

MINUTES OF THE BOARD OF CHURCHILL COUNTY COMMISSIONERS

155 N. Taylor St., Fallon, NV 89406

February 17, 2021

Call to Order:

The regular meeting of the Board of County Commissioners was called to order at 1:15 PM on February 17, 2021, which was conducted in-person and via Zoom meeting.

PRESENT:

Commissioner H. Peter Olsen, Jr., Chairman
Commissioner Gregory Koenig, Vice-Chairman
Commissioner Justin Heath
County Manager Jim R. Barbee
Comptroller Sherry Wideman
Chief Deputy DA Benjamin Shawcroft
Sheriff Richard Hickox
Clerk/Treasurer Linda Rothery
Deputy Clerk to the Board Pamela D. Moore
Deputy Clerk Renae Pahalke

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 but there was none.

Verification of the Posting of the Agenda:

It was verified by Renae Pahalke, Deputy Clerk, that the Agenda for this meeting was posted on the 10th day of February, 2021, between the hours of 2:00 and 5:00 PM at all of the locations listed on the Agenda, in accordance with NRS 241 and the Governor's Emergency Declaration for posting during the Pandemic.

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

The 1:55 appointment with the Nevada Department of Transportation was withdrawn prior to the meeting, therefore the Agenda needs to be revised accordingly.

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

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

Commissioner Gregory Koenig made a motion to approve the Minutes of the meeting held on January 20, 2021 as submitted. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

A- January 20, 2021.

The Minutes of the meeting held on January 20, 2021 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

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, District Manager, Carson City District Office, Bureau of Land Management, reported that he brought Jake Vialpondo with him today. The Carson City District manages about 5.3 million acres of public lands, primarily in Churchill, Mineral, Nye, Esmeralda, Lyon, Storey, Douglas and Washoe Counties. We are divided into 2 field offices, one is the Sierra Front, which manages the urban interface over by the Reno-Carson City area, and the other is the Stillwater Field Office, which manages mainly Churchill, Mineral, and part of Nye County. I am the District Manager and Jake Vialpondo is Field Manager. Each Field Office has a Field Manager.

Jake Vialpondo said starting with our grazing program, the first project we have been working on is the Grazing Permit Renewal for the Edwards Porter Creek Allotment which is in the Desatoyas. As part of that project, we had to go through the process with Fish and Wildlife Service because of the Lahontan Cutthroat Trout on that allotment, so we have been working with them on the Biological Assessment (BA) and the Biological Opinion (BO). We are in the process of finalizing the BO from Fish and Wildlife. This needs to be done before we can finish the NEPA decision for the permit renewal. This is also one of the allotments associated with Outcome Based Grazing, which is a BLM initiative that we have been working on for a number of years. Ken Collum said that was an initiative that we started a couple of years ago. There were 11 pilot projects which are half in Lander County and half in Churchill County. Churchill County was one of those chosen for the pilot project and it is to provide more flexibility during different moisture years. Typically, you are tied in and have to turn out March 1st. It might not be permissible to turn out March 1st. If we are coming off of a drought, we might have to turn out later or have less cattle, so it is just to provide more flexibility in our permits so that we are not tied in so much to these hard deadlines. We are close on this one getting it out the door. Jake Vialpondo said we are looking to finish the NEPA Analysis, which is an Environmental Assessment (EA) with a proposed decision. We are looking at about mid-March to have that

completed and get it issued.

With regard to the Wild Horse and Burro Program, we are in the process of finalizing our Desatoya EA for a horse gather. The Field Office did a gather in December 2019 and removed 430 horses at that time. This is just an add-on to that and what it entails with this gather operation is to gather about 250 horses to bring that appropriate management level down to the low range where it should be. Commissioner Heath said how many horses are out there right now? Ken Collum said over 300. We want to get down to that low end and, usually, when we go to gather 250 horses, we end up with about 200 instead.

Jake Vialpondo said in regards to the Dixie Meadows project, our public comment period on the final EA closed on February 12, and we are in the process of working with the contractor right now and preparing responses to the comments and then working together with them to determine what kind of modifications we need. We would like to get the decision signed by the middle of March. We are moving pretty smoothly with that.

With the Tungsten project, this is part of Phase II, another part of the original project that was implemented a couple years ago. Working through that process, we have an existing NEPA document already and an EA that we are going to work from. It included the analysis and detail that we needed. Now we need to go through the step of making sure it is adequate enough. That is called a DNA process, which helps it to be smoother and work a little bit quicker. That project is an expansion of the geothermal capacity and to place some additional solar panels.

The Geothermal Lease Sales are coming soon and we anticipate getting the maps associated with the parcel locations list real soon, within the next month or so for an October lease sale. Most of those are usually around the Dixie Valley area. Chairman Olsen said normally you get proposals from the industry about which sites they might be interested in and that kind of gives you guys an idea about these lease sales, is that true? Ken Collum said yes, they are nominated by industry. The nomination period is closed for this year, so we are trying to compile where they all are and get it on a map, so everyone knows where they are at. We have not seen that in our state office, but the nomination period is closed. Chairman Olsen said I am just curious when that falls off, when they think they found everything, whether they keep prospecting out there and say, well let's try over here. Ken Collum said it is like mining, where there are the best places to go to, but the focus is still on Dixie Valley. You might remember last year when we pulled all of our parcels from Dixie Valley because of pending litigation out there. I do not even know if those are back in. The bulk of them are always in Churchill County.

Jake Vialpondo said moving on to the Minerals Program, currently, we have 13 active Notices of Intent to conduct exploration in Churchill County. Ken Collum said the notices are for that preliminary phase when the exploration companies have done their work on the ground and then they think they have enough to drill, so really, when you go to exploration, you are putting in drill pads and you are drilling holes to see if you want to go to the next step. Very few exploration projects ever produce anything. There are 9 actives in Churchill County.

Jake Vialpondo said on the recreation front, Sand Mountain has gone to collecting fees through rec.gov. That went live recently and so far, it is working out good. We were out there with the

folks and for the majority of them it was working well. There is a Wi-Fi connection and you just pay right there. A few people have had some difficulties, but the majority have had no problems and are happy with it. We acquired some funding to do some upgrades at Sand Mountain and the recreation area. They are installing a concrete helipad for safety. We are also going to do a variety of road upgrades like chip and seal and paving some of the roads. We are also making some wider pull-out areas and improving the roads to the kiosk next to the restrooms. Those are some positive upgrades for the public.

There has been a lot of work to incorporate technology with Smart Phones. They have some self-guided walking tours around Grimes Point and a story map in the same area and virtual reality stations. Hidden Cave also has a virtual reality station.

With the Pony Express, there is a story map online and some reading modules at the stations.

We are working to replace some signs and add more signs on the Cold Springs Station Trail and some new benches are also part of that.

Chairman Olsen said, with the change in administration, what have you seen so far, what has happened? Ken Collum said anytime there is a change in administration, we get into kind of a holding pattern to try to determine which direction we are going to go. Probably the guiding item we have received so far is Secretarial Order 3395, which revokes all of our decision authority. That used to be down to the Field Manager level but that is typical when you have an administration change. It is really business as usual for us. We are processing everything as we normally would up to the point that we make a decision. That is supposed to be a 60-day revocation of our delegation authority and I think we are about 15 days into that. Since it takes us a long time to get anything done anyway, to reach those decision points probably are not going to be impacted.

Ken Collum said, I used to supply a handout and we want to get back to doing that. We will try to get that to you the week before the meeting. There are a number of maps we can have like the geothermal lease maps and that way you can review them ahead of time and then focus on the things you want to focus on. The offer is always there if there are any programs you are interested in, like horses or cows, or you just want more information, we can bring any one of our specialists in for a brief on the program itself.

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

1:20 PM - Consideration and possible action re: Update on activities from Churchill Economic Development Authority (CEDA)

Sara Beebe, Director of Operations for the Churchill Economic Development Authority will provide an update on activities from 2020 and share information on CEDA's plans and goals for 2021.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

Sara Beebe, Director of Operations with Churchill Economic Development Authority (CEDA), said, I have been with CEDA almost 5 years now and sitting as the Director of Operations since November 2019.

Just a rundown on what we have worked on in the last year, with it being a very interesting year for everyone, our main focus was helping our small business community. Before COVID shut everything down, we had partnered with Kelli Kelly, Executive Director of the Fallon Food Hub, to bring back the Nevada Farms Conference to Fallon. We had about 250 people attend that conference. CEDA presented on how to start an Ag business, alongside members of the Health Department and the Nevada Department of Agriculture, and we had 40 people attend that event.

In March, we partnered with the School District and Western Nevada College through a Career Readiness grant through the Nevada Department of Education to create a competency-based learning program called the Life Ready Fair.

Our office was shut down from March 15th-May 11 due to COVID. During that time, CEDA and the Fallon SBDC assisted 15 businesses in COVID-related disaster counseling. We supported 64 jobs through those counseling sessions, both full-time and part-time, and we assisted those businesses in obtaining over \$1M in funding.

In August, we worked with the City of Fallon and Churchill County on what I called a Stay Safe Fallon Grant, which was a COVID-19 support grant. We were allocated about \$300,000 in CARES ACT funding to develop that grant. CEDA facilitated the grant applications and disbursement of those funds. I had weekly meetings with the city and the county to go to each applicant to see if they met eligibility requirements. We had 25 local businesses that were funded with the grant totaling \$135,692.

In September 2020, the Fallon Chamber of Commerce moved into our office and we hosted an open house to welcome them and also had a little bit of a silent auction and that event was pretty well attended. We also partnered with them on Shop Small Saturday.

We are currently working with the Fallon Food Hub board and Frank Woodliff on the design of the Dedicated Facility on South Maine Street. Two possible designs have been drawn.

Part of CEDA is the Business Council, the membership side of our organization, and we have about 75 members ranging from about \$100 memberships to \$5,000 depending on the organization. Each year, we usually have a fundraiser with the Business Council but, due to COVID, the fundraiser was cancelled last year. We usually host with the City of Fallon a concert in the park but that was cancelled.

Looking to 2021, we will be doing a Strategic Plan roll out. We are long overdue for that. As of today, I have sent out emails looking to recruit 6-12 key persons in the community to sit on our committee, as well as a facilitator to run that committee. We will be serving community & small

businesses on what they want to see from CEDA/ Fallon SBDC. We will be reaching out to WNDD to replace Rick Lattin on their board. He submitted his Letter of Resignation. We will be working with the Fallon Food Hub on the construction of Dedicated Facility once the design has been chosen.

We are working with the Nevada SBDC, who we have a sub-award grant with to do services like sending out online webinar and trainings for the rural communities. I advocated that we did not have enough training as far as small businesses out here and also in other rural areas in Nevada, so we decided to put on webinars. We also will be creating a monthly newsletter that will notify you of upcoming events and keep the community up to date on what our activities are.

We are working with the Fallon Food Hub on a Growing Farmers Workshop in collaboration with the Healthy Communities Coalition in Lyon & Storey Counties and the Fallon Food Hub in Churchill County. This is a 3 part training/education workshop for avid home gardeners who are interested in scaling up to commercial produce growing. It is intended to increase the number of micro-farms in our region to bolster availability and access to fresh vegetables especially at our Churchill County Farmers Markets. Participants will receive instruction on how to get a producer's certificate, how to grow commercially, how to sell produce (cleaning, packing, portioning, pricing), farm food safety, and more. Participants who complete the program and pursue producers certification with the Department of Agriculture are eligible for reimbursement of their certification fees in exchange for a commitment to participate in four farmers markets a year.

Before COVID, we were doing walk-about in the community introducing myself to businesses and offering our services in person. We are currently also considering absorbing the Maine Street Program by making it a CEDA-facilitated program in which we would take over and help run community events. We are continuing to provide COVID support via the SBA loan program as needed.

With regard to the Small Business Lending Clinic, I have done in previous years, I am hoping to bring it back this year. In the past we were able to help a few small businesses get loans through that.

Commissioner Heath said, with that grant money you received, is there any left of that or is it all gone? Sara Beebe said we were not given the money up front; it was reimbursed. The \$300,000 was the maximum available and we only dispersed \$135,692.

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

1:30 PM - Consideration and possible action re: Update on activities from Churchill Fallon Economic Development (CFED)

Bruce Breslow, Executive Director for Churchill Fallon Economic Development (CFED) will provide an update on activities from 2020 and share information on plans and goals for 2021.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

Bruce Breslow, Executive Director, of the Churchill Fallon Economic Development Authority (CFED), said, I have been involved with Northern Nevada for a while now. I have been the Mayor for the City of Sparks, a Planning Commissioner, Regional Planning Commissioner, and Chairman of the Convention and Visitors Authority in Reno. I have worked for 3 Governors overseeing 17 different state agencies in my career with the state. I worked for 5 years with the Department of Business and Industry and the Public Utility Commission, after which I decided to cut the cord when Governor Sandoval moved on, so I started a company called Nevada Strategies and I consult with governments and the private sector.

Churchill County and the City of Fallon got together and wanted to create a Regional Development Authority. You may have seen that in the newspaper in Reno, they call it EDawn, which recruits businesses to the area. Churchill Fallon Economic Development is a Regional Development Authority. What do we do? Jobs and housing and anything else Jim needs. We work with your staff on a lot of different issues and planning and other things; anything to be of help. The first thing we had to do was create Churchill Fallon Economic Development, so we built a website, and we spent some time touring the community and this banner with different things across it, I think it opened with fighter jets, but it is having internet struggles right now. If you look across the top and you click on business and industrial and scroll down, you will see talk about the New River Business Park in the city, Churchill Hazen Industrial Park (CHIP), Western Nevada Commerce Center, and Churchill Commerce Park yet to be developed in the county. There are a lot of links for companies to look at that are looking for incentives and rebates from the state. If you click on residential, this is made for home builders. We did a housing needs assessment a couple of years ago and it showed how far behind we are on housing. There is an interactive map that you can play with and look at. Those are areas that the county has already master planned for PUDs or land that is designated that looks like it is in a growth corridor. On the left is a city map. The colored areas are either tentative maps, expired maps, or partially built subdivisions in the city. For a developer that wants to click on that, there is a photo of every subdivision and how many lots are available. There is a resources portion where there is a map of the proposed developments in Churchill County, the housing needs assessment, and land use zoning. Back at the top on the community side, under business advantages are links to state programs for businesses and things. Churchill, Fallon, a sort of welcome to Mayberry and the wild, wild west. We want to differentiate ourselves and show the sense of community that we have here, which is spectacular. There are a lot of different photos and information about the community here. There is a link to CEDA and the Chamber of Commerce and also the Arts Council and everything else we could put in that. There is health and wellness information for companies that are looking at this area. There is a lot more to it than just green fields. That is Colby Frey's kids in the picture. We caught them one day outside the distillery having a little fun with the photographer. There is a new section on how they can contact me etc.

Currently, I am having a ball doing this. I am working with Industrial Realty Group (IRG). They came and bought a former rail park that had not been developed. They are a national company and they develop rail parks. They bought about 250 acres in Hazen. It is called the Western

Nevada Commerce Center. They have a Special Use Permit. They have an option on another 500 acres. That is split in both Churchill and Lyon County. It is a great development, and they are looking to bring in companies that work closely with rail operations. They are working with the Port of Oakland and Union Pacific and it is a pretty exciting time for rail development here.

I am working with Terrascale Project Energos. You may have read in the paper that they announced a \$3 billion-dollar green energy datacenter and business park. According to their maps, at the time, it was in Churchill County and, even though it was in the paper as being in Fernley, the land for the data center is in Churchill County. It became very clear that I had to point out to them that the land they tied up did not have any water rights and you know what that means here, so they have been looking at alternative sites in the same vicinity. I don't know which side of the county line they will end up on. They have various components besides a data center, which is a high security military facility, so they are looking for their own solar parks to generate the energy. They are bringing in a company called Alpha Structure to create a microgrid of energy and then they are going to store that in batteries with a company called Ambry, which is a Bill Gates start up company out of Massachusetts. The other programs they are talking about, we will see if they come to pass, but we are trying to land as many as we can in this county.

There is a company called EnviroSafe Demil that has been working on a project here for about 4 years now. They were initially going to build a demilitarization plant in Hawthorne but decided to build in Churchill County. They bought a full section of land off of 95 about halfway up the interstate. They were given the preliminary award from the U.S. Army for \$200M in contracts to dispose of old military ordinances. They have submitted all the paperwork and support letters and things like that. Once the Army puts their initial stamp on it, they will begin construction on a \$20M building and employ 60 Churchill County residents, which is their plan.

I am working with two California companies that want to relocate and get the heck out of California. One is an E-commerce company that does agriculture products and the other one is called Pergo Roof. They create a product where you just add extensions off of your house like awnings that move electronically, and the sides come down. They have gutters and built in lighting and cooling. He is looking to create a showroom to bring in people that may want to buy a franchise and franchise it nationwide. There would be a bunch of people flying in and using hotel rooms here and spending money here. He wants his headquarters here.

I have been working with Tim Tucker on both the Churchill Hazen Industrial Park (CHIP) and his Sky Ranch residential master planned community here in the county. I have had more than 100 meetings with him and his partners, in person, on the road, on the phone, holidays, weekends, etc. They tend to be long phone conversations and I have taken that off of the plate a little bit for your County Manager because I think they were using about 75% of his time, at one point. He has grand plans for CHIP. It is beautiful piece of land. The railroad goes right through the heart of it. He has 1,800 acre-feet of water; they just don't have infrastructure. They are looking for companies that do not need a sewer system, that can do a commercial septic system. He has the water rights for them. If he gets a large company, then he would use the money to do the infrastructure.

A regional home builder has spent the last week or so here and has expressed a sincere interest in the county about building homes and a modern apartment complex, which we really need here with full amenities. I also gave a tour to a publicly traded national home builder who has tied up 100 lots here. They are off of Coleman Road in the city. I cannot say the name publicly at this point because they have not closed the deal yet. That would be the first publicly traded national home builder to build homes out here and they are very excited. They had a nice meeting with the Mayor and also went out to the base and met with the Commander and his staff. The base is 230 houses short of what they need. That is the biggest deficit of any military base in the country. There are 30 people living in barracks that had to leave their families behind because they could not find affordable housing here. More than 22% of everybody that works out there commutes from another county. One of the challenges for them will be finding tradesman and people that they can bring in to build large-scale developments.

It is a pleasure to finally meet the new commissioners in person. It has been hard being behind a mask for so long.

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

1:45 PM - Consideration and possible action re: Approval and acceptance of grant funds from the Department of Public Safety, Office of Criminal Justice Assistance's COVID Emergency Supplemental Funding Program (CESF), in the amount of \$36,400 to fund operational needs for the Court Services Department due to the COVID 19 Pandemic

The Churchill County Court Services Department applied for COVID Emergency Supplemental Funds from Department of Public Safety, Office of Criminal Justice Assistance, for the period of January 1, 2021 to December 31, 2021, for the purpose of hiring a part-time Court Services Specialist and purchasing equipment and supplies needed to maintain safe and adequate supervision of our increasing caseload, due to the COVID-19 pandemic. At the beginning of January 2020, our caseload was 42. At the beginning of December 2020, our caseload was 85, due to the policies of the courts to release more defendants to help prevent the spread of COVID-19 in our jail.

This substantial increase to the Court Services caseload, as well as the need for social distancing and disinfecting in our office due to COVID-19, has led to a depletion of our annual budget and a struggle to maintain the necessary personnel, equipment, and supplies necessary to adequately supervise our defendants, as well as maintain a healthy work environment. The funds awarded to the Court Services Department in grant # 20-CESF-38 will bridge the gap until our next fiscal year budget begins.

FISCAL IMPACT: \$36,400 grant to Court Services.

EXPLANATION OF IMPACT: Receipt of \$36,400 in grant funds for the Court Services Department's operations.

FUNDING SOURCE: Department of Public Safety, Office of Criminal Justice Assistance, COVID Emergency Supplemental Funding.

ACTION REQUESTED: Accept

Brenda Ingram, Director of Court Services, said I am here to ask you to accept grant funds in the

amount of \$36,400. Our caseload has increased by 100% since this time last year. Believing that most of that increase is due to COVID-19, I reached out to the Department of Public Safety, Office of Criminal Justice Assistance, and applied for emergency CARES ACT money to help us adequately supervise our case load, which is primarily made up of inmates that are released from jail and put in our supervision pending their criminal case. We were awarded that grant and half of it is set aside for equipment and supplies. The biggest ticket item is drug tests, but we also have some alcohol testing devices, supplies and things of that nature. The other half is to hire a part-time specialist. We were initially given the first half and then they came back and said what else do you need and then gave us money for more help. The original grant was from now until the end of the year. They updated the grant to make it last until December 31, 2021 at which time that position would expire, but we are hoping that COVID-19 will also expire, and the position will no longer be needed.

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

Commissioner Justin Heath made a motion to approve COVID Emergency Supplemental Funding in the amount of \$36,400 from the Department of Public Safety, Office of Criminal Justice Assistance, to fund the operational needs of the Court Services Department as presented. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

1:50 PM - Consideration and possible action re: A series of 7 Parcel Map Applications to implement a previously approved Parceling Plan filed by Kim and Susan McCreary and Dan and Carrie McCreary for property located at the extensions of Michelle Drive and Dillon Road, Assessor's Parcel Number 008-174-84, consisting of 21.20 acres in the E-1 zoning district, whereby the Applicants propose to divide the parcel into 21 lots

This property is part of the Sky Ridge Development, which began over 20-years ago, in the 1990s, when 1-acre lots were allowed with well and septic. Since then, the laws have changed and such development is no longer allowed due to the high density of septic systems contaminating the groundwater and other factors. The project probably did not start with the name of Sky Ridge but it was changed at some point. Mick Casey was the original developer, then Ken Gearhart took over.

Most of the Sky Ridge Development was completed but there are three phases remaining, each now owned by different parties. Each phase has had its deadline extended for many years using Development Agreements. The subject phase is in the NE corner of the larger development, whereas the other two phases are in the south end of the larger development. In the latest deadline extension, the intent has been communicated to the owners that the county is not that interested in dragging out these projects, so this may be the last extension and the development needs to proceed or go away.

The Applicants propose to implement the approved Parceling Plan for this phase of 21 lots, which was initially approved in 1995 and then amended in 1998. This phase is probably the most challenging area of the larger development because of the canal running through the property. Similar 1-acre lot projects can normally use a simple arrangement of wells along the street and septic systems behind the house and ensure that the required well-septic separation can easily be maintained but the canal complicates this arrangement to the extent that wells and

septic systems have to be moved to different locations that could cause other lots to be encumbered or, at worst, unbuildable. The initial 1995 Parceling Plan took the canal into consideration and carefully arranged the well and septic locations so all lots could be developed. The 1998 Amended Plan intended to eliminate the canal so that the normal and simpler well-septic arrangement would work for the development. It is the currently approved plan.

A Parceling Plan is implemented by the "Serial Parcel Map" process, in which the larger development is accomplished by a series of Parcel Maps, each of which creates up to 4 lots. The first map creates 3 small lots and a remainder lot, then the second map splits the remainder lot into 3 small lots and a remainder lot, and the process continues until all lots are created. This process gets complicated when the development creates new roads.

The Applicants propose to implement the Parceling Plan but they have decided NOT to pursue the elimination of the canal. This creates an issue in this project because the 1998 Parceling Plan does not consider the canal and cannot provide for well and septic locations that can work together for all the lots. The Applicants have formally requested to use the 1995 Parceling Plan and the submitted plans include a note to ensure that future development of individual lots will follow the well-septic layout.

This project will build 2 new road segments – one for Michelle Drive and one for Dillon Road. One problem is that the canal cuts off a large part of the development from existing streets, thus bridges over the canal will be needed for both roads. The bridges will require approval by the U.S. Bureau of Reclamation (BOR) and the Truckee-Carson Irrigation District (TCID), which will take a long time to obtain. The canal also cuts off the developable part of several lots from access to the road. So, a couple of lots will need a bridge crossing for their driveway, which will also need BOR and TCID approval. The canal bridges are an issue for this project because they might delay it for an extended period of time.

To deal with the bridge problem, the Applicants have proposed to construct the development in 2 Phases. Phase 1 will be two maps (recorded at the same time) creating 6 lots that do not require building a bridge. They can proceed right away (build the road segment, record the lots, and start building homes), while the Applicants work through the bridge permitting process. When the bridges are approved, Phase 2 can be completed, which will be 5 maps creating 15 lots. For Phase 2, the bridges and roads will be built and all the remaining maps would be recorded (probably at once).

The 7 Parcel Maps will split the large lot into 21 lots. The average density will be 1 lot per acre, though the lot areas will be reduced by the area of adjacent road that will be dedicated to the county. The existing lot is vacant and does not have water rights. All 21 lots will be residential, which are allowed uses under the zoning code. The proposed development will have the same character as the existing neighborhoods to the west and south. The main consequence of the development will be more traffic and human activity in adjacent areas due to the new population passing through those areas.

The new lots will front on new extensions of Michelle Drive and Dillon Road, both of which already have 60' road easements. The new segment of Dillon Road will connect the existing

paved portion (west of the property) with the existing dirt road portion (east of the property). This allows Dillon Road to form a substantial east-west corridor for this area of the county that can be further developed in the future. In addition, a road easement serving other lots to the north connects to the NE corner of the property and the Dillon Road segment. The county recommends dedication of the land within the Michelle Drive and Dillon Road easements so that the county has full ownership and authority of activities in the roadway. Acceptance of the offers of dedication should not take place until the last map, which means that the road segments serving the lots of each map are attached to the "remainder" lot of each map until they are separated by the final map (which shows the road as a single strip of land) and the road dedication is accepted by the county. At that point, the road will also be built and ready for use.

Because Phase 1 will result in a dead-end road, a temporary turn around (cul-de-sac) will be needed where the canal crosses the road. This will result in one lot in Phase 1 that will not front directly on a paved road at the time of recording. The Applicants have requested that the lot be temporarily allowed to take access using a gravel driveway so that the lot can be recorded and a home built while the roads and bridges are approved through BOR and then constructed – then it will be in compliance with the access requirement. This temporary turn around is also very close to the canal. The Fire Marshal requires it to be shifted to avoid being in the canal.

Phase 1 will result in a short segment of road approximately 300' long being constructed that reaches from the current end of pavement for Michelle Drive to the canal. Churchill County Code 16.16.010.7.B.1 requires that roads be constructed in segments no less than 500 feet long, unless approved by the Road Supervisor. The Applicants have formally requested approval of the short segment of road. The Road Supervisor is willing to grant the exception, but only if the rest of the development is implemented in a single phase, which would be Phase 2.

Recommended Conditions: Based on code requirements and issues raised during review of the project, the following conditions of approval are recommended to be included with any approval:

- 1) The development shall be constructed in 2 phases. Phase 1 shall consist of Maps 1 & 2 and shall be recorded at the same time. Phase 2 shall consist of Maps 3-7 and shall be recorded at the same time.
- 2) 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 and facilities.
 - b) Roads serving the properties in Phases 1 and 2 shall be constructed or financially guaranteed before recording the maps for the applicable phase, except as stated in this decision for Lot 27.
 - c) Any off-site road segments needed to connect on-site roads to existing county roads shall be constructed with Phase 2 roads at the expense of the project developer.
 - d) As approved by the Road Department, the Phase 1 road segment may be less than 500 feet long, but all remaining roads shall be constructed with Phase 2.
 - e) The location of the Phase 1 temporary turnaround must be adjusted so that it is not located in the canal.

- f) Any fences within the county right-of-way must be removed when adjacent roads are constructed.
 - g) The Road and Fire Certificate must include the paragraph classifying new roads.
 - h) Supplemental easements and driveway bridges needed to access the developable areas of Lots 26, 29, and 31 must be in place and/or constructed before recording the maps creating the lots.
 - i) Water dedication requirements must be met prior to recording the map.
- 3) Any final changes required by the County Surveyor shall be made prior to recording, including but not limited to the following:
- a) The triangular access easement to serve Parcel 26 shall be shown on both the 3rd and 4th parcel maps and shall be 30' wide measured across the direction of travel.
 - b) The 7th parcel map shall show Dillon Road as continuous through the property rather than ending at Lot 38.
- 4) The development may not use the privately-maintained dirt road/driveway easement for Dillon Road running eastward from the property to Soda Lake Road. Access to the road/driveway shall be blocked along both edges of the easement within the property by a substantial barrier/fence approved by the Road Supervisor. Fencing along the perimeter of the property in the area of the barrier may be necessary to prevent drive-around vehicle movements and shall be of a length deemed adequate by the Public Works Director.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Dean Patterson, Associate Planner, said this is the long skinny lots on Dillon Road that we previously talked about. This is a project that would be implementing a Parceling Plan. This Parceling Plan has been in effect as late as 1995. It was part of the Sky Ridge Development, which is a large development with 1-acre lots. Those are not normally allowed any more, but this was vested under old laws and they have kept their vesting in good status with a Development Agreement that has been renewed periodically. Last year, the 3 remaining phases came up for renewal and, at the time we contacted them, we indicated that the county was less interested in continuing to renew these on and on and that it was time to fish or cut bait. That got the owner of this phase to move forward, and he sold it the McCrearys, who have submitted this phase. There are 2 other phases in the south area along the canal. There is a big canal running through these lots, so it is the east half of that Parceling Plan project. The canal runs diagonally through these lots, so that makes it the most complicated out of all of the phases. It comes into play a lot in the conditions of approval, because the canal needs bridges on Michelle Drive and Dillon Road and also a bridge on 2 of the lots to provide access because the canal is very close to the road. Working to get those bridges done requires working with BOR and Truckee-Carson Irrigation District (TCID) and that takes a long time. It needs engineering and has to go through several federal processes, so the applicants decided to do this in 2 phases. One being the south end, south of the canal along Michelle Drive. They are lots 27 and lower. They want to record these lots, build the road and, while they are doing that, they would also be working with BOR to get permits to build the rest of the phase. One of the things about this project is they have to build a short segment of road south of Michelle Drive and they had to get permission from the

Road Department, which was approved. Once the bridges are in place and the road is built, they can do the rest of the lots.

You can see that the remainder lot is on the north end and the road is in a long tail that is attached to the remainder lot. That comes into play in the conditions of approval. The county does not want to accept the road, which will be offered for dedication. The tail that the road lies in will remain until the last map creates the last lots, in which case the road strip will be separated, and the road will be offered for dedication.

With regard to the turnaround on the south side of the canal for the first phase, the Fire Marshal said that needs to be moved out of the canal because you cannot turn around in a canal, so it will need to be changed. You will also see, in the northeast corner, that there is a circle and some dotted lines going off to the north and the east. That is the existing Dillon Road only it is more of a driveway. Properties to the north use that and so, when these lots are developed and Dillon Road is built, there is a possibility that people may try and use that driveway that is maintained by other folks in order to get to Soda Lake Road, so there are conditions of approval requiring that the road be barricaded until Dillon Road is completed and connected to Soda Lake Road.

Chairman Olsen said I drove out there and it helped me get oriented. I saw Dillon Road and, as it went to the east, there is a barricade there now. Where do these lots take off in relation to that? I saw Michelle Drive off to the west a little bit. Dean Patterson said, as you come up on Dillon Road that is constructed right now, it ends at the canal and that is where this property starts on the west side. You cannot get to that corner I pointed out unless you go all the way around Soda Lake and come in on that dirt driveway. You can get to that corner, but you cannot go any further. Chairman Olsen said, where there is a barricade now, the crews are going to have to build out on that? Dean Patterson said yes, they will extend that and remove the barricade and the dirt pile, build the road all the way across the north side of this lot. Chairman Olsen said, are they only going to go 380 feet up Dillon Road? Dean Patterson said that would not apply to Dillon Road. Dillon Road would be part of Phase 2 and most of Michelle Drive would be also. On the slide where the circle is next to the diagonal canal, that is where the turnaround is and as you go further south to the edge of the map, you can see the current paving of Michelle Drive where it runs down to Caleb Drive. Right around where the pavement ends there is a 'End of Road' sign there too. That would be in the first lots of Map 1.

Chairman Olsen said the original idea, back in 1998, was to pipe the irrigation ditch and now you are not going to do that. How are you going to solve the issue of keeping the wells and septic tanks far enough apart? Dean Patterson said the 1995 plan originally planned to keep the canal and they carefully located wells and septic tanks so that all of the lots can have wells and septic tanks that would not infringe on each other. If that plan was not followed by everyone, then one person could put a well in the wrong spot and make another lot encumbered or undevelopable, so it is important that the plan be followed. In 1998, they came back and changed the idea that they would remove that canal somehow, so then it became very simple to just have wells along the street and the septic behind so all of the lots would work. Mr. McCreary asked to revert back to the 1995 plan, which is part of the motion. That also means that those wells and septic tanks need to be placed in the locations shown on the plan so all of the lots can work together and be developable. This is less of an issue as long as the McCrearys are doing all of the home

construction, which is their plan. The way we are dealing with it on the maps is a note placed very close to each lot saying they have to follow the Parceling Plan. That will be recorded along with the maps. Chairman Olsen said where in the process does the county have the authority to step in and cause somebody to follow that plan? Dean Patterson said mainly with the Building Permits and we would make sure the Building Department would be aware of this issue and they would have access to the plan. Chairman Olsen said, the water part is done with the state, so we don't necessarily have any interplay there? Dean Patterson said we have a little bit in that the well drillers contact us, but I don't know if they are required to.

Kim McCreary said Dean has done a fine job of explaining everything. We are going to stick to the 1995 plan and cross the ditch. We have an engineer working on the 3 ditch processes and working with BOR, and if we develop them ourselves, which is our plan, we will know where to put the wells and septic. If we end up selling the property to someone else, we will make them well aware that they have to put those wells and septic exactly where the plan says. Chairman Olsen said what is the timeline with the BOR and TCID on those? Kim McCreary said we wanted to make sure that we got through this right here before we ran out and got terms on this lease, but they are ready to go the second we get a thumbs up.

Commissioner Koenig said I don't see any red flags. Chairman Olsen said I think the McCrearys have every intention of following through. We get into these deals sometimes and just like this project, it is 23 years in the making or longer, and now it seems it is right to do it. When I drove out there, I saw at least one new house being built and one lot being cleared off in the old subdivision and there was another unbuilt lot. There are some nice homes out there on some of the newer lots. I just wonder what protections are needed on the county side if something goes awry. If the first few lots sell and something falls through, is there anything that the county has to worry about? When I read through this, it all looked fine, but my only concern was that we were not setting up a trap out there for ourselves or the residents out there where we have created an issue and things have not progressed as everybody would like to see it.

County Manager Barbee said, with regard to going through BOR and starting to set up those bridges and everything, how will those be staged with construction? Kim McCreary said Phase 1 is the first 5 lots but then what the county is going to make us do is we only get 2 phases. The first lot goes to there and they give us a break on that but then when we go to that 6th lot, we have to finish the entire thing and then we have to start moving dirt and paving those on Phase 1. In the future, the profit is not in the first 5 lots, it kind of spins a tail in this, but it would behoove us to move onward, for sure. Mr. Breslow's presentation was an eye-opener with the amount of residents that are needing housing, so I would think that we would be in and out of this thing in 2 years maybe.

Chairman Olsen said there is going to be 200 or so jobs out at the base in the next few years. This community is going to get slammed. We are already over our heads on housing, and it is going to get really difficult for the people at the lower end. Rent is already tough on everybody and it is just going to get worse. It is a great time to be doing what you are doing.

Dean Patterson said before the lots can be recorded, the road has to be at least partly built and bonded for the remainder so the county is protected in that regard. There is another point and

that is Item C in the phasing plan. There was one lot that stuck further north than the others and so that lot would need your permission to have a temporary gravel driveway while the Phase 2 road is being built but, in general, the road has to be built before the lots can be recorded, so the county is protected in that regard. County Manager Barbee said we had meetings on this and also Marie Henson, Building Official, is listening in on this right now. Commissioner Koenig said my only concern is if, for any reason they don't do the construction themselves and they sell and then those people don't follow the plan, and they put their wells and septic in different spots and, if they do it first, then the lot next to them won't be able to put theirs in the right place, that could turn into a fiasco. Chief Deputy District Attorney Shawcroft said Marie Henson is online. Would she be able to address when somebody comes in for a Building Permit in this subdivision, what controls are there to ensure that everything is put where it needs to be. Marie Henson said yes, this is a concern in that the well drillers do not contact us in the placement of the wells, they put the wells where the builder tells them to or else wherever they back up and park their drill rig and that is where it goes. Typically, I have seen them following the proper spacing on these subdivisions because we have been dealing with this off of Davis Lane and several others, and they have been putting the wells pretty much in the same place on every lot. I believe that has something to do with the builder being very careful to go out there and mark it to say this is where the well goes. The only regulation we really have as far as placement of wells and septic is the septic area. We check that every time a septic is put in as to how far it is from the well, but I have had a well driller come in and actually place the well next to a septic system. The only thing they can do then is either re-drill the well or move the septic and if you are the last guy standing and they have not followed these steps, you have to figure out yourself where your well and septic are going. There are areas that it has happened. Sometimes, it can be a very difficult placement because of the wells around you. It is something we have to really watch and hope that the builders are diligent about making sure that the wells are put in the right place. Chairman Olsen said we can only do so much. I know Marie is going to watch this thing and I would like to have it where people are aware. Kim McCreary said I wonder if we could put a deed restriction so that it shows up in the preliminary report that they have to follow the 1995 Parceling Plan and that way, before they close escrow, they would see that. Dean Patterson said we have thought about the same issue, so our approach is that, on each map near the 3 small lots, there is a prominent note that says these lots are subject to well and septic limitations, see note 1, and then, on the side of the map in the northwest corner, there is a note that talks about the wells and septic on each lot have to be placed in conformance with the Parceling Plan and then it is going to be recorded, so it will show like Kim McCreary suggested. That might be what we are looking for as far as it being tracked. County Manager Barbee said so then wouldn't that assign liability to that builder where he places that well and septic? Chief Deputy District Attorney Shawcroft said when we adopt the 1995 plan, there are not going to be any changes to that map, correct? Kim McCreary said that is correct. Chief Deputy District Attorney Shawcroft said, I guess my level is not quite as high as the board's concern is on this one. I think the note on the map, if we were redoing the map, we could be a little more specific on that, but I think it is enough to say what the restrictions are so that gives notice to whomever buys this gets that plan. I am not too concerned about the county's liability on this.

Dean Patterson said, when people purchase lots, especially a developer who might buy 3 lots, they will usually also look at the map itself, so having that note displayed will also put them on notice. Chairman Olsen said I appreciate that the county's liability is absolved but the flip side

of that is some homeowner gets hosed because something got missed and if we can do that easy right here, let's do it. If we have enough here that it looks like it is okay, let's get it done. Kim McCreary said if you want is to go beyond that somewhere, we will be happy to do that.

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

Commissioner Gregory Koenig made a motion to:

(A) approve the 7 parcel maps entitled 1st through 7th Parcel Map for Kim and Susan McCreary & Dan and Carrie McCreary to divide APN: 008-174-84 into 21-lots. This approval is subject to conditions, as listed in the Agenda Report.

(B) Authorize the development to use the 1995 Parceling Plan.

(C) Authorize Lot 27 to temporarily use a gravel driveway while the bridges and roads are authorized and constructed.

(D) Accept the offer to grant easements identified on the map.

(E) Reject the offer to dedicate lands and road facilities for Michelle Drive and Dillon Road on Maps 1-6, and

(F) Accept the offer to dedicate lands and road facilities for Michelle Drive and Dillon Road on Map 7, and for any off-site road facilities for Dillon road that are constructed to provide a continuous road surface to the development.

Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

1:55 PM - Consideration and possible action re: Presentation, discussion, and adoption of Churchill County's top two (2) priority concerns for the Nevada Department of Transportation (NDOT)

The Nevada Department of Transportation (NDOT) appeared at the February 4, 2021 meeting to present and discuss its Work Program and to request that the county outline its top two (2) priority concerns. The Work Program was approved at the February 4, 2021 meeting and the matter of adopting the county's top two priority concerns was tabled for further discussion and presentation at this meeting.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

This item was withdrawn prior to the meeting.

2:00 PM - Consideration and possible action re: Presentation by Alan Kalt with an overview of POOL/PACT

The Nevada Public Agency Pool and Public Agency Compensation Trust (POOL/PACT) provides workers' compensation and property/liability insurance coverage to Churchill County. More than just an insurance policy, POOL/PACT offers a number of significant benefits to its members. Alan Kalt, CFO of POOL/PACT, will present an educational overview of the benefits of being a POOL/PACT member.

FISCAL IMPACT: \$0.

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

Alan Kalt, CFO of POOL/PACT, said it is great to get back home again and sit here. Today I want to go over the power of the POOL and the great things it offers, the coverage limits, reviews from the programs and the different companies that are there, and the services they provide. I have a 3-minute video for you. (video played) You will probably notice that your very own Geof Stark, as well as myself, were in the video. I was a county employee when that took off. Geof Stark serves on the Executive Committee, the Loss Control Committee, and the HR Oversight Committee and we appreciate his input.

We are a member service consortium that provides interactive risk management resources for public agencies. We have 14 of the 17 counties, 15 of the 17 school districts, 11 of the 14 cities, and a lot of the community hospitals, and special improvement districts like the Mosquito Vector and Noxious Weed Abatement District. We excel in innovative solutions to serve the employees and the public. We believe we have the financial strength, security, and durability for the long-term to pay those claims. We provide cost-effective risk sharing and financing options to the members. We allow members to be interactive in the claims management process. We are governed by the members. We are stewards of the public assets. We are owned by a bunch of local governments and we are there to serve them. We focus on the future.

The interesting thing is, about 3 years ago, we had a retreat that talked about a pandemic. We were somewhat prepared in many of the entities for that. We have various goals. We incorporate risk management in everything you do. Just like that discussion you had with that developer trying to protect the county's interest, as well as the residents and future buyers. That is tremendous, good leadership there. Along those lines, one of the programs we offer is a certified Public Officials' Program. You can make better decisions for your community and your organization.

We try to anticipate risks. What are those things that are out there that we can take advantage of as we cooperatively develop risk management services? Many of the services that are developed have been pointed out to us by our members. The members shape everything we do. We have our Workers Comp Program, which is PACT. We have a captive PCM that takes excess coverage for the Workers Comp Program. We have NPAIP, which is the POOL, which provides property, cyber, and casualty insurance. We have the captive PRM for the property cyber, and Casualty Insurance Program. The organizational management team is Nevada Risk Pooling. It is the company that signs my paycheck and then we have Pooling Resources Inc.

We have members from Elko, Lyon, Churchill, and Humboldt Counties and many others. The leadership is throughout the great State of Nevada.

When we look at the budget, 79% of the budget goes to pay for the Loss Fund in the insurance programs. Members Services programs and expenses is at 15% and Administrative Services are at 5%. On the workers comp side, 79% of the budget goes to pay for the Loss Fund in the insurance programs. Members Services programs and expenses is at 12% and Administrative Services are at 13%. The reason the Administrative Services costs are higher is because we have to pay the Division of Insurance a significant amount of money. It is nearly \$700,000 that we

pay them.

By pooling together, we are able to get higher limits, higher coverages. We have \$300M in property coverage. We have \$150M for flood and earthquake coverage. Those are subject to your own deductibles. Many years ago, Churchill County elected, because it was in the best financial interest, to go with a \$50,000 deductible. We have environmental and cyber coverage. We have a \$10,000 limit for liability for each occurrence subject to the deductible.

There are a variety of benefits provided to POOL members that go beyond just providing insurance coverage. Those benefits include online and in-person training, on-site risk management programs, law enforcement and fire protection training, and cyber-security assessments. Our online training has exploded, especially with COVID. We look forward to the day when we can go out to the members and do onsite training. Additionally, the county has access to the POOL's Human Resources support, which provides needed training to supervisors and employees, sample policies that have been reviewed by legal counsel, and HR consultation services to assure HR situations are approached in a way that reduces liability exposures. For our e-learning training, we are getting over 5,000 hours of training by the members per month. The Sheriff's Department can log on and assign classes to those folks and they can have a period of time to complete those classes when it fits their schedule.

We do jail assessments with various entities virtually now. The assessment was done on our local law enforcement facility and they did very well. The procedures in place are there and they are following policies.

I am proud to be from Churchill County. They have been a leader in a lot of things. We piloted the Heart/lung Program, the Cardiac Wellness. Geof Stark led the 24/7 365 nurse triage program on worker's comp. If an employee gets hurt, instead of running straight to the ER, they can get an app on their phone and talk with a nurse and figure out what is the appropriate level of care.

We provide Cyber Security coverage and Cyber Training. We host an annual conference, and we do passive network assessments. We also have a program called KnowBe4, which is email phishing training so that the employees don't hit some of the click-baits and end up downloading a virus. We have MSDS online, the Material Safety Data Sheets. That lets you know what to do if you get something sprayed in your eye or something like that. All these services are provided at no additional cost.

For our Human Resources programs, Geof Stark has been involved in this program since he came on board. It is phenomenal and it is because of guys like him and his peers across the state that work with our business partners to develop the best business practices. During these COVID times, as federal legislation was changing, we were sending out alerts to the members so we could assist them in understanding the laws and regulations as it relates to Human Resources.

Churchill County has a business partner assigned to them to determine a business plan of what services you want during the year. We make sure those plans are executed. We put on a Leadership and Development Annual Conference. This past year it was virtual. We had more people participate because they did not have to travel. It was very well received. A lot of that is

developed through the HR Oversight Committee.

We have a lot of services that people need to use. We have:

- HR Business Partner Support
- Legislative Support: Federal/State
- HR ZOOM and Onsite Training for employees and supervisors
- HR Leadership Summit (Virtual)
- KEPRO Employee Assistance Program
- eLearning Portal
- Personal Development Learning Library/Custom Classes
- KnowBe4 Cyber Training
- Jail Assessment
- Law Enforcement Model Policies
- Loss Control Excellence Program
- Specialty Health Cardiac Wellness
- Loss Control Grants
- County Administration Office
- Safety Enhancement

We provide the services that you folks want us to provide. I am very pleased with what POOL/PACT does. We are able to save the residents and the State of Nevada a significant amount of money by providing things like Costco discounts.

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

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

County Manager Jim Barbee said we continue to administer the vaccine in the community. We had a pretty good run for the last few weeks. Last week, we were somewhere around the 400 mark in new shots and maintenance of the booster shots. This issue that we have run into today is the same issue throughout the state and that is the vaccine has not been shipped because of the weather in the east. We are not expecting the dosage of the same level that we have seen recently. Shannon Ernst and her staff are making adjustments for those. It appears that the pharmacies that are participating in either the state pharmacy program or the federal programs do have dosages, but we have not been able to get them. This week, we will be doing some of the boosters that we have the capability to do and then we will roll the rest of the booster shots into next week as we get more doses. It appears that next week, if everything opens up like it is supposed to, we should get the orders for this week at the end of this week or with next week's orders and then we are seeing an increase in the number of vaccines that are being distributed, both at the pharmacy level and at the county level.

Currently, we have the Road Department continuing to work on Miners Road in terms of spreading gravel and prepping that as the new vaccine site. We were hoping this week that we were going to get the double-wide mobile building put in place. It may have to happen next

week. That will be a remote office for Shannon and her staff.

On the Civic Center building front, we are seeing progress there. The preloading for the foundation appears to have settled out. We are going to take one more reading on Friday and, if it stays the same, which it has for the last two readings, then we should be ready to start having the 8,000 tons of material on the back side moved over to Miners Road. That is going to give us a little bit of a hiccup in that they are going to be running straight across Miners Road and we will have to coordinate vaccine in the midst of that or keep in the front. We have not figured that out yet, but we are looking at the end of March of when we will be able to get to the next phase of moving on it. We may be able to get to that a little earlier.

We have seen some shift in the Governor's directives going from 25% to 35% last week. I believe he is doing a press conference and then we will have more information. Our positivity rate this morning was 6%. There has been a steady decrease in that. We are also not doing as much testing as we were, which will directly affect that rate, but we are still doing the testing, but are focused more on vaccine distribution. We are trying to get a good feel for how much has been distributed in the county thus far, but there is not a consolidated reporting system. They are working on that at the state level. I believe we have distributed around 1,800 doses in the county.

Commissioner Heath asked who made the decision not to do it at the hospital anymore? Was that the county, the hospital, or the state? County Manager Barbee said we made that request of the hospital because of the drag that we were seeing in terms of getting people at that age level, 70 and above, and that was then restricting the county from being able to move forward to the next groups of folks on the lanes. I will say that it appears to have worked. Banner had their appointments set from last week that they worked through and then we had that additional 400. They cleared all the appointments they had out. That is going to move us towards the chosen industries sectors. Commissioner Heath said what are we doing for a senior citizen who had a reaction to the vaccine before and does not have a computer, so they can't go online at Walgreen's and sign up? Is there any plan because old people don't want to go to the fairgrounds and stand in line so, is there a plan set up? County Manager Barbee said the plan is offering the pod. Commissioner Heath said they can't go to the pharmacy because they can't do the first vaccine unless you go online with an email and a computer to sign up. I have gotten a lot of calls recently and emails about people who can't make it to the fairgrounds because they have a medical problem or something else and they can't get on CART. County Manager Barbee said I am picking up what you are laying down, sorry about that. Our plan has already been implemented. We have been utilizing CART that is also bringing folks to the fairgrounds. We have done that in the last 2 weeks, identifying those, largely working through the Senior Center, but we will take calls through our call center. On top of that, we have done some homebound. Shannon Ernst said, 3 weeks ago we did implement a homebound program for individuals that are not able to come to the site. We schedule on Friday and we have a nurse and support staff that comes to their home and gives the vaccine in their home and makes sure there is no adverse reaction. If they have any issues, they can call us. Commissioner Heath said how are they finding out about this because, with all the phone calls and emails from people that have no idea this is going on. Shannon Ernst said mainly that has been covered through the Senior Center and then with our Resource Liaison and we are happy to provide you the detail and the contact information. Anyone that calls or sends an email to the Churchill County COVID Call Center is

also provided with all the options. Commissioner Heath said is that in the paper or radio because a lot of them do not have email. Shannon Ernst said we do receive, on average, 300 or 400 calls a day that we are returning of people trying to find out information. County Manager Barbee said if anybody can come up with a media avenue that we have not figured out yet, let us know.

Commissioner Heath said, with the lack of testing that we are doing now, are we going to be analyzed by the state, since that is one of the goals they are monitoring? County Manager Barbee said, based on what the Governor said last week, some authorities, by May 1, will be transferred to the local communities. I am not really sure what that means because I think it also says in there that if approved by the task force, which I am not sure what authority we have if everything has to be approved through the task force. It sounds like they are trying to create a new system different than what we were doing before we went into this in October or November, and so I will have to keep looking to shake that out as we get to that point. It sounds like at least by March 15th with everything staying the way it is right now, in terms of our reduction in positivity rate, we should see a movement to 50%, at that point.

Chairman Olsen said when are we likely to see and move to the next tier? County Manager Barbee said I think we could probably be doing a big push for that today, but we don't have vaccine. Shannon Ernst said we are looking at next week to going to our agriculture and food processing. Then we will do our 18–54 year-old with underlying conditions. We also received an additional vaccine allocation. We were scheduled to receive 200 doses and I was informed we would receive 400, so next week we will be opening up our pod. County Manager Barbee said this is not a competition between the counties, but, to give you an idea of where we fall in things, because each county has a different situation that they are in, the urban counties are transitioning from 70 to 65, so they are going to be there doing that stuff for a while, whereas, we have already, basically, cleared the 65-70 and above age groups, which is allowing us, through the conversations with Shannon, to move next week to agriculture and continue on down getting more and more of the population. We are at an advantage because of our size and the focus that we have had on that, just as a comparable.

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

Letters Received:

A- Consideration and possible action re: The Nevada Division of Minerals provides notice of its physical safety hazards associated with abandoned mine openings.

The Nevada Division of Minerals is responsible for identifying the physical safety hazards associated with abandoned mine openings in the state and securing the features for which there is no responsible party. Pursuant to NRS 513 .094 Section 2: "The administrator shall annually, during the month of January, inform each Board of County Commissioners concerning the dangerous conditions found in the respective counties, including their degree of danger relative to one another and to those conditions found in the state as a whole."

Provided is a summary of all the hazardous abandoned mine openings by county in Nevada. Since the program began in 1987, a total of 19,042 hazards have been secured by fence, foam plug, gated, or backfilled by the Division of Minerals, Department of Wildlife, BLM, USFS,

other federal agencies, claimants, property owners, members of the mining industry, and other interested parties.

Also provided is the listing of all unsecured hazards in Churchill County having an apparent owner. Included in this listing is a hazard rank for each individual site; these range from 2-10 with 2 being the lowest and 10 being the highest. The rank accounts for both accessibility and degree of danger for the hazard. Unpatented mining claims can have a change in ownership yearly and the Division regularly researches ownership updating, as necessary. The listed owner is only as valid as the research date in our database and the available information online. The Division strives to work with claimants, landowners, and federal land managers to address those sites that are not currently secured. If the county wishes to acquire any additional information on the unsecured hazards, please contact us directly.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

B- Consideration and possible action re: Notification from the Governor's Office of Energy of its acknowledgement of Patua Project, LLC Annual Compliance Report and finding them to be in compliance with the terms of the Abatement Agreement.

The Governor's Office of Energy acknowledges Patua Project, LLC Annual Compliance Report and finds Patua to be in compliance with the terms of the Abatement Agreement.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

C- Consideration and possible action re: Notification from WildLands Defense of its Appeal of the 2020 Argenta Allotment Environmental Assessment (EA) Grazing Decisions of the Bureau of Land Management.

The WildLands Defense provides notification of its Appeal of the 2020 Argenta Allotment Environmental Assessment (EA) Grazing Decisions of the Bureau of Land Management, as well as its Petition for Stay, Standing Statement and Request for Relief. Provided is the Appeal document and Katie Fite Declaration. Numerous other documents were provided but are too numerous to attach to this item. All documents can be obtained by contacting Katie Fite at WildLands Defense: katie@wildlandsdefense.org.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

New Business:

A- Consideration and possible action re: Refund of the business license fee of \$125.00 paid for Vinson Custom Electronics on December 18, 2020.

Churchill County Code, Title 5, Section 5.04.060(B) states, "All business license fees deposited

or submitted upon application are nonrefundable unless authorized as refundable by the board of county commissioners or its designee."

Marcia Vinson submitted a letter (provided herewith) requesting a refund of the business license fee paid on December 18, 2020, which was for the licensing period January 1, 2021 through December 31, 2021. After renewing their business license, her husband was hospitalized and they have diagnosed him with Stage 4 Lung Cancer, so he will be unable to continue working. They are closing their business and requesting a full refund of \$125.00 since he hasn't been able to operate the business this year.

FISCAL IMPACT: \$125.00.

EXPLANATION OF IMPACT: Full refund of one year business license fee paid.

FUNDING SOURCE: 100-000-31100, County General Fund.

ACTION REQUESTED: Accept

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

Commissioner Justin Heath made a motion to approve a full refund of the business license fee paid on December 18, 2020 by Vinson Custom Electronics in the amount of \$125.00.

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

B- Consideration and possible action re: Resolution No. 6-2021, a resolution of Churchill County regarding its intention to issue tax-exempt obligations and to reimburse Churchill County from proceeds of such obligations for costs incurred prior to issuance related to the construction of the Sand Creek Redundant Municipal Well.

Churchill County is in the process of securing a loan from USDA Rural Development to finance the construction of the Sand Creek Redundant Municipal Well. In order for the county to be reimbursed for costs incurred prior to the issuance of the loan, the county needs to have in place this reimbursement resolution. This resolution will bring the county into compliance with Treasury Regulations and any other regulations of the Internal Revenue Service. The resolution was prepared by the county's bond counsel.

FISCAL IMPACT: None.

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Adopt

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

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHURCHILL COUNTY REGARDING ITS INTENTION TO ISSUE TAX-EXEMPT OBLIGATIONS AND TO REIMBURSE THE COUNTY FROM PROCEEDS OF SUCH OBLIGATIONS FOR COSTS INCURRED PRIOR TO ISSUANCE.

Commissioner Gregory Koenig made a motion to adopt Resolution No. 6-2021. Commissioner Justin Heath seconded the motion, which carried by

unanimous vote.

C- Consideration and possible action re: Approval of an Engagement Letter with Scott Shaver in the amount of \$35,000 to act as bond counsel for Churchill County in the financing of the Churchill County Civic Center construction project.

Churchill County is preparing to issue Nevada Revenue Bonds to finance the construction of the Churchill County Civic Center. Part of this process requires the retention of services by bond counsel. Scott Shaver has historically provided these services for the county. Mr. Shaver will advise the county regarding the requirements of law in connection with the issuance of the revenue bond as well as preparing all legal documents need preliminary to and in closing of the financing.

FISCAL IMPACT: \$35,000

EXPLANATION OF IMPACT: Cost of legal fees.

FUNDING SOURCE:

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 engagement letter with Scott Shaver as presented and to authorize the District Attorney's Office to sign. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

D- Consideration and possible action re: Approval of Resolution 7-2021, a resolution of the Board of County Commissioners of Churchill County regarding its intention to issue tax-exempt obligations and to reimburse Churchill County from proceeds of such obligations for costs incurred prior to issuance.

CC Communications is in the process of building a new operation center and remodeling the old training facility at 899 S. Maine Street. This new building will serve as the operating headquarters and customer center for CC Communications once completed. To ensure proper cash flows for ongoing operations and continued expansion in the Spring Creek area, CC Communications is considering the financing of some or all of the costs of the building, up to \$6,000,000, through a bond offering. The security for such a bond offering would need to be the revenue of CC Communications' enterprise funds, including the Telephone Fund, Broadband Fund, and/or the Long-Distance Fund.

As the county ultimately receives the money from those enterprise funds, the County Commission would need to approve the present resolution for the process to begin moving forward in the bond offering process. CC Communications intends to utilize JNA Consulting to assist with the bond offering process. This resolution sets the initial period for which hard and soft costs can be covered, with hard costs within the past sixty days being available for reimbursement.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Adopt

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

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHURCHILL COUNTY REGARDING ITS INTENTION TO ISSUE TAX-EXEMPT OBLIGATIONS AND TO REIMBURSE THE COUNTY FROM PROCEEDS OF SUCH OBLIGATIONS FOR COSTS INCURRED PRIOR TO ISSUANCE.

Commissioner Gregory Koenig made a motion to approve and direct the Chair to sign Resolution 7-2021. 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: Justice Court's Quarterly Reports for the period of April - June and July - September 2020 showing a total revenue in the sum of \$146,499.97 to the county and \$104,241.82 to the state.

Justice Court's Quarterly Reports for the period of April - June and July - September 2020 showing a total revenue in the sum of \$146,499.97 to the county and \$104,241.82 to the state. Further details can be found by reviewing the report provided for the board's consideration and acceptance.

FISCAL IMPACT: \$104,241.82.

EXPLANATION OF IMPACT: Revenue helps to offset the costs for providing the services.

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

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

January 2021 totaling \$109,479.45 in revenue for the month.

The Building Department provides its Revenue Report for January 2021 for the board's consideration and acceptance. The total of \$109,479.45 was received for the month

FISCAL IMPACT: \$109,479.45.

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

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

D- Consideration and possible action re: Public Works, Planning & Zoning Department's Revenue Report for January 2021 showing a total of \$131,623.23 in revenue for the month.

The Public Works, Planning & Zoning Department submits its Revenue Report for the month of January 2021 showing a total of \$131,623.23 in revenue. This report is provided for the Commissioners' review and acceptance.

FISCAL IMPACT: \$131,623.23 in revenue for the month.

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

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

E- Consideration and possible action re: Recorder's Monthly Apportion Report for January 2021 totaling \$24,409.70 in revenue for the month.

Churchill County Recorder, Tasha Hessey, provides her Recorder's Monthly Apportionment Report for January 2021, which shows a total of \$24,409.70 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: \$24,409.70 in revenue for the month.

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

FUNDING SOURCE: General Fund

ACTION REQUESTED: Accept

F- Consideration and possible action re: Court Services' Second Quarter Revenue Report for the period of October to December, 2020, reflecting \$7,350 in revenue for the quarter.

Court Services submits its second quarterly revenue report in the amount of \$7,350 for the board's consideration and approval.

FISCAL IMPACT: \$7,350.00.

EXPLANATION OF IMPACT: The revenue collected helps to offset the costs of providing the services.

FUNDING SOURCE: General Fund.

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 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:

- RTC meeting this morning and we worked with the City about concerns east of town.

Commissioner Heath reported on the following topics:

- Parks and Recreation meeting.
- Walgreens sending seniors online to make an appointment for the vaccine.

Commissioner Koenig reported on the following topics:

- Museum Board meeting.
- Fallon Youth Club meeting.
- Public Works meeting.

Sheriff Hickox reported on the following topics:

- Progress on projects in office.
- Meetings in southern Nevada.
- Meetings about China Springs.
- Opposed to the talks about planned communities.

County Manager Barbee reported on the following topics:

- Working on Civic Center project.
- Will be receiving more vaccine.
- Legislative bills we are watching.
- Concerns with cuts by the state such as China Springs in Douglas County.
- Rural caucus where I talked to Pete Goicoechea about abatements on Geothermal properties.

Comptroller Wideman reported on the following topics:

- Summary of expenditures.

Clerk/Treasurer Rothery was no longer present.

Deputy DA Shawcroft had nothing to report.

Claims and Payroll Transmittals:

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

Public Comment:

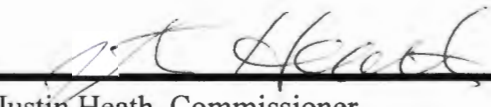
Chairman Olsen asked if there was any public comment but there was none.

Adjournment:

The meeting was adjourned at 3:37 PM.

Approved: 
H. Peter Olsen, Jr., Chairman

Approved: 
Gregory Koenig, Vice-Chairman

Approved: 
Justin Heath, Commissioner

ATTEST:
Linda Rothery, Clerk/Treasurer


Renae Paholke