021

Call to Order:

The regular meeting of the Board of County Commissioners was called to order at 1:17 PM on January 20, 2021, which was conducted in-person and via Zoom meeting.

PRESENT: Commissioner H. Peter Olsen, Jr., Chairman
Commissioner Justin Heath
Commissioner Gregory Koenig
County Manager Jim R. Barbee
Comptroller Sherry Wideman
Chief Deputy District Attorney Benjamin Shawcroft
Clerk/Treasurer Linda Rothery
Deputy Clerk to the Board Pamela D. Moore
Deputy Clerk Renae Paholke
Sheriff Richard Hickox
Public Information Officer Anne McMillin

ABSENT: N/A

Pledge of Allegiance:

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

Public Comment:

Chairman Olsen asked if there was any public comment. Geof Knell said I am a street preacher and somewhat of an activist to push back evil in our government and to bring God back into government, the power of the Lord Jesus Christ. You are going to see me respond to some of your actions. I would like to keep it civil as I did with my first session with your previous successors, which Mr. Olsen knows about. I like to keep it civil but there will be times that I am able to speak with passion to bring a point across and bring encouragement that believing and trusting in the Lord Jesus Christ will put you in a Godly direction. You represent the State of Nevada. The Nevada Revised Statutes and our government allows for the killing of babies, promoting promiscuity, and robbing people of their money and so forth. I am going to encourage you all to read your scripture and encourage you to make competent decisions because it is important that you honor God. Romans 13 says you are ordained by God, but you have to be Godly and not of the world. God bless you and may you make critical decisions, rightful decisions under the word of God. What we are coming across is a lot of demise and it will change our culture for the worst. It is going to get really hectic, so hang in there. May you use God's will in your decision making.

Verification of the Posting of the Agenda:

It was verified by Pam Moore, Deputy Clerk, that the Agenda for this meeting was posted on the 13th day of January, 2021, between the hours of 3:00 and 5:00 PM at all of the locations listed on

the Agenda, in accordance with NRS 241 and the Governor's Emergency Declaration related to posting during the Pandemic.

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 Gregory Koenig seconded the motion, which carried by unanimous vote.

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

A- December 14, 2020 Special Meeting;

The Minutes of the special meeting held on December 14, 2020 are submitted for the board's consideration and approval.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Commissioner H. Peter Olsen, Jr. made a motion to approve the Minutes of the special meeting held on December 14, 2020 as presented. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

B- December 16, 2020;

The Minutes of the meeting held on December 16, 2020 are submitted for the board's consideration and approval.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Commissioner H. Peter Olsen, Jr. made a motion to approve the Minutes of the meeting held on December 16, 2020 as presented. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

C- December 30, 2020 Emergency Meeting;

The Minutes of the emergency meeting held on December 30, 2020 are submitted for the board's consideration and approval.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Commissioner H. Peter Olsen, Jr. made a motion to approve the Minutes of the emergency meeting held on December 30, 2020 as presented. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

D- January 4, 2021.

FISCAL IMPACT:

EXPLANATION OF IMPACT:

FUNDING SOURCE:

ACTION REQUESTED:

Commissioner Justin Heath made a motion to approve the Minutes of the meeting held on January 4, 2021 as presented. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

Appointments:

1:15 PM - Consideration and possible action re: Update of current activities, plans, or actions related to the Bureau of Land Management's Carson City District

Ken Collum, District Manager, will provide an update of current activities, plans, or actions related to the Bureau of Land Management's Carson City District.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

Ken Collum, Carson City District Manager, said, regarding the Tungsten Geothermal, the solar and geothermal expansion should fall under our existing NEPA so there should not be any delays as far as the Environmental Assessment (EA), at this time.

Regarding the Navy, basically the existing BLM withdrawal is in place until August 31, 2022, and that includes the Mineral withdrawal on the proposed expansion for the Navy that was not approved. Also, there was a provision that the Navy and Department of Interior (DOI) form an intergovernmental executive committee to oversee that with local constituents, county, state, tribal, and private, to figure out how to best manage withdrawn lands in the future.

Greenland is still on the horizon. It is going to be a big effort for the BLM from Las Vegas all the way up to Reno and then later on, with the proposed east-west group which is from Fallon to Yerington. That will open up areas for renewable energy and renewable energy parks such as the one proposed east of Fernley. Transmission has been an issue for a lot of these renewable energy projects. We presumably will see an influx in that, especially in the Reno-Fallon area.

The Bureau of Reclamation (BOR) is intent on returning additional acres to the BLM over the next few years, similar to what was going on at Carson Lake that BOR is dedicating those lands to BLM for a supposed wildlife preserve and that is east of Fallon.

Regarding the Dixie Meadows EA, the final decision went out to the public early this month. The public comment period will end the second week of February and then we will incorporate those comments and issue a final decision, if it is merited, at that time. That is for the geothermal plant out in Dixie Meadows.

We are waiting for additional approvals for funds out at Grimes Point for recreational

improvements, which will continue to be made throughout the spring. We also received additional funds to improve the entrance road to Sand Mountain. If any of you have been out there, there are a couple of dips that are slowing people down and sometimes they do not slow down and that creates quite a bit of a mess, so the idea is to fix those dips so they can get a better flow through to Sand Mountain.

We have a new acting Field Manager for the Stillwater Field Office. His name is Jake Vialpondo. He will be taking my place for the next four months and, of course, I will still be around.

Chairman Olsen asked if there was any public comment but there was none. He asked if there are any horse roundups scheduled and with the dry winter we are having, do you have any comments on range conditions. Mr. Collum replied that right now, we are thinking about a roundup in late fall or early winter of this year but nothing is set in stone yet and if that occurred it would be out in the Desatoya Range where we gathered last year. In Mineral and Churchill Counties we have not put any additional management into place yet, but we have a few permittees that are struggling to find forage for their cows, so right now, we are able to locate them to different areas, but we will need to get some moisture soon or it will affect our draw plan. This item was presented for informational items only and no action was taken.

1:20 PM - Consideration and possible action re: Presentation by Chris Mahannah on work needing to be done on wells and pumps at the county-owned Wild Goose Ranch and authorization to proceed with the work using Carson Pump. Total cost for repairs may total approximately \$90,000

Churchill County owns a large farm known as the Wild Goose Ranch that uses irrigation pivots and a network of wells. The lease requires the county to pay for all capital improvements which includes the wells and pumps. Some of the wells/pumps were not performing to proper standards during the past irrigation season which prompted an investigation into their condition. This investigation disclosed several issues which will be presented by Chris Mahannah followed by a discussion as to the work that should be done. The estimate for the cost to do the repairs from Carson Pump is \$89,980.

FISCAL IMPACT: Approximately \$90,000

EXPLANATION OF IMPACT:

FUNDING SOURCE:

ACTION REQUESTED: Accept

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MAHANNAH & ASSOCIATES, LLC
P.O. Box 3404 • Reno, NV 89509 • 775.323.8048
INNOVATIVE WATER RESOURCE SOLUTIONS

Wildgoose Farm Wells I-3 & I-7 Well & Pump Rehabilitation Cost Estimates

Chris C. Mahannah, PE,
SWRS

20 January 2021

Outline



History / Due Diligence



Potential Municipal Water Supply



Infrastructure Improvements



Wells I-3 & I-7 Well & Pump
Immediate Needs

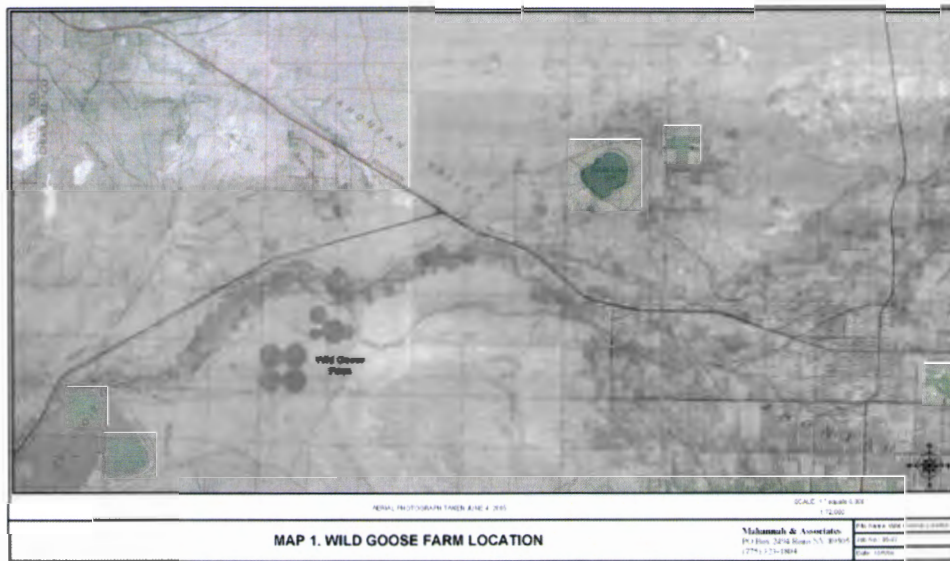


Long Term Infrastructure
Improvements

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Chris Mahannah said I will go over a little bit of the Wild Goose Ranch history for the new Commissioners, the potential for the ranch to be a municipal water supply that is in relative proximity to the population center of Lahontan Valley, infrastructure improvements that have

gone on since the county has acquired the farm, and then some immediate needs associated with two of the wells & pumps. Also, looking long term at potential infrastructure improvements that are needed.



This first slide shows the farm which is west of town, Lahontan Reservoir, Carson Diversion Dam, the V-Line that diverts off the Diversion Dam, and the T-Line to the north, just to give a general location of where the farm is at. These are all underground water rights associated with the farm that are irrigated with a center pivot irrigation system, unlike the majority of Fallon that is irrigated with surface water and flood irrigation. This is pressurized water pumped from wells through center pivot sprinklers. If any of you have flown across the mid-west, you have seen these 'crop circles' from the air many times.

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This is what the farm looked like about the time the county acquired the farm in 2005. The upper portion terrace of the farm is at a higher elevation. There are four center pivots each about 120 acres and then on the lower terrace closer to the V-Line are another 120. One is about 70 acres and then a partial wiper 30-acre pivot.

Due Diligence



Prior to the county acquiring the farm, there was due diligence performed that we were involved with. There was an appraisal done on the land, water, and improvements. We were not a part of that. We did conduct two studies. The one on the left is an evaluation of the farm for a potential municipal water supply and using the farm as a site to store surface water underground. It was called recharge storage and recovery, or another term is Aquifer Storage & Recovery (ASR) where you would infiltrate or inject surface water and store water underground versus Lahontan Reservoir, which is a surface reservoir and subject to evaporation losses. The unique thing about this farm is it is pretty much the only place in the Lahontan Valley where you could do an ASR program because you have some depth between land surface and the water table, depending on where you are on the upper or lower terrace, it is between 60 to 100 feet to static water levels. You have an unsaturated or vados zone there that you could store water in the pore space in the soil matrix, whereas the rest of the valley water tables are at 3-5 feet below ground surface most of the year. This study looked at the potential to do that. It was just a very preliminary study which showed favorable results for a potential ASR project. We did some infiltration studies with double-ring infiltrometers for a relatively short-term test. The surface soils are very sandy textured, so that was favorable, and was one of the reasons for acquiring the farm, in addition to the primary objective of obtaining control of the appurtenant underground water rights for potential conversion to municipal use. This study was done in 2003. In 2004, I did a deeper dive on the infrastructure primarily focusing on the wells and the pumping systems and evaluated the status of those. These were both done in the 2003–2004-time frame prior to the county’s decision to purchase of the farm in 2005.

Due Diligence / Municipal Supply

Assets:

- Water Quality meets Arsenic standard
- Potential for ASR
- Proximity to Fallon
- Recharge supported by Newlands Project – V line & Carson River
- Stable water levels
- Potential municipal supply

Liabilities:

- Aging infrastructure:
 - Wells: abandon & replacement required
 - Pivots
 - Pumps / motor
 - Flow meters
 - Electrical panels / service

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This slide lists the assets versus the liabilities that we identified in these reports. Assets

included: acquiring the Underground water rights, which are about 2,950-acre feet. Additionally, this is about the only place in the Lahontan Valley where the water quality meets the arsenic standard. There are 6 wells on the property and all of them are in the 5-6 parts per billion (ppb) range for arsenic. The MCL is 10 ppb but one of the wells is 11 ppb but, with blending, you could meet the arsenic standard. That is a big deal. Arsenic water treatment is not inexpensive. It also has the good potential for an ASR project in relatively close proximity and upgradient from Fallon, so pumping costs would be less than if you were pumping uphill. Recharge is supported by the Newlands Project features, primarily the V & T-line canals and the Carson River. We have a water level monitoring program funded through the Carson Water Subconservancy District (CWSD) and the County. We have 3 dedicated water level monitoring wells adjacent to the farm as well as the wells on the farm. They have shown seasonal fluctuations but no long-term declines in water levels. It was also identified as an option for relatively mid to long term as a potential municipal supply in the County's 2000 Water Resource Plan. We also identified, and we labeled them liabilities in the report, the wells that were drilled out there that were not properly constructed when originally drilled in the early 1990s. We will get into that in a little more detail on that in a moment. We have replaced 2 of them; more need to be replaced but there is a cost associated with abandoning a well to the tune of \$10,000 to \$15,000 per well. These reports made it clear that, prior to the purchase, the infrastructure was aging & well abandonments/ replacements and pump work would be needed. One of the center pivots has been replaced. All of the pumps and motors have been dated back to the 1990s and some of it before that. Flow meters have all been replaced. Electrical panels and electrical service needed significant updating.

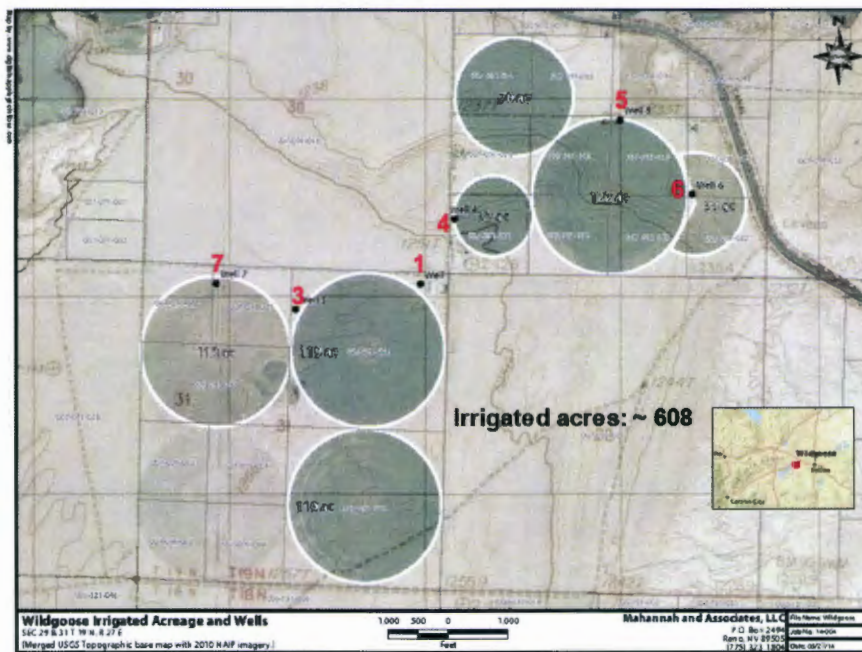
History

- County purchased land, UG water right & 'improvements' in March, 2005
- \$11.64M for ~2,950 af of UG water rights
- Current value of water: $2,950 \text{ af} \times \$7,000/\text{af} = \$20.65\text{M}$
- Moved 445 af of water rights under permit 72404 to start County's Sand Creek water system
- Lease farm until needed for municipal supply
 - Oasis Dairy, 10 yr lease, \$145k/yr w/ tax & utilities credit

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The county purchased the land and underground water rights and improvements for \$11.64M in March 2005. If you look at the current value of just the water rights, the current value would be about \$25.65M. The same month the county acquired the farm, I filed a change application to move 445-acre feet of water under permit #72404 moving water rights off the farm to the Sand

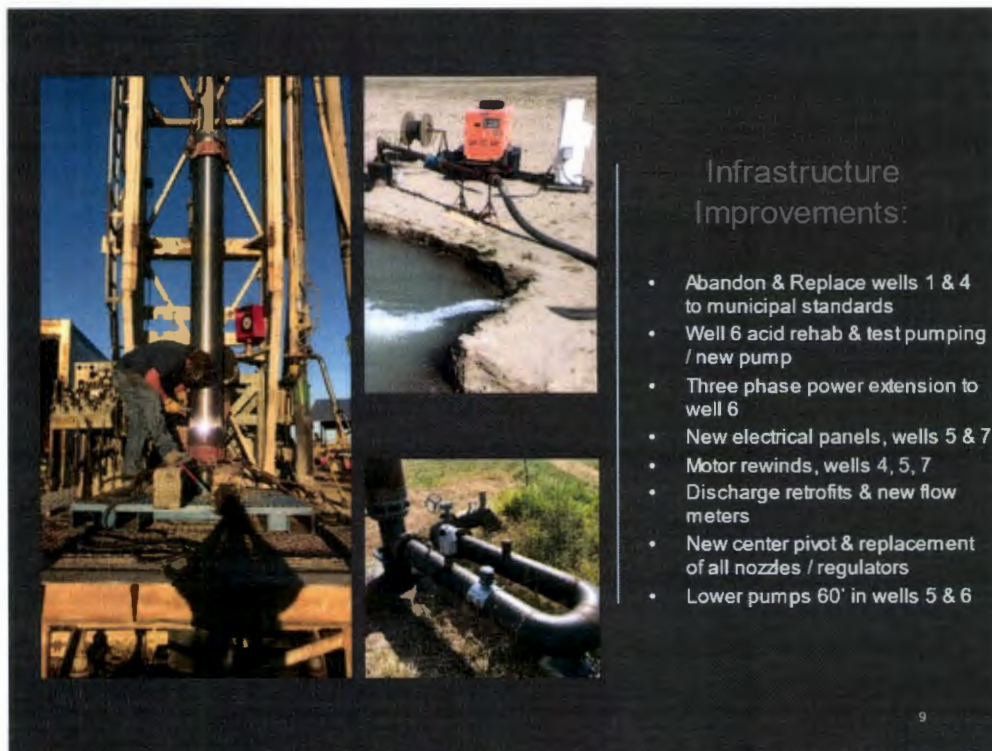
Creek Well location, so that was the start of your municipal water system. The remaining water rights remain appurtenant to the farm and the county has a lease agreement with a local dairy. It is a 10-year lease. I was not a part of this but, just glancing through it, it requires a payment of \$145,000 per year with some credits for taxes and utilities, mainly being the power costs, which are significant to pump water.



This is how the farm looks today. The well numbers are in red. What we will focus on later in the presentation is some immediate work that is needed on Wells 3 and 7. This is the upper terrace portion of the farm and the lower portion down here. These wells are generally more productive, less depth to water, shallower pumping levels than the upper portion of the farm. There are about 608 acres of irrigated land. When the county acquired this, it was originally all under alfalfa. The current lessee had it all in silage corn for his dairy. I understand he is putting some of that back into alfalfa now. It has some implications because it was kind of a change on how this farm was historically irrigated with alfalfa. You irrigate until you need to cut and then the pumps are shut off so there would be a rest period of 2 or 3 times throughout the season, whereas, under the lessee's operation last year, they turned all these wells on and ran them 24-7 from the beginning of the season all the way to the end, so the aquifer and the wells have been stressed harder than they have ever been under alfalfa production.

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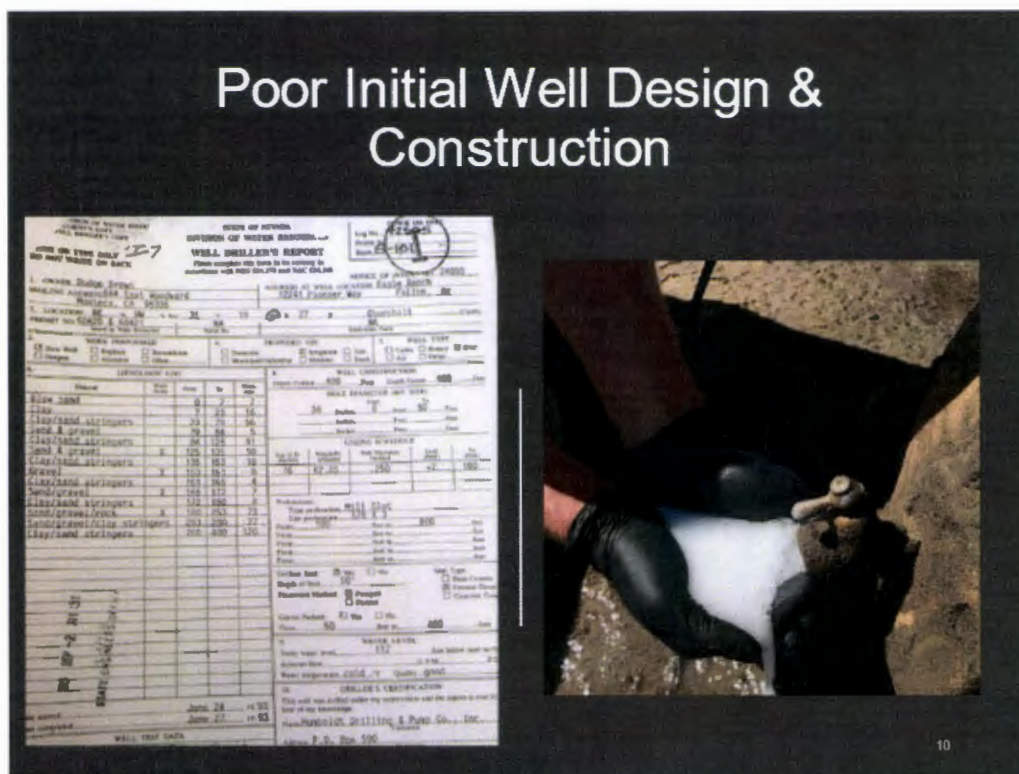
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The most significant infrastructure improvements we have done to date are to abandon and replace Wells 1 and 4. These have been done to municipal standards with the anticipation that, at some point, these wells might be used for a municipal supply. When I say municipal standards, I was on site, we did test well drilling, sampling, lithologic logging, electric geophysical logging, and put together a well design. The driller came back in with a reverse circulation production rig and these are constructed with stainless steel wire wrapped screens using more modern drilling and developments techniques & construction methods than the older wells that were drilled strictly for agricultural purposes. On Well 6, we did an acid rehab job and test pumping. That is like what we are proposing on Wells 3 and 7 that we are asking for your action on today. I will talk more about what is involved there. About 3 years ago, we did a three-phase power extension to Well 6. The prior owners had a setup to run a three-phase power over to that well and it was just undersized and not safe and, once we rehabbed Well 6 and got it back into production, we needed a larger motor and legitimate three-phase power, so we worked with NV Energy to extend overhead power to that well. New modern electrical panels with safety controls have been installed on three wells. Three motor rewinds, discharge retrofits and new flow meters have been installed on all wells. This is an example of the discharge retrofit. The way this used to work is the discharge went this direction, the 45-degree underground and the meters were installed right about here on the old installation which is about the worst place to have a meter. You want a nice straight run. There is air entrainment in the water that we will talk about in a second. The meters, as they were, were drastically over-reporting the amount of water being pumped, so this is where Carson Pump came and picked the whole pump column assembly up with a pump rig and turned it 90 degrees so we would have a nice straight run and a new flow

meter, air relieve valves and PRVs or Pressure Relief Valves to protect the system. A year or so ago, a new center pivot was replaced. Oasis Dairy, last year, replaced all the nozzles and pressure regulators, I believe, on all the pivots. Also, last year, on 2 of the wells, the pumps were lowered 60 feet because of loss in well efficiency.

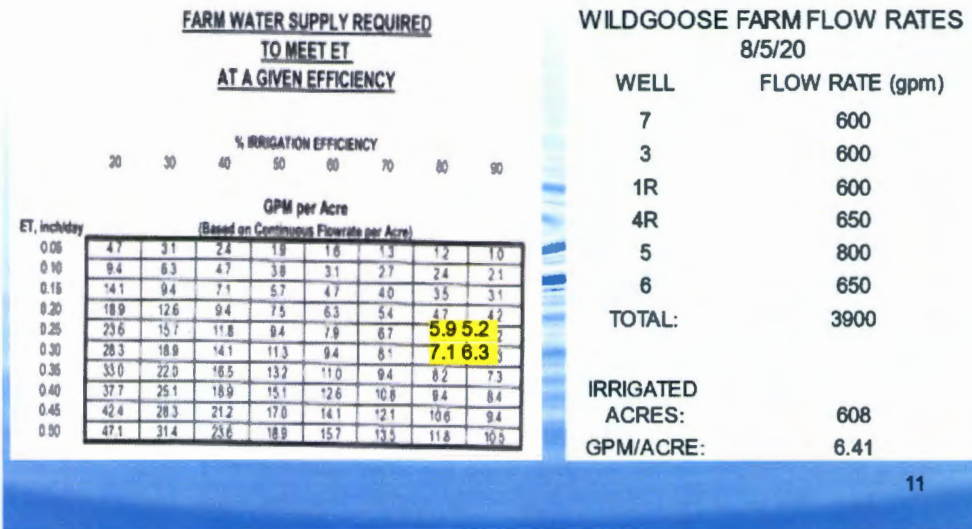
Poor Initial Well Design & Construction



When I say poor initial well design and construction, this is an example of one of the well logs, and they are all constructed very similar. They were drilled by Humboldt Drilling back in the early 1990s, this was 1993. This is the lithology they encountered. It is a little bit hard to read but I wanted you to focus on the type of perforations. They were mill-saw cut perforations. This is where you take a saw and cut into the side of the casing. They used run-of-the-mill gravel pack and then what is most concerning and important is that the static water level in this well was 117 feet when they drilled it. It is hard to see but they started the perforations at 100 feet. In other words, they perforated above where the water level even was before you started pumping. Once you start pumping a well, you get this cone of depression and the pumping level drops. If your perforations are too high in the well, you get water that flows in and it drops, and falls to the pumping level.. We call it cascading water. What that does it entrain air in the discharge, and this is a photograph of that. That is not milk. That is water with entrained air and when you draw that entrained air-water mix into a pump, cavitation occurs as the water is pressurized through the various impellers and causes premature wear. In the wells we have replaced, we have started the perforations deeper than 100 feet to try and minimize this cascading water issue. It is a challenge out there because some of the better producing zones are higher up in the formations, so it is kind of a fine balance between screening productive formations yet minimizing cascading water.

Why Humboldt Drilling designed the well this way is beyond me but that is a significant issue. It was identified in the other reports that we prepared before the county acquired the farm.

Water supply & pressure deficit...



Just looking at some of the issues we are dealing with now, water supply and pressure deficits, particularly on the upper portion of the farm, these are the flows from the wells measured on the meters in August of last year totalling about 3,900 gallons per minute and it varies month to month. If you do the math on 608 acres, that is about 6.4 gallons per minute per acre. The table on the left is a tabulation of how much water is needed to meet the evapotranspiration demand of a crop. On the left column is the ET rate in inches per day. In other words, how much water is needed by the alfalfa or whatever crop you are growing, expressed in inches/day.. Across the top is your irrigation efficiency so, since these are low pressure drop spray pivots, they are generally in the 80% to 90% range. Your ET rates, depending on the time of year, are in the .25 or in excess of 0.3 inches per day. If you take that across to meet the crops consumptive use demand, assuming 80% efficiency, you would need 7.1 gallons per minute per acre and we are at 6.4. If you assume 90% efficiency, you are in the ballpark. If this were my farm and I wanted to grow the best crop I could, I would be shooting for about 8 gallons per minute per acre. That would assure that, in late July or August when ET is the highest, I am putting on enough water to meet the water demands of the crop to maximize my yields. That is not as big of a concern for the County but, if you are the entity raising a crop, it is of concern. We are a little bit undersized for flow but more what we are running into in the upper portion of the farm is the pumps & wells have lost some significant efficiency. The wells efficiency have dropped off and pumping levels have increased due to scaling inside the casing and so pressure has dropped off and they are not able to pressurize their system, so that is what we are trying to rehabilitate with this proposal.

Well videos & brushing

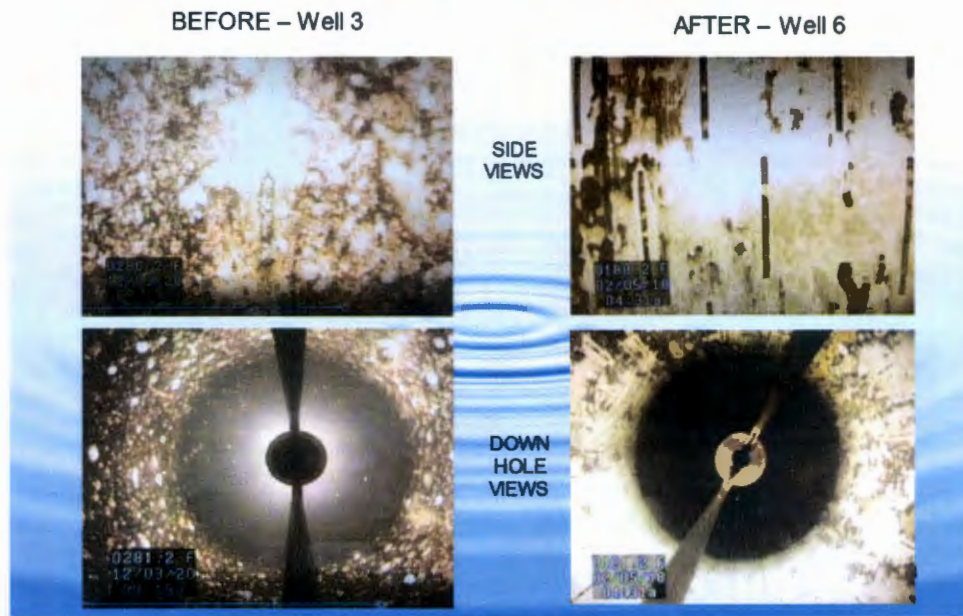


These are a couple of photos where Carson Pump has done over the last couple of months and this is on Wells 3 and 7 on the upper terrace. They pulled the pumps out and this is the tube and shaft. It is a photo of the bottom of the pump assembly. All of this garbage here is the old airline that was installed in the well and that was a device to measure pumping levels. It is kind of a dated technology. That broke or fell off and got sucked into the bottom of the pump. That is having a significant impact on the ability for this pump to produce water and pressure. For those of you not familiar with how this works, the motor sits on top of the ground on a discharge head. It runs a drive shaft that goes down to the pump inside a tube & bearings, it is lowered into the well. These are all wear items that wear out and need replacement. That motor drives the shaft, which then turns these impellers, and the impellers and bowls are stacked on top of each other to pressurize the water and then it comes up through the column out through the discharge head into the irrigation distribution system.

The work that has been done to date was to pull the pumps and run videos down the wells to look at the condition of them. We did some additional brushing to look at the integrity of the casing to see if we could do an acid rehab job without destroying the well because we are adding a muriatic acid to the well.

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Before & After Acid Rehab



These are some screen shots of what those down hole videos look like and this is Well 3. It is a side view. When I pointed out the well logs, the perforations, that is one of the perforations that you can barely make out. Comparing that, and this is well 6 that we did an acid rehab job on, it looked like this before the acid was added and this is what it looked like afterwards. You can see that the perforations have opened up. If you look closely, you can actually see the gravel pack back there behind the perforations. This is another view from the camera looking down the well, again, you can see all the calcium carbonate buildup inside the well. Pre-rehab and post-rehab, you can see that it is cleaned up. This is not a permanent solution however. It will improve the well efficiency and reduce your pumping levels for a while. It will somewhat kick the can down the road for a while but it does not resolve the issue of the initial poor well construction.

So, what happens to get from this point to this point, basically, the contractor in this case, Carson Pump, will do some brushing and swabbing to clean off the big stuff and they introduce muriatic acid and let that sit and then do some additional brushing and swabbing and surging, then remove the acid, neutralize it and then we set a test pump and do a step test to further develop the well and improve the efficiency. The proposed work is also to rebuild or replace the worn-out components of the pumping column or shaft or the impellers themselves. The impellers can be removed and put in a lathe & machined to rehabilitate the pump rather than replacement.

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Authorization for repairs?

WILDGOOSE WELL & PUMP REHABILITATION ESTIMATES CARSON PUMP

ITEM	EST#	DESCRIPTION	WELL I-3	WELL I-7	STATUS
1	2398	Pull pumps & inspect pumps, well videos, brush verify casing condition & rerun videos	\$ 6,220	\$ 6,520	COMPLETE
2	2394	Well Rehabilitation & video	\$ 19,800	\$ 19,800	TBC
3	2395	Test Pumping	\$ 13,930	\$ 13,930	TBC
4	2396	Rebuild & reset pumps & video	\$ 15,880	\$ 6,640	TBC
SUB-TOTALS:			\$ 49,610	\$ 40,370	TBC
TOTAL:			\$ 89,980		TBC

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The work that has been authorized and done to date is, roughly \$13,000 and that was to pull the pumps and run the well videos and do some initial brushing to verify casing integrity to see if we could even do an acid job and rerun the videos. It appears that the casing is in good enough condition to do a rehab. These are the proposed costs to do rehab and test pumping on both of the wells. It is broken down by the various tasks. The costs vary a little bit. Well 7 is a little bit deeper and has a different size pump in it. Well 3 needs some additional work on the pump compared to well 7, so that is why there is a difference. The grand total estimate from Carson Pump is approaching \$90,000.

Long Term Infrastructure Improvements Needed:

- Well replacements & abandonments
 - Wells 3, 5, 6, 7
 - Cost: ~\$170 - \$200k/well depending on pump & motor work
 - SC#2 Municipal well cost: ~\$555,000
- Possible additional Center Pivot sprinkler system repair or replacement

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Some of the long-term infrastructure improvements needed are basically replacing the remaining 4 wells that have not been replaced. The cost to do that a couple of years ago when we replaced Well 1, was around \$130,000 excluding pump work, so I bumped that up to \$170,000 to

\$200,000 depending on how much pump and motor work might be needed. I compare that with the county's cost on the new municipal well that we are about to embark on for Sand Creek #2 at a little bit more than half a million dollars, so why the difference here? We are basically getting the same product. This is going through all the hoops to acquire the federal funding through NDEP and USDA, paying prevailing wages etc., whereas me working directly with Carson Pump or a local well drilling contractor with a 5-page contract and boom, we are done. It is still a lot of money, but we can replace these wells to municipal standards at a fairly reasonable cost compared to the other route.

Possible additional center pivot sprinkler repair/replacement is also needed in the future.

Chairman Olsen asked if there was any public comment. Geoff Knell said wow, this is so much information and it is very, very interesting. Having another added solution to the problem to consider taking land and buying land, it seems to me to be a communistic direction that this county is going in acquiring land and take control over it and they ride it out and let people use it. That is not the republic, that is a corporation. Here is a possible solution. How about water generators? In the investigation to take the water out of the air, in this way, what I figure, because I have been studying this lately, it reduces a lot of maintenance cost. There is a new technology, it may take energy like 480 volts to run the system of a municipal capacity to throw up the water tank to create enough pressure into the lines so you can use linear cost and we can pay for water. Has someone looked into that? I guess not. I would like to bring up maybe a motion with the idea maybe to research this and so we can give freedom to the people instead of using the government in this way. Thank you.

Chairman Olsen said Chris you are full of happy news here; spend money, spend money. I still think this is a decent investment for the county, for the future expansion that we may need but I am going to open it up.

Commissioner Heath said, if we do this, will it reduce how much they use that well? You said right now, when they use it, they use it 7 days a week. If we improve the efficiency, will it cut down on the usage? Chris Mahannah said no. This is just getting the production and pressure back to a point to adequately irrigate the farm. DA Shawcroft said there is a requirement in the lease that the principal crop would be alfalfa, so we are going to work with the lessee to make sure that it happens. Commissioner Heath said it sounds like if we replace this and they are using it all the time, we are going to be back in the same place again pretty quickly. Chris Mahannah said we would be replacing it with an engineered well design where we are minimizing or eliminating the cascading water issue. We are designing an efficient well that is going to last a long time and so that would be a wise investment, especially if we were to use it as a municipal well. I have appeared before the Commissioners before and each of those times I have requested money to do these things and that is why I went through the whole tortured history that the county went into this and granted, it was not anybody in this room except me, eyes wide open to what they were getting into and they knew the infrastructure was aging. I think it is in the Agenda Packet lease payments versus costs and just looking at it from that perspective, you are losing money, but I had some commentary with Marie Henson before this meeting that if you look at the 445 acre feet that were transferred to Sand Creek and the connection costs associated with what the county charges, that is \$2.8M just in that portion of revenue that the county would

derive from just a portion of these water rights. I just want to make sure that everybody is aware of that. Commissioner Heath said, for the next lease, will this clause be worked into the new lease when it is up? DA Shawcroft said which clause are you talking about? Are you talking about water usage and pump usage? Commissioner Heath said no to recoup the costs. DA Shawcroft said it really all depends on the market for when we go out to bid. When we went out to bid on this one, you could say the market was thrust quite a bit at that time and we did not get a very favorable rate, so there are so many different factors and we just don't know what we are going to end up with in another 7 years. Chairman Olsen said we extricated ourselves from an even worse deal, if you can imagine that for us. It was ongoing and we gave the original owner life estate on it and then the lessee had, I think it was a dollar a year is what they were paying, and they had let the place run down and we were struggling so, when we let it out to bid, we had an open forum bidding process and, as poor as this looks, it was worse. So, we have improved ourselves, but it is still not something that we look at and say this is cash flow. From the county's perspective, we want to minimize these costs while protecting the asset. As we look at what Chris is saying, the potential value as a municipal water source, there is great value there and so some of these things he is proposing are rehab to extend the life of what we have already bought. We are going to have to keep this up and there will be another bite of the apple, probably with you guys, at putting this back out for lease again, and I would suspect it will be a more advantageous lease, partly because we put more money into the place. When this place came up for rent, it was completely devoid of any alfalfa fields, if I recollect, there may have been 1 or 2 really poor ones. It was completely run down. I think it will be our contention that this thing, as a farm, would be much more attractive for somebody. You are not starting at zero. I remember, at that time, I looked at this and I thought, gosh, even at a reasonable price, you are going to lose money for 2 years just to get the thing turned around and get started again. So you had to have that money as a farmer to invest from their side so now, hopefully, we will come back and have a better product and a better water supply for the pivots. There are a lot of things on there that were not right. Farmer Ben has done a fabulous job of getting these things put back together. With the limited resource we have in our community, we can argue about what the total number is, it is around 21,000-acre feet total available and you are not going to get very many bites at it to get this much water in one spot. That is where the foresight of the previous Commissioners came in and said let's grab all of this at once and reserve it for municipal use which is what we are doing. It is our job to maintain that and minimize the cost as we go forward.

Chris Mahannah said, I am fully aware of the county continuing to put money into this and, if I was not clear, that is a significant amount of money. If I had my preference and we had the time, I mean the irrigation season is starting in 2 months, we have 2 pumps on the ground that are inoperable, but if we had more time and more money, I would not recommend rehabbing these wells, rather abandon and replace them as we have done with wells 1 & 4.. This is kind of a stopgap measure to get the wells operational for this season and get you through a few more seasons. Well 6, on the lower side, was rehabbed 4 years ago. We had to lower that pump this year because the well efficiency has dropped off. That is something we do not have any control over how quickly these well lose their efficiency. That goes back to poor initial well design and construction.

Commissioner Heath said who owns Oasis Dairy? DA Shawcroft said Jason Storm.

Commissioner Heath said if the lease stipulates that they need to raise alfalfa and that is the most advantageous to maintain our water levels, then I think we need to make sure that we let them know they need to raise alfalfa and not corn. DA Shawcroft said we are already addressing that. Chris Mahannah said I do not want to get too far out there in the weeds, but the evapotranspiration demand of corn and alfalfa is the same, however, by raising alfalfa and having those 2 week breaks throughout the season, you are not running the wells continuously, so that helps a little bit. I don't know if Oasis has been complying with this, but when I briefly read through the lease terms, they are required to submit a crop plan at the beginning of the season as to what they are going to grow, and with that alfalfa, a 5-year-old or less stand should be left when the lease terminates.

Comptroller Wideman said how much of a life do you think this project will have? Chris Mahannah said, based on basically doing the same thing in Well 6 three years ago, we could be only talking 3-5 years. It is pretty much impossible to give you an exact number. Chairman Olsen said this is the least expensive way forward to operate. Chris Mahannah it is in the time frame that he needs to turn the pivots on and, especially if it gets hot in another month or two, there is no way we could re-drill 2 wells, and I am guessing you guys would not want to expend over \$200,000 at this time to do that. I do not think it is realistic to do that, so this is what is needed to comply with the lease and get the farm operable for this coming irrigation season. Chairman Olsen said I still would not think it is throwing good money after bad. I know these things have a limited life, but we are squeezing the last little bit out of it that we can. We know we have this cost ahead of us that is coming. I would think we would want to put a plan together to where we are not doing all of this at once. Take the worst one in a year or two and fix that so we are not trying to do several at once. We should start looking at longer-term infrastructure improvements.

Commissioner Justin Heath made a motion to authorize work with Carson Pump not to exceed \$90,000. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

1:30 PM - Consideration and possible action re: Application for continued support funding for the Churchill Arts Council in the amount of \$8,000 to be considered in the Fiscal Year 2022 Budget and an update on activities

The Churchill Arts Council (CAC), a private 501(C)3 non-profit arts organization, was founded in 1986 and began with artists' residency programs in schools and presenting performing arts events. A few years later, the historic Oats Park School building was identified as a potential candidate to house the arts center. Following completion of a feasibility/conceptual study and funding from various sources, renovation began in 1996. In July 1999, Oats Park was designated as an Official Project of Save America's Treasures, which opened the door for funding work related to preservation and renovation. The theater opened in 2003, the visual art gallery in 2006, and the final portions, including a café and catering kitchen, were completed in 2016 (see Churchill Arts Council's Mission Statement and brief history provided).

Churchill County has been providing annual support to the Churchill Arts Council for over 20

years in varying amounts. In FY18, the Arts Council sought support in the amount of \$10,000 and, due to what was already approved in the county's budget, a total of \$5,000 was provided in FY18. That same amount was also issued in FY19 and FY20. In FY21, CAC sought an increase to \$8,000, which was approved by the Board of County Commissioners and was reflected in the tentative budget. However, due to COVID related budget cuts, the county's FY21 budget was rolled back to the FY20 number and reduced an additional 7%, which resulted in support for CAC in the amount of \$4,650. CAC is seeking the same amount of support as their FY21 request in the amount of \$8,000.

The Churchill Arts Council has provided a letter to the board, along with a county application for funding for FY22, their mission statement, information on their proposal for 2021-2022, objectives and goals, as well as their budget documents. CAC has completed the required documents, provided additional information for consideration, is a non-profit organization, and continues to meet the guidelines desirable for support.

FISCAL IMPACT: FY22: \$8,000

EXPLANATION OF IMPACT: The Churchill Arts Council line item within the Community Support Budget has previously been funded at \$5,000, and was approved in the county's FY21 tentative budget to increase to \$8,000. However, due to the budget impacts from COVID the board directed that the FY21 budget be rolled back to the FY20 amount and then further reduced by 7%, which resulted in funding of \$4,650 for CAC in FY21. The FY22 request is for \$8,000 which is the amount previously approved by the board for FY21, prior to budget cuts, and would represent an increase of \$3,000 from the county's typical contribution.

FUNDING SOURCE: Community Support Budget / Churchill Arts Council: 100-401-70240

ACTION REQUESTED: Accept

Valerie Serpa, Churchill Arts Council, said you have papers in your packet that talks about what we do, so I will talk about what we have been doing in the last year.

We started off our season and did our fundraising event. Our 34th annual Fundraising Dinner & Silent Auction was our most successful event ever. We were so lucky that it was the first Saturday in March because you know how things went after that. It has been an interesting year in restructuring and making what we have and what we want to provide to the community accessible to them. Some of the first things we did was a visual art programming. Instead of bringing artists in that were planning on coming in from the bay area, they called me and said we have sheriff's deputies standing at our door telling us we cannot leave our house, so how are we going to come to Fallon for our show? We are fortunate that, over the years, we have acquired through donations, a really significant permanent art collection. We have a lot of art that the Arts Council owns that is on the walls, but we also have a lot in storage, so it provided a really nice opportunity for me to do what I have wanted to do for a while to document it and get it up in the gallery so people could come see it. We publicized that and also asked people to call for tours and they did. We have also been able to do things in the summertime because we have beautiful outdoor space called the Lariat Courtyard, so a lot of events have happened there.

We made a conscious effort to do, when our performances could not happen, whenever we could,

instead of cancelling them, we work with agents to postpone them. Almost all of the time when we do things, there is a deposit that you send the agent for the artist. Artists have very little work right now, so we did not want to ask for that money back and make it hard on the agents or artists. I have been hoping that, at the end of May, we will be able to do something and people are so excited about that. We apply for every grant that comes along and we have been successful in getting some. The Nevada Commission on Tourism got a significant amount of money to distribute to the rural counties only, not Clark or Washoe, and it had to be a really quick turnaround. We were fortunate enough to get funding to do two videos and also some still photography that we are going to use later for our programs and also do radio advertising because the emphasis of the Nevada Commission on Tourism grant structure was opening safe. As a result of that, we have always had a lot of people visit us from out of town because we have a really significant profile within the state. People want to get out and come see things. The challenging part for me was I used to put together the tours and we cannot do that now. That is okay and is so wonderful to have so many people around that come to look at the Art Center, so that grant really made a huge difference for us.

Chairman Olsen asked if there was any public comment. Geoff Knell said, on January 19, 2019, the Churchill Arts Council had a concert with Tina Chavez and her band during which Tina bragged and justified homosexuality. I stood outside and preached, and people left that concert because it was politically motivated. What was at witness was a communist goal and quote me "in the Congressional record by AJR Harlong where it says that the communist goal is to take art from beautiful art to ugly art." What you saw in that video was satanism and using colors and emotions to persuade people to keep them angry and bitter. That is the design of communist goals. Look it up. I can send you the PDF of the Congressional record. This Arts Council has been polluted with satanism and promotes unjust, ungodly abominations. I employ you, my representative, not at this time, because they need to change their ways. That video expressed it. You saw there that devil look; the colors, which is just like somebody on an LSD trip for crying out loud. At this time, I would not give \$8,000. Besides, you are not getting all the income that you are because of COVID-19. This would be an illogical decision to offer money to an organization that promotes anger and bitterness because it all looks good on the surface. Philosophy, famed teachings, traditions of men, and remnants of the world that are not up to Christ. Colossians 2 verse 8. I beg you, not at this time, until they repent and change their ways. They do witchcraft, voodoo. I look at their bands and I study them and I get their background. They are not of God. Do you think it is uplifting to our culture or our people in this county? I say not, it just means aggravation. It is temporary happiness, but it still does not give joy. Repent. I implore you, do not offer this, at this time.

Chairman Olsen asked if there was any further public comment but there was none.

Commissioner Koenig said you said that you might bring someone in in the fall so, if you have more than half of the year where you are not bringing anyone in, why do we need to increase the number over what we have contributed to in the past? Valerie Serpa said the expenses of keeping the building open for tours, the utilities on, our publications continue on, our website is still up and as I said, we have the visual art show that is going to be up and that will continue to be up, and then we are doing our movie series in February because we meet the Governor's restrictions

for the number of people that we can have in the building. The project that we are asking for money from is \$171,500 and there are other organizations that contribute to that also. It is a large effort getting a lot of money from so many people to make that work. Commissioner Koenig said what is your budget compared to what it was when you were up and fully running? Valerie Serpa said, what happens when we don't have performances is, we don't have the same amount of income, so we don't get ticket income or concession income or people in the store, for example. I will tell you, which is gratifying, that our membership, which we send season brochures out, actually increased and people who had not been members chose to donate. There is a desire on the part of the community and the region that we continue to have enough income to stay open and fund the facility. The facility is huge. Have you been in it? Commissioner Gregory Koenig said I attended third grade in it. Valerie Serpa said, did you? That is a big building, so you know how big it is and it takes a lot of utilities to stay open. The theatre is new. It wasn't there then. Commissioner Koenig said I have been there since. Valerie Serpa said we have applied for every grant we can get but there has been a significant hit in our earned income.

Commissioner Koenig said to Chairman Olsen, it looks like last time they asked for \$8,000 and it was decided to give them \$5,000 minus a percentage making it \$4,700. What was the logic and the reason for that? Chairman Olsen said I read that, and I was going to ask Comptroller Wideman for clarification. Reading through what we had here for background, what I derived out of it, it was \$8,000 and then we put in budgetary restrictions, not only did it drop it back to the \$5,000 and then deducted from that. Did I understand that? What I don't understand is why we had already budgeted \$8,000 why didn't we reduce 7% from the \$8,000 instead of the \$5,000? County Manager Barbee said because we went from the preliminary approved FY21 budget to roll back to the FY20. So, we had approved it, but we hadn't spent it. Chairman Olsen said, now I remember, I know what happened. We did this kind of across-the-board, Valerie. In full disclosure, I have been fighting for years, we were at \$2,000 five years ago and I have been trying to get this boosted up a little bit and I would recommend for the coming year that we budget for the \$8,000. Our revenues have been on pace, we have done okay but I have to get input from you gentlemen.

Commissioner Heath said how much are the deposits that they are not returning? Valerie Serpa said, typically, it is half of their performance fee and so our fees range from \$5,500 to \$8,000 or \$9,000 at the highest. We have 8 performances in a year, so probably in the neighborhood of \$30,000, I would say.

Julie Guerrero said over the next month or two you are going to see a lot of presentations from local groups that we have previously made commitments for ongoing support, such as the Fallon Youth Club, CAPS, and the Arts Council. Those will all be coming up and we are not seeking for you to make a decision on their funding, we are just having the groups make their annual presentation so that at our budget hearings, their requests may be taken into consideration.

Chairman Olsen asked if there was any public comment but there was none

Chairman Olsen said Valerie has been through this process many times and she knows that all of these other groups, as we go through the budget process, we will look at the basket of money that

we have designated for support and we will divide that up amongst the different groups. As is noted here, we had done \$8,000 last time and then COVID hit and we merged our budget back and she got caught in that downdraft and so now, as we look forward, I think there is the potential that we can get you back to the \$8,000 as long as these gentlemen agree with me. Valerie Serpa said the County Manager's Office was very clear about that and we appreciated that.

Commissioner Gregory Koenig made a motion to review all of the county's current obligations and committed support for FY22 during the budget process and direct the County Manager to issue a letter to the Churchill Arts Council following approval of the budget, notifying them of the budgeted amount of support for FY22. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

1:35 PM - Consideration and possible action re: Approval of Shaw Engineering's proposal to develop a Preliminary Engineering Report for the Coleman Road Property Offsite Water and Wastewater Infrastructure for \$55,000.00

Churchill County purchased 26 acres on Coleman Road with the purpose of attracting development to help alleviate the current housing shortage in this area. Any housing built on this property will require service from the County Water and Wastewater System.

To determine the feasibility and cost of constructing water and wastewater lines to this parcel, Churchill County solicited a proposal from Shaw Engineering. Shaw Engineering is under contract with the County to act as the Churchill County Engineer of Record. Depending on the cost of the construction, Churchill County may be submitting applications to various State and Federal agencies for grant or loan funding. All agencies require a Preliminary Engineering Report (PER) and Environmental Report (ER) as part of their funding consideration. Shaw Engineering's proposal is attached and calls out the scope of work that will be performed. This work will include determining the need and the best alternatives for the infrastructure, determining future costs to maintain the infrastructure, preparing the PER, completing an Environmental Review of the project area and preparing an ER report consistent with funding agency requirements.

The cost to complete these tasks is \$55,000.00.

FISCAL IMPACT: The \$55,000.00 will be divided and paid equally from the Water and Wastewater Enterprise funds.

EXPLANATION OF IMPACT: There is sufficient funds in both the Water and Wastewater Enterprise funds.

FUNDING SOURCE: 760-381 - Water Fund and 770-382 - Wastewater Fund

ACTION REQUESTED: Accept

Chairman Olsen said another point of having this piece of property is the strategic and logistics of the property and what this does for us traffic wise. If you look at the two main roads up there, you have to go a long ways up both ends of Gummow and Rice and Coleman to get anywhere. There is no direct path through there. What this does is provide us control of that property to get to the river, drive across, the people on the other side of the river have a PUD that has been sitting there for years. The potential is that we can have Rice Road and Coleman Road tied together and pull traffic from further out and head it to that light there at Walmart. I think it is,

for us, as the county, that is as important as the housing component.

County Manager Barbee said last year we applied for a grant through the Department of Transportation to fund this entire project. By having the preliminary engineering and the EA already done on that, it will put the county in a stronger position looking as some of those federal grants as they come down. No one can read a crystal ball but one of the things that has been talked about in terms of further stimulus coming out of the Federal Government is going to be targeted towards infrastructure opportunities and projects and having the EA and the preliminary engineering done on a project like this, it puts us in a much better position to receive outside funding. It does address the possibility of workforce housing there off of Coleman Road because of the proximity requirements of shopping like Walmart and things like that but, additionally, once you get north of there across the river, we have two, specifically, PUDs that are active. One is directly north of the river, which that group of individuals have already gone out and hired a lobbyist to work with us. They are showing an interest in moving. Then further up Moody there is the Sky Ranch, which we have been engaged with since before I got hired with the county. Those will be two private developments that would be in addition to what we would be looking at on Coleman Road. It would impact multiple things in many ways along with the water and the sewer infrastructure creating additional loops in the systems which increases the integrity of the entirety of the infrastructure eventually leading down the road to new water developments with one of those future private developments to the north of the river.

Commissioner Koenig said even though we do not have a developer, we will have a lot of say in what is built there and things like that, right? Chairman Olsen said multi-family would be our main goal. County Manager Barbee said when we reference workforce housing, we are looking at multi-family developments that would be there off of Coleman Road in that area, that 26 acres, and that could be a mix. Twenty-six acres is a good size, basically, some of those folks that have been looking at and reviewing that are looking at 9 acres of usage in the first phase to put in there. If we got 100 units of multi-family housing that were underway and moving forward, that would have a cascading effect on the rentals that we have in the community, bringing up some rentals driving a little bit of that rental price, hopefully, down, although I am not sure 100 units would because we have so many folks that work in this community that either live in Fernley or Reno and commute because there are not a lot of opportunities for rentals here.

Chairman Olsen asked if there was any public comment but there was none.

Commissioner Justin Heath made a motion to approve Shaw Engineering's Proposal providing engineering services to develop a Preliminary Engineering Report for the County owned Coleman Road Property offsite water and wastewater infrastructure for \$55,000.00
Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

Consideration and possible action re: Discussion of Churchill County's response to COVID-19:

County Manager Barbee said we are transitioning from being focused on testing to providing vaccines. We have been working through our Tier 1 requirements and have officially gotten blessings on our Tier 1 completion, recognizing that we had folks that may have chosen not to

participate in Tier 1 who will be able to come back at a later time, if they choose so. We are now tipping into our Tier 2. We had Banner this last week start taking appointments for our 70 and older. We will have a drive through vaccine pod at the fairgrounds tomorrow night and it will be first-come first-served until we run out of vaccine, which is entirely plausible because we have limited amounts of vaccine. The amount of the vaccine coming into the state is roughly 1% of the population per week that is coming from the distribution through the feds, which then translates to the numbers that we have been seeing. To date, the county has administered 582 individuals with the vaccination. That does not include the hospital or NAS Fallon, if they have done any. They are getting their numbers together so we can provide those too. Last week, the Governor came out with a shift on the lanes and one of those shifts was the 70 and older, so we had sent out a press release earlier that day that had 75 and older based on that information and we had to adjust, so things are moving in a very fluid manner in real time, so we are working hard to respond to that.

Some of the money I have talked about that we have received grants from the state, and we are still receiving money as late as last night. Basically, we got a verbal commitment and are waiting for the final grant approval. Right now, as of the 8th of January, we have \$836,000 in grant money that has been approved. That is supplying things like salaries for the Community Health Nurse position that we hired, the epidemiologist that we hired, the office specialist that we hired, and also will be providing additional funding, that is the ones that are in the hopper that we are waiting for. We received verbal approval on, but it has not gone through the system, for two more office specialist positions to help with the clerical side for the vaccine and the testing, which is pretty significant. Along the way we have gotten a van, an SUV, and a car, to be able to go out and give either educational information out on the COVID stuff we are working on. Like the van, it is a fully stocked, testing and vaccination pod in itself, and we will be starting to mobilize it next week into those that are of a significant age that cannot get to Banner or the drive-through to be able to administer, and that is in conjunction with the Senior Center. The lab equipment that we have put in place in what was the WNC nursing lab, will now be the State Extension Laboratory from the State of Nevada that will be managed by Dr. Pandori, but we will have a microbiologist in there that the county covers the cost of that. We are still waiting on the final testing equipment. That is money outside of this grant that the state is directly paying. We have the lab completed and ready to be fired up once we get the testing equipment and the staffing put in place. We have a couple more positions that were approved.

Additionally, last night, looking at the pod that we did, we appreciate Chairman Olsen joining us for that pod on Thursday evening, which went very well. We were pleased with the outcome that we had but, like anything, we saw some opportunities to improve and make changes. We recognize that first-come first-serve is going to create some issues relative to folks showing up early or folks showing up in such a mass that we could have some issues on Sheckler Road and the traffic conditions that it may create. We have some plans to deal with that tomorrow but, thinking larger, what we decided, and we are moving forward and what they agreed to fund, last night would be, basically, if you know where the fairgrounds sit and you know where Miners Road is, which is directly south of the fairgrounds. On the other side of the road, we have 40 barren acres that the county purchased for future development of the fairground's years ago. They will fund us to be able to, basically, put gravel down on roughly 10 acres of that area and in

that 10 acres then we can take the buildings that were also paid through this that we have got up for testing right now and move those over there and basically create 6 lanes with temporary covered buildings where folks would be able to drive through like a carport kind of thing then looking at a temporary construction office in place that we can run temporary power to from the power connection on the property and be able to put refrigerators on site to be able to maintain vaccine. We are basically trying to bulk up to where once the vaccine production has increased enough that we get the amounts that we know we are going to get, our performance becomes the threshold of success in putting it out versus the lack of vaccine that we could do 10 hour pods right there if we can get the staff and all that, it would give us a place that we could lock everything up so that we don't have the destruction like we had this weekend. Someone decided that it would be a good idea to go in and mow down all the cones that we had placed in there for \$30 a cone and running over them and destroying them. They did not destroy them all but quite a few of them were destroyed and it is kind of expensive so that was another \$200,000 they committed to last night on getting that property set up moving forward. That gives a couple of weeks to work on getting that set up and utilizing where we are at the fairgrounds. Ultimately, with the building construction going on, it is probably going to be a good idea as we get into March simply because we would have conflict with vehicles coming in and out of the construction site. This would actually totally separate the two. The other benefit is we can make, although we have not decided which is the best yet, either entry on Miners Road off of Sheckler or off of 95 and exit the other direction and be able to facilitate more lines of cars and then weave those around on 10 acres where we are roughly now on 4 acres with where we have the testing, and that can be locked up and more of a quasi-permanent situation until we get through whatever this is going to look like moving forward in the future. So that is a quick down and dirty kind of update and I can take any questions and answer them.

Commissioner Heath said is the vaccine tomorrow is just for Churchill County residents? County Manager Barbee said yes. Commissioner Heath said are you going to turn away anybody that shows up that is from somewhere else? you are going to turn them away? County Manager Barbee said you are going to put me on the spot. We have been directed by the CDC and the state that we cannot turn away anyone that shows up that is in an age bracket that is from outside the community, so we will not be turning them away.

Chairman Olsen asked if there was any public comment but there was none.

Letters Received:

A- Consideration and possible action re: City of Fallon's Comprehensive Annual Financial Report (CAFR) for the Fiscal Year Ending June 30, 2020.

The City of Fallon provides its Comprehensive Annual Financial Report (CAFR) for the Fiscal Year Ending June 30, 2020 for the information of the board and public.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

B- Consideration and possible action re: Carson Truckee Water Conservancy District's

Comprehensive Annual Financial Report (CAFR) for the Fiscal Year Ending June 30, 2020.

The Carson Truckee Water Conservancy District provides its Comprehensive Annual Financial Report (CAFR) for the Fiscal Year Ending June 30, 2020 for the information of the board and public.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

C- Consideration and possible action re: Bureau of Land Management's notice of a Public Consultation for the Reveille Allotment proposed temporary range improvements.

This public consultation letter proposes an action that would implement temporary range improvements on the Reveille Allotment, Nye County, Nevada. This action was developed with coordination between the Bureau of Land Management (BLM) and 1/2 Fallini 1983 and 1/2 H. Fallini Living Trust (hereafter, permittee) to improve livestock distribution on the Reveille Allotment.

The Reveille Allotment is located approximately 50 miles east of Tonopah, Nevada and is characterized by steep mountains, salt-desert shrub/perennial grass foothills, and alkali valley bottoms. The allotment is approximately 652,858 acres and encompasses portions of the Reveille, Hot Creek, and Railroad Valleys, as well as parts of the Reveille, Kawich, and Pancake Ranges. Elevations range from 4,850 feet in the valleys to a high of 9,400 feet at Kawich Peak. The major vegetation type in the lower elevation is black greasewood, the mid elevation is salt-desert shrub/perennial grasses, and higher elevations are a mixture of sagebrush/perennial grasses and pinyon/juniper.

The grazing system for the Reveille Allotment was established with the June 2001 Final Multiple Use Decision (FMUD), as amended by order of the Department of Interior's Office of Hearings and Appeals in March 2006, and permits year-round grazing of 25,730 Animal Unit Months (AUMs) of cattle. These documents and the corresponding court-mediated stipulations are summarized as follows: The Final Reveille Allotment Evaluation completed in 1999, evaluated vegetation, actual livestock use, climate, riparian, utilization, ecological status, and trend data to determine whether the allotment-specific and Resource Management Plan (RMP) Objectives and Mohave/Southern Great Basin Resource Advisory Council (RAC) Standards for Rangeland Health were being achieved. The evaluation determined that changes to livestock grazing were necessary to meet objectives and standards, as detailed in the Management Action Selection Report and a Proposed Multiple Use Decision issued in 1999. The permittee protested the changes and subsequently, additional data was collected and summarized in the Addendum to the Reveille Evaluation completed in 2001. This document further summarized the vegetation status throughout the allotment and made further determinations for changes in the livestock management system, which were detailed in the FMUD for the Reveille Allotment issued June 2001. The permittee appealed the FMUD to the Department of the Interior's Office of Hearings and Appeals. The administrative appeal was resolved through the Stipulation to Revise the Livestock Decision and to Dismiss Appeal, signed on March 3, 2006. This 2006 settlement

agreement set forth several terms and conditions for livestock grazing management necessary to make progress towards achieving the Standards for Rangeland Health. These terms and conditions pertain to management of the livestock for each Base Water Service Area (BWSA), which included monitoring or the seed ripe time desired utilization levels during the mid-year and/or end-of-year period to determine if the standards were met or exceeded. Other requirements consisted of filing the annual actual use reports and grazing plans for the allotment.

The proposed action would make use of otherwise unavailable forage and subsequently reduce livestock impact within range of existing BWSAs. Furthermore, two of the proposed sites are in areas dominated by invasive annual grasses, the utilization of which would also serve to reduce fine fuel loads. Proposed sites would make use of previous water haul sites to the extent possible, to limit new disturbance.

Other resources were examined when selecting proposed sites. None of the proposed locations impact riparian areas within the Reveille Allotment. All sites are outside the Reveille Wild Horse Herd

Management Area (HMA), with the nearest being site 4, 2.6 miles to the northeast. All sites are located outside of Wilderness Study Areas (WSA).

This Proposed Action is to authorize the permittee to temporarily haul water for the purpose of improving distribution of livestock. The TFO has the authority to authorize placement and use of temporary (not to exceed one month) portable corrals and water troughs, providing no new road construction is needed. A Decision will be issued by the TFO in accordance with 43 CFR §4160. This action is designated as a Categorical Exclusion (CX) for purposes of the National Environmental Policy Act (NEPA), as described in 516 Departmental Manual 11.9. A Class III Cultural resource inventory was completed for each proposed site, with negative results.

In arid-land pastures, water is the most effective tool for affecting distribution of cattle. Water developments can dramatically alter grazing distribution, especially if pastures contain areas that are horizontally or vertically far from water. Cattle are not likely to use areas farther than 2 miles from water and considerations in stocking rate should be made as distance from water increases.

This action would allow for temporary water hauls to be placed in pastures that currently have few water sources. Under this Proposed Action, five temporary water hauls will be approved. These sites have been selected based on previous disturbance along existing roads. Water will be hauled to site by truck using existing roads. All troughs will be equipped with wildlife escape ladders to prevent wildlife mortality. Allowing the permittee to utilize temporary water hauls would enable them to more effectively control the distribution of their livestock and reduce the risk of overgrazing in a drought-affected environment. The TFO is intending to issue a Proposed Decision for the implementation of temporary water hauls. A CX would be completed prior to the issuance of a Proposed Decision. This Proposed Action is in accordance with 43 CFR § 4120.3 and §4160.1-3, which describe the regulatory process to approve temporary range improvements.

This letter serves as the opportunity for the interested public, partners, and state, local, and tribal

governments to provide comments on this Proposed Action within the Reveille Allotment. Please submit any comments in writing to the above address within 7 days of the date posted on this letter.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

D- Consideration and possible action re: Division of Water Resources provides notice of a workshop for the Humboldt River Region.

The State Engineer will hold a public workshop to provide information on water modeling studies and the conjunctive management of the surface water and groundwater in the Humboldt River Region.

Due to the ongoing pandemic and continued social distancing measures, this workshop will only be held virtually with no physical location. The workshop may be accessed via the link provided at the Nevada Division of Water Resources website water.nv.gov in the "Recent News" section. If you are unable to attend, a recording of the workshop will be posted in the "Recent News" section after February 4, 2021.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED:

E- Consideration and possible action re: Churchill County School District's Augmented Budget for Fiscal Year Ending June 30, 2021.

The Churchill County School District provides its Augmented Budget for Fiscal Year Ending June 30, 2021. The budget is provided for review and information of the board and public. Further details can be found in the budget.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

F- Consideration and possible action re: The Nevada Division of Environmental Protection provides notice of a Draft Work Plan for Naval Air Station, Fallon, Nevada.

The Nevada Division of Environmental Protection (NDEP) has reviewed the Draft Work Plan, Northern Operable Unit Sites 2, 3, 4 Remedial Action, Naval Air Station, Fallon, Nevada. The Draft Work Plan describes the technical approach and activities for implementing the remedial action in accordance with the January 2016 Record of Decision at the Northern Operable Unit (NOU) The NOU is composed of Sites 2, 3, and 4 at NAS Fallon.

Remedial actions at NOU Sites 2 and 4 consist of two annual gauging events to determine up to 28 wells to target for free product recovery and bi-weekly gauging of wells and free product

recovery from targeted wells. Remedial actions at NOU Site 3 consist of semi-annual monitoring of groundwater sampling at the 17 existing monitoring wells. Three semi-annual Site 3 monitoring events will be conducted during the period of performance of the current contract. The remedial actions will be performed under Comprehensive Environmental Response, Compensation, and Liability Act and NDEP regulations.

A Sampling and Analysis Plan (SAP) was provided for Site 3 groundwater sampling only. NDEP concurs with the Draft Work Plan and the procedures established in the SAP.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

Old Business:

A- Consideration and possible action re: Approval of an Agreement for purchase of a Conservation/Restrictive Use Easement with Kathie S. Minner, Trustee, for Assessor's Parcel Numbers 006-641-33; 34 and 47, totaling 246.39 acres with 147.12 water righted acres.

The subject property is under the ownership of Kathie S. Minner, Surviving Trustee of The Robert D. and Kathie S. Minner Family Trust dated November 21, 1996, and is an approved Sending Site. The Sending Site Application includes 246.39 acres of land with 147.12 acres of water rights. Easement on this property and development rights transferred to designated receiving sites will preserve agriculture and facilitate Naval Air Station Fallon's plan to minimize urban growth on lands surrounding the base. This purchase meets Churchill County TDR Program goals.

FISCAL IMPACT: Estimated Total Cost: \$425,000, plus closing costs, to be divided 90% Navy and 10% Churchill County. The county's portion to be paid from the Water Resource Fund.

EXPLANATION OF IMPACT: Approving these expenditures will support the Transfer of Development Rights (TDR) Program for Churchill County, protect productive agricultural lands, and reduce the ability for urban growth to encroach upon NAS Fallon. The reduction of encroachment upon NAS Fallon will protect one of our community's most important economic assets, while also keeping water in our valley. The TDR Program offers community benefit and potentially facilitates the ability of developers to bear some of the fiscal responsibility of urban growth.

FUNDING SOURCE: U.S. Navy and Water Resources Fund (380-380-76631).

ACTION REQUESTED: Accept

Chairman Olsen asked if there was any public comment but there was none.

Commissioner Gregory Koenig made a motion to approve the purchase of a Conservation Easement and 270 Transferable Development Rights from the approved Sending Site, Assessor's Parcel Numbers: 006-541-33, 34 and 47. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

New Business:

A- Consideration and possible action re: Request from Geothermal Resources Industrial Park, LLC for extension of time for submittal of a Parcel Map for the Hazen Rail Park Tentative Map pursuant to the Development Agreement approved in July 2010, Bill 2010-D, Ordinance 103, Assessor's Parcel Number 009-251-28, consisting of 482.59 acres of non-water righted property.

The board approved the Tentative Parcel Map (TCID 06-151) for Geothermal Resources Industrial Park, LLC, aka Hazen Rail Park, on March 21, 2007 and granted a one-year extension for the filing of a Parcel Map until March 21, 2010. A Development Agreement between the county and Geothermal Resources Industrial Park, LLC was approved in July 2010 extending the time for filing a Parcel Map until March 21, 2012. Then, in March 2012, things still had not improved, so the board granted a two-year extension. Again, in March 2014, a three-year extension was approved.

Due to the continued depressed economy, Geothermal Resources Industrial Park, LLC is requesting a further three-year extension (see letters). This request is late due to COVID-related issues and changes in the Public Works, Planning and Zoning Department that failed to contact the landowner prior to the expiration date of the last extension, which was February 28, 2020. The development is located north and west of the Hazen Townsite, T20N, R26E, Section 27. Letters and maps are provided for the board's consideration.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Commissioner Justin Heath said how many more extensions do they need; it seems like it has been going on for a long time. Public Works Director Spross said we are seeing a lot of this right now and unfortunately a lot of people are using the current pandemic as an excuse to have another extension. It is at the discretion of the board what they want to do but I cannot speak for the developer right now as to if there will be another one or if this is the last one. Commissioner Justin Heath said can we just give them a one-year extension because they are asking for three? Public Works Director Spross said it is at the discretion of the board. Deputy DA Shawcroft said that is certainly your prerogative. Due to the nature of this potential development, we have found that one year just is not going to cut it unless there are extenuating circumstances, but I think this is probably standard to get at least 2 years.

Chairman Olsen asked if there was any public comment but there was none.

Commissioner Justin Heath made a motion to approve the request from Geothermal Resources Industrial Park, LLC to grant an extension of time to submit the Parcel Map for the Hazen Rail Park Tentative Map, Assessor's Parcel Number 009-251-28, for a period of three (3) years. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

B- Consideration and possible action re: Administrative Order 2021-01 authorizing the Sheriff's Office to destroy or dispose of firearms which were confiscated pursuant to NRS 202.340.

The Churchill County Sheriff has submitted a request to be authorized to dispose of firearms and weapons pursuant to NRS 202.340. This statute authorizes law enforcement agencies, upon approval by the governing body of the county, to retain, sell, destroy, trade, or donate confiscated weapons taken from suspects during the course of criminal investigations and which are not otherwise returned to their owners. The proposed order, which is provided with this report, will authorize the Sheriff to dispose of the weapons pursuant to law. The list of weapons is provided as Exhibit A to the order.

FISCAL IMPACT: None.

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Chairman Olsen asked if there was any public comment. Geoff Knell said I just want to respond to this. According to the 2nd Amendment why are the political parties defining how to destroy arms? We, or the government, auctions cars and other items. What is wrong with auctioning off the weapons? They can be moved out of state or whatever. Why destroy the weapons? It is ridiculous. We should be selling them to get the money to support our budget, not destroying them because of political decisiveness by political parties and our state government. Think for yourselves. Think responsibly. This is, I know the reason why, because, emotions, because of what happened with a crime or whatever the situation is, but they can be relocated and bought by law abiding citizens.

Commissioner Heath said does it cost more to sell them? Deputy DA Shawcroft said I cannot answer that. I do not know what the cost is for destruction versus selling them. Chairman Olsen I know from the past that a lot of times they are not very desirable guns; they are pretty junky and that is my recollection from the past. But that is what he is requesting now and since he is not available to question now, the next time we meet he probably will be here. Bill Lawry said most of the weapons are junk. There are some marketable weapons in there, but our major concern is that, if we sell those and they are used in a crime again, it is a moral thing. I don't think it is illegal to sell them because some departments do that. Some of them were used in suicides and people don't want them back and want nothing to do with them, so we have always just destroyed them. Chairman Olsen said I can see that like for a suicide or a murder. I know it is an inanimate object but, on the other hand, for the people that have experienced this loss, that object does not exist anymore.

Commissioner Gregory Koenig made a motion to approve Administrative Order 2021-01 authorizing the disposal of firearms as submitted. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

C- Consideration and possible action re: A Sending Site Application filed by the Paulsen Family Trust for property located at 3600 Austin Highway, Assessor's Parcel Number 007-911-53, consisting of 144.4 acres with 96.79 water righted acres in the A-5 zoning district,

whereby the Applicant proposes to place a conservation easement on the property.

An Application for a Sending Site and Transfer of Development Rights (TDR) calculation for property located at 3600 Austin Highway, Assessor's Parcel Number 007-911-53, consisting of 144.4 acres, including 96.79 irrigated water right acres, in the A-5 zoning district, was filed by the Paulsen Family Trust. The subject property meets the minimum parcel size, is located in the military operations buffer area, provides water recharge through irrigation, and is a property over 100 acres in size. The criteria has been met as a Sending Site as found in Churchill County Code 16.14.030.

The owners would like to be approved as a Sending Site and to be included in the list of potential properties for having a Conservation Easement purchased by the United States Department of Navy and Churchill County in the future. They are not seeking any additional future residential sites. A copy of the Application, staff TDR calculation, and recommendation from the Sending Site Review Committee, along with letters in support of the Application received from the Lahontan and Stillwater Conservation Districts have been included for the Commissioners' review and decision. A copy of the recommendation from the Planning Commission will be provided prior to the board meeting. The recommended Transfer of Development Rights as calculated by staff is 169. A copy of the Staff Report is provided for the commissioners' review and decision.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Chairman Olsen asked if there was any public comment but there was none.

Commissioner Justin Heath made a motion to approve the Sending Site Application filed by the Paulsen Family Trust for property located at 3600 Austin Highway, Assessor's Parcel Number 007-911-53, consisting of 144.4 acres with 96.79 irrigated water right acres, based upon meeting the criteria for a Sending Site, and to approve 169 Transfer of Development Rights (TDRs) for the same property. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

D- Consideration and possible action re: A Reversion to Acreage Map Application filed by Sheldon & Patricia Mogg for property located at 3270 & 3292 Duane Drive, Assessor's Parcel Numbers 010-104-01 and 010-104-02, consisting of 0.79 acre and 0.48 acre respectively in the E-1 zoning district, whereby the Applicants propose to combine the two lots into one parcel.

The Application is requesting a lot merger (Reversion to Acreage) Map to combine two parcels of land owned by the Applicants into one lot. The Applicants wish to add an accessory dwelling for a disabled family member to reside on the property that will share the same well as the primary residence. To meet the requirements for the accessory dwelling unit, they must be on the same parcel as the primary dwelling. A copy of the Public Works, Planning & Zoning Department's Staff Report is provided for the Commissioners' review and decision.

Recommended Conditions:

1) Changes shall be made for compliance with Churchill County Code, including but not limited to:

a) Changing the County Surveyor's Certificate of Amendment certificate to the map review certificate.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Chairman Olsen asked if there was any public comment but there was none.

Commissioner Gregory Koenig made a motion to approve the Reversion to Acreage Map Application for Sheldon & Patricia Mogg to merge Assessor's Parcel Numbers 010-104-01 and 010-104-02 into a single parcel, subject to recommended conditions as listed in the Agenda Report. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

E- Consideration and possible action re: A Parcel Map Application filed by Dalton Lowery for property located at 2490 Soda Lake Road, Assessor's Parcel Number 008-121-55, consisting of 44.83 acres in the A-5 zoning district, whereby the Applicant proposes to divide the parcel into two lots.

The applicant is requesting a Parcel Map to split a large residential (and formerly agricultural) lot into two lots of 9.75 and 35.08 acres. The smaller lot will contain the home site and accompanying orchard. The larger lot will have the former farm field. The lots will be split along a fence line that separates the two areas (south of the home). The property previously had the water removed after being owned by US Fish and Wildlife. The applicant purchased the property and plans to move water to it again to re-establish irrigated agriculture.

The parcel map is being pursued along with a boundary line adjustment in conjunction with the landowner (Hesslegesser) north of the homesite, in which the lot line is being adjusted to match a fence line. The BLA must be completed before the parcel map is completed.

The property, including the existing home, fronts on Soda Lake Road and both new lots will continue to do so. Soda Lake Road is a paved state maintained highway (SR 723) within a 60' NDOT easement. At the north end of the site, the road is located just west of the section line (and off the property) that forms the property line. It then migrates eastward to be centered on the section line at the south end of the site. The easement similarly migrates eastward with the road. The property also has a 30' public access easement from its original patent running along the east parcel line. The map is also proposing a private road easement on the smaller lot to provide additional access to the rear of the larger lot. The staff recommends that the Soda Lake Road easement be offered for dedication, but the County should reject the offer at this time. Very little alteration of the neighborhood will result from the proposal other than slightly more traffic due to one additional lot being developed in the event that a home is placed on the farm lot.

A copy of the Staff Report is provided for the commissioners' review and decision.

Recommended Conditions:

- 1) Changes shall be made for compliance with Churchill County Code, including but not limited to:
 - a) Making any changes to the Churchill County Commissioner's Certificate needed to be consistent with the final decision on offers to grant easements and dedicate land.
 - b) Add a label to offer the Soda Lake Road easement for dedication.
 - c) Corrections to the "Planning Department" certificate, including adding the Planning Commission signature line.
 - d) Removal of duplicate Clerk Treasurer certificate.
 - e) Removal of Water Right Dedication certificate.
 - f) Addition of missing "and" in Surveyor certificate item (2).
- 2) Any final changes required by the County Surveyor shall be made prior to recording, including but not limited to the following:
 - a) Correct the addition errors for distances on the east line of Parcel 1 (likely rounding errors)
 - b) Correct the "Traveled Way Detail" for parcel lines and labels.
 - c) Add a reference to the "Traveled Way Detail" to the reference for "Detail 1".
 - d) Add the reference document number to "NDOT R/W" label (likely R4 and R5).
 - e) Add document numbers for reference to the boundary line adjustment preceding this parcel map in the text of reference documents, title block, and label within Parcel 1 area.
- 3) Water dedication requirements must be met prior to recording the map.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Chairman Olsen asked if there was any public comment but there was none.

Commissioner Justin Heath made a motion (1) to approve the Parcel Map Application for Dalton Lowery to divide Assessor's Parcel Number 008-121-55 into two parcels, subject to the conditions listed in the Agenda Report, (2) to accept the offer to grant easements identified on the map, and (3) to reject the offer to dedicate lands for Soda Lake Road at this time. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

F- Consideration and possible action re: A Tentative Parceling Plan Application for NEV DEV, LLC filed by Dan McCreary and Jessica Stranger for property located on Dillon Road, Assessor's Parcel Numbers 008-113-49 and 008-113-56, consisting of a total of 80.64 acres in the E-1 zoning district, whereby the applicants propose to divide the two parcels into 16 parcels, as indicated on the tentative parceling plan.

The Master Plan land use designation for this area is Urbanizing, with the intent that urban

densities and infrastructure be extended from the central core of the community over time. The zoning district is E-1, which allows 1-acre lots (or smaller) if adequate services are in place.

The site is located on Dillon Road and on the north side of the Sky Ridge development – a large neighborhood of 1-acre lots on well and septic systems. Large 1-acre developments like that are no longer allowed without community sewer and water services (and paved roads). Most of the Sky Ridge development is completed, though 3 phases are still alive through development agreements. (FYI – the applicant owns one of these phases along Michelle Drive and plans to complete it soon.)

The applicant is requesting approval for a Tentative Parceling Plan to split 2 adjacent 40-acre vacant lots into 16 5-acre residential lots. Approval of the plan will allow the applicant to proceed with the series of 6 parcel maps. The process for serial parcel maps is to do the first map of 3 small lots and a remainder, then on the remainder do 3 small lots and a new remainder, then repeat the process until all lots in the plan are completed. Because they are used for larger developments, serial parcel maps are subject to additional requirements similar to subdivisions.

According to the development code, serial parcel maps are not allowed to create lots of less than 5-acres, so the applicant has configured the plan to create 5-acre lots. In addition, creating 5-acre lots requires a paved road access. Dillon Road is paved, so the applicant has arranged all lots to front Dillon Road and avoid the need to build a new paved road. The resulting long skinny lots are 166' X 1320' (1/4 mile long) that have an extreme length to width ratio of approximately 8:1. They present a character on the north side of Dillon Road that is similar to the lots fronting the south side.

Long slice lots are not good planning practice and staff would normally recommend denying such requests because they obstruct the future development of the urbanizing area. Behind each one acre of developed area facing Dillon Road is a 4-acre area that would be difficult or impossible to develop in the future when services are available to allow the full development potential of the urbanizing area. To avoid obstructing future development, staff suggested providing a road access to the north for each pair of lots that would allow future owners the ability to further divide the lot when services are available. Providing for future development can make the proposal acceptable.

Dillon Road fronts the south side of each proposed lot. It lies within a 60' road easement on the south side of the property line that was established with the Sky Ridge development, and a 30' road easement from the original patent along the north side of the property line. The total Dillon Road easement is 90-feet. Roberson Lane runs along the west property line and is a privately maintained dirt road that is highly degraded in some places. The west property line is also the centerline for its 60' road easement. Part of the east property line also serves as the centerline of a 60' road easement; however, the rest of it only has a 30' road easement located on the property. The applicant proposes a 60' road easement between each pair of lots that extends from Dillon Road to the north property line. Half of these line up with the existing roads Pattie Drive, Pams Place, Sky Ridge Drive, and Heidi Rd. The other half do not line up, and can be future roads.

The County often recommends that the lands under existing roads be dedicated along with recording the map so that the County has full ownership and authority of activities in the roadway. In this case, the existing Dillon Road is not on the property, Roberson Lane is a privately maintained road, and no new roads are proposed. Staff does NOT recommend the dedication of road lands for Dillon Road. Staff DOES recommend that Roberson Lane be “offered” for dedication, but rejected by the County at this time. As usual, all easements that are offered would be accepted by the County.

The existing lots are vacant and do not have water rights. The 16 proposed lots will have to make a payment-in-lieu of water rights fee of \$3276 per lot.

On making a site visit, the property is a mix of different land features. Each lot has a reasonable area of generally flat and easily developable land, and this is usually near Dillon Road. Lots 5, 6, & 7 have a salt pan depression near Dillon Road, which is unsuitable for home construction due to water ponding. It also is unsuitable for septic system operation due to clay soils. The north half of many of the new lots extend into sand hills. These are not high, but many have steep side-slopes. Making those areas more accessible for use will require minor grading of the steep slopes. But the ability to do major regrading will be limited because of the narrow width of the lots, which means that transitioning any deep cuts or fills to the grade of the adjacent lots will be of limited benefit. The extreme sandiness of much of the lots will also have consequences for building, roads, and driveway construction.

A copy of the Staff Report is provided for the commissioners' review and decision.

Recommended Conditions for approval:

- 1) Changes shall be made for compliance with Churchill County Code, including but not limited to:
 - a) Label and draw the Roberson Lane road easement as offered for dedication, but not accepted by the County.
 - b) Clarify road easements existing along the east property line.
 - c) Show the leach field site on Parcel 1, similar to other parcels.
- 2) Any final changes required by the County Surveyor shall be made prior to recording, including but not limited to the following:
 - a) Label the road arrows found on Parcel 4 (likely for the road easement in R5).
 - b) Add arrows to the road easement label near Parcels 11 & 12.
 - c) Add the reference source to the Roberson Lane easement (likely R17).
 - d) Remove the duplicate label for the road easement on Parcel 16.
 - e) Add R12 to the reference documents list.
 - f) Add legend items for section corner markers.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Chairman Olsen asked if there was any public comment Geoff Knell said the problem with capitalism is greed and corruption.

Commissioner Heath said you are saying that they plan to add more roads in the future when they do the other maps? Dean Patterson, Public Works, said the 16 maps will just be creating the easements when each of these individual 5-acre lots or two people are going together on either side of a road then it will be 10 acres. In the future, when better services are available and smaller lots can be created then, at that time, the road would be created, and the smaller lots would be recorded at the same time.

Commissioner Heath said Roberson Lane is a private road, currently? Dean Patterson said I believe that is right, yes. Commissioner Heath said are there any plans in the future to do anything with that road with the amount of traffic that goes down it? Dean Patterson said not that I know of.

Chairman Olsen said, to be honest here for, I have not seen too many of these in my time here, because they have not been subdividing property because there was plenty of property out there available. I understand a serial map but what I don't understand is other than for the convenience of a developer, these skinny lots like this, 166 feet wide and ¼ mile long, that would not even make a good field. We would be 300 feet wide on a check. The developer is trying to sell this idea that someday people will want to subdivide and they will put these roads in between these lots and they will put one-acre parcels in there but, really, all this is doing is saving them, because it abuts to a paved road, they are trying to do 5-acre parcels without building a road in a creative way and I don't ever see people that build their houses somewhere half or more back on this one acre, frankly I don't ever see that happening. Somebody want to jump on my thinking and tell me? County Manager Barbee said I would voice the same concerns. I think that this meets the letter of the law but not the spirit and I would just say, as an overarching comment, we have a lot of potential development over the next 10 years coming to this community I would think, and I think that we need to definitely slow the bus down and take another look to come up with some minimum ideology expectations in some of these things because this just does not sit right, it does not seem right to me. Chairman Olsen said it doesn't pass the smog test.

Commissioner Heath said can they just combine 2 together and approve that instead? Dean Patterson said that is a possibility. I don't know what that does to the financials but that is one of the options. County Manager Barbee said my recommendation is that you would pass on this today and defer on it and have more communication with the developer and put some more elbow grease in it. Chairman Olsen said the one thing that I have had plenty of on this board is people and their complaining about their roads and people driving too fast and all that and the bad things that we have done, and I take that collectively. With all the commissioners in the past, allowing these private roads like this to get overwhelmed and we are not approving a private road here because there is pavement there, but these developers try and get off the hook and not build infrastructure. We want to put them on the hook, and I am not in favor of this.

Commissioner Koenig said this is done for getting away from having to put in the sewer and

water. We have set a precedence; if we approve this, we will have 20 of these things that are this wide and 4 miles long. Who wants a skinny mile-long piece of land? It is useless. I do not like it.

Commissioner Justin Heath made a motion to deny the Tentative Parceling Plan Application for NEV DEV, LLC to divide Assessor's Parcel Numbers 008-113-49 and 008-113-56 into 16 parcels, subject to the conditions as listed in the Agenda Report.

Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

G- Consideration and possible action re: Notification of appraisal report for property located at the corner of Pine Road and Casey Road as part of a transaction for Churchill County to purchase the property from Verner Homes Nevada, LLC and authorization to proceed to closing.

The Churchill County Board of Commissioners approved the purchase of real property from Verner Homes Nevada, LLC on January 6, 2020 (see provided agenda report). This property is to be used for the location of the county's redundant municipal well. The closing of this transaction was not completed until now in order to give the county time to complete the test well phase of the project. This property was deemed suitable for the well location following the drilling of a test well, which was completed several months ago.

As consideration for the purchase, the county will credit the land owner two sewer connections and two water connections with a total value of \$27,400 and pay all closing costs. In preparation for the closing of this transaction and to comply with Nevada law, an appraisal was ordered to determine the current market value of the property. This appraisal will be completed and presented to the board at its meeting.

FISCAL IMPACT: \$27,400.

EXPLANATION OF IMPACT: This is the value of the sewer and water connections being credited to the seller.

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Chairman Olsen asked if there was any public comment. Geoff Knell said, Commissioners, go for it.

Commissioner Gregory Koenig made a motion to take notice of the appraisal report and to authorize the County Manager to execute all closing documents and pay related fees.

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: Building Permit Activity Report for December 2020.

Provided for the board's review is the report showing the amount and type of building permits issued for the month of December 2020.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

C- Consideration and possible action re: Recorder's Monthly Apportionment Report for December 2020 totaling \$25,296.90 in revenue for the month.

Churchill County Recorder, Tasha Hessey, provides her Recorder's Monthly Apportionment Report for December 2020, which shows a total of \$25,296.90 in revenue for the month. Further details can be found in the report. This report is provided for the board's consideration and approval.

FISCAL IMPACT: \$25,296.90 in revenue for the month.

EXPLANATION OF IMPACT: Fees to off-set services provided.

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

D- Consideration and possible action re: Recorder's 2nd Quarter Report of Mining Claim Filing Fees for the period of October - December 2020.

Recorder Tasha Hessey provides her 2nd Quarter Mining Claim Filing Fees Report for the period of October - December 2020 required by NRS 517.185. Details can be obtained from reviewing the report.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

E- Consideration and possible action re: Recorder's 2nd Quarter Report for Real Property Transfer Tax (RPTT) for October - December 2020.

Recorder Tasha Hessey provides her 2nd Quarter Report of Real Property Transfer Tax (RPTT) for period October - December 2020. Further details can be found by reviewing the report.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

F- Consideration and possible action re: Building Department's Revenue Report for

December 2020 totaling \$23,791.00 in revenue for the month.

The Building Department provides its Revenue Report December 2020 for the board's consideration and acceptance. The total of \$23,791.00 was received for the month.

FISCAL IMPACT: \$23,791.00

EXPLANATION OF IMPACT: Fees collected to help offset services provided.

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

G- Consideration and possible action re: Public Works, Planning & Zoning Department's Revenue Report for December 2020 showing a total of \$26,493.58 in revenue for the month.

The Public Works, Planning & Zoning Department submits its Revenue Report for the month of December 2020 showing a total of \$26,493.58 in revenue. This report is provided for the Commissioners' review and acceptance.

FISCAL IMPACT: \$26,493.58 in revenue for the month.

EXPLANATION OF IMPACT: Fees to off-set services provided by the department.

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

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

Consider Future Agenda Items:

There were no future Agenda items suggested.

Commissioner and Management Staff Reports:

Chairman Olsen reported on the following topics:

- Met with Ed James from CWSD to go over different items. My first board meeting is tonight.
- Last Thursday I observed the vaccination pod and want to commend everyone involved. People are putting in incredible hours. Although it is not the nicest atmosphere, they are getting the job done. We will learn more tomorrow by trying to get as many done as possible. I am proud of our people who are working this, although I am concerned about their welfare. We are trying to do a better makeshift facility to provide more protection for the staff from the elements. I am thankful for the money that has come through.

Commissioner Koenig reported on the following topics:

- I had my first Fallon Youth Club Board meeting and Museum Board last night, both at 5:30 so I went to the Museum Board. I will try to get with Fallon Youth Club to reschedule.

Commissioner Heath reported on the following topics:

- Thank you to Jim and Shannon for doing a fantastic job.

County Manager Barbee reported on the following topics:

- COVID
- Departmental Tours.

Comptroller Wideman reported on the following topics:

- End of year payroll reporting.
- Budgets.

Undersheriff Lawry reported on the following topics:

- Working on budget and virtual departmental tour.
- Grant extended for \$20,000.

Chief Civil Deputy DA Shawcroft reported on the following topics:

- Wanted to clarify that there were 5 Pivots in alfalfa last fall and more will be planted this fall at the Wild Goose Farm.

Clerk/Treasurer Rothery was not present at this time.

Claims and Payroll Transmittals:

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

Public Comment:

Chairman Olsen asked if there was any public comment. Geoff Knell said it is very nice to meet Mr. Koenig and Mr. Heath, welcome. I hope we will be able to communicate some concerns and get an understanding. I am not mean and nasty, but I do get passionate and I will express myself. That is my First Amendment right. I would also like to mention that the First Amendment says that it is hard to give grievances against the government, but I will use my First Amendment right. The Open Meeting Law restricts and, when I speak, it seems to fall on deaf ears, which is sad. I know some things may be controversial and so forth, but I want you get an understanding that I do not hate you; I despise the system. The system restricts freedom of speech in response and that is what I have been seeing. I do not see any time up there, but I guess I have a lot. I want to reiterate that I belong to an association called Mass Resistance and I am going to push to stop the LGBTQ agenda. I tried, from the last session, to stop the Drag Queen Story Hour from coming here and I met a lot of resistance from my representative. I would like to talk to each one of you, in person, to get a better understanding of what it is about. I just do not want you to be alarmed at what is going to come forward through Mass Resistance to stop the political agenda to brainwash our children to believe in a lie. It is all intentional. What you do is design ordinances

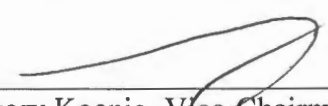
or direction to the Library Board of Trustees, which you hire. The Nevada Revised Statutes say you are to know what they are doing. You assign them and evaluate the trustees. Do not let the political affiliation manipulate it to allow men coming there dressed up as women and push the LGBTQ books, which they call literacy. Thank you, welcome to the Commissioners, and I pray that you do things well.

Adjournment:

The meeting was adjourned at 3:46 PM.

Approved: _____

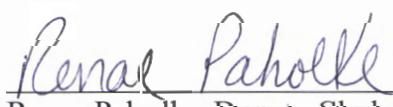

H. Peter Olsen, Jr., Chairman


Gregory Koenig, Vice-Chairman

 2/17/2021
Justin Heath, Commissioner

ATTEST:

Linda Rothery, Clerk/Treasurer


Renae Paholke, Deputy Clerk