

MINUTES OF THE BOARD OF CHURCHILL COUNTY COMMISSIONERS

155 N. Taylor St., Fallon, NV 89406
September 30, 2021

Call to Order:

The special meeting of the Board of County Commissioners was called to order at 11:30 AM on September 30, 2021.

PRESENT: Commissioner H. Peter Olsen, Jr., Chairman
Commissioner Gregory Koenig, Vice-Chairman
Commissioner Justin Heath
County Manager Jim R. Barbee
Deputy Clerk Renae Paholke

ABSENT: Comptroller Sherry Wideman
Chief Civil Deputy District Attorney Benjamin D. Shawcroft
Clerk/Treasurer Linda Rothery
Deputy Clerk to the Board Pamela D. Moore

PUBLIC COMMENT:

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

VERIFICATION OF THE POSTING OF THE AGENDA:

It was verified by Renae Paholke, Deputy Clerk, that the Agenda for this meeting was posted on the 27th day of September, 2021, between the hours of 8:00 and 9:00 AM at all of the locations listed on the Agenda, in accordance with NRS 241.

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

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

APPOINTMENTS:

- Consideration and possible action re: Approval of an Agreement for purchase of a Conservation/Restrictive Use Easement with William D. and Gwendolyn E. Washburn as Co-Trustees under The Washburn Family Trust Agreement, dated February 18, 2010, on Assessor's Parcel Numbers 006-751-11, 006-791-19, 006-831-39, 006-851-15 & 25, totaling 330.70 acres, with 276.92 irrigated acres

The subject property is under the ownership of William D. and Gwendolyn E. Washburn as Co-Trustees under The Washburn Family Trust Agreement, dated February 18, 2010 and is an approved Sending Site. The Sending Site Application includes 330.70 acres of land, with 276.92 acres of water rights. Easement on this property and development rights transferred to

designated receiving sites will preserve agriculture and facilitate Naval Air station Fallon's plan to minimize urban growth on lands surrounding the base. This purchase meets Churchill County TDR Program goals.

FISCAL IMPACT: Estimated Total Cost: \$840,000, plus closing costs, to be divided 90% Navy and 10% Churchill County. Churchill County's portion to be paid from the Water Resource Fund.

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

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

ACTION REQUESTED: Accept

Julie Guerrero, Executive Assistant, made the presentation as outlined in the Agenda Report. She said we have been working on this one for some time. We are now moving forward with this and received the appraisal just about a week ago. It is a very short timeline on the turnaround but we are trying to utilize a special Navy fund that is earmarked and this is the last day of the Navy Fiscal Year. We are prepared to close escrow today, as long as this is approved. The Sending Site Application includes 330.70 acres of land, with 276.92 acres of water rights and 442 Transferable Development Rights. This is a minor change from the Agenda Report, which will need to be changed in the motion.

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

Commissioner Gregory Koenig made a motion to approve the purchase of a Conservation Easement and 442 Transferable Development Rights from the approved Sending Site. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

Julie Guerrero said I want to say that, in the history of this program, we have never had a month like the month of September. You will recall that we have closed escrow on a number of Conservation Easements. The typical timeline for an escrow closing, once an appraisal is received, is about 3 or so months. We have closed escrow this week on the Snow Conservation Easement, the Nygren Conservation Easement, and the Evans Conservation Easement. This month, we have added 847.88 land acres under Conservation Easements and 642.31 water righted acres. That totals \$1,805,000. This was all funded at 90% Navy and 10% Churchill County, so I want to publicly say that and thank a couple of people because this was a huge undertaking and an extremely difficult challenge for us to turn this many over this quickly. Diane Moyle in the Planning Department has been incredible. Preston Denney does the baseline reports. They have worked very hard and had to shuffle around their work to get these done. Rhonda Hodges came out of retirement to help Western Nevada Title get these done because we said what a priority it was and she and Casey Pomeroy have worked very diligently, as well as Jennifer from the Navy Region Southwest Real Estate and our local partners, Rob Rule and

Jennifer Haley. I just wanted to publicly thank these people for making this happen. Thank you to the board for your support of this program.

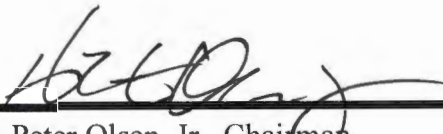
Chairman Olsen said, since you did not pat yourself on the back, I will take moment to do that. You are kind of a ringleader on all of this and keeping everybody moving and we really appreciate the effort that you put in here too. Also, you had a couple of other things you were juggling at the same time.

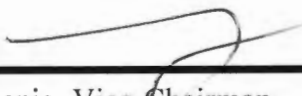
PUBLIC COMMENT:

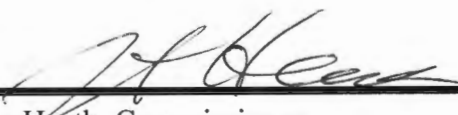
Chairman Olsen asked if there was any public comment but there was none.

ADJOURNMENT:

The meeting was adjourned at 11:36 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