

MINUTES OF THE BOARD OF CHURCHILL COUNTY COMMISSIONERS

155 N. Taylor St., Fallon, NV 89406

March 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 Civil Deputy DA Benjamin Shawcroft
Sheriff Richard Hickox
Clerk/Treasurer Linda Rothery
Deputy Clerk to the Board Pamela D. Moore
Deputy Clerk Renae Paholke

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 Paholke, Deputy Clerk, that the Agenda for this meeting was posted on the 10th day of March, 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 relative 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- February 17, 2021;

The Minutes of the meeting held on February 17, 2021 are presented for the board's consideration and approval.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A
ACTION REQUESTED: Accept

Commissioner Gregory Koenig made a motion to approve the Minutes of the meeting held on February 17, 2021 as presented. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

B- February 19 and 22, 2021 - Budget Hearings.

The Minutes of the meeting held on February 19 and 22, 2021 are presented for the board's consideration and approval.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Commissioner Gregory Koenig made a motion to approve the Minutes of the budget hearings held on February 19 and 22, 2021 as presented. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

Appointments:

1:15 PM - Consideration and possible action re: Employee Service Awards for the 1st Quarter of 2021

Employees receiving service awards during the First Quarter of 2021 are:

Name	Department	Years of Service
Adam Vallaster	Sheriff	5 Years
Adriana Hall	Road	5 Years
Christopher Burton	Sheriff	5 Years
H. Peter Olsen	Commissioner	10 Years
Benjamin Trotter	Justice Court	10 Years
Amy Lawry	Recorder	10 Years
Michael Hardin	Sheriff	10 Years
Susan Sevon	District Court	10 Years
Brenda Mahan	Child Support	15 Years
Anthony Hollister	Sheriff	15 Years
Pamela Moore	Clerk/Treasurer	20 Years
Jorge Guerrero	Facilities, Parks & Recreation	20 Years

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

This item was done for the presentation of Employee Service Awards only and no action was taken.

1:17 PM - Public Hearing - Consideration and possible action re: Bill 2021-A, Ordinance 119, an Ordinance authorizing and directing the issuance of the Churchill County, Nevada, Revenue Bond (Event Center), Series 2021A, to finance an event center; providing the forms, terms, conditions and security for the Bond and the sale thereof; providing for adoption as if an emergency exists; and providing other matters relating thereto. Further, review and discussion of loan bids received through JNA Consulting Group from financial institutions and directing the County Manager to accept the best bid from Sterling National Bank (\$9,068,000 20 year term at 2.35%) or to accept a different bid at the board's discretion

This ordinance is being presented which, if adopted, will provide for the issuance of a revenue bond to finance the construction of the Churchill County Civic Center. The amount of the bond is \$9,100,000, which will be secured through revenues received from the .25% sales tax and federal payments in lieu of taxes and geothermal rents and royalties.

Under provisions of the Bond Act with Chapter 350 of the Nevada Revised Statutes, this Ordinance may be adopted as if an emergency now exists by an affirmative vote of all of the Commissioners and this ordinance may become effective at any time when an emergency ordinance of the county may go into effect. This will allow the county to close on this financing quickly in order to take advantage of the interest rates provided. Please see the ordinance for specific details.

The bond ordinance has been prepared by bond counsel with concurrence the District Attorney's Office Civil Division.

The board is also being asked to review the loan bids received through JNA Consulting Group and direct the County Manager to accept the best bid. A summary of bids received is attached to this report. Staff is recommending acceptance of the bid from Sterling National Bank for a term of 20 years at a rate of 2.35%. This will require an annual debt service of \$573,471 which will allow the county to proceed with other capital project by not overly restricting revenue streams for the debt service.

FISCAL IMPACT: The Debt Service Fund will be used to pay the \$573,500 annual payment using the .25% sales tax, federal payments in lieu of taxes, and geothermal rents and royalties already budgeted to the fund.

EXPLANATION OF IMPACT: The Debt Fund obligated revenues from the .25% sales tax, federal payments in lieu of taxes, and geothermal rents and royalties have been significantly higher than the USDA bond payments for the jail, therefore these additional funds will be used to service this bond.

FUNDING SOURCE: The .25% sales tax, federal payments in lieu of taxes, and geothermal rents and royalties.

ACTION REQUESTED: Adopt

Marty Johnson, JNA Consulting Group, said we developed a bid package that we sent out. We have approximately 30 financial institutions on our mailing list. We sent it to all of them and heard back from 6 of them, which is a typical response. They gave us terms ranging from 10-20 years. Some of them only did 10-15. We summarized all of the bids and went through them with county staff and the recommended one was a bid from Sterling National Bank for a term of 20 years, at a rate of 2.35%. We are allowed to prepay it. For the first 4 years there is a 2%

penalty if we want to prepay and for years 5-10 there is a 1% penalty and after that we can pay it off without a penalty. Even factoring in costs, what we call all-in interest rate is a 2.42%, so the annual debt service is just under \$575,000, which the Comptroller said is very affordable, in terms of your finances. This is an excellent bid based on the results that we have been seeing around the state for this kind of process. If you approve this ordinance, the County Manager will then sign an award certificate that will provide Sterling National Bank with notification that they are indeed our selected bidder and, over the next couple weeks we will work towards getting closing documents done. April 6, 2021 is the date we have for closing. After that, you will get your money and then we will start making payments twice a year.

Chairman Olsen said we are borrowing a lot of money and we have a couple of wants for the County. One of them is to finish the events center and, also, we wanted to grab these rates while they are still here because we plan on building a courthouse. This money is what is going to help us do that. We made business decision here to try and grab these rates in the event that they went up. These are very attractive rates. Thank you, gentlemen, for doing that for us.

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

Commissioner Justin Heath made a motion to adopt Bill No. 2021-A, Ordinance 119 as presented and direct the County Manager to accept the bid from Sterling National Bank for a 20 year term as presented. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

1:20 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

Jake Vialpondo, Field Manager for the Stillwater Field Office, said we have some updates for you.

Renewable Energy

Geothermal

Dixie Meadows

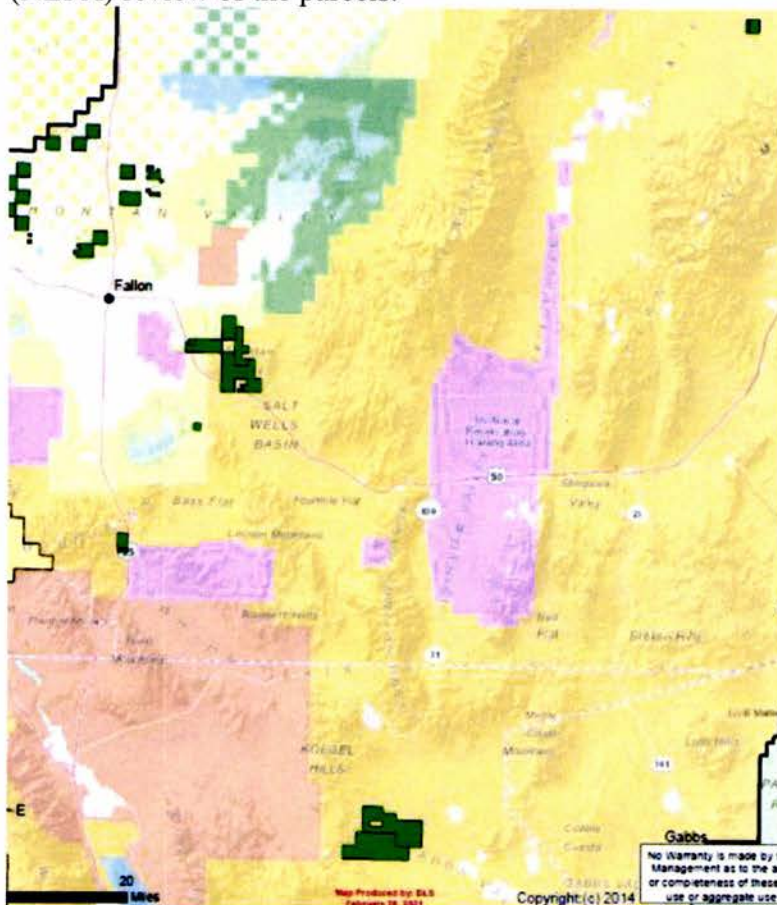
- The Ormat Dixie Meadows Utilization Environmental Assessment (EA) and Aquatic Resources Monitoring and Mitigation Plan (ARMMP) were on January 12, 2021 for a 30-day public review period, with comments due by February 12, 2021.
- Comments have been compiled, reviewed, and responded to by the contractor and BLM. Applicable modifications to the EA and ARMMP are underway.
- The Delegation of Authority has been completed, with the Winnemucca District Manager delegating full authority to Ken Collum, District Manager, Carson City.

- BLM is still on course to approving the project by mid-April 2021.

Geothermal Lease Sales October 2021

- On October 5, 2021, the Nevada State Office (NVSO) will conduct a Competitive Geothermal Lease Sale. The preliminary parcel list for this sale is comprised of lands nominated for lease by members of the geothermal industry. This original list includes 36 preliminary parcels and contains a total of 95,625.330 acres.

- For the lands to be included on the October 5, 2021 Competitive Geothermal Lease Sale, a Field Office Interdisciplinary Parcel Review Team (IDPR Team) must complete a Land Use Plan Conformance and National Environmental Policy Act (NEPA) review of the parcels.



arcels_CCOnly



Solar Tungsten

- Ormat has proposed adding a second geothermal power plant to expand the solar field at their Tungsten Mountain Project area. The proposed geothermal power plant is smaller than the existing power plant consisting of just one binary air-cooled Ormat Energy

Converter and would generate an additional 12 MW (net).

- Because of its smaller size, the footprint for the proposed power plant would require roughly 4 acres of new disturbance. It is uncertain if additional wells would be required for this second phase but, of the 22 wells analyzed in the Tungsten Mountain Utilization EA on six full size well pads have been constructed to date.
- The proposed action includes an improved berm to divert potential stormwater emerging from the mouth of Stone Canyon consisting of 2.1 acres; and a short segment of new road, approximately 0.35 acres, would be constructed to bypass the south end of the stormwater berm to provide continued access to well 24-22 and public access to Stone Canyon.
- The solar field expansion would consist of a 9 MW array and would include a one or two shipping container sized battery backup system to help balance the power plant's energy requirements. The Phase II expansion would result in approximately 55 additional acres of surface disturbance. When completed, the solar field (Phase I + Phase II) would occupy approximately 93 acres. All the power generated by the solar facility would continue to be used exclusively for the geothermal facility's "parasitic" power demands.
- The determination of NEPA adequacy (DNA) was signed on March 3, 2021.



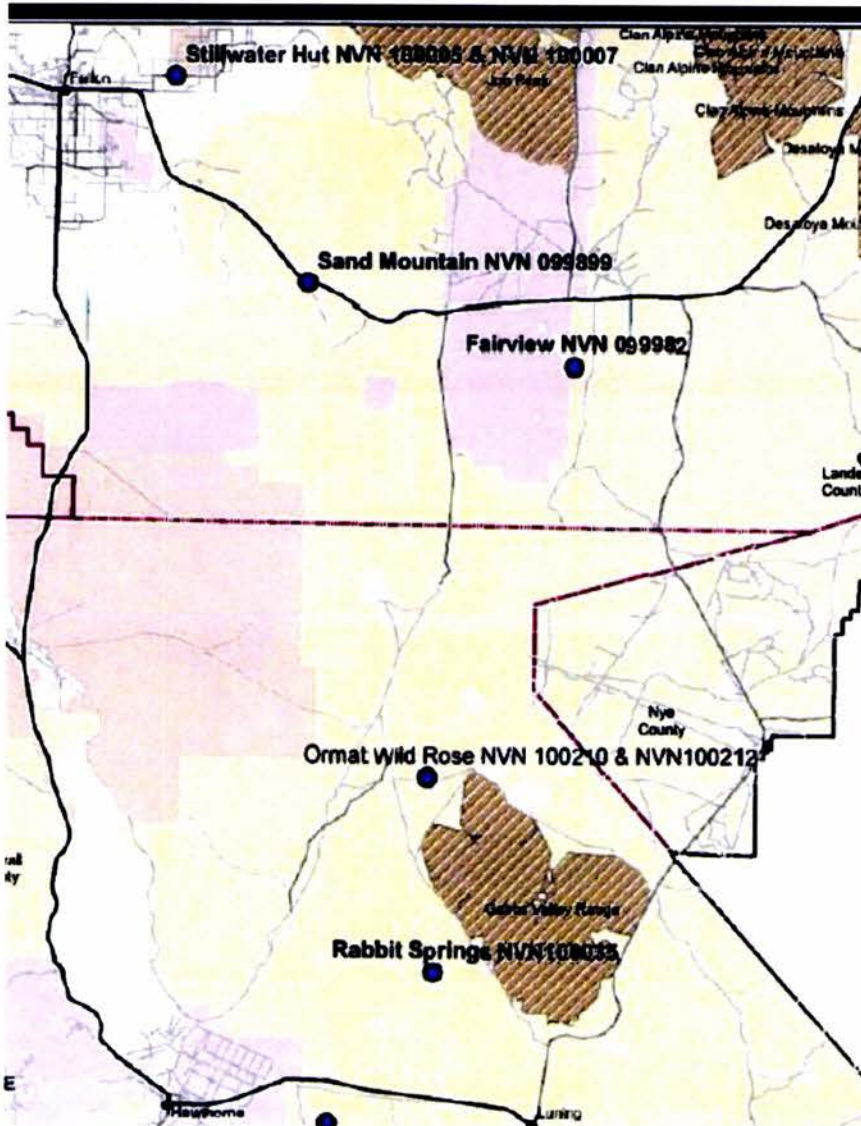
Lands and Realty

Communication Site and Utility Backlogs

- The Lands and Realty Program is currently focused on addressing our backlog of communication site and major utility right-of-way renewals. It is anticipated that nearly all of the almost 100 backlogged NV Energy renewals will be completed within the next calendar year.

FirstNet/ATT/Sac Wireless

- FirstNet is an independent authority within the U.S. Department of Commerce. Authorized by Congress in 2012, the First Responder Network Authority (FirstNet) of the United States was created under the Middle-Class Tax Relief and Job Creation Act of 2012 (MCTRJCA) as an independent authority within the National Telecommunications and Information Administration (NTIA). The purpose of FirstNet is to establish, operate, and maintain an interoperable public safety broadband network.
- Within Churchill County, BLM has received FirstNet applications for 4 sites (see map).

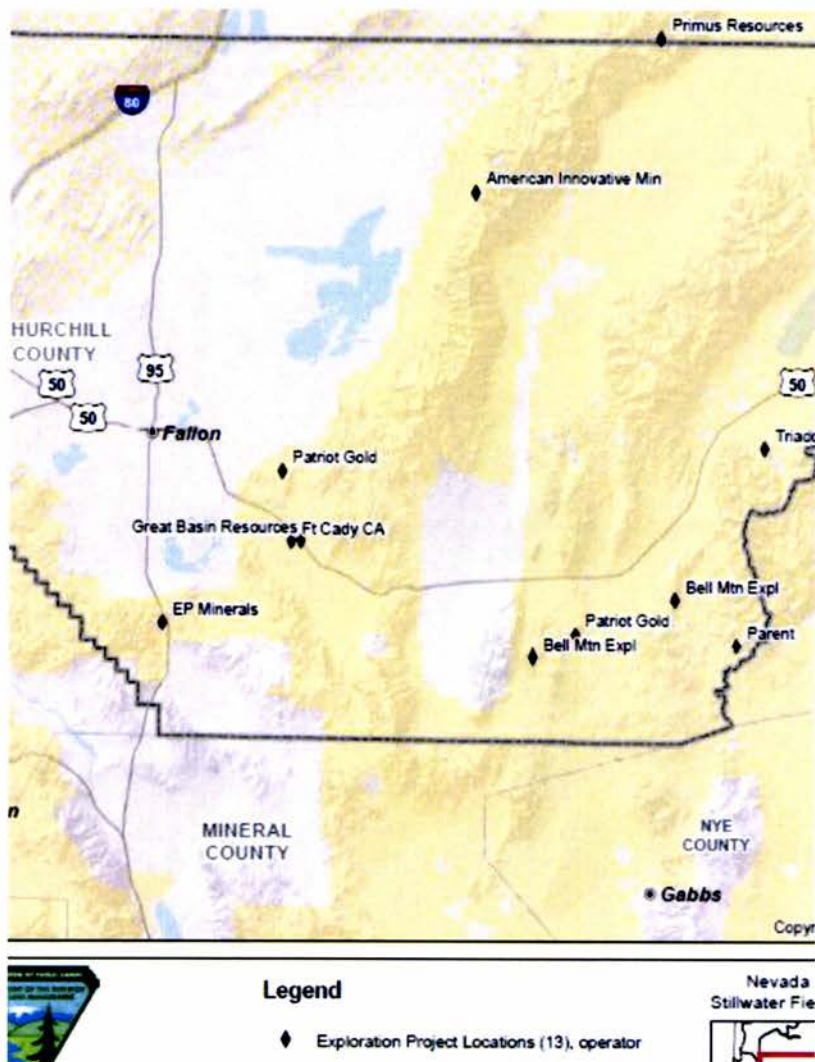


Mining/Minerals Permits, Plans, and Operations

Mineral Materials

Notices

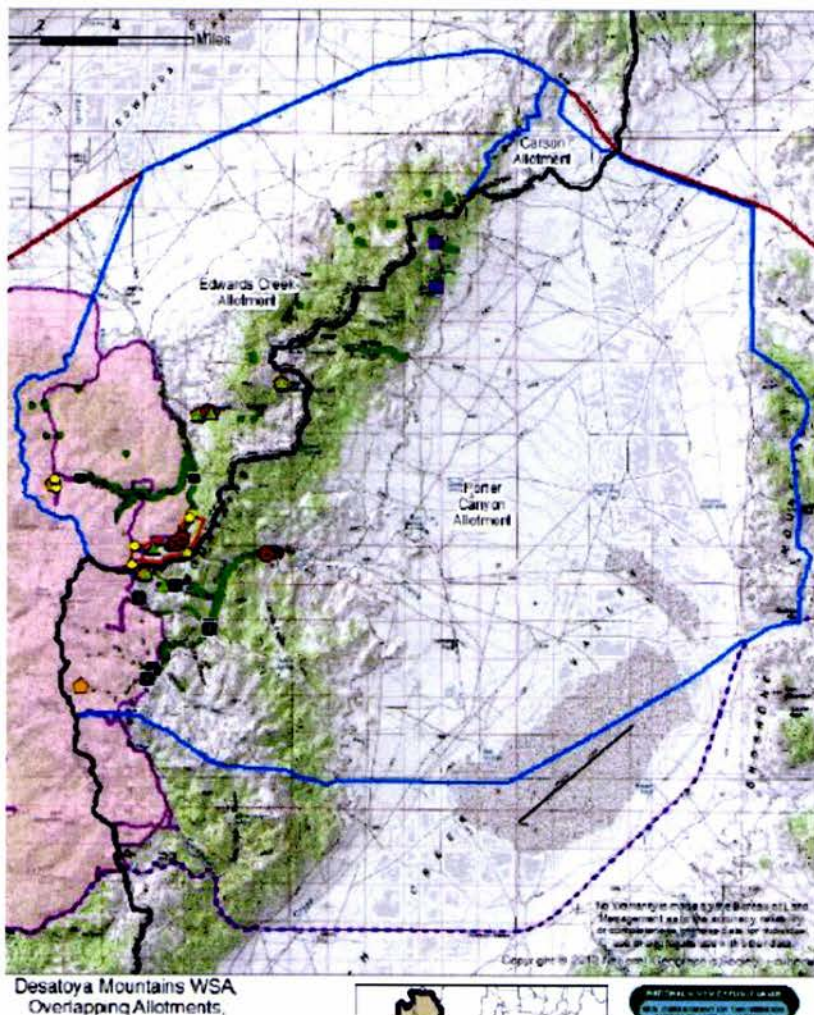
- There are approximately sixty (60) acknowledged Notices of Intent (NOI) to conduct exploration on the district. Ten (10) NOIs are identified in Churchill County.



Grazing Management

Edwards Porter Outcome Based Grazing Authorization (OBGA) Project & Livestock Grazing Permit Renewal

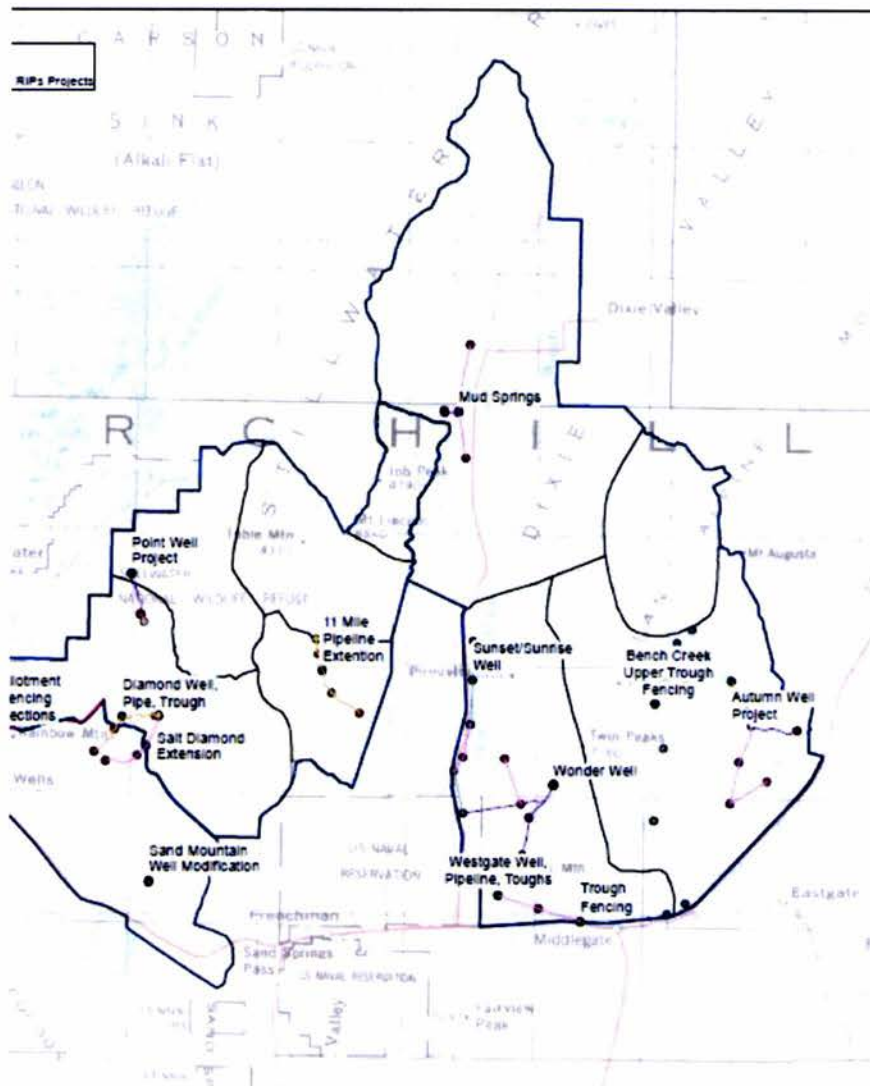
- Environmental Assessment (EA), DOI-BLM-NV-C010-2020-0024-EA, Edwards Creek, Carson, and Porter Canyon Allotments Grazing Permit Renewal EA authorize livestock grazing for a term of 10-years on the Edwards Creek, Porter Canyon and Carson Allotments. Permittee: Smith Creek Ranch Co., LTD.
- The new term permit would be issued under the Outcome Based Grazing Program for the authorized use of 10,733 AUMs. The season of use for each pasture would be adjusted to a seasonal/deferred grazing system. Additionally, BLM proposed to complete several range improvements including Pinion/Juniper (P/J) removal, Greater Sage-Grouse habitat improvement, six spring improvements, willow plantings, noxious weed treatments and Lahontan cutthroat trout habitat improvement.



Bench Creek Range Improvements Project

- The proposed action has been developed in coordination with the Nevada Division of Wildlife (NDOW), Bench Creek Ranch LLC (BCR), and the Bureau of Land Management (BLM). Multiple range improvement projects are proposed in this environmental assessment. Projects include allotment boundary fencing sections, well sites, pipeline and trough installation, a spring enclosure with cattle guards, water trough fencing, and safety fencing along highway 50 and the Tahoe Carson Irrigation District (TCID) Big Dig.
- The three allotments in the project are, Dixie Valley, Mount Well La Plata, and Salt Wells are not scheduled for a permit renewal soon. Analysis and consideration of these projects would support BCR livestock operations in managing to improve range health, and support NDOW's wildlife conservation effort. With these projects in motion, future permit renewal effort can focus on issues beyond needed range improvements.

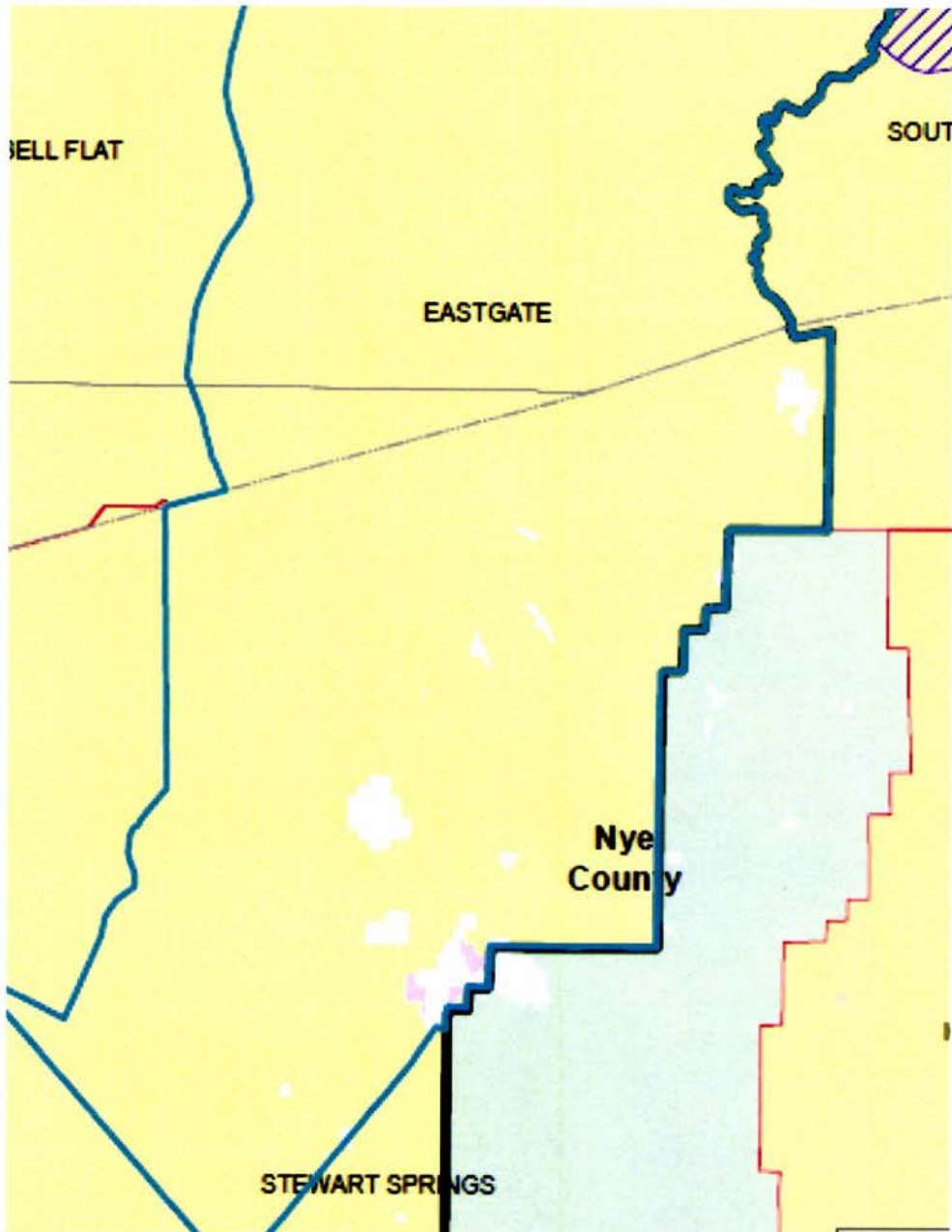
Overview



Eastgate Allotment EA

- Work on the EA and permit renewal process for the Eastgate Allotment began this winter (2020) with the review of the current permit and conditions. Field work has started and includes inspecting existing range improvements. The collection of photo points, frequencies, line-point transects, PFCs, and utilization in preparation of completing a rangeland health assessment will begin this spring as weather permits.

This permit renewal process will continue to be a range program priority in 2021 and into 2022.



Wild Horses and Burros

Desatoya WH Gather Project

- BLM has completed compiling, reviewing, and responding to public comments on the Preliminary EA. A final internal BLM and solicitor review concluded on March 8 and BLM is making final modifications to the EA and Decision Record.
- Currently anticipate signing and issuing the decision by March 29.

HMA **Current Estimate**
Current population estimates are:

AML

Last/Future Census Flights

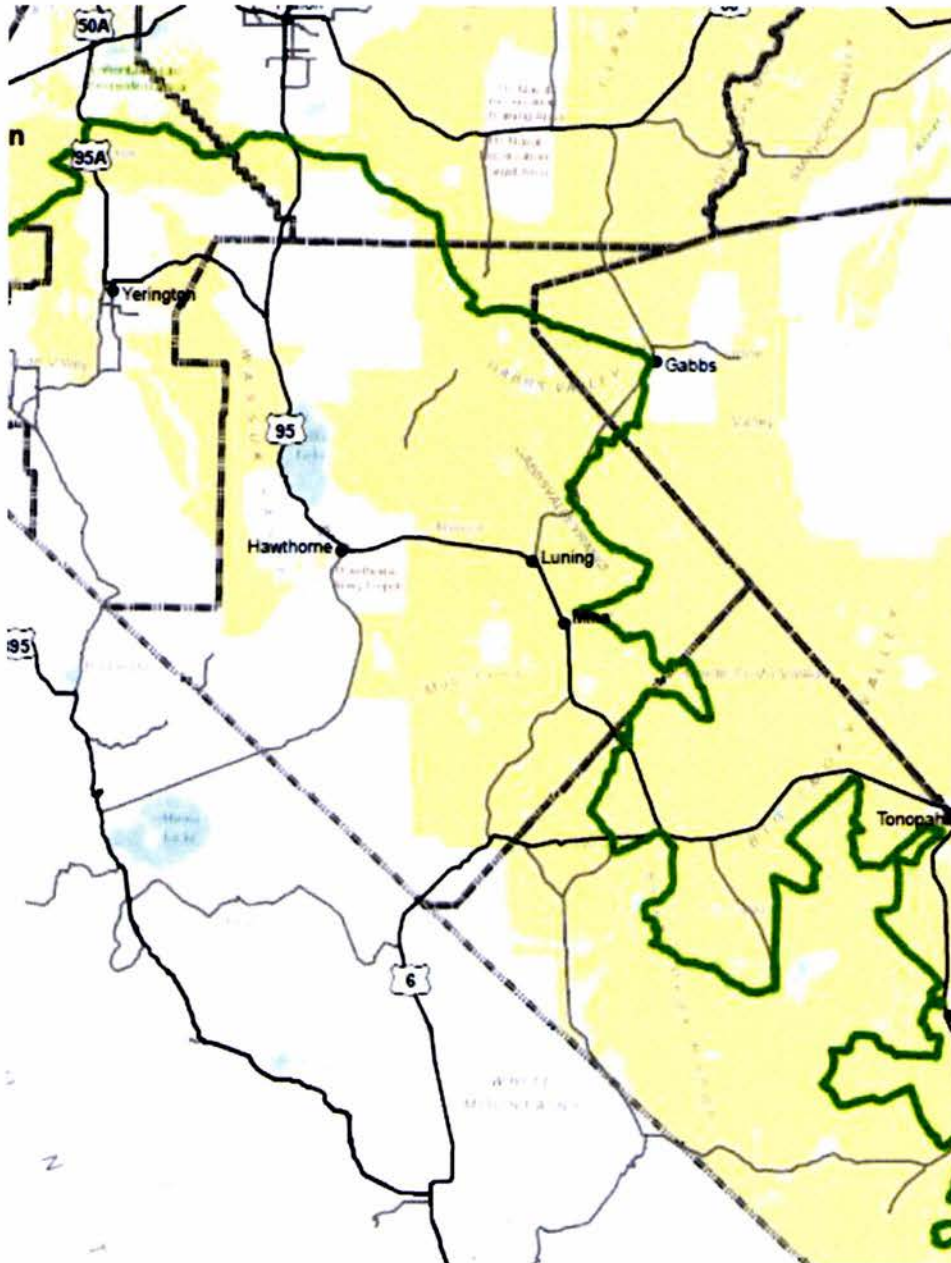
Clan Alpine	1,736	612- 979	2021
Desatoya	213	127-180	2020
Dogskin	97	10 -15	2020
Flanigan	298	80- 124	2020
Garfield Flat	259	83- 125	2020
Granite Peak	20	11 - 18	2020
Lahontan	2210	7-10	2020
Marietta	*548 Burros (+51 H)	78- 104	2020
Pilot Mt.	*278	49-415	2020
Pine Nut Mts.	255	118 - 179	2021
South Stillwater	15	16 no range	2021
Wassuks	220	109- 165	2020

- 51 wild horses are currently occupying the Burro Range, these horses originated from Garfield Flat, Fish Lake Valley and Montgomery Pass HMAs.
- Of the 717 Pilot Mt. horses, 439 were on the Army Depot, resulting in 278 horses inside of the Pilot Mt. HMA.

Recreation

Vegas to Reno 2021

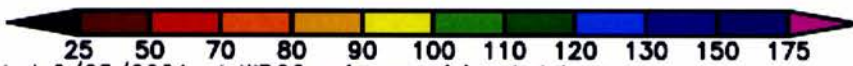
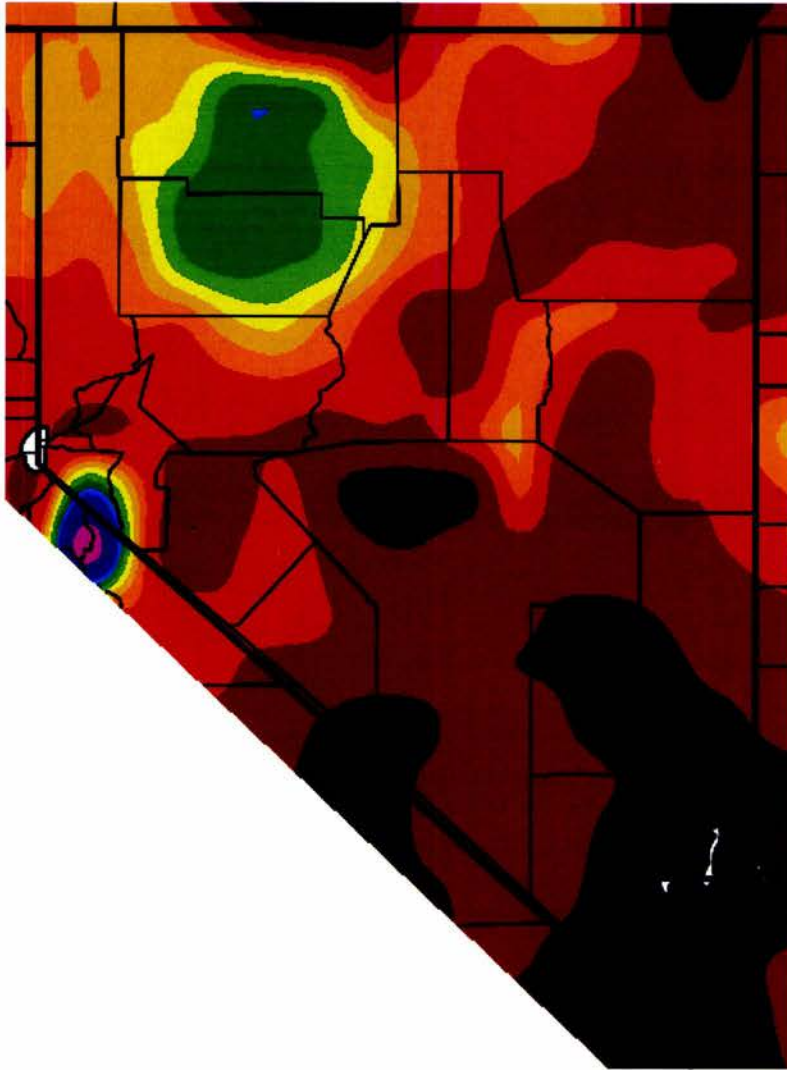
- Best in The Desert (BITD) has made a 2021 application to hold the Vegas to Reno race, which is proposed to start near Bonnie Claire (Tonopah Field Office, Battle Mountain District) and end near Dayton, NV (Sierra Front Field Office, Carson City District). The route would be the same as the 2020 route. The Sierra Front Field Office is the lead office for 2021.
- Scheduled event dates are August 11-14, 2021 (see map).



Fire Potential

- The winter of 2020-21 was once again drier than normal across most of Nevada.
- Current snowpack as recorded in January, was 65-80% of normal in many areas over the northern half of Nevada and in the Sierra.
- Fine fuel loading for 2021, at this time, is predicted to be low, equating to low early season risk for wildfires.

Percent of Average Precipitation (%)
10/1/2020 – 2/24/2021



Generated 2/25/2021 at WRCC using provisional data.
NOAA Regional Climate Centers

2020 Fire Seasons

Total BLM Fires: 58

Total BLM Acres: 29,393

Human Caused Fires: 28

Human Caused Acres: 3,377

Lightning Caused Fires: 30

Lightning Caused Acres: 26,016

2020 Tanker Base Statistics

Gallons of Retardant Delivered: 1,295,495

Number of Fires Supported: 69

Number of Aircraft Loaded: 809

Air Attack Flight Hours: 179

2020 Fire Resources

In 2020, the Carson City Interagency Fire Program is staffing the following resources:

- 9 fire engines located at 6 fire stations.
- 1 Type 1 Interagency Hotshot Crew (Silver State Hotshots, 20-person hand crew).
- 1 Interagency Call When Needed Type 2 Crew (coordinated with FS and NDF, 20-person hand crew).
- Stead air tanker base.

Fire Mitigation and Education/Trespass and Investigation

- The District Fire Trespass Program investigated 55 total fires representing 41 incidents (several of the incidents were multi-ignition events related to automotive origin) in 2020, including two assists with partner/cooperators, one of which was a major incident.
- Twenty-seven of the incidents originated on BLM jurisdiction, representing a moderate increase in fire occurrence, and fourteen on BIA, a 60% decline on BIA jurisdiction. Historically, BIA fires have comprised 55-60% of our human caused fire workload.
- Two fires from 2020 are likely to proceed with cost recovery or criminal/civil action.
- There are six fires pending trespass or cost recovery actions from prior years awaiting further activity.

Zone 1 Law Enforcement

- The Zone 1 Law Enforcement Program provides law enforcement support to the Carson City and Winnemucca Districts.
- There are currently seven law enforcement rangers who are assigned to various duty locations within the 13-million-acre zone.
- Law enforcement activities are currently focused on several urban interface challenges, including an increase in transient camping, target shooting, and camping and OHV use. Sand Mountain Recreation area is the largest and highest recreational use area priority for our LEOs in SWFO.
- The Thatcher Pass Mine Expansion (WDO) protests have consumed much of our LEO's for the past 6-8 weeks. Protests are still on going.



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.

1:25 PM - Public Hearing - Consideration and possible action re: State of Nevada Governor's Office on Economic Development Community Development Block Grant Program overview and funding of priorities

Churchill County partners with the State of Nevada Governor's Office on Economic Development to allocate funding that supports priorities in Churchill County. Normally the rounds begin in November for funding to be allocated in July for the next year. During this timeframe, Churchill County deemed they did not have projects that met the state's priorities and did not apply. Due to the CARES ACT funding several processes have evolved with CDBG to allocate the additional funding generated by the CARES ACT.

A presentation will be provided to explain these funds, allocation process, and need to obtain public

comment, and to set designated priorities for health. It is the goal of this plan to determine the priorities of the board and community for CV 2 and 3 under CDBG.

FISCAL IMPACT: N/A at this time

EXPLANATION OF IMPACT: Funding not accepted

FUNDING SOURCE: CDBG

ACTION REQUESTED: Accept

Shannon Ernst said, normally, the rounds begin in November for funding to be allocated in July for the next year. During this timeframe, Churchill County deemed they did not have projects that met the state's priorities and did not apply. Due to the CARES ACT funding, several processes have evolved with CDBG to allocate the additional funding generated by the CARES ACT.

The Community Development Block Grant Program (CDBG) is administered nationally by the U.S. Department of Housing and Urban Development (HUD) and, in the State of Nevada by the Governor's Office of Economic Development (GOED), that passed through to local governments, such as Churchill County.

The Community Development Block Grant Program is part of the Federal Housing and Community Development Act of 1974. Applicable regulations are 24 CFR Part 570, so anytime we are looking at eligibility, that is where we are going to in the federal citations to determine that. The Act was amended in 1981 to give each state the opportunity to administer federal funds for non-entitlement (essentially rural) areas. The state's CDBG Program celebrated its 37th anniversary in early 2019.

The primary objective is to develop viable communities by providing decent housing, a suitable living environment and expanding economic opportunities. That has been the biggest change with this going to GOED. Normally, we really have to look at how are we going to increase our economic opportunities to be eligible for these funds. The state must ensure at least 70% of CDBG grant funds are used to benefit low to moderate income (LMI) persons over a 3-year period. Nationally, this figure stands at over 96%. When we look at a project base and how we want to fund activities in our community, we always look at eligibility where 51% of the population will be LMI aid in the prevention or elimination of slums or blight or address a recent urgent community development need. As an example, if we wanted to build workforce housing, we need to show that 51% or more of LMI are being impacted to get jobs and we have to track that until we receive that 51% or more of people employed to develop that LMI. There have been some challenges. When you look at roles and responsibilities with CDBG, HUD ensures the state complies with the federal laws. The state has formulated the grant objective like how to distribute the funds among communities and make sure the state follows the federal laws and requirements. Local governments like us actually receive the funding from the state, so we determine who within our community can apply to us and then we submit their applications to the state and the state decides if they will be funded. If we are sub-recipients, we are the ones that have to monitor. If we fund a nonprofit under these funds, then we monitor them until that project is closed.

When you look at CDBG in rural Nevada, there is usually approximately \$2.6M annually. This includes the state administration dollars and Set-asides. Set-asides used to be very valuable to us. In 2016, we had 9 different projects because we were able to really pull together the set-asides. We sponsored projects that actually benefitted several communities, such as our Rural Nevada Continuum of Care, which funds our homeless project. We administered those and other people received those.

It is based on poverty levels, population overcrowded housing, and age of housing. CDBG recipients in Nevada consist of 15 rural counties that are funded, eleven small cities, and then we can do sub-recipients, which can be nonprofits.

Some of the eligible activities for CDBG are acquisition of property for public purposes, construction or reconstruction of streets, water and sewer facilities, neighborhood centers, recreation facilities and other public works, demolition, public services, and things of that sort.

When we look at the past and then we look at the future of CDBG, there are some priorities that the board has set in the past. Some of those are job and economic development, (entrepreneurship, business retention, expansion, new business development) education and workforce development, quality of life, culture and recreation, and social issues. We have done many types of projects here in Churchill County, such as water; wastewater and storm drain design and construction; community, senior and youth centers; handicapped access and other economic development activities. One of those that I am really proud of is our gym. The City/County Gym was a project that we did together. We leveraged our application over to the city and we applied together so that we could bring more into our area to do a larger project, as \$2.9M for all rural counties really is not that much money.

Here in Churchill County, we adopted a mission really on CDBG and what we wanted to look at and what we wanted to address. We have to provide our effectiveness to CDBG every time we do a public hearing and we are thinking of applying. We meet in November and set what the priorities will be and release it out to the community and they are able to apply to us and then the board ranks them and decides what moves to the state. In our past, what we had were projects really addressing our community water and wastewater systems, mentor programming and partnerships with the colleges and high schools to develop programming for the minority populations that engage LMI to further education and look at entrepreneurial opportunities, assist in development of senior services and accessibility to provide needed community assistance and for the elderly to remain living on their own.

Economic Development is always a big factor. The creation of an Industrial Rail Park was put on here because there may be a piece of that project that may qualify that we could utilize those funds for. Workforce housing is a big priority for us.

This year, like what happened in 2007, we have multiple rounds of CDBG. We had the stimulus funds, and we did a total of 4 rounds. It was different funds that were coming out. Maybe the funds were not allocated, so they opened it up again. This year, they have had a total of 3 rounds. The first round took place in November. We really found we were not set at that time to know what we needed for the pandemic for the future because this has really changed. CDBG round 2 is

\$9.9M for Nevada and one of the pieces is you have to use this money specifically for the prevention of, preparation for, and response to the Corona Virus. They are very clear that this is what it has to be. NACO was heavily involved in how these funds should be allocated. It came about that they decided, based off population and LMI, they would actually award it to the county. I received an agreement just randomly in the mail for \$91 ,898. The option of the board is to accept those funds, but we do have to have a public hearing as we have started today to really open it up so that anyone can apply to us for part of those funds. If the county wants to use those funds directly, then I submit an application to the board for review. This is step one of these finds, we have to decide if we want to stay engaged in this process or if we want to shut it down and reject the funds and send them back. The next round is round 3. They have just under \$2.5M. Again, it has to be used for that same priority, but this process is very different. We have to complete a public hearing and open it up so people can provide public comments to us. I have been appointed the administrator since 2005, so they contact me, I bring those before you at another public meeting and we set our priorities for what we really want to apply for Also we have to put applications out for individuals to apply to us That is what we are doing today to start this process. Everything is due by April 23, so we can make sure we know what we want to apply for or how we want to utilize funding.

Today, I want to really provide you with some proposed priorities. A lot has gone on in the past year and so really what do we need to meet those priorities they put out. One of the big ones is to increase access to emergency sheltering and medical services. When the pandemic took place, we had no place to really open up a true emergency shelter for if we had many that fell sick or ill. Another priority is community-based strategies to conduct testing, tracing, and reduction of infectious disease, as well as access and education to health services that prompt reduction in the spread of infectious diseases. This is definitely a conversation that I want you to ponder. These are things we will look at as applications come in.

The next step is to decide if we want to engage with CDBG, and we are going to allocate those funds, which means you approve to accept that agreement today. Then we open the public comment period for 2 weeks and I bring back all of that feedback on what people would like to see here at the April 1, 2021 meeting. look at the applications for people that want to apply to move forward to the state level. Today, if you approve for us to move forward, I have a drafted application that we have used in the past which has been uploaded on the website and will go live once you approve it so people can click on the link and it downloads that application. The applications are due to my office before March 31st at 3:00PM so I can review them and bring them before you on April 1st.

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

Commissioner Gregory Koenig made a motion to approve the agreement with the State of Nevada Governor's Office of Economic Development totaling \$91,898 to allow for direct county allocation, to open the public comment period, open the application process, and set the next Public Hearing for April 1, 2021, to approve priorities and determine applications for funding. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

1:30 PM - Consideration and possible action re: Application for continued support funding for Domestic Violence Intervention (DVI) in the amount of \$4,000 to be considered in the Fiscal

Year 2022 Budget and an update on activities.

Domestic Violence Intervention (DVI) is the only program in Churchill County offering assistance to victims of domestic violence and sexual assault. Much of DVI's funding comes from grant sources. Churchill County has a long history of supporting DVI and has typically provided funding in the amount of \$4,000 per year. The funds sought from the county are used as matching funds for some of DVI's grants. DVI has submitted (attached) the required funding application, and is not seeking a change to the annual \$4,000 contribution from the County. The County Manager's Office schedules groups who receive recurring annual funding to provide their application, with justification for funding changes, if changes are being sought, and also to make a report to the board on their prior year activities. This process is followed so the board may evaluate and take into consideration any requested changes during the budget planning process.

FISCAL IMPACT: \$4,000 per year.

EXPLANATION OF IMPACT: The DVI line item within the Community Support Budget has been funded each year with \$4,000. DVI is not proposing a change in the amount for FY22, so if the board wishes to continue support at the same level, there will not be a change in impact to this part of the budget.

FUNDING SOURCE: Community Support Budget / Grant DVI: 100-401-70220

ACTION REQUESTED: Accept

Karen Moessner, Executive Director of Domestic Violence Intervention (DVI), said I submitted my proposal to continue the funding you have given us. I also submitted our financial review so you could see how we keep track of all the funding that we get and our annual statistics.

Chairman Olsen said how are the stats this year with COVID? Karen Moessner said it was kind of scary. We closed the office and we had people contact us through the crisis line and we were scared to transfer people or to ride in a car with them. It was difficult for about 2 months and then we sort of got over the scared part. We have a van and we implemented some policies like wearing gloves and masks and then we sanitized the van every time someone got out. We separated a room in the office and it just has a table and chairs, so clients don't come in our personal offices anymore. It is easier for us to clean that one area instead of the whole office

In the beginning, it was scary because we didn't get any calls and I was worried that people, without their jobs and if the abusers were home, that the victims could not call in and that was disturbing. We usually get 20 or so new people a month. It has settled down now that people have gone back to work. We are not so scared with the process now. Chairman Olsen said I am happy with the work you people do and I am happy to support this.

Karen Moessner said there is a new bill, SB177 to raise marriage license fees so that we can have more money for rural counties for sexual assault. You can go online and support that bill. Chairman Olsen said I did see that, but I did not know what it was for. Karen Moessner said our portion of the marriage license would be doubled.

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

Commissioner Justin Heath made a motion to review all of the county's current obligations

and committed support for FY22 during the budget process and to direct the County Manager to issue a letter to DVI following approval of the budget notifying them of the budgeted amount of support for FY22. 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 using the new Miners Road site today and we used it last week. We have the double-wide office now set up and put in place, skirted, and a water tank put in place. We are waiting for the electricity to be run to it. NV Energy has run new poles down that line so now we are waiting for that to be trenched across. We are hoping to have the electricity and power hooked up to that building and we are waiting on the contractors to do it. Then that building will be heated, and we will have more of our operations put into that building. Once we get that facility done, be able to invite the press out and give them the grand tour for the grand opening of it.

We still struggle to see the total number of vaccines offered to the county to be able to disperse those. That is a struggle that we are having from the state. I believe, this week we are right at 180 new doses and then, of course, we have our booster doses. This facility was put together and funded by the state to allow us to increase the amount of capacity that we have in terms of offering vaccines. We believe, with this facility, we will be able to administer 300 doses an hour on any given day if we can get the dosages, which, of course, we are not getting. We continue to see folks show up requesting more doses than we have and that appears to be the case again today. New shots are going through today and some boosters and then boosters will be given again tomorrow. *We* continue to hope that we are going to continue to see more doses next week. We did not receive any Johnson & Johnson single doses this week, so we continue to put in a request for those and we will see what we get moving forward, as things progress. It is my understanding that later today the Governor will have a press conference to talk about the vaccination program, so we will see what we hear from that standpoint.

In regards to the restrictions, on March 15th we went to 50% capacity, hence the traditional set up of the commission chambers that we are all looking at today, so that is kind of exciting. We are 365 days out from the original shelter at home phase last year.

We are looking, specifically at the transition of opening and a transition of the Governor's office in terms of management to what he has referenced as local control. We had a conference call yesterday with the statewide COVID Task Force. We have been told by Task Force, that they will be providing us with a template of a plan that they will be reviewing, which is the word that they used, not approving. They did state that in the review they need to make sure that it has all the components before they can allow us to go to local control on May 1st. I am not sure how that is not approval but that is what they told me. We will continue to look to their template, which I don't believe I had received yet when I checked this morning. We will review that template and put those plans together, which, obviously, we will be sharing with you. We explained to them on the phone, when they asked if we would have that plan done and approved by the Commission by April 15 and we informed them that the process that we will follow would be to bring it in front of the Board of Health for review and approval and that would happen the morning of our Commission meeting and be able to bring it later that day to the Commission for final approval, which would be April 21st and they said

they could work with us on that date versus their request of April 15th. We believe there are several counties that would be in the same situation based on the schedule of their commission meeting, so I don't really have a lot of detail to share in terms of what that is going to look like or what we are proposing because we are still waiting for more guidance from the state to put that plan together.

We will bring that forward then through the Board of Health, which, obviously, we have the school and all our community folks participating in, which will provide the ability to have input on what we are doing. That is where we are at right now. We did hear Carson City make the statement that they would be proposing to open 100% on May 1st. We did not give any percentage or detail but, again, we are waiting for more information to see what their expectation is before we bring that forward to you guys.

Commissioner Koenig said this is frustrating. They tell us that we are in control, as long as we do exactly what they want, then they will approve it and, if not, they are still in control. We can make it stricter than what they say but if we try to make it more lenient, then they are not going to approve it. What is the point?

Chairman Olsen said I continue to think that we have vaccinated all our vulnerable people, all the ones that wanted it and if you didn't want it, it is your choice. We are at the level of 55 and up and are starting to do folks in the business industry and we see a steady trend down on positivity rates. County Manager Barbee said one of the pieces that they have identified that they will have us address is enforcement, although, I reinforced that we have one enforcement individual in the county and that is the Sheriff, and he has been very open in terms of his stance on these issues and Lyon County, as well, identified that they, and I echo these comments, will be very aggressive and progressive about education with the community on what is safe and what is not and what kind of things we are looking for their assistance on as we transition, but again, that enforcement lies with our elected Sheriff.

Commissioner Heath said do you know if the pharmacies, right now, are they still vaccinating 65 and older? County Manager Barbee said it is my understanding that they are still supposed to be charged with 65 and older and that, specifically, Walgreens is not getting a lot of interaction. Because that is a federal allocation that they were going to transfer those allocations in Churchill County to another Walgreens is that was more active but that, at some point, the state was going to make up the difference of those doses that were being sent. We still haven't gotten a clear answer on reconciliation on the numbers of folks that we are vaccinating that are from outside Churchill County per the CDC requirements, in terms of, bringing more vaccine back into Churchill County from those counties, so we are not sure where completely where that is heading. The other point I made to the Task Force was, at some point, a measurement or indicator on success needs to reflect vaccine and vaccine distribution. I was told in that call that the statistics are complicated and that because we are vaccinating, test positivity should go down because more people are vaccinated, but they did not address that less people are being tested, so if only sick folks are getting tested, we are going to have a higher positivity rate than we may have had, even in November. They did say that they were trying to put on their dashboard a vaccine component that talks about vaccine percentage or total numbers of those vaccinated by county. That is simply those that have been given, they are not aligned with residency. If you are looking at Carson City, they have like 35,000 vaccines that they have distributed and their

population is 54,000 so it appears they are like 60 something percent vaccination distribution and the reality is the Quad County area is holding most, if not all, of their pods in Carson so if you are Lyon County, Storey County, Douglas County or Carson City, then you are going to Carson City to get the shot. Some of those that live in those other counties are not accurately reflected in the total vaccination or not at all. We have given about 4,000 first shots and 2,000 second shots and that was as of a couple weeks ago, so we could add a couple hundred to each of those as we move forward. If you look at the number of shots given community wide, the total number of shots given in Churchill County is 9,284 doses reported, which is 5,914 first doses and 3,770 second doses within our county, all inclusive. This item was presented for informational purposes only and no action was taken.

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

New Business:

A- Consideration and possible action re: A Parcel Map Application for a Cluster Development, Parcel Map 3, filed by Hyde Homes, LLC for property located off Schindler Road, Assessor's Parcel Number 006-451-18, consisting of 47.87 acres in the A-5 zoning district, whereby the Applicant proposes to split the parcel into two lots.

The Applicant is requesting a Parcel Map to split a large agricultural and residential lot into two lots of 1.07 and 46.8 acres. The Schindler Road Cluster Development has a Tentative Parceling Plan that was approved in 2007. The project was approved to allow a farm's allotment of lots to be clustered into small lots near Schindler Road in exchange for a conservation easement on the remaining farmland. The first two Parcel Maps were completed to create 5 small lots along Schindler Road, which also avoided the need to build roads. Further Parcel Maps would need a road to be built. The recession prevented the remaining Parcel Maps from being completed but the Applicant is now ready to start working on the project again.

The existing large lot has a frontage on Schindler Road that is the size of one of the small lots. Creating this small lot will disconnect the large farm lot from the road. Consequently, the road requirement is triggered with this map. Since the large lot is over 20 acres, a county-standard gravel road needs to be provided from Schindler Road to its property line. This will be the bed of Merrel Street, as shown on the Parceling Plan. When the remaining small lots are created, this segment will have to be paved and the entirety of the remaining road will have to be built.

The property fronts on Schindler Road, which is a county-maintained paved road within a 60' NDOT easement. However, it appears that the road is entirely in the south half of the easement. The large lot will take access from Merrel Street, which is in the process of construction to gravel standards. It is in a 60' public access easement running between Lots 3 and 4 of the Parceling Plan. The staff recommends that the small strip of Schindler Road be offered for dedication and accepted by Churchill County. The easement for Merrel Street has already been accepted by the county. It is too late for the strip of road to be offered for dedication, since it is on land owned by others. Staff recommends that the gravel road bed (the facility) for Merrel Street be offered for dedication but the county should reject the offer at this time, until the fully paved road can be offered for dedication.

There are a variety of irrigation easements on the original farm property. One runs along Schindler

Road and turns south along the east edge. Previous maps stated this easement was to be abandoned but there is no record that it actually was. One runs from the NW corner of the lot, diagonally through the area of small lots. Previous maps stated this easement was to be abandoned but there is no record that it actually was. One was created with the Parceling Plan and Conservation Easements to run around the small lots so the remaining farmland could be irrigated. The Applicant has been informed and states he will work on completing those with the other property owners.

The large lot and the recently created small lots have the normal utility easements established around their perimeters. 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.

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, dedicate land, and dedicate facilities.
 - b) Making changes to the Owner Certificate to offer to dedicate lands as noted on the map.
 - c) Add a label that offers to dedicate the improvements (road) for Merrel Street.
- 2) Any final changes required by the County Surveyor shall be made prior to recording, including but not limited to the following:
 - a) Resolve the status of the irrigation easement passing through the middle of Lots 1, 2, and 3 of the Cluster Development.
 - b) Resolve the status of the irrigation easement running along the north and east lines of the original farm lot that the Cluster Development was created on.
- 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

Dean Patterson, Associate Planner, said this project is about 15 years old. It was one of the Tentative Parceling Plans that we have discussed previously. They submitted this plan for a Cluster Development in which case the farmland out to the south, about 45 acres, was put into a Conservation Easement and the allotment of lots for the property was allowed to be squeezed up next to the road. These are about 1-acre lots. Before the recession, this was approved and the applicant got the first 2 maps completed, which did not require road building because it fronted on Schindler Road. Then the recession hit and they were stalled. They also stopped because further parceling would require roads to be built. The large property south of the small lots has a tab of land reaching up to the road and, because of that, it touches the road, which is the county requirement. That one lot is going to be split off, so that means the larger lot does not touch a road, so they are required to build a road. Because it is a very large lot, it only has to be graveled. It would eventually be developed to serve 4 more lots around the T-bone shape road and then the full road will have to be built and the segment between the farmland and the road

will have to be paved. All of this complicates it. The county normally takes the strip of road but it is on somebody else 's land so that cannot be done. It is an easement, so they are offering to dedicate the easement. They are offering to dedicate the T-bone area within the large lot but that will not be accepted, at this point, and then the short segment of gravel road between Schindler Road and the farm lot that has been built they are offering to dedicate that, which would be rejected also until the full road is built and then the county will make its decision.

There is one other complication in this project and that is the Conservation Easement in these projects have to pay the normal water dedication for each lot that the county requires. With these Cluster Developments, there is no record of that taking place and that is supported by a bit in the code that allows the board to waive that requirement when there is a Conservation Easement involved that ties water to the land. That was also a request of this application. The Public Works Director reviews the request and makes a recommendation for the Planning Commission and the board to be consistent with past actions on the previous 2 maps that did not dedicate water and is recommending waiving the water dedication requirement for this map, as well. Chairman Olsen said, because of lot # 1, they had physical and legal access to the back and so, by wanting to build on that, I assume now they need to build the road in order to have physical and legal access to the farm. There was some discussion about an irrigation easement, but I did not follow that. Dean Patterson said, on the previous 2 maps, there were irrigation easements running through some of the lots, and they were indicating on the maps that they were to be abandoned, but there is no record that they were and so they appear to still be there, so that has to be resolved before the maps are approved.

Commissioner Heath said is this where those houses are right now that they just built in the last couple years? Dean Patterson said those were the small lots that were created in the first two maps and this is the third one which will be created with this map. That is the only part that has not been split off of Schindler Road. The remainder will be two one side and two the other side of the T-bone and the big part is going to stay farmland.

Chairman Olsen said so they will have to build a road across the back, and they can mirror what they have in front? Dean Patterson said the road would come in and have a T-shape on one side to serve the 2 lots over here on this side, to serve the other two lots and then there are four more lots coming. From conversations with the surveyor, it sounds like they are getting ready to do those in the near future. Chairman Olsen said is there a reason they cannot do 6 in the back? Dean Patterson said I think it is just a matter of making the acreage come out. The ones in the back are close to one acre each. They are weird shaped lots.

Commissioner Koenig said so are we following past precedence and not making exceptions for waiving water rights? Commissioner Heath said the people living there right now are not giving property for that road? Dean Patterson said the easement has been there for a long time, it is just the fact that nobody has built the road yet.

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

Commissioner Gregory Koenig made a motion to approve the Parcel Map Application for Hyde Homes LLC to divide APN: 006-451-18 into two parcels, subject to conditions as listed in

the Agenda Report; to accept the offer to grant easements identified on the map; to reject the offer to dedicate lands for Merrel Street at this time; and to approve the request to waive the water right dedication requirements. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

B- Consideration and possible action re: Authorization to withdraw a protest against Application 89100 filed with the Nevada State Engineer.

Churchill County filed a protest against Application 89100 filed with the Nevada State Engineer. The Application was filed by Terra-Gen on August 27, 2019 for a finite-term permit to appropriate 3,258 acre-feet annually for the geothermal project in Dixie Valley, Nevada. The protest was filed to protect the county's senior status under Applications filed prior to those filed by Terra-Gen. The county is not opposed to a permit being granted for a limited amount of time and with the recognition that the permit does not affect the county's senior status. The county has negotiated a Settlement Agreement with Terra-Gen that will protect the county's interests in the future. This agreement provides for the withdrawal of the count's protest under the specified conditions. The county has a Water Protection Policy which requires board approval to withdraw a protest.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Chris Mahannah said Terra-Gen Dixie Valley Power Plant had a finite term water right that expired at the end of 2018 and they did not seek to renew that. The permit terms in that old permit said that it was finite, and it would not count towards committed water rights. It is a water right that Terra-Gen uses. It is fresh groundwater that they reinject in their geothermal field for pressure support and it increases the efficiency of their operation. Things fell through the crack and they let it expire so they refiled a new; Application to appropriate in the amount of 3,258-acre feet and I recommended the county protest just to make sure that the same terms were included in the new permit. They originally asked for a 20-year term. The last one was only issued for 5 years and I suggested we go for a 10-year term and they agreed to that, with the caveat that if the county were to develop their water project within the next 10 years, the amount the State Engineer determines is the perennial yield and however much the County is producing, which is very unlikely in the next ten years, then Terra-Gen would have to back off of their pumpage, if that were to occur. This Agreement withdraws the protest, subject to those conditions.

Commissioner Heath said what is the advantage for us for the 10 years instead of 5 years? Chris Mahannah said I had originally suggested 5 years because that is what had been done in the past. They wanted 20 so we settled on 10. The reality of the situation is there is no way the county is going to get permits and build a project and move water over in 10 years and probably not even in 20 years. It is hugely expensive and one of your long-term water resource portfolios, so the argument of 5 versus 10 was a moot point. This also give them the opportunity, should the State Engineer entertain it, to look at things in 10 years and perhaps consider renewing it for another

10 years. This is just an Agreement between the county and Terra-Gen. The State Engineer doesn't have to abide by that. They may stick with a 5-year term.

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

Commissioner Justin Heath made a motion to authorize the District Attorney's Office to sign the settlement agreement and withdraw the county's protest. Commissioner Gregory Koenig 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: Recorder's Monthly Apportionment Report for February 2021 totaling \$23,936.10 in revenue for the month.

Churchill County Recorder, Tasha Hessey, provides her Recorder's Monthly Apportionment Report for February 2021, which shows a total of \$23,936.10 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: \$23,936.10 in revenue for the month.

EXPLANATION OF IMPACT: Fees to off-set services provided

FUNDING SOURCE: General Fund

ACTION REQUESTED: Accept

C- Consideration and possible action re: Public Works, Planning & Zoning Department's Revenue Report for February 2021 showing a total of \$40,103.02 in revenue for the month.

The Public Works, Planning & Zoning Department submits its Revenue Report for the month of February 2021 showing a total of \$40,103.02 in revenue. This report is provided for the Commissioners' review and acceptance.

FISCAL IMPACT: \$40,103.02 in revenue for the month.

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

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

D- Consideration and possible action re: Sheriff's Civil Report for the month of February 2021 showing a total of \$4,199 collected in revenue for the month.

Sheriff Richard Hickox provides his monthly Civil Report for February 2021, which shows a total of \$4,199 collected in revenue for the month. This report is provided for the board's consideration and acceptance.

FISCAL IMPACT: \$4,199.00.

EXPLANATION OF IMPACT: Fees collected help to offset the costs of providing the services.

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

E- Consideration and possible action re: Treasurer's Report for March 2021 showing a balance of \$47,894,306.63 in the account.

Clerk/Treasurer Linda Rothery provides the Treasurer's Monthly Report for March 2021, which shows a balance of \$47,894,306.63 in the account. This report is provided for the board's consideration and acceptance.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

F- Consideration and possible action re: Building Department's Revenue Report for February 2021 totaling \$13,185.85 in revenue for the month.

The Building Department provides its Revenue Report February 2021 for the board's consideration and acceptance. The total of \$13,185.85 was received for the month.

FISCAL IMPACT: \$13,185.85.

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

FUNDING SOURCE: General Fund.

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 Consent Agenda as submitted. Commissioner Justin Heath 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:

- NACO conference call where we went through some bills, but nothing pressing.
- CTWCD meeting.
- Meeting about opening up and releasing authority back to the locals.
- Jim and I met with the Mayor about opening up.
- AB 46 water question. It is a solution in search of a problem.

Commissioner Heath reported on the following topics:

- Fallon Youth Club meeting. That new facility is impressive.

- Lahontan Conservation District Board meeting.
- Museum Board meeting. We expect a new Director to start soon.

Commissioner Koenig reported on the following topics:

- Park and Recreation Commission meeting. There had been a change in the CARE Program

Sheriff Hickox reported on the following topics:

- We have not been happy with the company that provides our commissary and our video chats. I had a chat with the President about the bad customer service. The promised to make it better, but we will see.
- Had a conference call about the 911 System.
- Crisis Intervention Training is back on.
- I attended the Search and Rescue meeting. They need better radios
- We started vaccines in the jail on a voluntary basis.

County Manager Barbee had nothing to report

Comptroller Wideman reported on the following topics:

- My office is working to get the budgets out for review

Deputy DA Shawcroft had nothing to report.

Clerk/Treasurer Rothery reported on the following topics:

- My office is working on delinquent notices
- The property tax sale is scheduled at the end of April, which will be an online auction.
- Pam Moore reported that Countryman did not pay his appeal fee, so that appeal is null and void.

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 2:47 PM.

Approved: 
H. Peter Olsen, Jr., Chairman

Approved: 
Greg Koenig, Vice-Chairman

Approved: 
Justin Heath, Commissioner

ATTEST:
Linda Rothery, Clerk/Treasurer


Renae Paholke, Deputy Clerk