

MINUTES OF THE BOARD OF CHURCHILL COUNTY COMMISSIONERS

155 N. Taylor St., Fallon, NV 89406

July 1, 2021

Call to Order:

The regular meeting of the Board of County Commissioners was called to order at 8:16 AM on July 1, 2021.

PRESENT: Commissioner H. Peter Olsen, Chair,
Commissioner Gregory Koenig, Vice-Chair
Commissioner Justin Heath
County Manager Jim R. Barbee
Comptroller Sherry Wideman
Chief Deputy District Attorney Benjamin Shawcroft
Deputy Clerk to the Board Pamela D. Moore
Sheriff Richard Hickox

ABSENT: Clerk/Treasurer Linda Rothery

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. Geoff Knell said I would like to start out by reading Romans 13:1-5: "Everyone must submit to the governing authorities. For there is no authority except from God, and those that exist are instituted by God. So then, the one who resists authority is opposing God's command, and those who oppose it will bring judgment on themselves. For rulers are not a terror to good conduct, but too bad. Do you want to be unafraid of the authority? Then do what is good, and you will receive his approval, for government is God's servant for good. But if you do wrong, be afraid, for it does not carry the sword of no reason. For government is God's servant, an avenger that brings wrath on the one who does wrong. Therefore, you must submit, not only because of wrath but also because of your conscience." That passage has been really misinterpreted. It says to submit to government authority but God's standard is not to shed innocent blood. God's standard is not to allow promiscuity, fornication, and stuff like that. Our federal government and our state government are okay with that. I follow the Legislation and I cannot believe the garbage they are putting out, especially in our state. They are promoting Critical Race Theory (CRT) but they word it differently, although it is the exact same thing. That is being rammed down our throats to influence our children and adults in the colleges. What I am getting at is are you doing good? Are you representing God or are you representing evil? I just want to make that clear. Through the Bible, David, Esther, and Daniel defied the government. They rebelled because what the governments were doing was ungodly. As a believer in Jesus Christ, we do have the right to defy extreme evil. I just want to let you know that you have a decision to make. Are you doing God's will or are you going to follow the Legislation by legal obligation? I would encourage you because I have learned a lot about the state Legislature. You all can make amendments. You can

introduce bills to repeal the Equality Act or CRT because you represent we the people. We gave you the authority but due to our Constitution and the Preamble of the United States, we can make you accountable. I want you to be aware of this in the direction that you are going and the decisions you make today.

Robert Johnson said I have lived here in Fallon for 42 years and I am a proud Constitutionalist. Gentlemen, do you believe in the Second Amendment? It states that a well-regulated militia being necessary to the security of a free state the right of the people to keep and bear arms shall not be infringed. Gentlemen, that is a law. I have a concealed carry permit. That law is an illegal law but it is a state law. One of the things that I am concerned about is how do you feel about supporting the Constitution? There are states, counties, and cities who are Second Amendment Sanctuaries. Missouri is one of the states that passed a law that says that any unconstitutional law is not valid in our state. I would like this county to become a Constitutional Second Amendment Sanctuary. I do not know how you feel about it, but I have a copy of the law and a summation here that I would like to leave with you. You can peruse it and I would like to have you consider that you pass this type of a law for this county. There were no further public comments.

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 25th day of June, 2021, between the hours of 1:00 and 4:30 PM at all of the locations listed on the Agenda, in accordance with NRS 241.

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

Vice-Chair Koenig said the Performance Evaluation process for the County Manager item has been withdrawn, therefore, the Agenda needs to be revised accordingly.

**Commissioner Gregory Koenig made a motion 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- May 20, 2021;

The Minutes of the meeting held on May 20, 2021 are submitted for the board's consideration and approval.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

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

B- June 3, 2021;

The Minutes of the meeting held on June 3, 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 June 3, 2021 as presented. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

C- June 10, 2021.

The Minutes of the meeting held on June 10, 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 June 10, 2021 as presented. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

Appointments:

8:15 AM - Consideration and possible action re: Request for funding to support the Fallon Lions Club Junior Rodeo in the amount of \$2,500

A copy of the Application for funding from the Fallon Lions Club Junior Rodeo is provided, along with a sponsorship request letter. The Junior Rodeo is being held September 3-6, 2021, and occurs on an annual basis. The Jr. Rodeo brings in many contestants 18 and under, plus their family and friends from a variety of Nevada counties and various states, and maintains free admission for all. The Fallon Lions Club Junior Rodeo has been dedicated to the youth of Nevada and surrounding states since 1969.

The Application has been reviewed by the County Manager for completion of required materials and the criteria appropriate to warrant county funding (such as: non-profit status, funding sources, community benefit, etc.). The board has provided support to the FLCJR for several years. In 2013 and 2015, \$1,000 was provided by the County and, 2017 - 2019 the county has provided \$2,500. The FLCJR is seeking \$2,500 this year. If the board chooses to sponsor this event at the requested level, we may opt to sponsor two (2) All Around Saddles (boys and girls) at \$1,000 each, and four (4) Sr. All Around Buckles at \$250 each. A county representative is welcome to attend and present the awards sponsored by the county. Our level of sponsorship would allow a sponsor banner to be displayed in the arena, announcement of our sponsorship during the rodeo, and a full-page ad in the FLCJR program.

FISCAL IMPACT: \$2,500 +/-

EXPLANATION OF IMPACT: Community Support / Miscellaneous Grants (100-401-70300).

FUNDING SOURCE:

Community Support / Miscellaneous Grants (100-401-70300).

ACTION REQUESTED: Accept

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

Commissioner Gregory Koenig made a motion to approve funding for the Fallon Lions Club Junior Rodeo in the amount of \$2,500. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

8:20 AM - Consideration and possible action re: Proposal from EKAY Economic Consultants to update the Churchill County Housing Needs Assessment in the amount of \$5,000

In 2019 the Board of County Commissioners took action to approve a proposal from EKAY Economic Consultants for a Housing Needs Assessment. The original proposal outlined the scope of work in the following areas:

- I. Overview of Churchill County and the Regional Economy and Demographics
- II. Churchill County Residential Market Supply (Rental / Owner Occupied Market)
- III. Churchill County Residential Market Demand

In order to utilize the information in this assessment for the benefit of the county as well as grant applications, discussions with developers, planning for economic development, growth, etc. it is important that the information be updated periodically so that it remains relevant and useful. The scope of work outlined in the proposal (attached) includes the following:

- I. Churchill County Residential Market Supply
- II. Churchill County Residential Market Demand

FISCAL IMPACT: \$5,000

EXPLANATION OF IMPACT: The assessment update will be funded by using grants or non-restricted Social Services funds.

FUNDING SOURCE: 220-420 or 220-421 funds within Social Services Budget

ACTION REQUESTED: Accept

Bruce Breslow said we are short of housing of all types in the city and the county here. On top of that, the Navy has announced that between 1,100-1,300 new jobs are coming by 2025. Already, 22% of everybody that lives on the base commutes from a different county.

EnviroSafe Demil was awarded a contract from the Army and they will be building a plant north of town, which will employ 60 more people.

Today, at 10:00 AM, we are hosting the second site visit for a large agricultural manufacturing plant, which has fallen in love with our community and, if they elect to come here, it won't

happen overnight, but it would be another couple hundred jobs. There are companies of that size that are calling and looking at sites here every month. Mark Four, the victory logistics plant in Fernley, has 3 very large users coming with more than a couple thousand jobs. The Hazen area between the renewable energy park, which used to be owned by Jim Kingzett, has recently been bought by Terra Scales Investment Partners. They have joined CHIP and Industrial Realty Group with the Western Nevada Commerce Rail Park and they are now talking together instead of separately. Some have water, some have land, some have rail and, in trying to create some sort of financing district, that might be a way to get infrastructure into Hazen. As development comes east and jobs come east, Hazen is next in the line of fire.

As far as housing goes, D. R. Horton, which is the nation's largest builder by capacity, has signed a purchase and sale agreement to build about 100 homes here in Fallon. They will start in the fall. Several single-family and multi-family, not just developers, but builders, have been calling, talking, touring, looking at sites and they are asking for a lot more updated information.

We have always been about \$200,000 less than the Reno/Sparks area with new homes sales prices. The median sales price in Reno hit \$535,000. Homes here that were selling a couple years ago for \$230,000 are now selling for \$320,000. On a subdivision recently, they had a home buyer pull out at the last minute. They had to put the house back on the market. It is an 1,800 square foot house with about a 6,000 square foot lot and it sold for over \$400,000 and had 10 bids on it. This market is more than heating up and it is because of lack of supply, not the demand issue. We have demand, but we are building 2 or 3 homes at a time. What we are trying to do here, and I asked EKAY Economics to give us a reasonable price quote to update the housing study that they did for county in 2019. That was based on data from 2017, but we have a new census and new numbers and quite a bit of change in pricing in this area so we wanted to be able to have some real data that we could use when a home builder wants to know population, average income, sales prices and rental prices. Multi-family is going to be huge here. We have not had a new modern apartment complex in over 40 years. We have no apartment complex with a swimming pool or a club house. The pilots that fly in here that are coming from San Diego and North Carolina, want to bring their families to a place that has amenities but we don't have it. We now have developers looking at building that sort of product along with parks, walking trails, bike trails and things like that. I need more data, so we have asked for your consideration to update the housing study that was done in 2019.

Chairman Olsen asked if there was any public comment. Geoff Knell said I am really astonished at the numbers that you come up with. I am around Churchill County a lot. I ride a bicycle just to check things out and I see what is going on. I came across a construction site and it said the Department of Defense is asking for 300 homes. Did you know that? Bruce Breslow said yes. Geoff Knell said the housing project and subdivisions over on Coleman Road, right across from Walmart. Bruce Breslow said that is the Onda Verde development. Commissioner Koenig said, Bruce you don't need to answer questions on public comment. You can if you want to, but you are not obligated to answer questions. Geoff Knell said I am just trying to understand why. I think your data is not there yet, that is for sure. Your statement when I've seen actual production going on everywhere. Houses are being sucked up like that. I get offers to buy my home. If that was over \$300,000, boy, that would be great, but I like it here. Tell me, the \$5,000 for a

company when you can just go with our local stats, we can have that information without using a consultant. I am just going to say no. If you just look around, people are selling houses, sucking up apartments, which are filled, and we are lacking certain things. We need less government intervention. Chairman Olsen asked if there was any further public comment but there was none.

County Manager Barbee said just so you are aware, I talked to Shannon Ernst prior to the meeting and she does have grant money that will cover the expenditure if you approve this contract. This will come out of grant funding and not our General Fund.

Commissioner Koenig said I think it is important that we do this and I think Geoff proved my point. You are going to have random people from the community saying this and that. If you pull from the outside consultant that comes in and gives you numbers, those numbers are not skewed towards one opinion or another. The consultant has no interest in the county. With the example of the one subdivision we had proposed for a multi-unit housing, we had 100 people here complaining, so if you have these numbers from an outside consultant, when they show up complaining we can cite this study. Our county agrees we need growth but as long as it is not in their backyard, so anywhere you put it people around it are going to be complaining. If you have solid numbers from an outside consultant, we can point to them and say look, this is here in black and white in front of us, then it would be really helpful for us as these things come along and we have to irritate our constituents by agreeing to allow things to be built in a neighborhood. We would have some hard facts to prove that things need to be done.

Chairman Olsen said I would agree with you and, furthermore, this provides data for some of the people that have a hesitancy to come to our community, such as the builders and developers. They need the solid data and evidence because we have had those requests from people that are builders and developers. They want to know the objective data to show them and that, if they make this investment, they will get their investment back and make a little money. They need that affirmation for their banks and lenders before they can go forward and make a decision of whether to go to Fernley or Fallon or what to do.

Bruce Breslow said you are absolutely correct on all of that. D. R. Horton who happened to be building in Reno, also built, I believe, some in Elko but I am not sure about that. I heard that. They recognize this market; they are building in Fernley and they are telling us that people are fleeing the coastlines for many reasons. Not just taxes, they are now looking for Mayberry and we are the Mayberry of Nevada. We are the friendly community that still believes in apple pie and parades with tractors going down the main drag and all of the things that make us good here. It is the quality of life. We have a hospital and we have an aquatic center and a brand new Civic Center with an indoor arena. We have public and private schools and so much to offer here as a community that I think you are going to see spillover. There are people that actually looking for move up homes to get out of Fernley and are looking and buying in Fallon when they become available. They are only being built 2-3 at a time and, when they are built, they are sold. We need to upscale that. What D. R. Horton found was that to get a crew to come out here, all the sub-contractors charge a premium to drive from Reno out here. Even with that project penciled out at the prices that are the Fallon current market price, the apartment developers we just met with say, at this point, their numbers are also showing that it would be a good community to

build in. The tipping point, it can go either way, the economy can stop or it can heat up. There could be people that want to build nice communities and good apartments, or it may all fizzle out and go away, we don't know, but we have to build when you have a rising tide and, for the last 5 years here we have had a rising tide and we don't have a reason to believe it will stop in the next couple of years.

Chairman Olsen said it is important to note that there is no reason that our community cannot have those amenities that you are talking about. There is a desire for that and to a lot of people that might have lived here a long time, maybe they are priced out and they can't get there, but when it does, those homes that maybe don't have those amenities become open for them and the people that have not been able to get a home or apartment, there will be openings for them created by that infill that we might get. Those amenities just add to our community and makes it even better than what we have right now. We are already great for all the reasons you stated earlier and I think we have to plan for what may be, otherwise we won't be ready and we need to be ready for growth when it hits. It always has seemed that Fallon is the last one to the dance on these kinds of things. I feel like the center of gravity has moved. Some of it is because of the pricing in Reno and some because of U.S. Parkway or because of Fernley's issues with water and infrastructure. I think the center of gravity is moving towards Fallon and we had better be ready for it so that it happens the way our folks want it to happen.

Commissioner Justin Heath made a motion to approve the proposal from EKAY Economic Consultants to update the Churchill County Housing Needs Assessment. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

8:30 AM - Consideration and possible action re: Approval of an Agreement for Professional Services with Edrie LaVoie to provide Life Center organizational and financial structure development consulting as an independent contractor in the amount of \$1,500.00/week not to exceed 13 weeks

Edrie LaVoie, retired Lyon County Human Services Director, has agreed to provide consulting for the restructuring of the Life Center in organizational and fiscal management under placement of the Social Services Department. Mrs. LaVoie will assist in the development of grants, budget, and organizational structure of the William N. Pennington Life Center for a period not to go beyond August 2021 to support the placement of Senior Services under the structure of the Churchill County Social Services Department.

FISCAL IMPACT: \$1,500.00 / week not to exceed 13 weeks.

EXPLANATION OF IMPACT: Agreement for Professional Services as an independent contractor.

FUNDING SOURCE: Contracted Services budget under Social Services.

ACTION REQUESTED: Accept

Shannon Ernst, Social Services Director, made this presentation as outlined in the Agenda Report and stated above.

County Manager Barbee said I just want to reinforce how important this Contract is. We have been learning a lot very quickly in our engagement on the transition on the Life Center, but we

still don't know what we don't know and Edrie definitely does, so we want to continue to make a good as a transition as possible and ensure that our seniors have all access and every opportunity available to them as we transition through this.

Chairman Olsen asked if there was any public comment but there was none. Commissioner Koenig said that is \$6,000 a month so let's try to do this as quickly as we can for as few weeks as possible. It needs to be done but let's not drag that out if we can help it.

Commissioner Gregory Koenig made a motion to approve the Agreement for Professional Services with Edrie LaVoie as submitted. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

Chairman Olsen said we are so lucky that Edrie was available and would come. It is going to be huge getting all the paperwork and things that need straightened out done.

8:45 AM - Consideration and possible action re: Recess the Board of County Commissioners' meeting for the purposes of convening the Churchill County Liquor Board

The board will recess the regular meeting to go into the Liquor Board meeting.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

The meeting was recessed at 8:55 AM and reconvened at 9:06 AM.

Letters Received:

A- Consideration and possible action re: Nevada Division of Environmental Protection (NDEP) notification that is has reviewed the Groundwater Monitoring Report for the First Quarter 2021 for Golden Gate Petroleum and the former Smedley's Chevron, 1755 W. Williams Avenue, Fallon, Nevada.

The Nevada Department of Environmental Protection (NDEP) provides notice of its review of the Groundwater Monitoring Report for the First Quarter 2021 for the former Smedley's Chevron and Golden Gate Petroleum located at 1755 W. Williams Avenue in Fallon, Nevada.

Thirteen monitoring wells were gauged and monitored on January 26, 2021. Groundwater levels ranged from 3961.00 feet above mean sea level to 3961.82 feet above mean sea level, which was generally the same as the previous sampling event. Groundwater levels have fluctuated approximately 1.5 overall feet since the start of site groundwater monitoring. Groundwater flowed to the south southeast with a hydraulic gradient between 0.0024 and 0.0030 feet per foot. This is generally consistent with previous monitoring events.

Groundwater samples were collected from all 13 monitoring wells. Chemicals of concern (COCs) include benzene, toluene, ethyl benzene, and xylene. The state and federal maximum contaminant level (MCL) for these COC are 5 micrograms per liter (Ug/ L), 1,000 Ug/L, 700

Ug/L, and 10,000 Ug/L respectively. The benzene MCL was exceeded in five of the thirteen samples. The detection level in MW-3 was increased to at or above the MCL due to high concentrations of target analytes. The ethylbenzene MCL was exceeded in MW-1, and MW-3. The toluene MCL was exceeded in MW-1, and MW-3. The detection level in MW-3 was increased due to high concentrations of target analytes. Total Xylenes exceeded the MCL in one of thirteen samples at 11,300 11g/L (MW-1).

Site upgrades, including removal of existing dispensers, under dispenser containment, dispenser islands, product piping and electrical located on the north side of the convenience store, occurred in February of 2021 and are not discussed in this report. MW-1 was removed during demolition activities.

The recommendation in this report includes continuing quarterly groundwater monitoring for four quarters following soil removal. Following the fourth quarter of post-remediation sampling, groundwater closure options will be evaluated. The NDEP concurs with the recommendations presented.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

B- Consideration and possible action re: The Nevada Department of Environmental Protection's review of the UST Closure Report for Golden Gate Petroleum, 1755 W. Williams Avenue, Fallon, Nevada.

The Nevada Division of Environmental Protection (NDEP) has reviewed the UST Closure Report (Report) for Golden Gate Petroleum, 1755 W. Williams Avenue, Fallon, Nevada.

The report describes the closure of an underground storage tank (UST) system at Golden Gate Store #65. Closure activities included closure of three USTs in place, excavating test pits on both ends of the UST pit and collecting samples for analysis and excavating, and removing four dispensers and associated piping and collecting samples for analysis.

Contaminated soil encountered during this UST closure was associated with the dispensers and under-dispenser containment units (UDCs). This portion of the fueling system was associated with a spill reported by the former owner of the gas station and was reported on as a separate activity. The NDEP received the soil removal report on May 4, 2021 and sent a concurrence letter for this activity on May 12, 2021. No petroleum contamination remained in soil associated with the dispensers and UDCs following the soil removal. Based on the analytical results from the test pits associated with the UST closure, petroleum contamination was below reporting limits. McGinley does not recommend any further investigation or remediation associated with the UST system.

The NDEP concurs with the conclusion that no further investigation or remediation associated with the closed fueling system is warranted at this facility. Golden Gate and

their contractor PIS will complete and submit the required EPA forms through the NDEP online portal.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

C- Consideration and possible action re: The Truckee Carson Irrigation District provides notice of a Hazard Mitigation and Irrigation System Modernization.

The Truckee-Carson Irrigation District expresses its gratitude for the board's service to our community.

The United States Department of the Interior, acting through the Bureau of Reclamation, has entered into contract with the Farmer's Conservation Alliance (FCA) for provision of a modernization plan for the Newlands Federal Reclamation Project (Project). The District's challenge, both now and in the future, is to upgrade the Project's aging infrastructure to better our water management efforts, pursuant to applicable federal decrees and regulation, for all those that rely upon Project waters. Moreover, TCID fully expects that improvements made to Project facilities will result in greater protection to the public from hazards, such as flooding or even drought.

In 2017, our community was saved from devastating flooding. Together, as federal, state, tribal, and local authorities, we improved the carrying capacity of the Carson River channel. We tirelessly created new facilities or improved old ones with which to redirect flood waters. Never to be forgotten are names such as the V-Line Emergency Weir or "VW" or the "Big Dig ." Our best efforts resulted in the addition of Project facilities that will forever protect this community against flooding. However, the lasting legacy of 2017 lies not in what was created; rather, it lies in the spirit of a community, and its people, to make great things happen!

TCID understands that the Hazard Mitigation Plan created by Churchill County, the City of Fallon, and the Fallon Paiute-Shoshone Tribe will be updated in the near future. The District believes that their irrigation modernization efforts should be made an important element of the plan. As just one example, the V-Line Emergency Weir, a dedicated flood control facility, is temporary in nature. It was constructed in part by placement of steel pilings and, to be made permanent, new construction will require replacement of the pilings with reinforced concrete all in the name of hazard mitigation. The District may also properly imagine such a facility being capable of remote operation. Assuming inclusion of irrigation modernization as an element of the plan, they believe that expanded federal or state funding opportunities would be made available to them. The District must find a way to improve Project facilities, such as the "VW", not only for the benefit of water users but for the safety of all our residents.

TCID respectfully requests the county's support that irrigation modernization be made a part of the Hazard Mitigation Plan and they ask the board to allow them to engage with the county during the revision process. The District would be pleased to provide proposed language for

consideration.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

D- Consideration and possible action re: The Nevada Division of Environmental Protection (NDEP) provides notice of its Release Response Report and Work Plan for additional ESA activities related to the gasoline release at Kenny Lee's home at 5855 Stillwater Road, Fallon, Nevada.

The NDEP has received and reviewed the Release Response Report and Work Plan for Additional ESA Activities (Report and Work Plan), prepared by McGinley and Associates (McGinley) on behalf of Kenny Lee. The Report and Work Plan is dated June 7, 2021 and was received by the NDEP via electronic mail. The report describes activities conducted in response to a release from a gasoline aboveground storage tank (AST) at the subject site. A workplan for additional environmental site assessment (ESA) activities is included. The objectives of the proposed Additional ESA are to further determine the magnitude and extent of impacts to soil and groundwater.

In July 2020, a 1,000-gallon AST rolled off the support platform and ruptured, resulting in 600 to 700 gallons of gasoline being released to the ground surface. The fuel entered and pooled in a 10 foot long by 10 foot wide excavation located proximal to the AST. Excavation of petroleum-impacted soil was conducted on September 14, 2020. McGinley provided oversight of the excavation activities and collected confirmation samples. Groundwater was encountered in the excavation at approximately 7.5 feet bgs. McGinley collected a groundwater grab sample from the excavation and a water sample from the on-site domestic well. The excavation was limited by proximal ASTs and other site structures including fencing and utilities.

Five post-excavation samples were collected. Analytical results for the soil samples for gasoline total petroleum hydrocarbons (TPH) were above the Nevada reporting limits of 100 milligrams per kilogram (mg/kg) for TPH in soil and ranged from 1,100 mg/kg to 2,300 mg/kg. One sample, S4, had three volatile organic compounds (VOCs) reported above their NDEP Analyte-Specific Closure Levels for residential soils. Analytical results for groundwater reported the VOCs benzene (2,900 micrograms per liter (Ug/L), toluene (14,000 Ug/L), ethylbenzene (2,600 Ug/L), and xylenes (13,800 Ug/L) which were reported above their state and federal maximum contaminant levels. The groundwater sample collected from the onsite domestic well was non-detect for all analytes. The report recommends additional investigation activities at the Site. The ESA Work Plan includes up to eight borings to further determine the magnitude and extent of impacts to soil and groundwater using a Geoprobe. Soil and groundwater samples will be collected during sampling activities. A report will be prepared documenting the findings of the field investigation and provide recommendations for the facility.

The NDEP concurs with the Report and Work Plan. They are asked to inform NDEP at least 2 weeks prior to the start of field work for additional ESA work.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

E- Consideration and possible action re: Letter from the Nevada Department of Taxation indicating that Churchill County's Final Budget for Fiscal Year 2021-22 is in compliance with statutes.

The Nevada Department of Taxation provides its letter indicating that Churchill County's Final Budget for Fiscal Year 2021-22 is in compliance with statutes. The following tax rates will be presented to the Nevada Tax Commission on June 25, 2021 for certification:

Operating Tax Rate	\$1.0560
Voter Approved Rate	\$0.0300
Legislative Override Rate	\$0.1969
Debt Service Rate	<u>\$0.0000</u>
Total	\$1.2829

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

F- Consideration and possible action re: the Nevada Division of Environmental Protection provides notice of its Concurrence with the Draft 2020 Annual Groundwater Monitoring Report, Installation Restoration Program Sites 1 and 14, Naval Air Station Fallon, Fallon, Nevada

The Nevada Division of Environmental Protection (NDEP), Bureau of Corrective Actions, Department of Defense Branch, has reviewed the Draft 2020 Annual Groundwater Monitoring Report, Installation Restoration Program Sites 1 and 14, Naval Air Station Fallon, Fallon, Nevada (Draft Sites 1 & 14 GMR). The Draft Sites 1 & 14 GMR was received by the NDEP on May 28, 2021. The Draft Sites 1 & 14 GMR was prepared by the MMEC Group on behalf of the Department of the Navy.

The Draft Sites 1 & 14 GMR summarizes the results of the 2020 annual groundwater monitoring event, conducted in October 2020. This is the second annual groundwater monitoring event following the remedial action of excavation of impacted soil. The groundwater monitoring was conducted to comply with the selected remedy described in the final Record of Decision (ROD) for IRP Sites 1, 14, and 16 (Navy, 2015). The in-situ chemical oxidation and monitored natural attenuation, ongoing at Site 16, is not relevant to this groundwater monitoring report.

The 2020 annual groundwater monitoring event consisted of gauging water levels and collecting groundwater samples from 16 of the 17 existing groundwater monitoring wells (eight each at Sites 1 and 14). MW-19, associated with Site 14, is damaged and considered not repairable. Monitoring wells were inspected and any necessary repairs were catalogued. Groundwater flows to the southeast, which is consistent with the historic groundwater flow throughout the facility.

Four monitoring wells at Site 1 and six monitoring wells at Site 14 had one or more contaminant of concern exceeding the remediation goal.

Based on the results of the 2020 Annual Groundwater Monitoring Event, the following recommendations are made:

- Continue groundwater monitoring as planned with the potential for optimization after the third annual groundwater monitoring event once trends can be established.
- MW -19 will be removed from the monitoring program. Monitoring well MW -19 was inspected and could not be repaired. Data from remaining wells is considered sufficient to establish trends and assess the migration of contamination at IRP Site 14. If at a future date, the well network requires further delineation and monitoring in this area, a replacement well should be considered.
- Perform basic maintenance or repairs on 10 monitoring wells (AE1-MW-03, MW-15L, MW-16U, MW-17, MW-69, AE14-MW-03, CW-14-1-1, MW-22, MW-71, and MW-75) to remedy issues described in the Draft Sites 1 & 14 GMR.

The NDEP concurs with the Draft Sites 1 & 14 GMR. The Navy may finalize the document at its convenience. NDEP requests that, instead of a full new document, the Navy provide a final cover letter, new cover and spine for the binder, and a new cover page for the report stating final and including the finalization date.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

Old Business:

A- Consideration and possible action re: Approval of one-step merit increase for County Manager Jim R. Barbee to Step 8 of Pay Grade 89 (\$5,669.60 bi-weekly).

Title 3 of the Churchill County Code stipulates that all employees will be evaluated at least once per year by their supervisors. The evaluation of County Manager Barbee was held at the June 16, 2021 meeting but the merit increase was not agenized and, thus, could not be considered.

Should the Commissioners agree that Mr. Barbee's performance is satisfactory or above, he would be eligible to receive a merit increase. In accordance with step-increase delays for fiscal year 20-21, the merit increase would go into effect three months after his anniversary date, making it effective August 21, 2021.

FISCAL IMPACT: None.

EXPLANATION OF IMPACT: Because the merit increase was budgeted, it will not impact the Budget that has been approved.

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

Geof Stark made this presentation as outlined in the Agenda Report and stated above.

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

Commissioner Gregory Koenig made a motion to approve a one-step merit increase, effective August 21, 2021. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

B- Discussion re: Performance Evaluation process for the County Manager.

At the Board of County Commissioners' meeting on June 16, 2021, the board asked to discuss and approve a process for evaluating the County Manager. Staff is placing this item on the Agenda to open the discussion regarding the process. The purpose of this Agenda item is to allow the board to discuss the evaluation process and to allow staff to gather information from the board. Staff would bring forward a recommended process at another board meeting.

FISCAL IMPACT: None.

EXPLANATION OF IMPACT: This is only a discussion item.

FUNDING SOURCE: N/A

ACTION REQUESTED:

This item was withdrawn prior to the meeting.

New Business:

A- Consideration and possible action re: Adoption of Resolution 16-2021 assigning an additional portion of the ad valorem tax levy for Cooperative Extension for Fiscal Year 2021-2022.

The proposed Resolution sets forth the tax rate for support of the Cooperative Extension Program. The Budget and corresponding tax rate was prepared assuming the same tax rate from the current year, which is 2.0 cents. This Resolution is required by Nevada Revised Statutes.

FISCAL IMPACT: See Budget.

EXPLANATION OF IMPACT: The tax rate levy will support Cooperative Extension in Churchill County, Nevada.

FUNDING SOURCE: See Budget.

ACTION REQUESTED:

Comptroller Wideman made this presentation as outlined in the Agenda Report and stated above.

County Manager Barbee said part of the reason we pulled back was because they had not moved on rehiring the Cooperative Extension position. They have reached out and assured us they will and, not as a part-time, but as a regular full-time Cooperative Extension agent position. I believe it has been advertised and we are currently working on dates for interviews, so they have stepped up and met the requirement of what we were looking for, which a large part of these funds will support the staffing at that office.

A RESOLUTION ASSIGNING AN ADDITIONAL PORTION OF THE AD VALOREM TAX LEVY IN SUPPORT OF THE COOPERATIVE EXTENSION FUND FOR FISCAL

YEAR 2021-2022 AND OTHER MATTERS RELATING THERETO.

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

Commissioner Justin Heath made a motion to adopt Resolution 16-2021 assigning an additional portion of the ad valorem tax levy in support of Cooperative Extension for Fiscal Year 2022 and directing the Comptroller to include it in the Final Budget to the Department of Taxation as required by Nevada Revised Statutes. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

B- Consideration and possible action re: A Parcel Map Application filed by Bejona Enterprises LLC for property located at 6335 Reno Highway, Assessor's Parcel Number 008-573-05, consisting of 5.6 acres in the C-2/A-5 zoning districts, whereby an approved variance for the minimum lot size was approved to allow the residential parcel to be less than 5 acres as required by Churchill County Code in order to create a separate commercial lot.

The Applicant is requesting a Parcel Map to split the property into two lots roughly along the zoning boundary between the A-5 and C-2 zoning districts. Doing so would result in the A-5 lot being less than 5 acres in area, so the Applicant obtained a Variance to have a smaller lot size, which was approved by the Planning Commission.

The new A-5 zoned lot would have 2.2 acres and the C-2 zoned lot would have 3.1 acres. These properties will not be exclusively one zone only. The A-5 zoned lot will have a “flag-pole” driveway to the highway running through the C-2 zoned area. The C-2 zoned lot will have a small area of A-5 zoned land as the line jogs between buildings. Note that the new flagpole driveway will parallel another flagpole driveway previously created to serve the property south of the subject parcel.

The existing parcel has 2 dwellings and these will be retained with the new A-5 zoned parcel. One of the dwellings is very old, is referred to as the “host house,” and is being renovated. It is unclear if the improvements have been done according to building code standards. The new C-2 zoned lot will have the “old bait shop” building, which has been deemed as not suitable for occupancy. There have been improvements made, but not all have been to building code standards. It also has a well house and garage originally associated with the “host house”.

The existing parcel has road frontage on U.S. 50, which is a state-maintained paved road within its own strip of state-owned right-of-way. Splitting off the A-5 zoned land as a “flag-pole” lot will provide frontage on the highway; no road construction will be required with this map. No roads are offered for dedication; nor is it needed. NDOT has commented that only one access point connecting to the highway will be allowed. This will result in the old flagpole driveway, the new flagpole driveway, and a new commercial driveway all being clustered for highway access purposes. Additional complications exist due to a proposed “second” access point and access easement across Parcel 1 to serve Parcel 2, which are discussed below.

A problem has surfaced that relates to the accurate depiction of the property based on the Deeds creating and altering the parcel to its current configuration. These Deeds were confusingly written. After consultation with the County Surveyor, it was recommended that additional time is needed to confirm what the Deeds mean. This is the first map of the property so, theoretically, it should depict what is in the Deeds. The parcel configuration is derived from the current Deed which, in turn, is built from 2 previous Deeds: the original Deed (very old) and a Boundary Line Adjustment Deed (1973). The problem stems from the fact that one of the central features determining the configuration of the property is a 1/16th corner that is described in both Deeds. In the original Deed, it serves as the SE corner of the property. In the Boundary Line Adjustment Deed, the south line was moved north of the 1/16th corner by 80 feet and east line was moved further east by 63 feet. While the map may be accurate, there are also discrepancies that indicate it may not be correct. The east line in the original Deed followed the 1/16th section line for 746 feet to the 1/16th corner but the map shows the 746 feet distance running to the current property line (the one moved north of the 1/16th corner) and the nearby 1/16th corner is not shown. The east property line distance in the Boundary Line Adjustment Deed is also different than shown on the map by around 16 feet. Based upon a response from the County Contracted Surveyor, Jeff Creuss, the resolution of the boundary on the Bejona Enterprises Parcel Map was consistent with the practices of professional land surveying; therefore, the department staff have changed their recommendation to approval with recommended conditions, which the Planning Commission supported by recommending approval subject to the recommended conditions:

- 1) Changes shall be made for compliance with Churchill County Code, including but not limited to:
 - a) The map shall be modified to the satisfaction of the County Surveyor to accurately depict the property as described in the previous Deeds regarding metes and bounds and section corner ties.
- 2) Any final changes required by the County Surveyor shall be made prior to recording, including but not limited to the following:
 - a) The note regarding the “radial” property line segment extending from the highway shall be moved to be near the line, with an arrow pointing to the line.
 - b) The angles listed for witness corners between lines L153, L154, and L155 shall be corrected (closer to 45 degrees rather than close to 90 degrees)
- 3) The access easement parallel to the floodway that crosses Parcel 1 to provide Parcel 2 with a 2nd highway access point shall be removed.
- 4) 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 made this presentation as outlined in the Agenda Report and stated above.

Chairman Olsen asked if there was any public comment but there was none. Commissioner Koenig said, if the property owners are here, I would like to hear their plan. We approved some lots but what are they going to do with them? Jerame Martinez, with Bejona Enterprises, said,

for now we just wanted to separate the zoning area. In parcel 2, we already have our residence built and we don't know for the commercial yet, as that is going to be for the future. We don't have any idea yet.

Commissioner Gregory Koenig made a motion to approve the Parcel Map Application for Bejona Enterprises to divide APN 008-573-05 into two parcels, subject to conditions as listed in the Agenda Report. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

C- Consideration and possible action re: Transfer of funds to the City of Fallon in the amount of \$92,135.13 for the Kaiser Street sidewalk improvements and the design work associated with the reconstruction of Front Street.

The City of Fallon is requesting a transfer of funds for first and final payment in the amount of \$92,135.13 for the Kaiser Street sidewalk improvements(\$4,000) and the design work associated with the reconstruction of Front Street (\$88,135.13) out of Regional Transportation Fund 280, utilizing Fiscal Year 2021 funds. These funds were previously encumbered and approved by the Regional Transportation Commission.

FISCAL IMPACT: 92,135.13 from Regional Transportation Fund 280-631-70800.

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: \$92,135.13 from Regional Transportation Fund 280-631-70800.

ACTION REQUESTED: Accept

Comptroller Wideman made this presentation as outlined in the Agenda Report and stated above.

Chairman Olsen asked if there was any public comment. He said if you have not been down south Maine or looked at Front Street, man is that looking so much better. It is costing a lot but I am glad the city is doing what they are doing because it is improving the look of our city.

Deputy Clerk Moore said that Naomi, from the Road Department, wanted to make sure you know this is from FY 2021.

Geoff Knell said I was at the City Council meeting and they were requesting \$100,000 and what you are offering is \$1,000 short. What is the difference? Commissioner Koenig said they round it up.

Commissioner Justin Heath made a motion to approve the transfer of funds to the City of Fallon in the amount of \$92,135.13. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

1:25 PM D- Consideration and possible action re: Approval of Resolution 17-2021 adopting and certifying Churchill County's Tax Rate for Fiscal Year 2021-2022

At the Commissioners' meeting held on May 20, 2021, Comptroller Wideman presented the proposed 2022 Churchill County tax rate of \$1.2829 and the Final Budget. During the meeting, the Final Budget and tax rate were approved by the Board of County Commissioners. The overall Churchill County tax rate is \$2.8629 and the City of Fallon rate is \$3.6600.

Once the Nevada Tax Commission certifies the ad valorem rates, the board is required to certify the combined tax rate in a resolution per NRS 361.460. The Nevada Tax Commission letter finding Churchill County's Budget to be in compliance is provided herewith.

FISCAL IMPACT: As budgeted.

EXPLANATION OF IMPACT: As budgeted.

FUNDING SOURCE: Churchill County Funds.

ACTION REQUESTED: Accept

A RESOLUTION IN ACCORDANCE WITH THE PROVISIONS OF NEVADA REVISED STATUTES CHAPTER 361.460 CERTIFYING THE COMBINED TAX RATE FOR THE LEVY OF TAXES BEGINNING JULY 1, 2021 AND SPECIFICALLY COMMITTING AND DESIGNATING THE NUMBER OF CENTS OF EACH ONE HUNDRED DOLLARS OF PROPERTY LEVY FOR EACH FUND, REMAINING UNTIL A SIMILAR BOARD ACTION IS TAKEN TO CHANGE THE COMMITMENT LEVELS AND OTHER MATTERS PROPERLY RELATING THERETO.

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

Commissioner Gregory Koenig made a motion to adopt Resolution 17-2021 certifying the combined tax rate for Fiscal Year beginning July 1, 2021 and ending June 30, 2022 as submitted. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

E- Consideration and possible action re: Approval of positions for the Social Services Department and the William N. Pennington Life Center, which includes two full-time Office Specialists and one full-time Office Assistant for the Pennington Life Center and one part-time (19 hours per week) Bookkeeping Assistant to work at Social Services.

Staff is recommending the approval of four positions related to assumption of oversight of the William N. Pennington Life Center. A part-time Bookkeeping Assistant, working 19 hours per week, would be assigned to the Social Services Department to assist with grant oversight and administration. A full-time Office Assistant would act as a receptionist at the Life Center, greeting the public and providing information and direction to the public. In addition, the Office Assistant could provide administrative support to the Life Center while manning the reception desk. The two full-time Office Specialists would provide administrative support and program coordination at the Life Center. These four positions would replace the current office positions at the Life Center. Current employees are welcome to apply.

The county already has class specifications (job descriptions) for these job titles, so no approval is requested for class specification approval. (The class specifications for the positions are included with the Agenda Report for reference.) The Bookkeeping Assistant, at 19 hours per week, would not be eligible for PERS or health insurance. It would be assigned to pay grade 34 (\$15.72 to \$21.13 per hour). The other three positions are full-time positions, eligible for PERS

and health insurance. The Office Assistant is an entry-level office position assigned to pay grade 34 (\$15.72 to \$21.13 per hour). The Office Specialists require a couple years of experience and would be assigned to pay grade 39 (\$17.77 to \$23.90 per hour).

Staff requests permission to begin recruiting for the positions as soon as possible. Staff also requests permission to offer employment at an advanced-step placement (not to exceed the third step of the range) for more highly-qualified applicants, which would allow the county to potentially hire current Life Center employees at a higher step, depending on their experience.

FISCAL IMPACT: Approximately \$208,000.

EXPLANATION OF IMPACT: The impact is the TOTAL cost for the four positions. It does not calculate the difference between what is currently being paid by the Senior Coalition for employees and what the county would be paying. The fiscal impact includes costs for salaries and benefits (including PERS retirement and health insurance for the full-time positions).

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

HR Director Geof Stark made this presentation as outlined in the Agenda Report and stated above.

Shannon Ernst said it has taken us some time to evaluate the structure and, overall, what the need is for the staffing to ensure that we are meeting the needs of the participants and to have more participants in the future. Chairman Olsen said I expect that to evolve more.

Chairman Olsen asked if there was any public comment. Geoff Knell said I was just curious, since COVID realigned everything, is this a new hire or is this the add-ins to what was previous? Chairman Olsen said these are all new hires.

Chairman Olsen said I want to thank all the staff that have received other duties as assigned above and beyond, thank you for what you are doing. I was there last night and it was nice to see the seniors there, a bunch of kids, and some nice music, it was kind a cool. I hope for many more times like that.

Commissioner Justin Heath made a motion to approve two full-time Office Specialists and one full-time Office Assistant to work at the William N. Pennington Life Center, one part-time (19 hours per week) Bookkeeping Assistant to work at Social Services, and, furthermore, to approve immediate recruitment and hiring for the positions, authorizing potential hiring at an advanced step placement (not to exceed the third step of the range). Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

F- Consideration and possible action re: Approval of class specification for Senior Food Specialist and assigning it to pay grade 39.

Presented for the board is a class specification (job description) for a Senior Food Specialist for the William N. Pennington Life Center. This position acts as the lead worker for the kitchen, overseeing the Food Specialists in the kitchen. The class specification is drafted based on a similar position at Lyon County and the county's needs for the position.

Staff requests the position be paid at Pay Grade 39 (\$17.77 to \$23.90 per hour). This Pay Grade is recommended from a review of the Pay Grade for the same positions in Lyon County, using their midpoint, and matching them to our Pay Grade that has the closest midpoint.

Staff requests permission to begin recruiting for the positions as soon as possible. Staff also requests permission to offer employment at an advanced-step placement (not to exceed the third step of the range) for more highly-qualified applicants, which would allow the county to potentially hire current Life Center employees at a higher step, depending on their experience.

FISCAL IMPACT: \$63,000.

EXPLANATION OF IMPACT: The fiscal impact calculates the full wages and benefits for the position for a full Fiscal Year, hired at the first step of the range. It does not calculate incremental cost (the difference between what the Life Center has currently budgeted and what the costs would be with the new Pay Grade). The county estimates the incremental cost would be much lower, approximately \$20,000.

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

HR Director Geof Stark made this presentation as outlined in the Agenda Report and stated above.

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 Senior Food Specialist, to assign it to Pay Grade 39, to authorize the recruitment to begin, and to approve hiring at an advanced step placement (up to Step 3). Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

G- Consideration and possible action re: Notification of and approval of the apportionment of the FY 2021 Federal Payment in Lieu of Taxes (PILT) in the amount of \$2,492,770

Churchill County has recently received the annual Federal Payment in Lieu of Taxes. The amount received was \$2,492,770 compared to FY 2020 which was \$2,398,974, FY 19 \$2,346,920, FY 18 \$2,298,812, FY 17 \$2,260,796, FY 16 \$2,384,202, FY 15 \$2,003,488, FY 14 \$2,199,792, FY 13 \$2,053,174, and FY 12 amount of \$2,151,359. The amount budgeted was \$2,350,000 and is apportioned to the following funds:

Fund	Amount
General Fund	\$1,500,000
Parks & Recreation Fund	\$ 275,000
Risk Management Fund	\$ 50,000
Compensated Absences Fund	\$ 175,000
Debt Service Fund	\$ 350,000

The greater-than-anticipated amount of \$142,770 is recommended to increase the Debt Service Fund by \$23,915 since this amount should be 15% of PILT per the Letter of Conditions by the USDA. And the remaining amounts of \$43,855 to the General Fund, \$50,000 to Building Reserve, and \$25,000 to the Parks and Recreation Fund to help cover costs due to COVID-19. See the apportionment letter provided for more details.

FISCAL IMPACT: As outlined.

EXPLANATION OF IMPACT: As outlined.

FUNDING SOURCE: General Fund, Parks & Recreation Fund, Risk Management Fund, Compensated Absences Fund, Building Reserve, and Debt Service Fund.

ACTION REQUESTED: Accept

Comptroller Wideman made this presentation as outlined in the Agenda Report and stated above.

Chairman Olsen asked if there was any public comment but there was none. Commissioner Koenig said I like the idea of \$142,770 as too much rather than \$142,770 as not enough. Chairman Olsen said amen. Comptroller Wideman said, hopefully, with the new American Rescue Plan, in 2022 and 2023 we should be getting more federal help because that was part of the allocation in the Rescue Plan PILT. I don't know what it is yet but, hopefully, it will be good.

Chairman Olsen said they always like dangling this in front of us every year and we have to beg, so that is nice to know it is going to be there.

Commissioner Justin Heath made a motion to note the receipt of the FY 2021 Federal Payment in Lieu of Taxes (PILT) and to approve the apportionment to the funds as recommended by the Comptroller. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

Consent Items:

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

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

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

B- Consideration and possible action re: Acceptance of the Menu and Activity Calendar for the William N. Pennington Life Center for the month of July 2021.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED:

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

Consider Future Agenda Items:

There were no future Agenda items suggested.

Commissioner and Management Staff Reports:

Chairman Olsen reported on the following topics:

- Board of Health meeting.
- Employee Appreciation Dinner, which was done very well, with thanks to the committee.
- NACO meeting, where we learned Dagney Stapleton is retiring from that position. Vince Guthrow will be applying for the job but it is open to anybody. Some of these Legislative mandates will need to be dealt with, such as adequate facilities for our Justice Court, along with other nonsense the county does not have funds for.
- IEC meeting with the Navy. This is second formal meeting. We are starting to see a few weaknesses. I am trying to help the Chair address those in regard to the Open Meeting Law. The Navy gave a super brief 3-page report basically stating FRTC will be back in the hopper for a bill. They mentioned some things that turned out not to be quite true like Pole Line and Sand Canyon where they said they were addressed. We will wait to see what comes out. I had to make a formal request to have that request given to the committee so they can see it. Jeremy Drew is priceless in these negotiations and has been vitally important to our position. We must have his help.

Vice-Chairman Koenig reported on the following topics:

- Employee Appreciation Dinner and we had a good time.
- Museum Association meeting.
- Fallon Youth Club postponed their meeting and then rescheduled at same time as Museum Association meeting, so I couldn't make it.

Commissioner Heath reported on the following topics:

- I was racing go-carts so I didn't attend the dinner.
- Had a Senior Coalition meeting where they approved a policy for pay out of leave balances.
- WNDD meeting where Fallon is listed first in list.

County Manager Barbee reported on the following topics:

- Still sitting as solid as I want to be on the \$5M for Coleman water/wastewater project. I was informed, by Cassiday & Associates, that the \$300,000 earmark from Amodeo's office is also moving forward to give us preliminary engineering on site for a new water treatment facility in alignment with our water treatment facility plan. That ties to the WNDD site that is the #1 ranked in the state for the industrial park north of Sky Ranch PUD to connect to that. This water plant would support that component. We are hoping with additional grants through Merchant McIntyre that we are requesting, one through the RAYS grant Department of Transportation, and through the Department of Defense Community Enhancement Grant and then through the Economic Development grant on industrial commerce park to the north. With the combination of those, we may be in pretty good shape to get a significant portion of that infrastructure covered. That would open up properties directly connected to water and wastewater with good roadways for fire and emergency response to have new communities and developments put forward.
- We started looking at the Coleman property for a borderline adjustment to move forward through development and move forward in terms of the 3-lane road to be the connector between Coleman Road and Moody lane.
- We had some meetings relative to the Health District and laboratory. We had Dr. Pandori and other state folks tour the facility last week. We identified some additional walls we need to put in to control the collection of samples and speeding up replication of the samples for diagnosis for the sample. That whole project is started and is tied to COVID and has tied to COVID funding. We will have greater capacity beyond COVID testing. It will do multiple levels of disease testing.
- Employee Appreciation Dinner was great.
- We added Eureka to IAC to strengthen our position on natural resources with the Navy. Along with Jeremy Drew is Jake Tibbets , who will assist. Although this last meeting was a struggle, we did have some good accomplishments with adding new folks to help us with these natural resource issues.
- We continue to move forward with Senior Center and are making good advancements in bridging a good relationship with staff and making applications. We have some submitted already, so we will continue to march forward. We had a dance last night with 50 folks in attendance. We served punch and cookies and it was a really nice evening.

Sheriff Hickox reported on the following topics:

- I want to thank EMC for a great dinner. The food was awesome and I had fun.
- We met with Logically to go over the open tickets that do not get resolved. We have an agreement to meet more frequently.
- We have some medical needs for the jail, so we met with Jim and Shannon to work on that.
- We met with DCFS because we are having a hard time getting foster parents, so we are trying to get the word out.
- We have some traffic and safety issues so we met with the Navy and Fallon Police Department.

- We assisted the Tribe with their new hires.
- We have some meetings to develop a wellness app.
- We had our last investigator get certified.
- We hosted a child death investigation course over the week.
- We had a request by the state to host some confidential intel meetings.
- We have two audits coming up. The final review of last year's audit will be in two weeks.

Comptroller Wideman reported on the following topics:

- We have been closing out the year. We are working on getting our financials ready for the audit.

Pam Moore reported that Clerk/Treasurer Rothery is not here today because she is working on taxes for our new year. We were able to fill the position in our office.

Claims and Payroll Transmittals:

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

Public Comment:

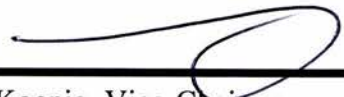
Chairman Olsen asked if there was any public comment. Robert Johnson said I talked with you about an hour and a half ago about making this county a Second Amendment zone. I will be back to make sure that you are working on that and that you follow through and make sure we have safety.

Geoff Knell said I want to read some scripture out of the book of James, Chapter 4, Verse 7: "Therefore, submit to God but resist the devil and he will flee from you." I would like to give you an update; I have been out of the state. I have been to Ohio preaching and Louisiana about a pastor named Tony Spell who was arrested and fined and faced 18 years in prison for opening his church and resisting the governor's mask mandate and so forth. It went all the way up the Supreme Court in an emergency and back down to the District Court and ended up in the 5th District Court in New Orleans. That happened on June 7th and on that Friday, he won. All 3 judges, including the Governor of Louisiana were wrong. Our governor is wrong. I went to Phoenix and went to three abortion clinics. It is amazing how wicked this world is, it is really sad. Even though we don't have an abortion clinic here, we do have a problem with fornication, promiscuity, homosexuality, and the like. I plan on going to Wisconsin for tactical training fellowship and to preach. I will be busy. Whatever I have said in the past, it is in the past. We are about today. Don't worry about tomorrow. Tomorrow will take care of itself. You, everyone here, have a convicted day and stay strong. I would also like to talk with that man about the sanctuary county action. I may have something ready to present to you in the near future.

Adjournment:

The meeting was adjourned at 9:54 AM.

Approved: 
H. Peter Olsen, Jr., Chairman

Approved: 
Greg Koenig, Vice-Chairman

Approved: 
Justin Heath, Commissioner

ATTEST:
Linda Rothery, Clerk/Treasurer


Renae Paholke, Deputy Clerk