

MINUTES OF THE BOARD OF CHURCHILL COUNTY COMMISSIONERS

155 N. Taylor St., Fallon, NV 89406

April 21, 2021

Call to Order:

The regular meeting of the Board of County Commissioners was called to order at 1:15 PM on April 21, 2021.

PRESENT:

Commissioner H. Peter Olsen, Jr.
Commissioner Gregory Koenig
Commissioner Justin Heath
County Manager Jim R. Barbee
Comptroller Sherry Wideman
Chief Deputy DA Benjamin Shawcroft
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 Pamela D. Moore, Deputy Clerk to the Board, that the Agenda for this meeting was posted on the 15th day of April, 2021, between the hours of 3:00 and 5:00 PM at all of the locations listed on the Agenda, in accordance with NRS 241 and the Governor's Emergency Declaration related to posting during the Pandemic.

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

It was reported that the 2:20 appointment with Hammond Homes was withdrawn prior to the meeting and, therefore, the Agenda needs to be revised accordingly.

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

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

A- March 25, 2019 Budget Workshop;

The Minutes of the meeting held on March 25, 2019 are presented for the board's consideration and approval. It was discovered that these Minutes had not previously been submitted for approval. These

Minutes were emailed out to the former Commissioners Erquiaga and Scharmann for input and approval.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED:

Commissioner Justin Heath made a motion to approve the Minutes of the meeting held on March 25, 2019 as presented. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

B- March 26, 2021 - Budget Workshop;

The Minutes of the budget workshop held on March 26, 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

Commissioner Justin Heath made a motion to approve the Minutes of the meeting held on March 26, 2019 as presented. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

C- April 1, 2021.

The Minutes of the meeting held on April 1, 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

Commissioner Justin Heath made a motion to approve the Minutes of the meeting held on April 1, 2021 as presented. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

Appointments:

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

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

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

Jake Vialpondo, Field Manager of the Stillwater Field Office, Bureau of Land Management, had a PowerPoint presentation as follows:

BLM-STILLWATER FIELD OFFICE

MANAGER'S REPORT

Jake Vialpando – Acting Stillwater Field Manager
(775) 885-6075 jake.vialpando@blm.gov

Ken Collum – Carson City District Manager (775)
885-6156 ken.collum@blm.gov



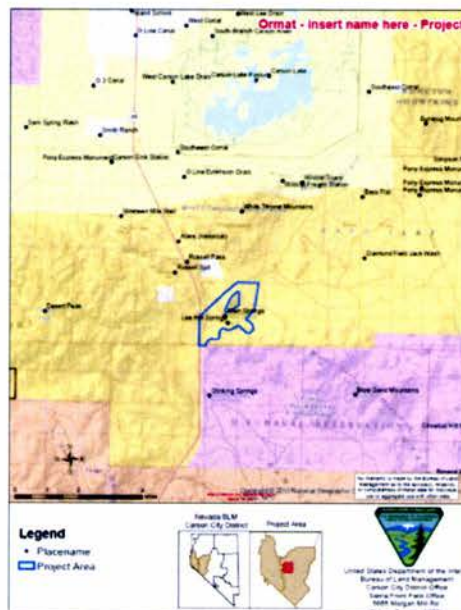
We are currently in the process of collecting our baseline information for the project area in blue.

CHURCHILL COUNTY

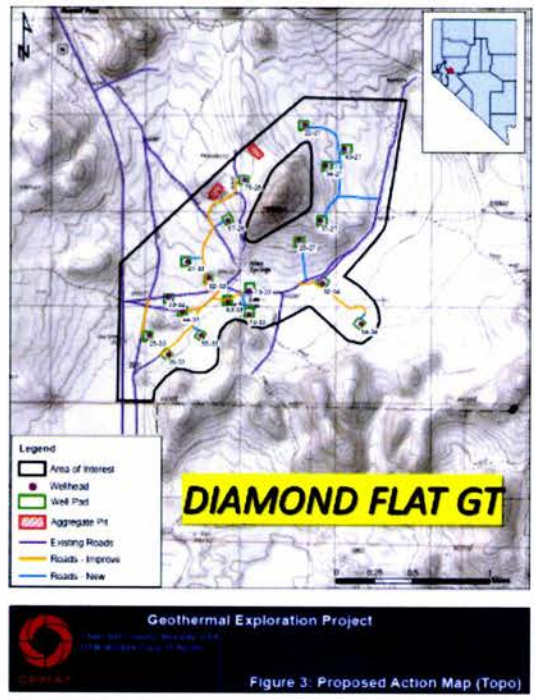
• RENEWABLE ENERGY

• *Diamond Flat GT*

- Received Plan of Operations in February
- ORMAT currently collecting baseline survey information
- Project timelines still forthcoming



This next slide shows a little more detailed Plan of Operations that they submitted on that geothermal project.



The Dixie Meadows project has been ongoing for quite some time. We are currently responding to public comments, which we received quite a few of. We received substantial comments on hydrology and the Dixie Valley Toad. Since our last visit, the Fish and Wildlife Service issued a letter of their intent to start the 12-month Species Status Assessment on the Dixie Valley Toad. We did receive a handful of tribal comments regarding spiritual and religious experience impacts. We are addressing comments and, hopefully, be able to make some modifications to the Environmental Assessment (EA) and the Monitoring and Mitigation Plan. We hope to come to a decision in mid-May on that.

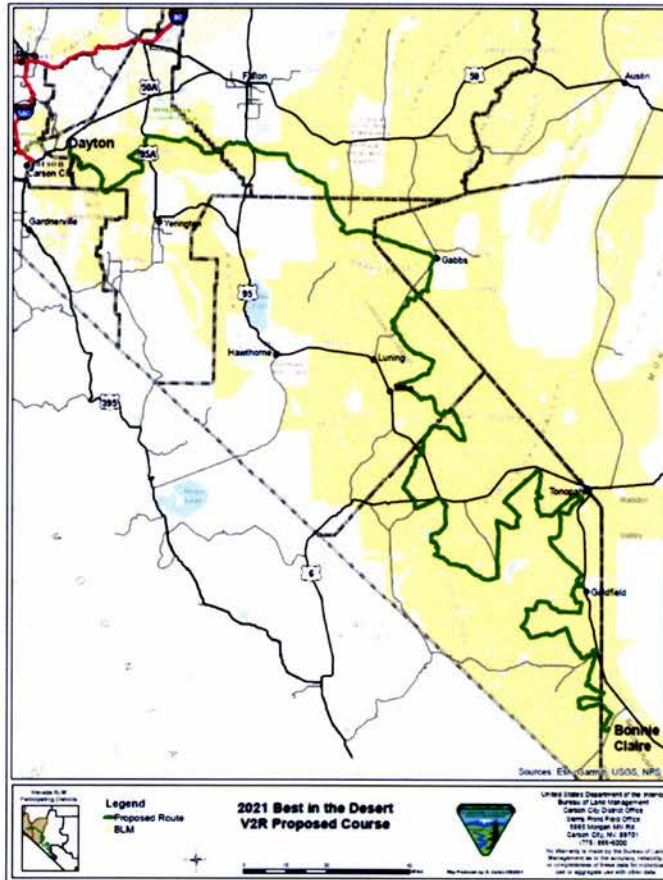
In regards to grazing and wild horse management, we just issued the proposed Decision and Final EA to renew the Edwards Creek, Porter Canyon, Carson Allotment grazing permit associated with the Smith Creek Ranch. We are in that 15-day protest period. That will close in another 2 weeks, then we will move to a Final Decision phase. Ken Collum said that there are 11 of those projects throughout the western United States. This would be the 2nd one out the door to move to permit.

In regard to the Desatoya Wild Horse Gather, we did issue the Final Decision and EA and we are currently in the 30-day appeal period. The gather is projected for the Fall of 2021.

For the 2021 Vegas to Reno Race, we have the Final Plan of Development, which was received April 16. It still needs to be reviewed and approved. There is no change to the race route.

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Chairman Olsen said the Navy is asking for an additional 4-year moratorium on the withdrawal period. What can you tell us about that? Ken Collum said we got the application about one month ago where the Navy is asking us to extend or renew that withdrawal for the same lands that cover their potential expansion. That works its way up to the state office and, ultimately, ends up on the secretary's desk for a signature. Right now, it is in that beginning, awkward stage of us passing it through the chain. That expires in September 2022. Chairman Olsen said is that about how long it takes to get one of those up the chain and back down? Ken Collum said that would be correct.

Chairman Olsen said I have another question about the RMP process and where that is at? Ken Collum said what BLM is looking at in Nevada is possibly doing a statewide RMP effort. In Carson, we are trying to put forward our RMP, which pretty much will stay the way it is. It just needs to be passed and approved. We don't know what the present administration stance is with moving RMPs forward, but we feel that we could get ours out the door in 6-9 months with some adjustments within the administration if we go that route. Right now, I don't know the direction we are going to go. Chairman Olsen said what would a statewide RMP look like? Ken Collum said we are not sure. It is basically where we look at all the factors that might be the same across all districts and then, once you get that baseline done, that doesn't mean that each district has to deal with each one of those, then they put the local flavor on top of that for site or district specific factors or concerns; county concerns or tribal concerns because they are not going to be the same throughout the state. It is trying to get us ahead of laying the baseline where we all don't have to do that separately, but things are similar. What things would be similar might be renewable energy or new mining projects.

County Manager Barbee said, back to the previous topic on the extension of the planning withdrawal, what is the process for the county to weigh in on that specifically and or the community, realizing that an extension will put you on the 2022 year and it could have impacts on economic development opportunities. There should be an opportunity for the county and the public to weigh in, especially since Congress came back with our National Defense Authorization Act and extended their existing withdrawal for 25 years, as they were asking for that. What is our role, what is our opportunity, is that just sending the secretary a letter or is that their process? Ken Collum said it is more along the lines with the county sending the secretary a letter. The process itself is done under a categorical exclusion because it is a renewal or an extension and there is not a method for public comment within the NEPA process, so it would be outside of that process. Jim Barbee said so they would have the potential to continue to do that as long as it was approved through your systems and could have long term economic impacts without public input. Ken Collum said if the secretary chooses to continue it, yes.

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 - Consideration and possible action re: Renewal of annual membership with Western Nevada Development District (WNDD) in the amount of \$6,250 and update on FY 2021 activities
Churchill County has been a member of the Western Nevada Development District (WNDD) since January 1992. Executive Director Sheryl Gonzales will provide an update on activities during FY 2021. Some of the items WNDD was involved in during the past fiscal year include:

- Pershing County/City of Lovelock Brownfields Coalition Assessment Grant - \$600K - EPA.
- JOIN Career Bound Workforce Development Program - \$75K - Nevada State Department of Education.
- WNDD - EDA CARES Act - \$400K - EDA Recovery & Resiliency.
- Tahoe Prosperity Center - \$125K - EDA Recovery & Resiliency Project.
- City of Reno - Reno, Sparks Reclamation Project - \$5M - EDA.
- Washoe County - Intertie Project - \$3.5M - EDA Resubmitting.

Should the board wish to renew the county's membership with WNDD, the dues for Fiscal Year 2022 are the same as 2021: \$6,250.

FISCAL IMPACT: \$6,250.

EXPLANATION OF IMPACT: Annual dues in the amount of \$6,250 for FY22 did not increase and are the same as FY21. Churchill County has been a member of WNDD since January 1992 and, as such, we adequately fund our General Government Memberships Budget so that, should the board wish to maintain memberships with various groups, there are adequate funds to continue those memberships.

FUNDING SOURCE: General Government / Memberships: 100-190-55400.

ACTION REQUESTED: Accept

Sheryl Gonzales, Executive Director, Western Nevada Development District, had a PowerPoint presentation as follows:



WESTERN NEVADA DEVELOPMENT DISTRICT

REGIONAL PARTNERSHIPS GROWING A
STRONGER ECONOMY

Sheryl Gonzales
Executive Director
sgonzales@wndd.org
wndd.org

Western Nevada Development District has been around since 1983. We are the only Nevada Certified U.S. Economic Development Administration (EDA) in the State of Nevada. There are over 500 districts across the nation. We are a multi-jurisdictional entity comprised of 7 counties and 5 cities and we have just added another county and another city. Elko County and Winnemucca will be joining. We also have 18 associate members. They include representatives from transportation, education, non-profits, and many workforce developments. When I came onboard, we had 1 associate member and since then we have added another 17 associates.

WESTERN NEVADA DEVELOPMENT DISTRICT

Established 1983

- The only Nevada Certified U.S. Economic Development Administration (EDA) Development District. OVER 500 ACROSS THE NATION
- A multi-jurisdictional entity comprised of 7 counties and 5 cities – 18 associates – non profits, education, business
- Funding includes an annual EDA planning grant, EDA Cares Act, EPA Brownfields Grant and membership dues
- Board comprised of elected and appointed officials, staff and businesses identified by the member counties and cities. Associate members participate with the WNDD Board
- WNDD member projects are leveraged in grant application competitiveness to receive EDA & other funding opportunities

Our funding primarily comes from the Department of Commerce Economic Development Administration from a planning` grant that we have to apply for every year. We also get substantial funding from the CARES Act to respond to the shock from the pandemic. We also have EPA

Brownfields grant and our membership dues.

Our board is comprised of elected and appointed officials, staff from different agencies are represented on the board, as well as businesses. Every member agency has the opportunity to appoint an elected official, a staff member and also a business member. We really appreciate all appointments because it gives us a good understanding of what is happening in your community.

Our member projects are leveraged in a grant application and they receive much more competitiveness to receive EDA and other funding as a result of being a member and being a part of the Comprehensive Economic Development Strategy (CEDS).

I understand the Northern Nevada Rural Development Authority is looking at becoming an Economic Development District. The Las Vegas region is also looking at developing an Economic Development District Nevada.

WNDD SERVICES

- Comprehensive Economic Development Strategy (CEDS)
- Grant Research, Application, Management and Administrative Assistance
- Community Studies, Assessments & Planning
- Business Microloan Loan Fund
- Economic Recovery & Resiliency Project



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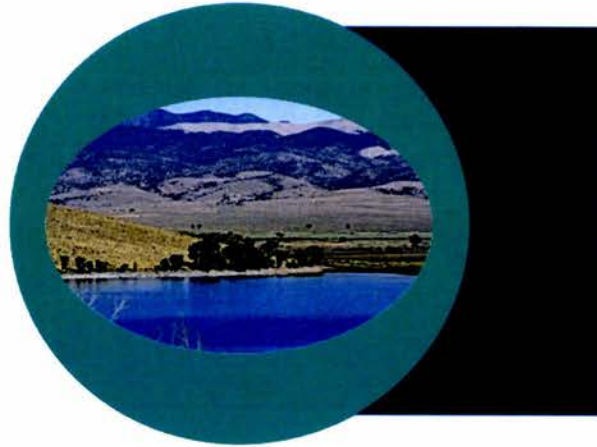
We are updating the CEDS right now. We rewrite it every 5 years and then we update it annually. We also do grant research, applications, management and administrative assistance. We do community studies, assessments and planning, business microloan programs and now we are heavily involved in our Economic Recovery and Resiliency Project.

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REGIONAL ACCOMPLISHMENTS – OVER \$6 MILLION OVER LAST TWO YEARS

- Pershing County/City of Lovelock Brownfields Coalition Assessment Grant - \$600K -EPA
- JOIN – Career Bound Workforce Development Program - \$75K Nevada State Dept. of Education
- WNDD - EDA CARES Act - \$400K – EDA Recovery & Resiliency
- Tahoe Prosperity Center– \$125K - EDA Recovery & Resiliency Project
- City of Reno – Reno, Sparks Reclamation Project - \$5 Million - EDA
- Washoe County – Intertie Project - \$3.5 Million – EDA RESUBMITTING



In the last 2 years, we have been successful in raising almost \$6.5M in grant awards, which includes the Pershing County/City of Lovelock Brownfields Coalition Assessment Grant. One of our associate members received a Nevada State Department of Education grant, which I think is using part of those funds in your community. We submitted that grant for them and also managed it. The Tahoe Prosperity Center just received a \$125,000 grant for a Recovery and Resiliency Project and their competitiveness was supported through the CEDS. The City of Reno just received a \$5M EDA grant for their Reclamation Project. That is the largest EDA grant in northern Nevada. Southern Nevada received \$6.5M grant. We also received an EDA CARES Act of \$400,000. Our planning grant was \$240,000 and we are also in the process of resubmitting a couple of grants that were not successful and we are working with EDA and EPA to resubmit those.

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COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS)

MEMBERS BENEFITS

- ☐ Participate in regional planning to leverage resources through networking
– capitalize on a region's resources
- ☐ Builds capacity with grant opportunities and partnerships
- ☐ Increases likelihood of success for economic vitality
- ☐ Become more resilient given economic challenges planning for those challenges
- ☐ CEDS can be utilized as a part of a grant application or development of partnerships/collaborative programs/services

WNDD

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Our goals are changing. We are submitting new goals to our board in May. This is extremely important for us because we have been working on the Economic Recovery and Resiliency Project since December with our 14 teams. Our CEDS work has expanded and our goals have increased. We had 6 goals and now we have 14 goals. This is a result of the Economic Recovery and Resiliency Project.

CEDS GOAL -INTERFACE WITH ERR PROJECT

- INFRASTRUCTURE – SEWER, WATER, ENERGY, BROADBAND
- EDUCATION & WORKFORCE DEVELOPMENT
- TRANSPORTATION
- QUALITY OF LIFE
- HOUSING



WNDD

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The purpose of the project is to develop an Economic Recovery & Resiliency Plan that will include short, mid, and long term activities that respond to the economic shock sustained as a result of COVID-19 pandemic, to pivot the economy and create resiliency. Some of the solutions are multi-disciplinary, that will cross-promote important information, programs, and results.

CEDS responds to current economic shocks as a result of the pandemic and mitigate the impact of future disasters. We connect the region equitably, with sustainable, safe, and attractive strategies. The list of economic recovery challenges and projects/activities that can be engaged to respond are short-term, mid-term, long-term projects with interfacing with Nevada State Recovery and Resiliency Plan.

ECONOMIC RECOVERY & RESILIENCY PROJECT

PURPOSE – Develop an Economic Recovery & Resiliency Plan that will include short, mid, and long term activities that respond to the economic shock sustained as a result of COVID-19 pandemic, to pivot the economy and create resiliency.

1. Solutions that are multi-disciplinary, that will cross-promote important information, programs, and results.
2. Responds to current economic shocks as a result of the pandemic and mitigate the impact of future disasters.
3. Connect the region equitably, with sustainable, safe and attractive strategies. List of economic recovery challenges and projects/activities that can be engaged to respond – Short-Term, Mid-Term, Long-Term.
4. Interfacing with Nevada State Recovery and Resiliency Plan.



WNDD

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We have 13 teams. We just added an agriculture team and you can read the names at your leisure. These folks have been working very hard for the last 6 months at putting this plan together. Each of them has teams that are comprised of subject matter experts that are experts in the particular field that they represent.

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ECONOMIC RECOVERY & RESILIENCY COUNCIL MEMBERS



TARGET AREAS & GOALS

INFRASTRUCTURE

Sewer, Water, Transportation & Energy
Housing
Technology, Broadband, Connectivity

ECONOMIC DIVERSIFICATION

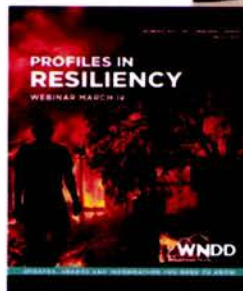
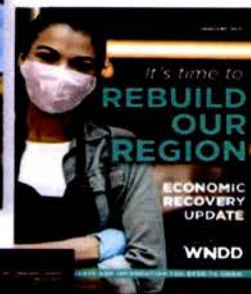
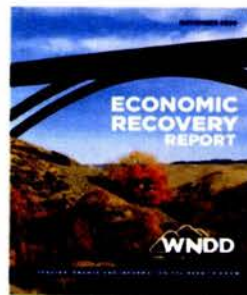
Entrepreneurship, Innovation & Small Business
Access to Capital
Education & Workforce

QUALITY OF LIFE

Health & Wellness
Arts, Culture & Recreation
Financial Health & Literacy

GOVERNMENT & ORGANICATIONAL CAPACITY

Partnerships/Collaboration
Regional Perspective in Planning
Sustainability



We have 124 unique organizations and agencies that have participated in this process. It resulted in target areas and goals. The reason this is all so important right now is we have a lot of money that is being distributed to the EDA, which WNDD is joined at the hip with. The CEDS enables our agency to submit applications in any federal or state department or even a private or non-profit foundation. Our emphasis is on EDA. We have grant awards from the State of Nevada as well as the Environmental Protection Agency. If you look at the grants that we have been successful with in the last 38 years, you will see all kinds of departments in the state and federal government.

AMERICAN RESCUE LEGISLATION

U.S. DEPT. OF COMMERCE
ECONOMIC DEVELOPMENT ADMINISTRATION

WHAT WE KNOW

\$3 BILLION DOLLARS
\$1.5 BILLION FROM CARES ACT

25% AVAILABLE FOR HOSPITALITY/TOURISM
EDA TYPICALLY DOES CONSIDER THIS SECTOR

UNSURE OF CAPS FOR FUNDING
EDA TYPICALLY CAPS AT \$3.5 MILLION

UNSURE OF MATCHING FUNDS TO BE REQUIRED
DEPENDING ON ECONOMIC INJURY AND/OR DISTRESS- 50 TO 80%



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What is really important right now is the American Rescue Legislation, which received \$3B to be distributed through grants. We have not received a notice of funding opportunity on that grant yet, but we expect it any day now. I wanted to give you some perspective on the amount of money we are receiving. That money is going to EDAs throughout the whole nation. EDAs are received through the CARES Act were \$1.5B but now we are receiving twice that amount of money. My experience with EDA this last year was they cannot work fast enough and get enough projects to distribute that \$1.5B and now that money is going to be doubled. We don't know what the cap for that funding is going to be. Typically, the cap is \$3.5M and now they are looking at \$5M and maybe more. The EDA typically does not consider hospitality and tourism but, with this legislation, 25% of that \$3B is to go towards projects that support and strengthen hospitality and tourism and that specifically came out of the work from Congresswoman Titus and Senator Cortes-Masto. We are not sure what kind of matching funds will be required on these applications. Usually, grantees are supposed to provide anywhere from 15% to 20% of the grant match. It seems they are considering lowering that match and, in some cases, no match is required.

I am not going to go into the EDA investment priorities, but these are new. We just got these Friday and the new additions include equity and environmental sustainability development. When a grant application is developed, we must have one or more of those investment priorities to fund that project. The purpose of EDA is to create, expand, or retain jobs. They are always looking at good quality jobs. We had a project that was submitted by one of our agency members to our office and it was going to be for infrastructure, utilities, installation, and an industrial park, but the intent was to put in a fast-food outlet and that is not something the EDA will support, so we did not further support that application. I understand Churchill County has submitted their industrial park infrastructure project and that is very competitive, and I am looking forward to that being a successful project that gets submitted.

EDA INVESTMENT PRIORITIES

- Recovery & Resilience
- Critical Infrastructure
- Workforce Development & Manufacturing
- Exports & FDI
- Opportunity Zones



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The other thing to keep in mind is the infrastructure legislation that the Biden Administration is developing. The EDA is positioned to receive \$14B if that is approved, so it is definitely positioning all of us to get our infrastructure projects well positioned so we can get those submitted and awarded as soon as possible.

Commissioner Koenig said I am looking at your investment priorities and listed on there is opportunity zones, so what is involved in that? Sheryl Gonzales said those investment priorities have been replaced with these investment priorities, but I would still consider it leverage with your grant application, but we just got these new priorities Friday, that is why I wanted to share this with you because it is different from what you all received originally from me.

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

Commissioner Gregory Koenig made a motion to renew membership with Western Nevada Development District for Fiscal Year 2022 in the amount of \$6,250. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

1:35 PM - Consideration and possible action re: Notice of Award of the bid for construction of the Sand Creek Redundant Well Project to Parsons Drilling, Inc. in the amount of \$341,500

During the October 1, 2020 Commission meeting, action was taken to approve entering into an Agreement with the State of Nevada Board for Financing Water Projects to receive a grant not to exceed \$646,872.00 to fund engineering and construction of the Sand Creek Redundant Well. At the August 6, 2020 Commission meeting, action was taken to accept the Letter of Conditions for a United States Department of Agriculture - Rural Development loan not to exceed \$600,000.00 and a grant not to exceed \$150,000.00 to fund engineering and construction of the Sand Creek Redundant Well. During

the September 16, 2020 Commission meeting, action was taken to approve an Agreement between Churchill County and Shaw Engineering for professional services for the Sand Creek Redundant Well Project. As part of the contract with Shaw Engineering, Paul Winkelman has provided services, including hydrogeology surveying, electrical engineering design, civil design, and general project coordination. The contract also includes bidding support, construction administration, and inspection services.

Mr. Winkelman started advertising for bids from qualified construction companies last month. The Notice to Bidders was advertised in the Lahontan Valley News on February 10, 2021. One bid was received and opened on March 9, 2021 - Parsons Drilling, Inc. for \$341,500. The bid was reviewed and ranked for compliance and responsibility.

The selected qualifying bid is from Parsons Drilling, Inc. for the amount of 341,500. If the board approves the qualifying bid, construction should begin within the next 30 - 45 days.

The projected total construction and engineering cost to complete the Sand Creek Redundant Well Project should be \$1,303,000.00, unless unexpected expenses occur. As part of the grant and loan agreements, Churchill County will be responsible for any costs incurred over and above the grant and loan totals of \$1,345,454.00.

FISCAL IMPACT: Unknown.

EXPLANATION OF IMPACT: Churchill County will be responsible if any costs are incurred over and above the Bureau of Safe Drinking Water grant of \$646,872.00, the USDA loan of \$558,000.00, and the USDA grant of \$140,528.00.

FUNDING SOURCE: BSDW, USDA & Churchill County Water Enterprise Fund.

ACTION REQUESTED: Accept

Marie A. Henson, Building Official, made the presentation as outlined in the Agenda Report and captured above.

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

Commissioner Justin Heath made a motion to award the bid for construction of the Sand Creek Redundant Well Project to Parsons Drilling, Inc. in the amount of \$341,500.00. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

1:40 PM - Public Hearing - Consideration and possible action re: Approval of project Applications for the State of Nevada, Governor's Office on Economic Development, Community Development Block Grant Program

Churchill County partners with the State of Nevada, Governor's Office on Economic Development (GOED), to allocate funding that supports priorities in Churchill County. Two Applications have been received, one for CV-2 and one for CV-3, these projects have been presented and no public comment has been received as of 4/15/2021 for or against the proposed projects.

It is at the discretion of the board whether to proceed, to approve the proposed projects, and to authorize submittal of the Applications to GOED.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: Funding not accepted.

FUNDING SOURCE: CDBG.

ACTION REQUESTED: Accept

Social Services Director Shannon Ernst said before you today is the third and final hearing for the Community Development Block Grant (CDBG) funds that are passed through the Governor's Office on Economic Development (GOED). Each year, we look at this process, which usually ends in November, as you know, but, with the CARES Act funding, we have had several rounds. We have brought forward two projects for you to review and for the public to provide feedback. At this point, we have not received any public comment on either one of the projects. As you know, for round #2, we are requesting \$91,898 and this would be for the emergency generator for the C-3 Civic Center. The second application is for round 3 and this is for the HVAC system that would be also at the C-3 Civic Center. Really, the ultimate goal is to make sure that we have sufficient equipment in the C-3 to act as an emergency shelter and medical facility in the future. That is why these projects qualify under the CDBG funding under this purpose. Today, I am asking for final approval to submit these applications. We have been approved on our preapplications to proceed, which I am very excited about. That has not happened for a couple of years, but these are due by April 27, 2021, so I am asking for authorization to submit and go on to final approval.

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

Commissioner Gregory Koenig made a motion to approve the Applications as submitted and authorize Shannon Ernst, Director, Churchill County Social Services to submit. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

1:50 PM - Public Hearing - Consideration and possible action re: Presentation, discussion, and adoption of the 2020 Master Plan

The Master Plan provides the vision and goals for our community promoting smart growth and a strong and diversified economic base through programs and tools that protect our resources, our heritage, our open spaces and agriculture. The elements of the Master Plan includes: Chapter 1. Housing & Population, Chapter 2. Education, Chapter 3. Conservation & Natural Resources, Chapter 4. Hazards & Hazard Mitigation, Chapter 5. Historical Preservation, Chapter 6. Economic Development, Chapter 7. Recreation, Chapter 8. Transportation, Chapter 9. Public Services & Facilities, Chapter 10. Open Space, Chapter 11. Land Use, Chapter 12. Policy Plan for Public Lands. Revisions have been made to all Sections EXCEPT Chapter 12. Policy Plan for Public Lands, which will be updated at a future date.

The Planning Commission held numerous workshop meetings throughout 2019 and 2020 to get public input as well as input from various entities to give the most current, accurate data, visioning, goals, and policies for the next 20 years. Ultimately, Chapter 12 will remain the same as what was approved in 2010. The County has contracted with someone regarding the RS-2477 roads throughout the County and this may be something to incorporate into Chapter 12 of the Master Plan, which will be changed and adopted after the contracted company completes this chapter after the Bureau of Land Management (BLM) adopts their Resource Management Plan (RMP) at a future date.

Per NRS 278.220 "Adoption of Master Plan by governing body:....

1. Upon receipt of a certified copy of the master plan or any part thereof, as adopted by the planning commission, the governing body may adopt such parts thereof as may practicably be applied

to the development of the city, county or region for a reasonable period of time next ensuing.

2.

3. Before adopting any plan or part thereof, the governing body shall hold at least one public hearing thereon,....

4."

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Adopt

Dean Patterson, Associate Planner, had the following PowerPoint presentation:



Here is a brief list of our Master Plan and Update History. This is the first Master Plan in our office. It could be that there are others, but we just don't have record of that. We have updated it, for the most part, every 5 years since 2005.

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Master Plan & Update History

1990	Planning Director Garnett Mello
2003	Planning Director Eleanor Lockwood Delayed for Open Space Plan and TRACC Trails Plan
2005	Planning Director Eleanor Lockwood Fast update
2010	Planning Director Eleanor Lockwood
2015	Planning Director Michael Johnson
2020	Planning Director Michael Johnson & Public Works Director Christian Spross

Master plans have a public outreach component and here are the methods that we used to obtain public outreach.

2020 Master Plan Outreach

Methods

- Contacted Agencies, Departments, Organizations, & Individuals
- Maintained a contact log of nearly 100 entries
- Sent 100s of letters and emails
- Posted updates to the Department website
- Placed Newspaper Notices
- Stories or mention in print and internet media

Here is our Master Plan meeting schedule. You can see there a dozen meetings on the screen. You will see that there have been some delays for a variety of reasons. The items highlighted are the dates where the Planning Commission reviewed parts of or the entire plan.

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Master Plan Meeting Schedule

Sept. 11, 2019	Overview of the Master Plan and the 2020 update effort
Sept 24, 2019	Chapter 1 review and comments
Oct. 22, 2019	Chapter 2 & Appendix B review and comments
Nov. 26, 2019	Chapter 3- 6 reviews and comments
Feb. 25, 2020	Chapter 7- 8 review and comments Updates to Ch. 1 & 2
<u>Covid-19 shutdown for March and April</u>	
May 26, 2020	Chapter 9 review and comments Updates to Ch. 3- 6
June 23, 2020	Chapter 10 -11 review and comments Updates to Ch. 7- 8
July 28, 2020	Chapter 12 & Appendices review and comments Updates to Ch. 9
<u>Delays due to Covid19 and Department reorganization</u>	
Nov. 17, 2020	Updates to Ch. 1012 & appendices
<u>Delays due to Covid19, Holidays, and Final Editing</u>	
Mar 10, 2021	Hearing and approval by the Planning Commission
April 1, 2021	Presentation to Board of County Commissioners
April 21, 2021	Hearing and approval by the Board of County Commissioners

The NRS establishes the requirements to prepare the Master Plan.

Planning Requirements

- **NRS 278 Establishes:**
 - Requirement to prepare the Master Plan
 - Process for preparation and approval
 - Contents
 - Requirement to implement the Master Plan
 - Process laws for implementing the Master Plan
 - Zoning Districts
 - Land divisions
 - Special Use Permits
 - Variances
 - Etc.

What is the Master Plan?

- Establishes our vision for the future.
- Provides a framework for decision making related to growth, land use, & development
- Uses a 20-year time frame.
- Identifies challenges
- Establishes goals and policies to address issues and concerns.

This next slide shows the changes in the Master Plan organization from 2015 to 2020. The main changes are at the beginning and the end. In the 2015 plan, Chapter 1 was the introduction and a restatement of all the policies, so since those were duplicates, we eliminated those and moved the introduction to its own section and that left Chapter 1 free and we split Chapter 2 to be Chapter 1 and 2. The other organizational changes are at the end. There used to be some specific documents attached at the end and those have been eliminated and replaced with a list of appendices that are the documents that are referenced with the plan, as well as the links to them and they are also on our web page.

Changes in Plan Organization

2015 MASTER PLAN	2020 MASTER PLAN
	Introduction
1. Introduction & Collection of all policies	1. Population and Housing
2. Population, Housing and Education	2. Education
3. Conservation and Natural Resources	3. Conservation and Natural Resources
4. Hazards and Hazard Mitigation	4. Hazards and Hazard Mitigation
5. Historical Data and Preservation	5. Historical Data and Preservation
6. Economic Development	6. Economic Development
7. Recreation	7. Recreation
8. Transportation	8. Transportation
9. Public Services and Facilities	9. Public Services and Facilities
10. Open Space	10. Open Space
11. Land Use	11. Land Use
12. Policy Plan for Public Lands	12. Policy Plan for Public Lands
APDX A Specific Historic Sites	Appendices and Links
APDX B Population & Housing Report	

We had some changes throughout the plan in all of the chapters.

Plan-wide Changes

- **Extensive changes to update content – some was literally 20-years old.**
 - ✓ **Public Facilities and Services – Major parts no longer valid & totally rewritten**
- **Extensive changes to improve grammar**
 - ✓ **Staff person with editing experience**
- **Chapter title pages added to provided for visual separation between chapters**
- **Extensive changes to add missing parts:**
 - ✓ **Natural resources chapter did not cover: Agriculture, Mineral Resources, Renewable Energy, Water Resources.**
- **Extensive changes to move misplaced parts to the correct locations.**
 - ✓ **Flood hazards**
 - ✓ **Scattered text on recreation sites**
 - ✓ **Scattered text on historical places**

Some important points with population and housing includes the fact that population declined with the recession but has since recovered. Home prices declined but have more than recovered. The population proportion over 65 is lower than most nearby counties and I think everyone was surprised by this. The population proportion under the age of 10 was much higher than most nearby counties and I think everyone was surprised by this too. It likely has a connection with NAS Fallon and the young families being brought to our area. NAS Fallon is adding 1,000 staff within the next 2 years, so they will be bringing families here.

Chapter 1 - Population & Housing

- Churchill County commissioned a Housing Needs Assessment study in 2019.
- Produced by EKAY and Associates
- Provided demographic and housing data and forecasts.

Changes

- Most of chapter rewritten for current conditions and new information
- Of residents that work - Nearly $\frac{1}{2}$ of commute out of county
- Of employees working in County - Over 30% live outside the County (NAS Fallon)
- The housing shortage is illustrated in the Housing Vacancy Rate, which has dropped by more than $\frac{1}{2}$ in the last decade.
- The Housing Needs Assessment identified a significant lack of multi-family apartments, forcing houses into the rental market.

The next slide shows the vacancy rate I was referring to. Near the beginning of the recession it was nearly 9% but now it is under 4%.

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Figure 1-3 - Churchill County Adjusted Housing Vacancy Rate



Chapter 2 is education. We added information about private schools and updated statistics. Much of the chapter was rewritten for current conditions.

Chapter 2 - Education

Changes

- **Added missing information on private schools.**
- **Updated education statistics.**
- **Much of chapter was rewritten for current conditions or new information**
- **Added section on Child Care**

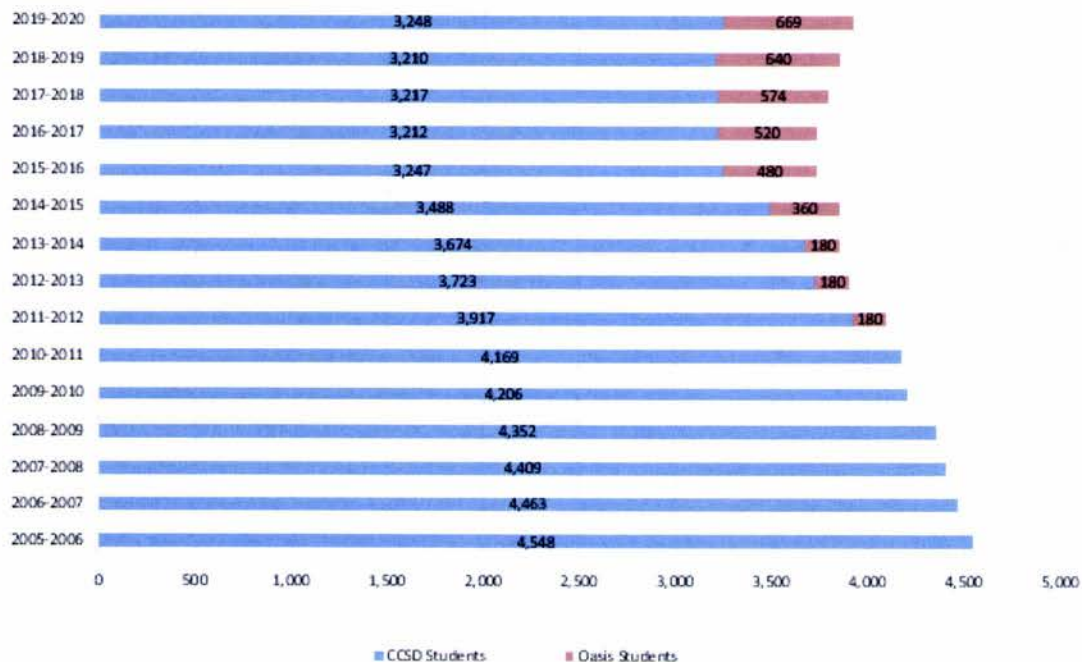
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- Total enrollment was been declining since before the recession but has been increasing in the last 4 years.
- The enrollment split between public and private schools has become bigger.
- Public school enrollment has been flat, while private enrollment has increased.
- There appears to be a sizable need for additional Child Care facilities. (50-125 spaces)

Chapter 2 - Education

Student Enrollment Comparisons
2005-2020



Chapter 3 is Conservation and Natural Resources and this next slide shows some of our goals.

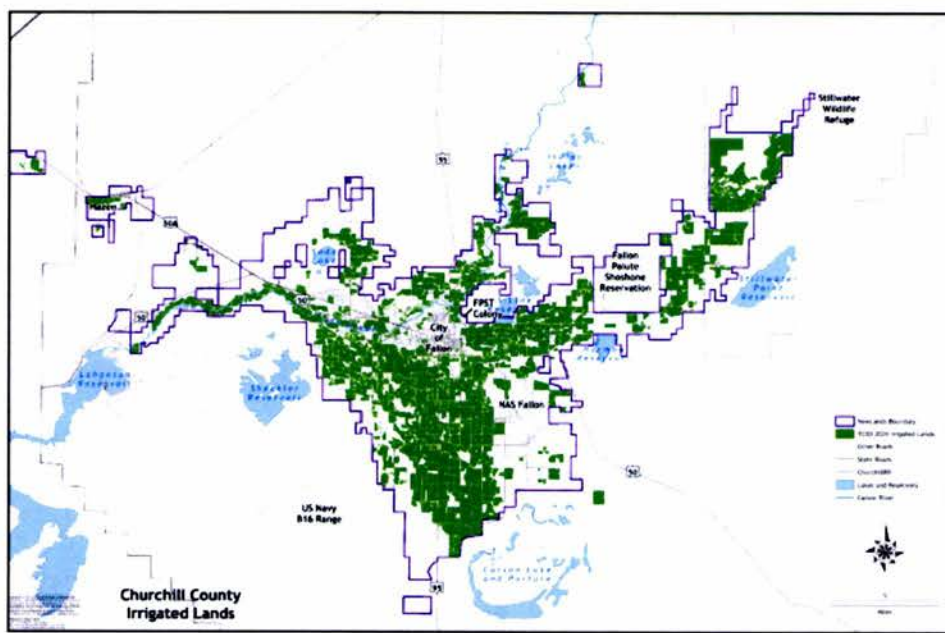
Chapter 3

Conservation and Natural Resources

Goals:

- Protect the future viability of agricultural lands
- Protect the local water supply.
- Protect water features.
- Promote the development of renewable energy
- Promote the development of mineral resources
- Protect and maintain good air quality.
- Protect the public from nuisances and diseases

A lot of people think we are out in the middle of this bone dry desert and there is no water, but, in reality, we have a lot of water resources. The dry lakes are often wet. You can see the Carson Lake for the last 35 years and that is kind of a surprising bit of information. Before settlers, there were 30 square miles of wetlands around the area and today we have about 60 square miles of irrigated land in the area. This map shows the Newlands Project boundary as well as the lands in green that TCID delivers water to.



These are important points regarding renewable energy.

Important Points

- **Churchill County produces the 3rd most geothermal power in the nation**
- **9 Geothermal plants**
- **3 Solar power sites (w/multiple projects)**
- **3 Small hydropower plants (Newlands Project)**
- **More proposed each year.**

Chapter 4 shows some of our goals. Our local flood maps are getting updated. This is something that has been going on for about a year. It will probably take another couple years to become final. They have not been significantly updated since the 70s. It also talks about canal break flooding after what happened in Fernley.

Chapter 4

Hazards and Hazard Mitigation

Goals

- **Protect the community from natural and manmade hazards**

Changes

- **Added mine hazards**
- **Moved Flood Hazards here**

Important Points

- **Local floodplain maps getting updated**
- **Canal break flooding is considered in development proposals**

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Chapter 5 - Historical Preservation

Goals

- Preserve and protect historic and prehistoric aspects of the county.
- Maintain and support the Churchill County Museum.
- Increase knowledge and appreciation of local history and sites

Changes

- Text about historic features scattered throughout plan was moved here.
- Filled in important historic elements to improved understanding: timeline approach, intersection of historic transportation routes, driving economic factors, etc.
- Incorporated the “Oasis of Nevada” approach

Important Points

- Churchill County is at the intersection of many major transportation routes, many sites still exist:
 - ☐ California Emigrant Trail (40 Mile Desert)
 - ☐ Simpson Overland Emigrant Trail (Austin to Fallon)
 - ☐ Pony Express (using Simpson trail)
 - ☐ Transcontinental Telegraph (using Simpson trail)
 - ☐ Overland Stage (using Simpson trail)
 - ☐ Transcontinental Railroad (Lovelock to Brady Hot Springs, then Hazen)
 - ☐ Lincoln Highway / US 50

Chapter 6 talks about Economic Development. The local economy has been described as having 3 sectors; agriculture, NAS Fallon and renewable energy. In recent years, we have been looking at adding more goals. We want to promote a larger industrial element in the economy and increase tourism. We have made a few changes in the text and added information. This is where we have incorporated the “Oasis of Nevada” approach.

Chapter 6 - Economic Development

Goals

- Protect the future viability of Agriculture
- Protect the future viability of NAS Fallon
- Promote the development of Renewable Energy
- Promote a larger industrial element in the economy
- Increase tourism

Changes

- Most of the text was badly out of date and totally rewritten
- Much information added about agriculture and NAS Fallon
- Incorporated the “Oasis of Nevada” approach

Important Points

- Ag was recession resistant – sales value increased
- Farm size steadily increasing – nearly 500 acres
- Sheep/goat/chicken – X40 over 20 years
- Churchill County is a top producer in the nation for several products – AND for the State too.
 - Hay/forage crops
 - Cow milk
 - Sheep/goat products
- NAS Fallon bring a large amount of money to the area
- Renewable energy projects have been steadily increasing

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Chapter 7 - Recreation

- Describes the various forms of recreation and the different local facilities.
- Establishes the categories of park classification
- Establishes requirements for major developments to provide facilities.

Changes

- Many gaps filled in, and parts in other chapters moved here.
- TRACC trails section moved to Transportation
- Added “Oasis of Nevada” approach

Chapter 8 - Transportation

- Original text mainly from Transportation plan approved in 2000
- Few changes to the content
- Describes the various aspects of transportation facilities
 - Roads
 - Biking/pedestrian
 - Airport
 - Freight
 - Rail

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Chapter 8 - Transportation

Changes

- Mainly grammar, better organization, better explanation of old plan elements
- TRACC Trail section in Recreation moved here – its about facilities and funding
- Added inventory of rail facilities and discussion of freight facilities
- Added discussion of road standards and maintenance problems – Onda Verde

Important Points

- Extensive rail facilities exist in the County that can drive economic development efforts.
- Transportation Plan badly needs updating

Chapter 9 - Public Services and Facilities

- Large chapter
- Covers many of the services and facilities that affect the quality of life in the County
- Describes “hard” services (utilities, etc.) in detail and with many goals and policies.
 - Community water system
 - Community sewer system
 - Telecommunications – CC Com, etc.
 - Aboveground utility corridors

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Describes the many “soft” services more generally with few or no goals and policies

- Solid waste management
- Cemetery
- Law Enforcement & Juvenile Justice Center
- Fire services
- District Attorney’s office
- Court Services & Justice Court & District Court
- Banner Hospital
- Community Health Nurse & Environmental Health
- Social Services & Veteran Services
- William Pennington Life Center (Senior Services)
- County Museum & County Library

Changes

- **Almost totally rewritten to update text to current conditions.**
 - Extensive text and map replacement summarizing 2019 Water and Sewer Plan
 - Telecommunications updated for new technology and expanded services
 - Aboveground Utility Corridors modified to meet State requirements.
 - Most other services had extensive facility changes or planning efforts

Important Points

- **Water and sewer goals and policies are some of the most important – they drive much of the land development decisions**

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Chapter 10 – Open Space

- Text is mainly from the original 2003 Open Space Plan
- Discusses local features that contribute to open space

Changes

- Few changes to the content
 - Better describe the plan's history in the Master Plan
 - Correcting agency relationships

Important Points

- Plan needs to be updated and goals and policies are added to state this

Chapter 11 – Land Use

- Describes the vision of land development in the County
- Lays the foundation for land use regulation in the Development Code.
- Addresses special land development issues:
 - Protections for Agriculture
 - Protections for NAS Fallon and partnership
 - Gateway areas
 - Hazen-Swingle Bench Special Planning Area
 - Opportunity Zone

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Changes

- Major sections added to fill gaps in the land use system linking the Master Plan to the Development Code:
 - ☐ Description of the land classifications found on the Master Plan Land Use Map
 - ☐ Linking the zoning districts to the land classification system.
 - ☐ Describing how the land classifications and the zoning districts work together.
 - ☐ Adding a description and policy basis to major segment of development code – protecting future viability of agriculture and NAS Fallon
 - ☐ Identify and provide goals and policies for future planning work – Hazen-Swingle Bench implementation, Opportunity Zone planning, Zoning map update, TDR program update, etc.

Important Points

- Much specialized work will be needed for future planning efforts

Chapter 12

Policy Plan for Public Lands

- Federal law requires federal plans to be consistent with local plans. This chapter allows greater say in federal planning efforts.
- Initially adopted in 1985 and periodically updated.
- Very similar to other Nevada rural counties.
- Not being updated at this time. Last updated in 2011 as part of the 2010 Master Plan.
- County has contracted with RCI (Jeremy Drew) to do update when BLM plan is done.
- Addresses many natural resources on federal lands
- Churchill County has completed its documentation of RS-2477 roads.

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Appendices

- Previous Appendices (A & B) have been removed
- Replaced with a list of the documents referenced in the Master Plan
- Includes internet links to the documents, which are also on the Department webpage.

Chairman Olsen asked if there was any public comment.

Trevor Hammond said I am fully aware of the desperate need for housing in Fallon and I agree with the main goals that the county would like to promote. I strongly believe in protecting our resources, heritage, open spaces, and agriculture. I hope that our County Commissioners do, as well. I hope that my words carry weight because I deeply care for the wellbeing and the direction of the community and my children, who are 5th generation residents, who will be growing up and, hopefully, raising children of their own. Let me begin with the fact that I do not envy the position you are in. We are in a housing crisis, which is exacerbated by the continually increasing building costs and population due to NAS Fallon expansion, massive industry relocation, and a trending exit of neighboring states. We may see growth like we have never seen. We all know that, in the near future, you will be asked to make decisions which will be some of the toughest tests placed on people in your position. You will be required to weigh the needs of current constituents against the needs of the future ones. There will be many people that approach you and claim to represent and speak for those future voices. I realize that no single voice is more important than another, but I ask that, when you weigh these decisions, keep in mind that we are all here for the same reason. This is a very special little town. I was born and raised here and, in my 20s, I was lucky enough to obtain a job that let me travel the world. I have spent time in 18 different countries on 5 continents and 20 of our states. Along the way, I was always asked about my hometown and when I excitedly stated Fallon, Nevada, nobody had any idea what I was talking about and I can proudly say that I was able to tell them that I far preferred it over the area they were living in. I am proud to call this my home and I can see this pride in many other residents also. I have seen many enlisted Navy members come here and then choose to stay after retirement. They become entangled in a place they have come to love. They purchase land, set up farms and open small businesses and restaurants we all love to frequent. All the farmers put in tremendous amounts of painstaking hours farming in this extremely dry desert climate just to make an honest living keeping our fields green and beautiful. My wife's grandfather, who immigrated to this country, purchased a ranch with all of his savings and put in decades of work on it until only days before his passing at 92 years old.

More recently, the increasing number of people from other states choosing this place as a new home because to many, it reminds them of what they once had where they came from. We are proud to call this place home because we love to be living among other passionate residents. I ask you to listen to

these voices intently as they address you about change. Use them as a guide and stay focused on these main goals laid out in the Master Plan. I know we can keep what makes this such a special little town during this impending growth and, in turn, ensuring that future voices will be filled with the same pride. To all the members of the community that feel the same way, please ensure that your voices are heard. Spread awareness, express concerns, attend meetings, and prepare comments. Do not sit by during this time or we will all be looking back on this someday and think about how a special little town grew into something that no longer resembles itself at the profit of those who had no connection to the community.

Dennis Dalla said I missed out on all the workshops for the Master Plan, but I just had a couple of little questions that I can't seem to find the answers to. Who exactly is the Churchill County Planner? Do we have one? Dean Patterson said he is. With all due respect, it says on the website that Dean Patterson is an Associate Planner. So, are you responsible for implementing the new county Master Plan? Dean Patterson said the main method of implementation is through the development code but part of that is also looking at the Master Plan. Especially for large projects, we do look at the Master Plan goals and policies. Some things like the land classification maps that influence the zoning districts, and then that tells people what things can be done in that zone and also determines some of the other development standards that come into play. Dennis Dalla said I only found the 2015 Master Plan, so I am not sure if you have posted that or if you have to have it approved to post it. Dean Patterson said it should be on there somewhere. I am not sure where you were looking.

Nancy Hoggard said I missed all of the meetings leading up to today. Recently, I have become educated in a lot of different concepts coming out of the Master Plan and I feel as many others do. There are some issues in the plan that will not have a good effect on the county. I hope that we can continue this just a little longer. I don't know what kind of urgency there is to get this approved today. I understand the need for growth, housing, and also the need to balance our way of life here. It is said that the plan provides goals for our community promoting smart growth and a diversified economy with tools that protect our resources, our heritage, our open spaces and our agriculture. I hope that we don't forget those things. Like Trevor said, this is a very special place. I have only lived here 32 years, so I will always be a newbie, but I love Fallon.

David Brown said, as far as this plan goes, I understand that we have a need for growth as far as housing goes and I am not opposed to that. I just don't understand why we would need to go with multi-family dwellings more in the county versus in the city where it has the infrastructure more to handle them as opposed to single-family dwellings. I would love to see a subdivision with single family homes where kids can run and play in their yards and things like that. If you put multi-family dwellings out in areas of the county, there are not parks to go play in or areas that the city offers. I am thrilled but I think it needs to be managed more as single-family dwellings and not so much as multi-family dwellings in the county. That is my opinion of what should happen as we look at this Master Plan and look at adding subdivisions and things like that into the county. I just don't agree with that plan going more towards multi-family dwellings as much as it should go in towards the city.

Amanda Hammond said I wholeheartedly agree with what my husband Trevor Hammond said. I don't normally speak out in public, but I feel that I cannot remain silent on issues that not only affect my children's future here but everyone else's, as well. The Master Plan train has already left the station and I have only myself to blame for not being aware of the multiple workshops regarding this plan. I want

to voice my concern and hope that our elected officials, who are elected to represent us, take the utmost care in the execution of this plan. In the article published in the newspaper, it stated that the plan promoted smart growth, a strong and diversified base and a diversified economy, with tools that protect our resources, our heritage, our open spaces, and our agriculture. The words rang out in my head; smart, protect, heritage, and our agriculture. Is it smart to allow development of high-density multi-family dwellings next to agriculture ground? Is it smart to push for growth in a county that has little to no infrastructure in place for this kind of growth? Are you protecting our water and resources by courting a rice facility coming who uses a ton of water in their processes? Are you protecting Churchill County by allowing someone with no ties to this community to spearhead the mission of bringing industry to Fallon? Our agriculture is our heritage and should be preserved and not for sale. Fallon is called the Oasis of Nevada for a reason. Growth and change are inevitable, and to be honest, who would not want to live in Fallon. It is beautiful here but I and so many more are for responsible and smart and positive growth not growth that was rushed into with little regard for the overall impact on the surrounding areas and residents of our so loved Churchill County.

Chairman Olsen asked if there was any other public comment.

Chairman Olsen said, Trevor, you were so eloquent of your defense for our community, and I really appreciate that. I agree with what everybody said about protecting our way of life, our heritage and all of those things. We live here too; our families live here. Also, there was the recognition of balance. Growth can come upon you in a way that you are not prepared for. The county has tried, over the last 20 years or more, to position ourselves in a place where, if growth came, we were able to direct that to places to kind of contain it into specific zones to keep it away from the Navy and away from agriculture because we took it upon ourselves to say that those were important things. People before me sat up here and decided those were important things. I concur with those things. I heard what you said and I live here too, and I don't want our community to be ruined or overrun any more than anybody else. We will do our level best to make sure that the people that come here to build put in good housing. There is an urgent need, which is coming harder at us that we have not felt at all yet. We are positioning ourselves to try and meet those needs the best we are able. We want to protect our community and I would encourage you as the Master Plan is the Master Plan. It is your guidebook. If you want to do something, get the plan out and take a look. What does it say about that? As each one of these things come up, watch the county website. These things will come up in front of us for approval. Make sure your voices are heard. You will have an opportunity. Now that you are aware, you will be watching closer and I couldn't agree more about what Trevor said about trying to speak with one voice. That is very helpful for us up here. Sometimes, we are left to our own devices to make decisions because, honestly, days like today with a room full of people is unusual as, we are usually pretty quiet here. It is pretty sleepy here most of the times, folks. Having the public here and this great dialog is special, and we need that, and as these other things come up, I encourage you all to be here and give that input to us. Our cell phones are posted, and you can call us. The Planning Commission folks all live here, and you can talk to them too. Some of you are just becoming aware of what you can do as an individual and as a group. Take advantage of all of those things.

Commissioner Koenig said I kind of feel like I am in the dark here. The Hammonds say what a great place Fallon is. My kids are 5th generation too. I love Fallon. It is home to me. I look at the Master Plan and it is all just the big picture, huge stuff. It is not just saying we are going to put whatever in this specific spot, so I think I am missing something. I think your complaint maybe does not have to do with

the Master Plan but with a Planning Commission decision, although, I don't even know. We don't get that until they make a decision and we approve it, so I don't know what that decision is. I think you have specific questions on if a multi-family dwelling is going in your backyard, I don't know. You need to come when we receive that recommendation from the Planning Commission and tell us what your concerns are not just tell us how great Fallon is. We all love it here and I am looking here as I read in the housing section and it never said one thing about where we are going to put a subdivision in your backyard or whatever. Pine Road is kind of the common theme, so it must be happening in that area, but I don't go to the Planning Commission. I spend a lot of time in this job. I have 9 different committees I am on and 2 or 3 nights a week I am somewhere. Make sure you make your voices heard on the specific things. We are listening but I am not sure it is here, I think it is down deeper than this.

Commissioner Heath said this Master Plan is now what you are talking about with what the Planning Department just approved. That is going to come up later and I encourage you to come to that meeting. Trevor Hammond said I will be here on May 6 to discuss my concerns about my neighborhood. That is not why I came to speak today. I came to speak today because there are going to be many other neighborhoods affected by these people and I want them to know that they also can go to those meetings and speak up about their neighborhood. I understand, this is the Master Plan. I never once mentioned the process happening near my home. That was not my intentions today. I very much appreciate that you all love Fallon and I never meant any disrespect and it is comforting to me to know that you deeply care about Fallon. I did not say you are outsiders and I told you, I do not envy the position you are in. It is going to be difficult and all I said was use that plan as a guide and these voices as a guide to make your decisions. They are going to be hard and I said a single voice is not more important than another single voice.

Chairman Olsen said I have not heard anyone say not to approve the Master Plan. It is really good to have all this public here and to hear all these comments.

Commissioner Justin Heath made a motion to acknowledge receipt of Resolution 1-2021 from the Churchill County Planning Commission adopting the 2020 Master Plan, a certified copy of the Churchill County 2020 Master Plan, and, furthermore, to approve and adopt the 2020 Master Plan. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

2:10 PM - Consideration and possible action re: Request for waiver of requirement for a Parcel Map relating to the transfer of lands from federal ownership to ownership of the Truckee-Carson Irrigation District

Truckee-Carson Irrigation District (TCID) has been working with the US Bureau of Reclamation (BOR) for the last couple years to transfer the property around the Lahontan Dam power plants to TCID, as authorized by Congressional action. TCID and BOR have negotiated to establish a boundary of the property, and have developed a deed that will be finalized soon. TCID's surveyor recently contacted the Dept. to file a Parcel Map to split out the new lot. This brought up several issues, including lot size requirements, paying fees, and process difficulties. After discussions with TCID and the County Surveyor, it was determined that this project qualifies for a provision in state law that deals with similar special situations called a Parcel Map Waiver. The NRS is provided below, and it describes a process in which a request can be made to the BOCC to waive the parcel map requirement. It also indicates that the County Surveyor must provide a recommendation on the request. TCID's request and associated materials are included in the packet, including a draft of a future map. The County Surveyor's recommendation is also included in the packet, and includes some recommended

conditions of approval for the waiver request, which are listed below.

NRS 278.464 ... waiver of requirement for map and survey

... ..

5. Except as otherwise provided in NRS 278.463, if unusual circumstances exist, a governing body or, if authorized by the governing body, the planning commission may waive the requirement for a parcel map. Before waiving the requirement for a parcel map, a determination must be made by the county surveyor, city surveyor or professional land surveyor appointed by the governing body that a survey is not required. Unless the time is extended by mutual agreement, a request for a waiver must be acted upon:

(a) In a county whose population is 700,000 or more, within 45 days; or

(b) In a county whose population is less than 700,000, within 60 days,

after the date of the request for the waiver or, in the absence of action, the waiver shall be deemed approved.

An issue that came up is that TCID's surveyor indicates that the new lot will be created from a parcel that does not currently exist in the Assessor's records. A deed was provided from a railroad company that sold several large parcels to the federal government for the dam and reservoir site, including the one with the power plant site. This deed was provided to the Assessor who has created a new APN recognizing the parcel – APN 007-021-62. After BOR issues the deed for the new lot around the power plants, that APN will be replaced with 2 new APNs for the power plant lot and the remainder lot.

Another issue that came up is that the new lot around the power plants did not have legal access demonstrated through the surrounding federal land. After discussion between the parties, BOR indicated it was willing to provide an access easement through its land to the new lot. This will accompany the deed to the property as a separate document. The easement might reach to US 50, or to the network of NDOT maintained roads around the dam and reservoir that serve the state park.

The County Surveyor and Staff recommend that the requested Parcel Map Waiver be approved subject to the following conditions:

- A Record of Survey to illustrate the new lot titled "A Record of Survey for a Parcel Map Waiver" shall be submitted for County approval using the Boundary Line Adjustment procedures;
- The property deed and the easement document providing legal access shall accompany the Record of Survey;
- The County approval certificate shall be included and shall reference the Parcel Map Waiver and date of approval; and
- The County Surveyor certificate shall be included.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Dean Patterson made the presentation as outlined in the Agenda Report and captured above.

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

Commissioner Gregory Koenig made a motion to approve the request for a waiver of requirement for a Parcel Map relating to transfer of lands from federal ownership to district ownership subject to the County Surveyor and staff recommended conditions listed in the Agenda Report. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

2:20 PM - Consideration and possible action re: Approval of a Contract with Hammond Homes & Construction for the construction of a Pavilion at the Churchill County Civic Center in the amount of \$568,369.05

Staff presents for the board's approval a Contract award to Hammond Homes & Construction in the amount of \$568,369.05 for the construction of a Pavilion at the Churchill County Civic Center. Staff requested bids from other contractors, with this contractor being the most financially advantageous to the county. This is considered an emergency Contract, which is exempt from going out to full public bid.

FISCAL IMPACT: \$568,369.05.

EXPLANATION OF IMPACT: Cost of the Contract.

FUNDING SOURCE: General Fund.

ACTION REQUESTED:

This item was withdrawn prior to the meeting.

2:25 PM - First Reading - Consideration and possible action re: Bill 2021-B, Ordinance 7, an ordinance amending Title 3 of the Churchill County Code, repealing COVID Leave Policies and repealing the chapter referring to the Employee Management Committee

In May of 2020, the board approved passage of two new policies to be added to Title 3 of the Churchill County Code. These two policies enacted Emergency Paid Sick Leave (EPSL) and Emergency Family Medical Leave (EFML), special leave provisions that were federally mandated by the Families First Coronavirus Response Act (FFCRA). The federal regulations approved under the FFCRA expired on December 31, 2020. The county voluntarily approved an extension of the policy, with modifications, through March 31, 2021. While more recent federal legislation has been enacted (the American Rescue Plan Act - ARPA), this new legislation no longer mandates a continuation of EPSL and EFML. Also, the surge of COVID cases for Churchill County employees took place primarily in December 2020 and January 2021.

Now that the number of cases have reduced significantly and since ARPA makes the special leave voluntary, staff seeks to have those provisions removed from Title 3. The sections to be removed are 3.40.072 (Emergency Paid Sick Leave) and 3.40.074 (Emergency Family and Medical Leave). Employees will still be allowed to utilize sick leave, annual leave, and other pertinent leave they have accrued for COVID-related absences. Employees who do not have leave balances (such as new employees and casual employees) will be able to take necessary time off unpaid.

In addition to the repealing of these two sections, staff is also requesting the repeal of Chapter 3.56 from Title 3. This section addresses the Employee Management Committee (EMC). The Employee Management Committee is made up of employees and management staff - much of their function in more recent years has been to plan and carry out employee appreciation events (like summer barbecues,

the employee appreciation dinner, etc.) and to manage the Jim Regan Scholarship Fund (and related fundraising activities). Over the years the county has had many dedicated employees serve on this committee and their efforts are greatly appreciated.

In the last couple years, there has been difficulty finding employees and management staff who are willing to serve (and who have the time to serve) on the EMC. Furthermore, the EMC as it is currently set up in Title 3 must meet under Open Meeting Law requirements, which thus requires a quorum for them to conduct any business. Quorums have been difficult to reach in the last year and thus the EMC is unable to conduct its business. Recently the County Manager, Jim Barbee, joined the EMC as a management representative and has witnessed first-hand the inability for the EMC to attain a quorum.

In place of the EMC as outlined in Title 3, Mr. Barbee has discussed the option of having more of an ad-hoc committee who reports to the County Manager. Mr. Barbee indicates this idea has also been mentioned by other current members of the EMC. This committee would then not fall under Open Meeting Law requirements and would not have the strict membership requirements of the EMC. Human Resources Director Geof Stark, having checked with the District Attorney's Office and consulted with POOL/PACT-HR, is unaware of any law that requires this type of committee to exist. While this committee has existed for at least 25 years, it appears that it may be time for the EMC to no longer be a standing committee under the provisions of Title 3.

If the board decides to move forward with this proposed bill, a public hearing would need to be scheduled for the May 6, 2021 meeting of the board.

FISCAL IMPACT: \$0

EXPLANATION OF IMPACT: If anything, the county will see a savings via the proposed changes. Elimination of the special COVID leave will require employees to use the sick and annual leave they already accrue, without having to provide additional paid leave.

FUNDING SOURCE: N/A

ACTION REQUESTED: Set Public Hearing

Human Resources Director Geof Stark made the presentation as outlined in the Agenda Report and captured above.

County Manager Barbee said I was asked to volunteer to join the committee just so that we could have a quorum of those meetings and I not sure if one of them that I have been to yet has reached a quorum. The actions they are talking about are basically events that are in appreciation of the employees and it is not really anything of interest to the public, so we are looking at making that a sub-committee or a committee that is reportable to the County Manager like other budget items would be.

Director Stark said the Employee Management Committee has been around since I have been here, for over 25 years and has been in code since then. A lot of the functions have been wrapped into other ways we deal with issues. We did not have a Human Resources Director, so consideration changes of Title 3 was handled by them. They still have met and reviewed some changes in the past. That was a function that was done by them, but it is not done as frequently as in the past. Title 3 also says that the committee is designed to help improve communication between the county and its employees. We did not have email and the ability to get that message out but now we are able to do that effectively.

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

Commissioner Justin Heath made a motion to set a public hearing for Bill 2021-B on May 6, 2021. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

2:30 PM - Consideration and possible action re: Approval of a new job description for a Facilities Coordinator, placing the position at Pay Grade 41, and reclassifying LaKrisha Ernst to Facilities Coordinator

The proposed budget for Fiscal Year (FY) 2021-2022 includes a request from the Parks and Recreation Department to change a current part-time Office Specialist into a full-time Office Specialist at the beginning of the FY. The Board of County Commissioners thus far has indicated its support for the change. The person who is currently in that position has notified the county that she is going to be leaving the area and has resigned her position. This has given staff an opportunity to consider the structure of that position.

During the county's response to COVID, LaKrisha Ernst, who is normally employed as a Senior Custodian, has been performing some administrative support duties in support of the county's COVID response. In her role as Senior Custodian, she has also been performing pre-event and post-event walk-throughs with customers at the Fairgrounds buildings.

The Facilities, Parks, and Recreation Director, Jorge Guerrero, proposes the creation of a "hybrid" position called a Facilities Coordinator. In this position, the employee would still be charged with oversight of custodial staff and services. She would no longer perform day-to-day custodial duties on a regular basis, but she would also handle the administrative support and customer contact functions for the fairgrounds facilities (including the new civic center). Mr. Guerrero believes the duties of all the positions will still be successfully completed.

Since there is currently no job description for this new position, staff has drafted a new job description entitled Facilities Coordinator, and seeks commissioner approval for this class specification. With the approval of this position, the Senior Custodian position would be eliminated from the inventory of positions in the county.

As far as a pay grade assignment, an Office Specialist is paid at pay grade 39. This position will require the person to have office support experience and custodial experience. In addition, this position will still act as lead for the Custodians. Because of the additional experience required and the additional duties, the recommendation is that this position be placed two steps higher than an Office Specialist, at pay grade 41. This would put it at the same pay level as the Recreation Coordinator, who oversees the after-school and day-camp programs.

Finally, staff requests approval to reclassify LaKrisha Ernst to this new position, effective April 29, 2021. April 29 is Ms. Ernst's current anniversary date with the county, when she would normally receive a step increase. With the reclassification, Ms. Ernst would first receive her normal step increase, and then receive a two-step increase for the reclassification. She would start a new probationary period of 12 months.

FISCAL IMPACT: \$0

EXPLANATION OF IMPACT: The tentatively-approved budget for FY22 includes funding for both a full-time Senior Custodian and a full-time Office Specialist. This change would combine those two positions into one, thus reducing the employee count by one full-time employee. While Ms. Ernst would receive a pay increase, the savings far outweighs the additional cost.

FUNDING SOURCE: General Fund

ACTION REQUESTED: Accept

Human Resources Director Geof Stark made the presentation as outlined in the Agenda Report and captured above.

Chairman Olsen asked if there was any public comment.

Chairman Olsen said how are we on the budget with this change? Jorge Guerrero said, currently, this opportunity is going to afford the county a significant savings as we are not going to fill the other Office Specialist position, which was budgeted as a part time position for this Fiscal Year but it is budgeted for a full-time position starting July 1, 2021. With this being an increase and with it being a promotion, our current budget can handle that moving forward. As far as moving on to the next Fiscal Year, it is going to be significant savings.

County Manager Barbee said we are very hopeful that this will work. This is a support position that will be helping with administering and putting together those contracts, receiving requests for the new Civic Center, and all those pieces that you approved in the budget moving forward. This will take that place and we want to make sure that this will work over the next year and that it will be to the positive and we think it will work or we would not be bringing it forward, but we do want to put that caveat out there. We are hoping this will work but we may be looking to come back if things don't work out as we would have hoped or planned a year ago.

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

Commissioner Gregory Koenig made a motion to approve the class specification (job description) for Facilities Coordinator, assign it to Pay Grade 41, and reclassify LaKrisha Ernst to Facilities Coordinator, effective May 3, 2021. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

2:35 PM - Public Hearing - Consideration and possible action: Bill 2021-D, Ordinance 119, an Ordinance authorizing the issuance of the Churchill County, Nevada, revenue bond (CC Communications), Series 2021B, to finance a portion of the cost of a new building for CC Communications; providing the forms, terms, conditions and security for the bond and the sale thereof; providing for adoption as if an emergency exists; and providing for other matters relating thereto

CC Communications, with JNA consulting, has obtained proposals for the issuance of a bond for the construction of a new operations center and training center. This action is the first reading of an ordinance authorizing the issuance of a revenue bond associated with the enterprise funds of CC Communications in the amount of \$6,000,000, and other matters related thereto.

FISCAL IMPACT: Obligates the county to repay the bond at the issued rate.

EXPLANATION OF IMPACT: As outlined.

FUNDING SOURCE: As outlined.

ACTION REQUESTED: Accept

Civil Deputy District Attorney Joseph Sanford made the presentation as outlined in the Agenda Report and captured above.

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

Commissioner Justin Heath made a motion to approve Bill 2021-D, Ordinance 119, with an effective date of May 6, 2021. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

2:40 PM - Consideration and possible action re: Resolution No. 8-2021, a resolution to terminate the Declaration of Emergency passed on March 17, 2020 related to the COVID-19 Pandemic

The Board of Commissioners passed a Declaration of Emergency on March 17, 2020 to address the COVID-19 pandemic. The County Manager will present the status of the county in relation to the pandemic and the county's plan to safely reopen. It is recommended that the board terminate the Declaration of Emergency as part of the Reopening Plan.

FISCAL IMPACT: None.

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

County Manager Barbee made this presentation as outlined above and in the Agenda Report.

Dee Mounts said I am with Battle Born Patriots and I am on an amazing team of patriots, along with Joey Gilbert, and we have opened a lot of counties in our state by getting rid of Sisolak's illegal directives. I have not been able to read this resolution, so if I double up on something I completely apologize. We have all the scientific proof and we sent it to you, so you know how bad the masks are for everyone. It is not just a public health issue; this is about control and I am sure you have heard that from the tyrants. I totally agree with a resolution to please take Churchill out of this directive. Get rid of this thing as fast as you possibly can, like in 5 minutes would be great. This is not a definition of an emergency, as you know, and how to protect your businesses. They want to open. Some of them have been harassed by OSHA and I would like to add that, if you can add the mandatory 14-day quarantine for OSHA and any state licensing group, especially for your salons, and back your constituents and have their backs. These are the people that voted you in. You took an oath and everything. All they are asking is that you actually stand by that oath. Battle Born Patriots is statewide, we are everywhere, and we will be happy to help you guys in any way. We have done this before; we know how to protect the businesses and such, so I just want to thank you for having this time to speak here and everything. Chairman Olsen, I have been in a lot of Commissioner meetings and I gotta say, hands down, this is the best well organized meeting I have ever been in, so thank you sir. You should teach this class.

Linda Thompson said I am also with Battle Born Patriots and the state lead for Battle Born Patriots for taking Nevada back. I am also a resident of this county. I am watching what is happening to my eleven grandchildren in this county with the masks. I agree with terminating the emergency. It is long overdue. I am wondering why it doesn't say anything about opening 100% with no restrictions. Since there never

really was an emergency, why do we need a transition plan with emergency restrictions still in place? Restrictions are attached to an emergency. If there is no emergency, there should be no restrictions. I understand the caution at the beginning because we did not know for sure what we were dealing with. We have known for a while now that it's no different than a bad flu bug. We have had more deaths in past years over the flu than over COVID. That might be because of the action we took at the beginning and bravo to the county for doing that.

We don't shut down and lock people in their homes with the flu, so why are we doing it? Why did we do it with COVID? It damaged a lot of children. The first thing I think we should do is, like Lander County, by filing a resolution terminating the emergency stating we are open 100% with no restrictions. I emailed you all the Lander resolution for reference. You all can add additional resolutions as they did for dealing with health issues and school issues. We need to be fully open with no restrictions. We are adults. We can decide for ourselves and our children, not the state's choice whether we want to wear a mask or not. Businesses can decide whether they want to have mask restrictions in their businesses. They have that right. That is their Constitutional right. We are a Constitutional republic not a dictatorship or a kingdom. We have God-given rights protected by the Constitution that have been stomped all over in the past year and it has to stop.

Tanya Freeman said, as we all know, on the first of January 2020 there was a health emergency declared by the CDC and the World Health Organization. That emergency is over. The health risk is extremely limited and there is no need to have any of these lockdowns and mask mandates. The mask mandate needs to go, schools need to reopen, and we need to get back to a daily normal life. It is hurting children and adults. I have a letter here from my friend describing her autistic son who was recently adjusted prior to this. Now he is acting out and his behavior is deplorable and his hygiene is deplorable. We need to completely open and get rid of the mask mandate and go on with our lives because living under a dictatorship can't happen. If we allow this to continue, we might as well make Abraham Lincoln the fool when he said we shall not perish from the earth. I am asking you to drop the mask mandate completely and send a message to the Governor that we are done.

Amber Sanchez said I want to concur with what the last 2 speakers had to say. I don't need to repeat it. I can totally agree with them. I also want to just remind everybody about something that Benjamin Franklin said, and it is phrased differently on the internet, "Any society that will give up a little liberty to gain a little security will deserve neither and lose both" This is what has been going on and it is high-time, long overdue, that we grow a spine and say this is it, this is enough and stand up to the so called dictator because that is how he is acting. I call him Mussolini for a good reason. We just need to get rid of these restrictions. It is long overdue so that is my input and I hope that you can consider the fact we need some normalcy in our lives. I am raising 2 grandkids and it has not been easy, so please consider what has been happening for the past year We have put up with tyranny and I am done, I'm done, I am done. I am not getting a vaccine by the way, for the record, I am not doing it. It is experimental, it is an mRNA vaccines gene therapy, it has not been approved by the FDA and I am not doing it and I recommend nobody does it, but that is just me because I have the same medical degree as Bill Gates.

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

RESOLUTION OF CHURCHILL COUNTY TERMINATING THE STATE OF EMERGENCY IN CHURCHILL COUNTY, NEVADA, PREVIOUSLY ADOPTED ON

MARCH 17, 2020.

Commissioner Justin Heath made a motion to adopt Resolution 8-2021 to terminate the Declaration of Emergency passed on March 17, 2020 related to the COVID-19 pandemic. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

2:45 PM - Consideration and possible action re: Presentation and approval of Churchill County's COVID-19 Transition / Reopening Plan

In connection with Nevada's Roadmap to Recovery Transition Plan and State Directive 041 requiring counties to develop a COVID-19 Local Mitigation and Enforcement Plan ("Local Plan"), the attached is Churchill County's proposed plan for consideration and approval by the Board of County Commissioners. A plan template was developed by the COVID-19 Mitigation and Management Task Force. The county used the topics/outline for the template and provided responses in each section.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

County Manager Barbee said what we have here is our plan the we put together that we are required to present based on action taken by the Governor on February 14, 2021 that would allow for review and movement of the local control on the COVID response from the State of Nevada to the local county government. There were several caveats put in there one of those being the statewide mask requirement and, at that point, also the social distancing. Other updates have come up since that time, one of those being that the social distancing would be the CDC requirement for social distancing, which would move to just a recommendation. I believe the Governor signed that yesterday to be effective on the transfer to local control on May 1, 2021, so the only statewide requirement would be the mask, at that point. That was done because of the capability of the local government to recommend to open to 100% would not have been even possible because of the lack of ability of a restaurant to follow the mandate for social distancing and have 100% capacity within their restaurant, so the process was to use the template that was provided by the state, which is why it looks longer than it actually is. We presented this to our Board of Health and now it is before our commission. I am on the schedule for the COVID Task force presentation tomorrow at 10:00 AM if this plan is approved and I will be presenting it for the county, representing the county as a recommendation coming from the county. That recommendation includes opening at 100% on May 1, 2021.

One other noteworthy piece, they are suggesting that they will not be approving the plans but will be reviewing the plans and then somehow through that they will notify us if we are allowed to go to opening or local control of the plan to be implemented starting May 1, 2021. I am not sure exactly how that notice is going to come down, but that will be one of my questions tomorrow when I present. With that said, the breakdown of the things that they wanted us to touch on would be the monitoring. We talked quite a bit this morning in the Board of Health presentation. I already previously mentioned the statistics on vaccines and total vaccines administered and percentage of vaccines administered of those above 65 years of age, but I think one of the things we want to draw real attention to is that we will be evaluating the existing data collection, not only that we have, but what the state has, but it is important to recognize that they continue to focus on the percent positivity rate as a key leading factor in the top 3 factors of whether there is an issue in terms of spread. I would suggest there is more to it. I think in this

morning's meeting Commissioner Heath noted that it needs to reflect a trend, which is an important thing, as well. Currently, today we are sitting at 6.0% positivity rate and that represents roughly 20 positives over with a 7-day lookback within a 14-day period. If we look back at what a 6% positivity rate looked like in November, that was much different. We were, in some cases, 75 positives a day, not 20 over a 2-week period. So, what really drives that is the number of tests that are being administered and that surveillance component, recognizing if you have been vaccinated, you are not qualified to test under a surveillance situation. So what we have seen is a giant, significant drop in the amount of number of tests that we are seeing so, largely, the testing that is being done, other than outside some athletic components within the county, is largely those that have some kind of symptoms or issues that are requiring testing which, obviously, will have a higher positivity rate, so we want to be on the record that we will be monitoring that data but not in the ways that it has been monitored exactly over the past several months.

In terms of testing and contact tracing, we continue those efforts, but again, we are seeing much less interaction on the testing. We have coordinated with the State Public Health Department and have been approved for a satellite lab, one of only two state satellite testing laboratories, and we will be working with the UNR test laboratory to get that open, hopefully, around June, which will provide direct access for all of our local rural counties to bring those testing needs to the laboratory that we are establishing here and that is all being done through COVID mitigation.

Hospital capacity has been low ongoing. I stated this morning, there is no one currently admitted into the hospital as a COVID case. The latest update I got, we do have one person that is admitted, but again, we have not seen anything significant. Regarding the status of PPE, we have it identified in the plan and as the Department of Emergency Management is winding their emergency efforts, they have identified what they have in storage and in their supplies and we have put in a request for 6 months of our needs for PPE, which we will store here within the county, moving forward.

With regard to mitigation measures, you can clip through those, I will not re-read them. You know the large events, the youth, all those things that are in existence that the Governor is passing down to us, any of those mandates that are staying in place, even though it is being called local control, we are acknowledging, and we are not adding additional requirements to. I would note that under the general social distancing piece, again, that is no longer a requirement but rather a recommendation as of May 1, 2021.

We have some efforts, in terms of in-person or work-from-home services, specifically at the county, but the largest percentage of county employees have already currently returned back to work.

In regard to enforcement, we work across our county agencies in terms of evaluating when we need to take an action. To date, we have observed good compliance and have not been required to take any actions and we recognize that we have an elected enforcement official who is our elected sheriff in the county, and we follow his lead in regard to enforcement issues. We have done a tremendous amount of work on public information, thanks to Anne McMillin and her guidance and assistance over the last little over a year, as we put out and kept the community informed of our current conditions within the county and current opportunity in the county in dealing with these COVID issues. Again, under resource needs, the state Emergency Management again has identified they are winding down and as you go through the remainder of this, you will see that it is consistent in Churchill because Churchill

County does not have any additional restrictions beyond those that are left in place by the Governor's transition to local control. We did have comments this morning at the Board of Health that the School District was looking for specific benchmarks on what actions would be taken. That question has been asked to the Task Force by other counties to date from the meetings that I have been able to participate with the opening plans that have been presented and the Task Force and the state have passed on identifying any benchmarks relative to any points that they would remove restrictions other than the final most recent recommendations that were stated by the Governor that they would fully open other than the masks on June 1, 2021.

Chairman Olsen asked if there was any public comment. Joey Gilbert said, first of all, I want to thank everybody for their hard work. I know that this is not easy to do but I just want to be mindful here about what to say and that is we are continuing to allow the Governor to take hold of this state and it is absolutely ridiculous. There is no longer a public emergency. The death rate has dropped by 93% in northern Nevada. It is a 16% of 1% mortality rate. That is equal to or less than the common cold or flu. That is a fact on the CDC website, okay. The new guide was just issued on the CDC website, which is why the Governor in Arizona said that all masks for all children K-12 was based on that same CDC guide. I do not know what is happening. It does not make any sense that you would yield local control back to the Governor. Mitigation plans are put in place to mitigate. There is nothing to mitigate. The hospitals are empty. There is no longer a reason to continue this. The kids are suffering with masks, businesses have had it and to continue this any longer doesn't make any sense. I would implore you to look to Lander County to declare an end to the public emergency, which by the way, ended in May. At the end of May 2020, the death rate dropped in Nevada by 89% and it sat that way in the rural counties since that time. Those are all facts. Even in the hospital this past cold and flu season, per the hospital administrator, they didn't reach the same capacity as they did the year before during the 2018-2019 cold and flu season. Another fact. They had a staff shortage which was caused by PCR Tests testing asymptomatic people and then sending them home for 14 days and they were not even sick. My public comment is this, please follow the signs, follow the data. Churchill County should not be doing anything the Governor is suggesting. There is no need for it. The need is to take back local control, take back your county to open 100%, to get rid of the masks, let the kids go to school without masks and not make these poor children suffer. Adults can go in their office and take the mask off, but for some reason, the kids that are the least likely to suffer, they are not transmitters, they are not super spreaders, they have to keep the mask on. It makes absolutely no sense. If I am wrong, then why are there 21 states out there with no mandates, period. Okay, all I am imploring you to do is to please look at the statements, the statistics, and the data. Look at what Lander County just did. End the public health emergency and go back to work. That is what needs to happen and again, the last thing on the vaccine, it is not preventing any transmission, it is not preventing any infection, and people are still getting it and dying whether they have been vaccinated or not, so that's not the answer. Go back to normal life.

Linda Thompson said I sent you the email regarding all of this before I was able to see your plan. So, this is in regards to your plan. We are supposed to be a Constitutional republic but, for the past year, our state has looked like Nazi Germany with lockdowns, businesses and schools shut down, brown shirts razzing people just trying to survive, and the topper is friends and neighbors turning on each other and turning them in for breaking some idiotic, unconstitutional mandate due to all the fear mongering. This plan follows all of Sisolak's power hungry dictates and just perpetuates his dictatorship. How are you all taking authority back when you are just topping everything he has been shoving down our throats for the past year. Why is Churchill allowing this to continue? Other counties

have stood up and said no more. Why don't we? The plan should not do more harm than the virus, but it has for the past year and this plan will continue it. Directive 24 regarding masks has to go. The CDC can't make up their minds regarding masks. Studies have been done proving both medical and non-medical masks are not effective to block viral particles due to their difference in scale, as well as human to human transmission or infectivity. We are seeing discrimination against those of us who cannot wear them. Yes, Sisolak made an exemption and then sent out his brown shirts to harass businesses and they did not care about the exemption. Over half the businesses in this town I can't go to because I can't wear a mask. This is also harming our children. Suicides have more than doubled among the children. They are falling behind in school no matter how hard the teachers try. These masks are causing mental, psychological, and physiological effects on all of us, especially the children, along with many possible health consequences. I have offered supporting documents and links. These are just what they have discovered so far. This is a list of all the possible things that could be happening to our children right now because of those masks. This is just what they have discovered so far. What else are they going to discover over the next 5-10 years? How many of our children are going to be permanently affected. They are going to be damaged when they become adults. A child that has a mask on their face for more than an hour, it has been proven that it damages their lungs. It can also start damaging their brain because there are plastic articulates in that mask that they are inhaling, not to mention that our bodies are meant to kick out things that we bring in and we are forcing them back in over and over until our body is forced to accept them.

Doctors swear an oath to do no harm, but they are doing harm. You mentioned the plan that you are working with the state on developing a satellite testing lab. How much money is that going to bring into the county? Is it contingent on us obeying our dictator? I am not making any accusations here, but it almost looks like our children's future is only worth 30 pieces of silver.

Amber Sanchez said I just want to point something out. Am I the only one that thinks it is totally ridiculous and stupid to mask from the door into a restaurant and you sit at the table and then you take it off like you are in your magic zone? And that is okay? Have we all lost our minds? Nobody? I see the ridiculousness of it. The masks mandates are stupid, they are just stupid. We are free breathing individuals. God wants us to breathe. That is how we were designed, and I like to breathe so I think the mask mandate should be done away with.

Dee Mounts said you have just voted to let Churchill out of the directives and now you are putting it back in. What I don't like about this thing, it has nothing to do with the vaccines, which are not vaccines, it is not even a vaccine. They are testing this on humans as lab rats and people are dying. There is a lady in Douglas and her gym made it mandatory to wear a mask and she actually fell into a full-on heart attack and ended up passing away because of the mask. That is ridiculous. I would like you guys to consider doing a resolution to ban the passport that Sisolak is pushing as well. It should be added into that or whatever you need to do. This is Nazi Germany all over again. All over again. As you know, there are problems with casinos, the Gaming Control Board and all that stuff. Well, I work a lot with the Gaming Control Board and with the State Board and they hate this. They don't want to do this. It is not their job. They want the masks to go. They want Sisolak to go. All of this stuff should go back to the American way, which is freedom. That is what we want. We can take care of ourselves and so can your businesses. I have a business in my county, I am in Nye and I know of someone where they were picking on her. She had nine fines from OSHA and so we worked with her to fight it. She fought all of them and guess what? She got it in writing. OSHA said oops, we are sorry, we screwed up. She

beat OSHA on this and that was a lot of money. I just want you guys to please put yourselves in everybody else's shoes. You guys have the power to do this, and I am asking you to rectify this.

Mr. Coy said, and I have been sitting watching you people sitting up there. These people have a lot of legitimate complaints. You are looking like you don't give a crap. You just sit there, and you are not even interested. You are always smiling, and I don't know why but, like I said, you guys are supposed to be responsible leaders of the community. You were voted in to do it. You are supposed to take input from the people back behind you and apparently you don't care. You say you are here, your family for generations, all this stuff. Mr. Barbee, you are sitting there like you are bored. These people are boring you.

Now, my question is, I am not going to get into the political aspects with you people, but I do have one question. It is your responsibility to look out for the welfare of this county, the people in the county, the businesses of this county, so I suggest you guys get on board and work with these people back here and do your jobs. That is as simple as I am going to ask you. I really don't like when you sit up there, and you are just bored as hell. You mind is bored. Take a little interest in what these people are saying. That is it, I am done.

Thoma Tom said I am a member of the Fallon Paiute Shoshone Tribe, but I don't have any Shoshone in me, I am a Paiute and my parents raised me here and I graduated in 1985. I have gone to a lot of council meetings of my own with the tribe and it is unfortunate that I am the only Native American here. There are people that work, you know. I just want to say like, as a Native American living in this town, they put the Native Americans on a reservation, and it has done some good for us and it harmed us in a lot of ways. So, you will hear my sister and I talk about how we live in two worlds. We live our life with our native people and then we are out here living with the people and it is sad to see that my own tribe is taking money from the government, you might say, or from the state and they are accepting this money to give people COVID testing or the vaccine and it all boils down to money and it is sad to see in my own community this is happening in my own tribe. In Churchill County it is sad to see. I have 4 sisters and we are all grandparents now and I have a granddaughter that is in this school and I don't want to see the day where in order for her to go to school, she has to have this COVID vaccination. I want her to have the life that I had. I had it pretty good, you know. I was proud to live in Churchill County and I hope that they will stand up for the people. That is all I got to say.

Tanya Freeman said the Constitution says it is we the people that make the decisions, not the government. We continue to allow our government to make decisions and demands on our public and our communities, we might as well kiss the republic goodbye because it is gone.

Commissioner Heath said we would like the School District to open, but that is not us, we have tried. They are independent. Make sure you let your voices be heard at the next School Board meeting because we have already talked to the Superintendent. We want to open fully but that right there is where the block is. It is not here at this board. The plan is to reopen fully. There are no restrictions to not open fully, so please take a look at that directly. It is very confusing the way you read it, but it is to open fully.

Commissioner Koenig said I was just going to say the same thing. Everyone is telling us about all the kids with the masks. We have no control over what the School District does, so you need to go to the

School Board meeting and talk to them. They will decide that, not us. I think we opened everything 100% now. The template does say that we have to say masks, but as of May 1, 2021, the enforcement of that leaves the state and all of these OSHA people that you guys are talking about, converts to the county. The person in the county that would enforce that is the Sheriff. I am not putting words in his mouth, but I have heard him say he and his department don't have time to spend on monitoring masks. Take that as you will. Our plan is going to say masks, but enforcement is not at the state level anymore, it is at the county.

Chairman Olsen said we have worked our way through this. My initial word to the Task Force is really easy. Churchill County has one page, we are open. As we have ground through the problem and tried to come up with a solution that was going to take the focus off of Churchill County and open us up in the best possible manner, we decided to go this way. Our plan, if you read through it is, we are open. You don't see any of us up here wearing a mask. We are not crazy about that idea right now. Anybody that is vaccinated has no reason to have one on. Other people, I am not going debate that with anybody. If there is no more discussion, I would entertain a motion.

Commissioner Gregory Koenig made a motion to approve the COVID-19 Transition/Reopening Plan for Churchill County. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

2:50 PM - Consideration and possible action re: Presentation of the Reopening Plan for the William N. Pennington Life Center

In connection with Governor Sisolak's Roadmap to Recovery "Transition Plan" allowing for a transition to local authority on May 1, 2021, the county requested that representatives of the William N. Pennington Life Center present their Reopening Plan.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

Lisa Erquiaga, Executive Director of the William N. Pennington Life Center, said our Mission Statement is:

To develop, coordinate and deliver a comprehensive net of supportive services for the William N. Pennington Life Center/Coalition for Senior Citizens program participants; including services designed to ensure seniors, their families, their caregivers and all interested community members of all ages lead a meaningful and dignified life, while maintaining a healthy, safe, secure and continued independence.

We are private organization dating back to 1973 when the local Soroptimists started the Meals on Wheels Program (MOW) and then the Senior Center. In June of 2017, we relocated to our new building and became the William N. Pennington Life Center. This huge endeavor was done with a shared funding partnership that includes the Coalition for Senior Citizens, Churchill County, the City of Fallon, and the Pennington Foundation. We have a Board of Directors with 7 community individuals. Our funding is mostly from grants from the State of Nevada, Aging and Disability Services (ADS). Other grant sources are from a fixed rate apportionment from the county and the city, which is the Ad Valorem Levy. Donations are from businesses, individual donors, community organizations, and

funding projects.

Please understand the reopening plans are just a draft today until the Coalition Board has an opportunity to address this at their meeting tomorrow to discuss and approve or modify. We are following our national reopening guidelines for senior centers being provided by the Administration for Community Living (ACL) and the National Council on Aging. Our state grantor, ADS, is not regulating our reopening. They are completely supportive and trusting of us and their many grantees in each agency throughout the state.

Speaking of other senior centers, we made some phone calls to inquire about their reopening plans. They are all waiting with the same questions to be answered, starting to open with small group activities to determine the best way to reopen their dining rooms and, as we are, concerned with the safety of everyone.

The William N. Pennington Life Center closed its doors on the afternoon of March 12, 2020 and has remained closed since. Even with being closed, the schedule has continued to serve the community in an alternative fashion. We maintained our staff numbers without having to lay anyone off. We have become creative in providing services and activities. I am very proud of my staff and how they adapted our program services. I appreciate my board supporting us in our ongoing programs. Bottom line is, even during COVID, we will have served 85,000 by the end of this month. Approximately 220 people on MOW have received their daily modified well checks, along with their hot meals, over the last 365 plus days. Our creative drive-through lunch has been very welcomed, well used, and greatly appreciated. We have provided each drive through person with daily smiles, newsletters, games, holiday cheer, recipes, flyers, etc. We have also had dress-up days and our participants look forward to our antics. This has helped people a great deal and kept their spirits up. We have tried to address the needs and offer further assistance if requested. We have made weekly phone calls to our seniors to check on them. We fully understand that Commissioner Heath said how socialization has been missing and we have tried to help out with that. We have also acquired and shared thousands of pounds of food over the last year plus some drive-through opportunities for 65 plus families under the age of 60. On May 1, 2021, the control goes from the Governor to the counties, and you are very anxious to get back to normal. Hence the reason I am presenting to you today. I want you to know that my staff and I are also very anxious to get back to normal. It has been a long time coming and the impact on all of us has been difficult.

I want to make sure that we are doing the right thing and have the opportunity to plan for everyone's transition without losing any more people or to have another shutdown and prolong the pandemic. Yes, it has been a huge burden to everyone to go through and it is not something that we want to repeat. Let me remind you, most of our seniors are members of the most vulnerable population. We came to be very concerned with their safety at the beginning of this event. We most certainly want to be better safe than sorry, as I hope all of you will agree. Some of us have lost a close loved one to the pandemic. Some of have lost a friend or maybe even two and some of us are still questioning if this is real. WNP Life Center has lost 82 individuals that we know of. Not all have died from COVID, but several of them have. They were indeed affiliated with us. We are not willing to lose anymore to COVID, so I believe in erring on the side of caution and taking our opening slow and carefully planned out, as we are doing. It will definitely pay off in the future. I have handed out a brochure and you will see the big word 'draft' in red on the front page and this is what we are proposing to our board tomorrow. All areas

of the building will be properly sanitized and disinfected prior to and after any activities. We will have plenty of supplies on hand to do adequate cleaning procedures. Temperatures will be taken upon entry; masks will be provided if needed. Masks will be worn the entire time and that includes staff too.

We will open our doors on a limited basis on May 1, 2021 by offering people to take part in activities in the smaller groups wearing masks. We will still be offering our programs on Zoom for those that are not ready to frequent the center.

We will continue to serve our MOW Program for our seniors delivering five days a week, plus two frozen meals for the weekend. This program will not need any modifications. We will continue to have our daily drive-through congregate lunch five days a week in this current regimen that has been perfected by staff and this works extremely well.

Our national affiliations are currently in the process of assessing the best practices. We would like to hold off on starting to serve lunches in the dining room at least until June 1, 2021. We will assess the situation prior to the proposed opening date to determine the current conditions and continue to collect information to plan for a safe and successful opening of the dining room. This will allow staff to experience to a smooth transition from our current drive-through program. We will be doing a welcome back booklet to explain all necessary precautions that we decided to put in place. The second page is the status of other senior centers and what they are doing. There are very few that are open and there is no one that is fully open, and we made a phone call to Washoe County today and they do not have any programs open there yet. We just wanted to know what our sister agencies are doing.

At the bottom of our chart, you will see our 82 deaths and our phone calls that we did last this year and those phone calls and food assistance totals. We have given out food, toiletries, masks, paper towels, hand sanitizer, band aids, cleansing wipes and many other items. The last page is our May weekly activity schedule and we will be doing our exercise class and our outside walking class that we have been doing for the last year. We also have a garden program and a virtual cooking class. We have the seniors come to the center to get produce on wheels and senior commodities 3 times a month. We have the Northern Nevada Food Bank come to the center and we have lots of seniors show up for that besides lunch. We will be working on an art class and a bingo class. Going from having no one in the building and just serving food and giving food out to a full schedule for May, we are proud to present this and I am hoping that my board will entertain this tomorrow and they will accept it.

Chairman Olsen said so you expect to be partially open by June 1st? Lisa Erquiaga said May 1st with all the activities, still serving lunch, MOW and congregate drive-through as we are doing now. June 1st, depending on the information that we get about congregate dining, and also the numbers of any spikes. Chairman Olsen said, what information are you waiting for on congregate dining? Lisa Erquiaga said, as I said in there, from our national affiliates and also our state and all the other agencies. Chairman Olsen said I guess I would only look to the what the CDC guidelines are for restaurant openings and all of those things that are very similar situations. You can go into a restaurant right now and sit down without a mask and these seniors are doing it. I see them. Lisa Erquiaga said they are adults. Chairman Olsen said I get it but, and I understand that we probably want to set an example. I just really want to see those folks getting back together. They have been stuck in their houses and they are sick of it. They are probably out already but that environment that you and your staff provide over there would be a better environment than them out on the town. I know a lot of them miss all of their friends and I just

really have a heart to see the center back to what it was doing before, providing that interaction for the seniors.

Commissioner Heath said we have this flyer that on May 17, 2021, Lyon County will be open for lunch and I think Eureka County will be also. Jim Barbee said thank you. We have all been dealing with the struggle for a year now and looking back over the corner of our shoulder, the different challenges that we have all had along the way, so we recognize and appreciate all that you have been through with the direction of things, as well as, we have dealt with here on the county side. If the Governor's office accepts our opening plan, which we don't know that they will, we will present that tomorrow and then at some level they will give us notice back. There is just a disconnect and jive in that the county, by approval of the state bypassing local authority, and they are not approving the plan, but if they don't block the plan then they are passively approving the plan, we are recognizing that we are going to 100% capacity within all the establishments in the county. That is what the local recommendation is whether that is May 1st relative to the senior center or whatever date that final decision is, it's noteworthy that if we do that, there will be some inconsistencies. You had stated that the seniors are adults, there is no doubt they are adults and they will have the decision to go the center or not or to go to a local restaurant or not, so I think I am just trying to say that where we can be consistent, we need to try to be consistent just as an overarching statement relative to all of us in the community moving forward together. Lisa Erquiaga said I appreciate your input. This will all go to my board tomorrow afternoon at our board meeting, which Justin Heath sits on as the Commissioner.

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 Barbee reported that we did have an update this morning at the Board of Health and you can access that from the Agenda from the Board of Health this morning and all the current data. All the Commissioners also sit on the Board of Health and, therefore, I will not make them go through that twice, so I would say reference that as our current update.

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: Nevada Division of Environmental Protection's notification of its review of the Draft Work Plan for long-term monitoring, installation restoration at Program Sites 5, 18, 20, 21, and 22 at Naval Air Station, Fallon, Nevada.

The Nevada Division of Environmental Protection (NDEP) provides notification of its review of the Draft Work Plan for long-term monitoring, installation restoration at Program Sites 5, 18, 20, 21, and 22 at Naval Air Station, Fallon, Nevada. The Draft Work Plan also includes a Sampling and Analysis Plan to provide guidance on field sampling, laboratory analysis, quality assurance, and reporting efforts for the long-term monitoring.

The long-term monitoring program was designed to assess potential site related impacts to human exposure and groundwater migrating from the former landfills. It includes the following components:

- Annual land use control inspection at Site 5 and annual landfill inspection and groundwater level monitoring at Sites 18, 20, 21, and 22.
- Groundwater monitoring and sampling at Site 18, conducted once every 2 years, with the next sampling event occurring around the fourth quarter of 2022.
- Groundwater monitoring and sampling for Sites 20, 21, and 22, conducted once every 2.5 years for down-gradient wells and once every 5 years for up-gradient and cross-gradient monitoring wells, with the next sampling event to be conducted around the first quarter of 2021.

NDEP had the following comments to the Draft Work Plan:

1. The text references monitoring well 22004 but that is not depicted on the map. They are asked to revise the text to be more explicit about whether the figure shows the well or to revise the figure to show the location of well 22004.
2. They are asked to denote the wells that will have groundwater sampling performed differently from wells that will only have water level data collected. Additionally, they are asked to separately denote the up-gradient wells from down-gradient wells as they are sampled at different frequencies.

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED:

B- Consideration and possible action re: Nevada Division of Environmental Protection's comments and concurrence with the Draft Interim Remedial Action Completion Report for the northern operable unit sites 2, 3, and 4 remedial action for Naval Air Station, Fallon, Nevada.

The Nevada Division of Environmental Protection provides its comments and concurrence with the Draft Interim Remedial Action Completion Report for the northern operable unit sites 2, 3, and 4 remedial action for Naval Air Station, Fallon, Nevada.

NDEP would like one clarification to comment #1 in the report to confirm that the Notice of Intent to Abandon numbers were for wells EW-9, PZ-2-2, and PS-2-3 were not able to be located. NDEP concurs with the report.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

C- Consideration and possible action re: Bureau of Land Management's (BLM) notification of its issuance of a Decision Record for the Desatoya Herd Management Area Wild Horse Gather Environmental Assessment.

The Bureau of Land Management (BLM) Carson City District, Stillwater Field Office has completed the Environmental Assessment (EA) and Finding of No Significant Impact (FONSI, and has issued the Decision Record for the Desatoya Herd Management Area Wild Horse Gather EA (DOI-BLM-NV-C020-2021-0004-EA). The Project will occur in the Desatoya Mountains, located in Churchill and Lander Counties, Nevada. The proposed action is to gather and remove excess wild horses from within

and outside the Desatoya Herd Management Area (HMA) in order to achieve the established appropriate management level (AML) and implement a range of fertility controls to maintain the population within AML over a period of up to 10 years.

The Final EA is provided for review and the signed FONSI and other documents are available on the project webpage for review or download at <https://go.usa.gov/xAqN3>.

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: A Sending Site Application filed by the Brown Family Trust for properties located at 1550 & 1600 Wildes Road and farmland along Wildes Road, Assessor's Parcel Numbers 006-671-38, 006-671-39, and 006-671-41, consisting of a total of 79.4 acres including 58.3 water-righted acres in the A-5 zoning district, whereby the Applicant proposes to record a Conservation Easement on the parcels.

An application was filed for a Sending Site and Transfer of Development Rights (TDRs) calculation for properties located at 1550 & 1600 Wildes Road & adjacent farmland (APNs 006-671-38, 006-671-39, & 006-671-41) consisting of 79.4 acres with 58.3 irrigated water right acres. The subject properties meet the minimum parcel size, are located in the military operations buffer area, and are in the water recharge area for sending sites. The Applicant wishes to request an appraisal with and without one (1) future home site reservation. There is one (1) residence on APN 006-671-38 and one (1) residence on APN 006-671-39. The future reservation would be for APN 006-671-41. Both the Sending Site Review Committee and the Planning Commission voted unanimously in favor of recommending approval of the Sending Site and approval of a total of 90 TDRs be assigned to the properties.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Chris Spross, Public Works Director, made the presentation as outlined above.

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

Commissioner Gregory Koenig made a motion to approve the Sending Site Application for the Brown Family Trust on properties located at 1550 & 1600 Wildes Road & adjacent farmland, Assessor's Parcel Numbers 006-671-38, 006-671-39, & 006-671-41, consisting of 79.4 acres with 58.3 acres of surface water rights based upon meeting the criteria for a Sending Site; and to approve 90 Transfer of Development Rights (TDRs) for the same properties. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

B- Consideration and possible action re: A Parcel Map Application filed by Jeff & Diane Bakker for property located at 1370 Melanie Drive, Assessor's Parcel Number 008-191-82, consisting of 7.06 acres in the A-5 & E-1 zoning districts, whereby the Applicants propose to divide the

property into one five-acre parcel with access to Soda Lake Road and a one-acre parcel at 1370 Melanie Drive as was previously configured.

The applicant is undertaking a series of actions to establish a vacant home site on their land to build a new home on. The parcel has a complicated history in the past and more recently. The Bakker family initially bought the 1-acre lot at 1370 Melanie Drive as their home-the E-1 portion of the property. It abutted their parents 10-acre property fronting Soda Lake Road. They wanted to operate a hay hauling business on land behind the homesite. They purchased half of the parent's land-the A-5 portion of the property-and did a Boundary Line Adjustment to attach it to the small home site, thereby making it approximately 6 acres.

Recently, they have decided they want to sell the home site but retain the larger portion of the lot for a new home site. But splitting off the existing home would also cut off the larger parcel's access to a public road, which is not allowed. To address the problem, the parcel map application is being preceded by a Boundary Line Adjustment to extend a "flagpole" segment of lot to Soda Lake Road, resulting in 2-road access points. This parcel map will separate the Melanie Drive home and access point from the main lot. It will leave the larger portion vacant and with an access point on Soda Lake Road.

The applicant is requesting a Parcel Map to split the property into two lots of 1-acre and 6.06 acres.

The existing parcel (after the boundary line adjustment) has small road frontages on Soda Lake Road and Melanie Drive. Splitting off the Melanie Drive homesite will leave the remaining lot with access onto Soda Lake Road. Since the property has frontage on the road, no road construction will be required with this map.

Melanie Drive is a County-maintained paved road within a 60' road easement. Soda Lake Road is a State-maintained highway located within a strip of state-owned right-of-way. Staff recommends that the road easement for Melanie Drive be offered for dedication; but the County should reject the offer at this time.

There are a variety of easements for utilities existing from previous maps or being established for this map. There is a canal running along the south property line that lies within a curving 100-foot wide easement. The new "flagpole" segment runs along the canal and includes an access easement adjacent to and outside the canal easement.

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) Add a label that offers to dedicate Melanie Drive.
 - c) Wording and typographic corrections to the Title Company Certificate and Security Holder Certificate.
- 2) Any final changes required by the County Surveyor shall be made prior to recording, including but not limited to the following:
 - a) Clarification of historic utility and video service easements at SW corner, SE corner, and parcel 19-C.
- 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, made the presentation as outlined above. Chairman Olsen said are they using a ditch easement to create the flagpole? Dean Patterson said you can't really see it very well, but the curving dashed line is the canal easement. The canal itself is mostly along the south property line but the easement is much bigger than the canal and that is the dash line along the south and then it curves off to the south. Right next to it is a small strip that will be the access drive. In the past, they just by private action, they created a private road easement and so it is kind of next to and parallel to the canal easement.

Chairman Olsen asked if there was any public comment but there was none. Chairman Olsen said he wanted to disclose that he knows the Bakkers but it will not affect his judgement on this matter.

Commissioner Justin Heath made a motion to (A) approve the Parcel Map Application for Jeff & Diane Bakker to divide Assessor's Parcel Number 008-191-82 into two parcels, subject to conditions as listed in the Agenda Report; (B) accept the offer to grant easements identified on the map; and (C) reject the offer to dedicate lands and road improvements for Melanie Drive at this time. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

8:15 AM C- Consideration and possible action re: Biannual Report from the Churchill County Sheriff regarding the conditions of the county jail and any branch county jail, the number of deaths of prisoners in the county jail, and any known circumstances surrounding any such deaths, including, without limitation, basic demographics and information submitted pursuant to the Death in Custody Reporting Act of 2013, Public Law 113-242, during the immediately preceding 6 months.

Assembly Bill 301 from the 2019 Legislative Session requires a Biannual Report from the Churchill County Sheriff regarding the conditions of the county jail and any branch county jail and the number of deaths of prisoners in the county jail and any known circumstances surrounding any such deaths, including, without limitation, basic demographics and information submitted pursuant to the Death in Custody Reporting Act of 2013, Public Law 113-242, during the immediately preceding 6 months.

The Sheriff submits his Biannual Report outlining these things as required by law.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Sheriff Richard Hickox made this presentation as outlined above and in his report.

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

Commissioner Gregory Koenig made a motion to acknowledge receipt and review of the

Biannual Report from the Sheriff. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

D- Consideration and possible action re: Churchill County's Application to acquire properties (APNs: 002-811-05, 003-691-15, 003-731-09, 004-111-05, 004-111-07, 004-111-09, 004-111-17, 004-111-19, 004-111-21, 004-111-27, 004-111-29, 004-111-31, 004-111-33, 004-111-35) being held in trust by the Churchill County Treasurer for non-payment of property taxes, at a total maximum cost of \$16,362.15, and the removal of said parcels from the list of properties to be sold at public auction.

Churchill County has submitted a written Application to acquire the parcels listed below for a public purpose, which are currently held by the Churchill County Treasurer in trust for non-payment of property taxes. NRS 361.603 provides that any local government may acquire property held in trust by the County Treasurer upon paying the delinquent taxes. If approved by the board, the County Treasurer must first provide the last known owner of the property notice of intent to sell. The last known owner will then have the right to redeem the property if it pays the delinquent taxes, plus costs, within 90 days. The total amount for the county to acquire these parcels is \$16,362.15.

Assessor's Parcel Number	Amount Owed
007-412-13	\$286.92
002-811-05	\$521.57
003-691-15	\$2,087.26
003-731-09	\$393.37
004-111-05	\$1,191.31
004-111-07	\$1,180.77
004-111-09	\$1,189.69
004-111-17	\$1,189.69
004-111-19	\$1,187.39
004-111-21	\$1,186.69
004-111-27	\$1,189.69
004-111-29	\$1,189.69
004-111-31	\$1,188.73
004-111-33	\$1,189.69
004-111-35	\$1,189.69

FISCAL IMPACT: Maximum of \$16,362.15.

EXPLANATION OF IMPACT: Includes taxes owing and costs.

FUNDING SOURCE: Building Reserve Fund.

ACTION REQUESTED: Accept

Chief Civil Deputy District Attorney Benjamin D. Shawcroft made this presentation as outlined above.

County Manager Barbee said those yellow dots that you see that are grouped in the upper right-hand portion, those are all the private lands that are part of the Fallon Refuge, which the county is already

listed as the trustee on. That would just, basically, give us full ownership in that. What we see as an opportunity is, if there is naval expansion, as we move forward and we are able to accomplish some things with our Lands Bills, these would be ideal private parcels that could be consolidated with that checkerboard existing federal parcels to create a consolidated federal refuge area. That would give us other opportunities through checkerboard exchange to create bigger blocks of private ground that could be used in that northern area along the railway and such that would be more industrial and commercial in nature and give us more economic expansion capacity by taking ownership of those as and if the Navy expansion progresses as we continue to move forward with the Navy in those discussions.

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

Commissioner Justin Heath made a motion to approve of Churchill County's Application to acquire properties identified in the Agenda Report; to direct the Churchill County Treasurer to give notice of intent to sell to the last known owner of the property in the manner provided by law; and to direct the Treasurer to remove said parcels from the list of properties to be sold at public auction. In doing so, we find that the purchase of these properties will serve a public purpose. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

E- Consideration and possible action re: A grant of 4 cemetery plots to the Churchill Lodge #26, Free and Accepted Masons of Fallon, County of Churchill, in return for a Quitclaim Deed granting to Churchill County any interest held by the Masons on a section of land within the Churchill County Cemetery.

There is a lengthy and complex history involving the ownership of the land within the Churchill County Cemetery. For years, this matter has been researched and discussed in an effort to clear up the title to that property. When the cemetery was originally created, there were certain tracts of land that were deeded to different fraternal organizations, such as the local Mason Lodge (deeded in 1905). However, since that time the Cemetery has undergone many changes in maintenance in control, adding to the confusion as to the actual ownership of those tracts within the Cemetery. The Churchill County Cemetery Board and the District Attorney's Office have expended a great effort in putting all title of the property in the name of Churchill County. When contact was made with the local Mason Lodge, their membership indicated a willingness to quitclaim their interest to the county in return for a certain number of plots that could be used by their membership. After negotiations, it was determined that the county would grant 4 plots to the Masons within their section. Each plot has a value of \$350.

FISCAL IMPACT: Loss of revenue to the Cemetery in the amount of \$1,400 for the plots.

EXPLANATION OF IMPACT: Loss of revenue to the Cemetery in the amount of \$1,400 for the plots.

FUNDING SOURCE: NA

ACTION REQUESTED: Accept

Chief Civil Deputy District Attorney Benjamin D. Shawcroft made the presentation as outlined above.

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

Commissioner Gregory Koenig made a motion to approve the grant of 4 plots to Churchill Lodge #26 as requested. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

F- Consideration and possible action re: Notification of the filing of a Nuisance Complaint by Jennifer H. Williamson against the Olsen Brothers Dairy, dba Hillside Dairy and the establishment of a public hearing.

Jennifer H. Williamson filed a Nuisance Complaint against the Olsen Brothers Dairy, dba Hillside Dairy on the 12th day of April, 2021. Churchill County Code provides:

8.12.030: FILING OF COMPLAINT:

A. Whenever a written complaint is filed with the county clerk alleging the existence of a nuisance as defined in Nevada Revised Statutes 40.140 the county clerk shall notify the board of county commissioners at the next regular county commissioners' meeting. Upon notification, the board of county commissioners shall fix a date to hear proof of the complainant and of the owner or occupant of the real property whereon the alleged nuisance is claimed to exist, not less than thirty (30) days nor more than forty (40) days subsequent to the filing of the complaint. Upon filing of a complaint the county clerk shall forward a copy of the complaint to an authorized official who shall immediately open an investigation of the alleged nuisance. The authorized official shall present the results of his/her findings at the hearing.

B. At the time of fixing the hearing, the board of county commissioners shall order and cause notice of the hearing to be published at least once a week for two (2) weeks preceding the date fixed for the hearing in a newspaper of general circulation published in the county. The complainant and the owner(s) or occupant of the real property whereon the alleged nuisance is claimed to exist, shall be notified by certified mail of the time and place of the hearing and the nature of the complaint.

The Board of County Commissioners is asked to set the public hearing between May 12 and May 22, 2021. The Complainant was asked if she felt the hearing could be conducted during a regular meeting or if she felt a special meeting was needed and she felt either would be acceptable.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Set Public Hearing

Chairman Olsen disclosed that this item pertains to his dairy and, therefore, he would not be participating as a member of the Board of County Commissioners on this item.

Deputy Clerk Moore informed the board of the filing of the Nuisance Complaint and requested that a public hearing be scheduled.

Commissioner Koenig asked if there was any public comment but there was none.

Commissioner Justin Heath made a motion to set a public hearing on the 19th day of May 2021. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

G- Consideration and possible action re: Appointment of a Churchill County Representative to serve on the Nevada Local Justice Reinvestment Coordinating Council.

Pursuant to the enactment of Assembly Bill 80 in 2019, the Nevada Department of Sentencing Policy (NDSP) was created to assist the Nevada Sentencing Commission in developing policy recommendations concerning sentencing and corrections, as well as assessing the outcomes resulting

from Assembly Bill 236. Assembly Bill 236, which was also enacted in 2019, created the Nevada Local Justice Reinvestment Coordinating Council (NLJRCC) to advise and assist the Nevada Sentencing Commission by providing input and recommendations regarding various criminal justice issues and matters that are important at the local level. The NLJRCC is comprised of representatives from each county in Nevada (one member from each county with a population of less than 100,000, and two members from each Clark and Washoe).

The Churchill County Board of Commissioners is required to appoint one (1) member to the NLJRCC. The Sentencing Commission has indicated that those to be appointed members should be stakeholders from the criminal justice system and mental health and treatment communities. The member appointments are two-year terms and the Chair of the Sentencing Commission will appoint the Chair of the NLJRCC.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

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

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

Commissioner Gregory Koenig made a motion to appoint Brenda Ingram to serve as Churchill County's representative on Nevada Local Justice Reinvestment Coordinating Council. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

Consent Items:

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

A fund balance report is attached indicating the beginning balance, receipts, disbursements, and the ending balance of each fund for Churchill County as required by NRS 251.030 and NRS 354.290.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

B- Consideration and possible action re: Building Permit Activity Report for March 2021.

Provided for the board's review is the report showing the amount and type of Building Permits issued for the month of March 2021.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

C- Consideration and possible action re: Building Department Revenue Report for March 2021 showing a total of \$56,730 in revenue for the month.

Provided for the board's review is the report showing the Building Permit fees that were collected in March 2021 totaling \$56,730. 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

D- Consideration and possible action re: Public Works, Planning & Zoning Department's Revenue Report for March 2021 showing a total of \$31,463.35 in revenue for the month.

The Public Works, Planning & Zoning Department submits its Revenue Report for the month of March 2021 showing a total of \$31,463.35 in revenue. This report is provided for the Commissioners' review and acceptance.

FISCAL IMPACT: \$31,463.35 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: Report of Services provided for children with disabilities and related conditions pursuant to NRS 435.010.

Each county has an obligation to provide services for the care, support, and education of children with intellectual disabilities within their county. This report must be provided to the Legislative Counsel Bureau. Churchill County has provided its biannual report indicating that Churchill County is in full compliance with NRS 435.010 and has entered into an Interlocal Agreement with the State of Nevada to provide these services:

1. Respite care - approved on a case-by-case basis.
2. Targeted case management - for all participants.
3. In-home habilitation - as requested.
4. Purchase of services - approved on a case-by-case basis.
5. Supportive living arrangement - as requested.
6. Clinical services - for all participants.

FISCAL IMPACT: As outlined in the Interlocal Agreement.

EXPLANATION OF IMPACT: As outlined in the Interlocal Agreement.

FUNDING SOURCE: As designated.

ACTION REQUESTED: Accept

F- Consideration and possible action re: Recorder's Monthly Apportionment Report for March 2021 totaling \$28,523.10 in revenue for the month.

Churchill County Recorder, Tasha Hessey, provides her Recorder's Monthly Apportionment Report for March 2021, which shows a total of \$28,523.10 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: \$28,523.10 in revenue for the month.

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

FUNDING SOURCE: General Fund

ACTION REQUESTED: Accept

G- Consideration and possible action re: Recorder's 3rd Quarter Report for Mining Claim Filing Fees for the period of January - March 2021 totaling \$710 collected.

Recorder Tasha Hessey provides her 3rd Quarter Mining Claim Filing Fee Report for the period of January - March 2021 required by NRS 517.185 totaling \$710 in fees collected. Details can be obtained from reviewing the report.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

H- Consideration and possible action re: Recorder's 3rd Quarter Real Property Transfer Tax (RPTT) Report for January - March 2021 totaling \$214,403.35, with \$213,043.76 paid to the State of Nevada.

Recorder Tasha Hessey provides her 3rd Quarter Real Property Transfer Tax (RPTT) Report for January - March 2021. A total of \$214,403.35 was collected, with the sum of \$213,043.76 paid to the State of Nevada. Further details can be found by reviewing the report.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE:

ACTION REQUESTED: Accept

I- Consideration and possible action re: Sheriff's Civil Report for the month of March 2021 showing a total of \$23,814.00 collected in revenue for the month.

Sheriff Richard Hickox provides his monthly Civil Report for March 2021, which shows a total of \$23,814.00 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

J- Consideration and possible action re: Court Services Third Quarter Revenue Report for the period of January to March, 2021, reflecting \$7,149.00 in revenue for the quarter.

Court Services submits its Third Quarterly Revenue Report in the amount of \$7,149.00 for the board's consideration and approval.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

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

Commissioner Justin Heath made a motion to approve the 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:

- Went to CNRWA meeting.
- Discussions with folks from the Buena Vista Mine.
- Discussions with Paul Winkelman about the county water system.
- Zoom meeting with Jeremy Drew.

Commissioner Koenig reported on the following topics:

- Fallon Youth Club meeting. Need to come up with policies for using the center by outside people.
- Lahontan Conservation District meeting.
- Stillwater Conservation District meeting.
- Museum Board meeting where I met the new Director.

Commissioner Heath reported on the following topics:

- WNDD meeting where we had the State Recovery Plan people there.
- Senior Coalition meeting tomorrow to discuss reopening.
- CART meeting next week.

Sheriff Hickox reported on the following topics:

- Had a meeting with folks from the Battle Born Patriots.
- Meetings with small groups around the community that are trying to get projects going.
- Confirmed our UTV classes as part of a grant.
- I will be in Carson City for the Fallen Officers Memorial on May 6. There will be a representative here in my place.
- Headed to Lake Tahoe on May 5 for a Sheriffs and Chiefs meeting about Legislative items.
- I will be doing the Polar Plunge Saturday.

County Manager Barbee reported on the following topics:

- Churchill County Junior Livestock Show this week.

Comptroller Wideman reported on the following topics:

- Received money from FEMA.
- Got money for Emergency Incident Command.

Chief Civil Deputy DA Shawcroft had nothing to report:

Clerk/Treasurer Rothery reported on the following topics:

- Working with property tax delinquencies as the Tax Sale is next week.

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 4:47 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