

MINUTES OF THE BOARD OF CHURCHILL COUNTY COMMISSIONERS

155 N. Taylor St., Fallon, NV 89406

January 6, 2022

Call to Order:

The regular meeting of the Board of County Commissioners was called to order at 8:15 AM on January 6, 2022.

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
N/A

ABSENT:

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 30th day of December, 2021, between the hours 1:00 and 5:00 PM 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.**

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

A- November 17, 2021.

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

B- December 2, 2021.

The Minutes of the meeting held on December 2, 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 Gregory Koenig made a motion to approve the Minutes of the meeting held on December 2, 2021 as presented. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

C- December 15, 2021.

The Minutes of the meeting held on December 15, 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 Gregory Koenig made a motion to approve the Minutes of the meeting held on December 15, 2021 as presented. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

Appointments:

A. - Consideration and possible action re: Reappointment of Zack Bunyard to the Planning Commission to fill a term through December 31, 2025

The Churchill County Planning Commission has the authority to issue Special Use Permits, Temporary Use Permits and Variances, and provides recommendations to the Board of County Commissioners on all land divisions and Sending Site approvals. The Planning Commission is comprised of seven (7) members appointed by the Board of County Commissioners, who serve (4) year terms.

Zach Bunyard was appointed to fill an unexpired term on August 6, 2020 and has expressed an interest in another term. Recommendation is being made to reappoint Zack Bunyard with careful consideration to ensure the applicant being recommended represents a diversity of interests and has prior applicable experience.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

County Manager Barbee made the presentation as outlined above.

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

Commissioner Justin Heath made a motion to reappoint Zack Bunyard to the Planning Commission to fill a term through December 31, 2025. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

B. - Consideration and possible action re: Selection of HintonBurdick CPAs & Advisors as the Independent Auditors for the audits for Churchill County and CC Communications for Fiscal Years 2022, 2023, and 2024, along with a two-year extension option

Churchill County has been pleased with the external audit services provided by HintonBurdick CPAs & Advisors for the past 5 years and now seeks approval for a new proposal for the fiscal years ending June 30, 2022, 2023 and 2024, which include year-end reports prepared and submitted in conformance with generally accepted accounting principles (GAAP) and Nevada Revised Statutes.

The proposal is for the maximum price of \$84,000 in FY 22, FY 23, and FY 24. The Churchill County Audit Committee will meet on December 14, 2021 and will have a recommendation to the Board of County Commissioners on this matter.

FISCAL IMPACT: \$84,000 in FY 22, FY 23, and FY 24.

EXPLANATION OF IMPACT: Costs as outlined.

FUNDING SOURCE: General Fund Budget for professional fees.

ACTION REQUESTED: Accept

Comptroller Sherry Wideman 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 award the audit Contract to HintonBurdick CPAs & Advisors for audit of the Annual Comprehensive Financial Report for Churchill County, including all the enterprise funds for the Fiscal Years Ending June 30, 2022, 2023 and 2024 in the all-inclusive maximum price of \$84,000 for FY 22, FY 23 and FY 24, with a two-year extension option, as noted in their proposal, this price is inclusive of the hours incurred to prepare the financial statements and related notes as outlined in the 2017 Request for Proposals. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

C. - Consideration and possible action re: Grant of an easement to NV Energy for electrical lines that service Redundant Well #2 at the Sand Creek Wastewater Treatment Plant

As part of the construction of Redundant Well #2 and subsequent water line to the Sand Creek Wastewater Treatment Plant, the electrical lines need to be extended from the last power pole to the electrical panel for the new well.

FISCAL IMPACT: N/A
EXPLANATION OF IMPACT: N/A
FUNDING SOURCE: N/A
ACTION REQUESTED: Accept

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

Chairman Olsen asked if there was any public comment but there was none. He said is this online already and we are doing the easement or not quite online yet? Director Spross said the well is complete and we need to get these easements in order for NV Energy to finish the design and once that is done, we can go ahead and run power. The water line going back to Sand Creek had a couple of rounds of red lines from NDEP but I anticipate that by March of this year we will be able to go out for bid at that time. Chairman Olsen said can you explain red lines. Director Spross said we submitted our design to NDEP and they had some comments that the lines had to be modified and resubmitted.

Commissioner Justin Heath made a motion to approve the grant of easement to NV Energy as proposed. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

D. - Consideration and possible action re: Redemption/repurchase and cancellation of will-serve commitments owned by Haneva, LLC per the terms of the Memorandum of Agreement Regarding Provision of Will-Serve Commitments, which, if approved, the will-serve commitments will be repurchased at the rate of \$5,500 per commitment and Haneva, LLC owns 481 commitments

In 2005, the county entered into an agreement captioned "Memorandum of Agreement Regarding Provision of Will-Serve Commitments" with Haneva, LLC which provided the terms whereby Haneva purchased 481 will-serve commitments or EDUs from the county. The EDUs were to be placed in use with the Sky Ranch PUD. Under the terms of that Agreement, upon the death of the owner, the county may elect to cancel the EDUs and repurchase them at the rate of \$5,500. Unfortunately, the owner recently passed away, which occurred prior to any of the EDUs being used. Thus, staff is presenting to the board the opportunity to discuss and take action on whether to repurchase those EDUs. Haneva purchased 481 EDUs under that Agreement. The repurchase cost for all of the EDUs would be \$2,645,500. The Comptroller will present options for funding the purchase if that is the decision of the board.

FISCAL IMPACT: Up to \$2,645,500
EXPLANATION OF IMPACT: As outlined.
FUNDING SOURCE: Water Utility Enterprise Fund 760
ACTION REQUESTED: Accept

Chief Deputy DA Ben Shawcroft made the presentation as outlined above.

Chairman Olsen asked if there was any public comment. Harvey Whittemore said the trustee of the estate cannot be here today because of COVID. Ben is right that the contract would allow the county to acquire certain EDUs subject to a provision that there would be a finding of good

cause. A good cause could be the death of an owner but it is not mandated, so this is an opportunity for the county to look at what those good cause items are. Mr. Tucker made it very clear to everyone involved that he was not attempting to acquire water rights throughout the county in an attempt to block other developers. That was never his intent. His intent was always to acquire water rights sufficient for purposes of his development. That is why we went through the water banking agreement and why we acquired water rights associated with the Churchill/Hazen Industrial Park, which was the Pat Mathews property, to generate sufficient water rights for his developments for both the commercial and industrial activities, as well as the Sky Ranch Development. I believe that the approach that would be most beneficial would be to attempt to come back to the board within 60-90 days, probably 90 days, with a proposed settlement that would cover some of the issues.

Mr. Whittemore said, can there be some sort of phasing of the utilization of those 481 EDUs over a period of years, which guarantees the estate's ability to proceed but, at the same time, suggesting that if things don't happen as quickly as the parties in this case, that a portion of those 481 EDUs would be made available to another person? The idea would be that, clearly, there needs to be communication in the development of a new Development Agreement, which is contemplated under the existing Memorandum of Agreement (MOU) that says this is the process under which the parties agree that these EDUs could be phased with that being an allowable under the existing MOU that calls for certain Development Agreements to be entered into between the county and the estate of Mr. Tucker. So, is there an opportunity for this to take place and the answer is yes.

There are other broader issues, which this board needs to be aware of, with respect to long-term planning and development of water resources necessary for the county purposes. One of those is that I have spent hundreds of thousands of dollars attempting to reinvigorate what is known as the Granite Springs water importation project in Pershing County and my position has been, and Tim agreed with it, that 100% of that water would have to be used in Churchill County. That is a long-term potential solution for water capacity, if you can get water from an adjacent entity. From a county perspective, we really need a developer's perspective. We can't simply rely on the existing resources as being enough for the competing interests associated with the developers who are presently indicating their intent to come into Churchill County. We have a situation where, under this proposal, you can imagine the concern of the person who says you are going to take my water rights at \$5,500 and sell them to a third party at \$7,500. The county makes money by taking the right, which was acquired and paid for by Tim and his estate, in anticipation of being able to utilize those at the location that they are assigned to. All of this is a long way of saying, do we have a lot to talk about to try to resolve this and the answer is yes. I am here to ask for the 60-90 days to see if Ben, under the direction of the County Manager and the rest of the staff, to say what are we going to do about this. We have a capacity problem. We also have a total amount of water that the county owns that is available for development, as a constraint on development within the county. Are those issues of great concern to every developer and the answer is, yes. It should be a concern for the county. The overarching principle of what are we going to do about total water coming in and how we do it and pay for it and who gets the first crack at it. Also, how do you take it from individual A and give it to individual B? Do I sit there and say, well, let's try to grab somebody's else's water to replace the water that the county just acquired from us? Again, that is a long explanation to ask for some time to try to come up with

some solutions. There are a lot of things happening that I do want to come back to the board at the next meeting and do a full presentation as to what is happening with respect to Churchill/Hazen Industrial Park, Forty Mile Desert, Geothermal Resources, and solar development plans. Every single one of these big development issues, which is what I have done my entire life, we have power and water issues, natural gas issues, and supply constraints that need to be addressed and that is the developer's responsibility with the help of the county. The point is, we have a lot of moving parts and I am asking for some time to see if we can't come up with a plan that might be suitable. If that doesn't happen, what is going to happen if that doesn't happen? If there is an agreement under the existing Agreement, you would have to go to arbitration and we would say that there is no good cause, you can't take our water rights that we have paid for. We have been paying a monthly fee to hold on to as many of those EDUs as we can and take those and give them to benefit a third party. There are all sorts of constitutional questions about that under the Nevada Constitution, but we don't need to go there. I have made a commitment to Ben and I have said it to Jim many, many times. The last thing that anybody wants to do here is get into a dispute with anybody. What we want to do is to try to come up with a solution that works for everybody. I would be happy to answer any questions and the point today, I appreciate this being moved so that I could attend a family function at Christmas and I appreciate the opportunity to be here but, more importantly, to answer questions and respond to comments to see what we can come up with.

County Manager Barbee said, again, condolences for Tim's loss, which has affected us all. We have been in lots of meetings for lots of years. I think my first day on the job was a meeting with you and Tim. I am finishing my 3rd year here. Harvey Whittemore said I was going to say 3 years. County Manager Barbee said a lot of time and effort was put into this and it has been a loss for us and the community. You said there are lots of moving parts and there are a lot of moving parts but a lot of those are not just your moving parts. We have developers that are ready to move forward and are looking for us to be able to serve them. The larger community, as a whole, is in a desperate need for housing. We need housing in the worst way. We needed housing the first time that you sat down and met with me in this position. I know that was true prior to me being here. We have naval staff here that are not able to live in our community, although we are beyond proud of their work and the base and their service to our country and we cannot provide them with housing. I think that the cause and need thing that you are referencing to, really is obvious. We have had those conversations. I think we agreed that there is a cause and a need to get housing and the sooner the better. With the numbers and commitments that we currently have and the options that we have, all those things that you were talking about, that we need to talk about and we have talked about, it comes down to, with the project that we are currently looking at putting together on the county side to address housing, which we started because we were not able to get developers moving, and now seeing that we have some developers and some interest moving, with all the other things that are happening in counties around us and everything else It is my understanding that if we don't take this action, we will be upside down on our commitment ability, based on the current water plant that we have. With the purchase of these back into the system, that will give us breathing room of 90 EDUs or somewhere in that range.

Public Works Director Chris Spross said here is some numerical information to support that. Currently our water treatment facility has the capacity to handle 1,449 EDUs. That was

developed by Shaw Engineering and is historical information and that is the capacity of our plant now, running at 1,000 gallons a minute. We have 454 current customers and that is information I received prior to Christmas. We do have some developers that have purchased EDUs. There are 3 inclusive of Haneva. There are also several EDUs in the amount of 79 EDUs that are reserved as part of developments that have already been started. Those are Onde Verde Country Club and those are all very minimal, like 1, 2, or 8, not a very large group of reserved EDUs but, in total, there are 79 EDUs. With what we have in current customers purchased EDUs and reserved EDUs, we have 970, which leaves us a little bit over 500 EDUs available. We have some developments that are in the planning phases, such as our Coleman Development Project, where we just had that RFP come out and we will be meeting the developer here shortly and there is also another developer that is planning on doing some single and multi-family homes and, between those 2, that is 540 EDUs that would be required. In total, if we include all those together, we are over allocated 61 EDUs. If all these went online, inclusive of Haneva, we would not have enough capacity to handle all of those demands. With being able to repurchase the EDUs from Haneva, we would actually be able to free up with those projects I have mentioned, and we have 89 available to us after those projects are developed and fully functional. If they all go, we are not going to have enough capacity with the plant we currently operate.

County Manager Barbee said that is why this becomes so important, in my opinion, and it is my recommendation that would go ahead and take action today. There are still concerns with the future of the project that we set with and worked on diligently for years before I got here and we want to be able to step up and make things happen. That is where we will be pursuing getting a second water plant up and going where we could serve beyond that. Clearly, 89 EDUs is not going to be enough beyond that. There are other projects beyond that which will have needs. That is where, during the December meeting, you guys had actually approved the preliminary engineering to look at the water plant at the corner of Rice and Moody. The point of that is so that we can be shovel ready and go chase federal funds and get that water put into place, like now, and, at the same time that all this construction is happening, so that, within the next year or so, we can get another plant online and be able to pick right up and continue with some of these projects that are on the books. It is basically identifying, to the best of our ability, those that are ready to move versus those that are not ready and being able to sequence in a way that we can meet all those needs. Where we sit today, we are in a conundrum and that is why the comments from Harvey were very accurate in that we need to sit down and figure out how we are going to move forward and that is exactly what this is.

Harvey Whittemore said the numbers that I understand are, the estate has 481 EDUs, plus water rights, plus sewer capacity. If you put everything on their side of the ledger, in terms of the assets, which they own and control, are we in a position to utilize all those right now? The answer is no. If we were to say somewhere between 300 and 400 units just for Village A, you could probably free up some portion of the 481 EDUs that they own and meet all the needs of the other shovel-ready projects. If you take a look at all the capacity and you take the 81 off of the top, the condition of approval for Village A was not to exceed 300 units with the right to come back and ask for additional capacity to get to 400. If that is the case, then Village A can only have 300, plus or minus the ones that we would have to come back through the planning process through the board to get to 100. It would seem to me that there is some excess capacity,

which is why I need the time to be able to convince the estate that there is a sequencing method that will work for everybody to free up some capacity that the manager suggests is necessary right now and meet all the needs of the projects that are ready to go. Will they all be built and will they all use X number of assets? No. This is clearly dependent on a longer-term plan to get additional resources and additional capacity into the county in terms of plants. The sewer issue is not that big of an issue because, in the underlying agreements, for example, the estate would be able put in and pay for a bladder associated with sewer capacity and generate capacity for its development at Sky Ranch. This is a phasing issue and I want to make this clear again. I would like to sit down. I don't want to have to tell the trustee that pursuant to section blank you have to exercise your right to have a meeting and if you don't like what they are going to do, you can immediately say we want to go to arbitration and all of the sudden you end up with 90-120 days or 180 days or a year before you get to anything. I think, and this is our request, your call, you are the electeds and we respect what you have to do but the bottom line is, I think we are better served if we can come up with and push this and get a final presentation within that 60-90-day period. Why is it going to take that long? Because I have to convince the new trustee, who has only had less than 6 months on the job with respect to actually being a trustee and being advised of all the different projects. I have to convince him, hey, don't jump off the cliff here with respect to this thing. We are going to be able to get something done that will work for everybody. My sense is that there is enough wiggle room, with respect to these projects, to get the phasing that works for everybody and keeps the county in a position where you don't want to lose the opportunity.

Public Works Director Chris Spross said by repurchasing the 481 EDUs, in our calculations, we have not used or reduced our capacity by 481. Based on the agreement, once 300 units have been built at Sky Ranch, in the agreement it says that a water treatment plant will need to be built at that facility. These were to be multi-family units so, in our calculations, we only used 150 EDUs, which is the equivalent of 300 multi-family homes. The 481 EDUs is not what is impacting our fact that we are over-allocated. We only used 150 EDUs to come up with that allocation. Once those 300 are built, we would be in a different position because we are going to have a water treatment plant constructed for the next phases for the next units and that would alleviate our over-allocation. By buying back the 481 EDUs, we are not getting 481 EDUs back, we are only getting 150 back because it was only 300 EDUs based on the original calculation.

County Manager Barbee said but to still get to the 89 number, that is what I am trying to draw. This isn't a debate on whether we are over-allocated, this is over-allocated.

Harvey Whittemore said I appreciate Chris's point; he is correct. Because those were multi-family units and, at the new rate which the county has adopted with respect to the water that is utilized there, it would not be 481. The water rights associated with 481 are 481 X 1.12-acre feet but my point is there is enough time between now and when we have to pull the trigger on this, that we can come up with a plan that is acceptable to everybody. It may not make everybody happy but, again, I have made my point. I think the bottom line is I hate meetings more than Jim Barbee and Jim Barbee can't stand meetings. I would like to get something done, as well. I can go through, and this is not the time to do this, but we have been attempting to resolve multiple issues which impact development and Tim was adamant in his lifetime and in his discussions with anybody who would listen, that the amount of water that is presently being required for a

single family home in Churchill County is way way over and, as a result, what is happening is these capacity constraints are based upon utilization of 1.12 acre feet per unit when the reality is, in Washoe County it is .3, not 1.12 but .3 and multi-family is at .15. The bottom line here is that your capacity constraints are based upon a requirement that you are charging the developer 1.12 acre feet and each of those homes are not using that. So, what was our solution? Our solution was to go shoulder to shoulder to the State Engineer and try to get these adjusted based upon utilization. While there has been no building action, there has literally been meetings every week with experts on Tim's behalf that would develop a plan that would really work long term for development of his holdings. I would like 60–90 days. If you can't do it, you can't do it. If you want to proceed, then I have to say to the estate, here are the provisions if you want to take a look at them, just for the record, you take a look at section 2.19 'Dispute Resolution' in the event there is a dispute, you get to go to the board and try to resolve the dispute in an open meeting and then either party proceeds to present the matter before an arbitrator. Again, why go through all of that if we can take the time to try to resolve this in a way that phases everybody's interest the same. I can tell you this, there is a major major problem with taking someone's EDUs at \$5,500 turning around and then charging someone \$7,500. There is also a provision that the minute you offer them to a third party, Tim's estate has a right to acquire 50% of them back again. We've got to resolve all the issues and you take the EDUs at \$5,500 and offer them for sale at \$7,500 and to acquire 50% of them back, Tim has to pay \$2,000 to put on top of it for what? For the right to retain that which is his already? Commissioner Koenig said that is the agreement that you went into when you started. If you didn't like that agreement, then you should not have signed it to begin with. You can't go back on a contract that you already signed. You agreed to that at the beginning that it would be bought back at \$5,500. If you didn't like it at the time, you should have said okay, let's negotiate and sell it back at a higher amount. You can't adjust it now. Harvey Whittemore said I am not suggesting that, sir. Commissioner Koenig said then it is a major problem that you don't like and you are threatening to arbitrate until we give you what you want. Harvey Whittemore said no, I am suggesting that there is a method to resolve any dispute. I am suggesting that there is a problem with, under our constitution, in taking property and the property right is an EDU. Commissioner Koenig said if you didn't like that agreement then you should not have signed it to begin with. You signed and agreed to that at the time.

Commissioner Heath said are there any plans right now, in the next 6-12 months, to actually develop that property? Harvey Whittemore said yes, we are in the process, as I indicated, we are in the process of trying to get an engineered record. Commissioner Heath said but they have made plans over the last 8 years or more that this thing has been going on, maybe 14 years, to actually come up with a developmental plan. Harvey Whittemore said it has not been 14 years. Commissioner Heath said how many years has it been since Sky Ranch has had this? Harvey Whittemore said I came on board 4 years ago. Commissioner Heath said right, not with you but with Tim Tucker. Harvey Whittemore said but remember that was a different PUD that did not have the capacity to do what we needed to do. That is why we came back and merged them. Commissioner Heath said I understand that, but the PUD with them planning development in that area now since 2008 or so. Director Spross said it was before my time but it has been a considerable number of years. Commissioner Heath said and nothing has happened developmentally that whole time. If we give you another 30 days, is anything going to happen or are we going to still have this time up with the engineers and everything, because I know we

have not seen progress at all. County Manager Barbee said this Agreement is dated 2005. Commissioner Heath said it is more that 14 years. Right now, Tim is gone and now it is his family, so the whole process could be starting over again if there is nothing in place. Harvey Whittemore said those are fair points and again I am not asking, Mr. Commissioner, Greg, I am not asking that we renegotiate this Agreement at all. I am saying that this Agreement provides for certain things and those things include the right to do certain things. What I was suggesting is that the arbitration provision in the Agreement would have to be triggered immediately, which would put us outside to 60–90-day period. What I was hopeful of, was resolving this in a way that satisfies everybody's concern. I can't tell you that there is going to be construction that starts immediately. I can tell you that there are multiple people who are interested in doing it. We have had multiple people who are interested in doing it. We have had multiple presentations made on the different types of multi-family product that is going to go there and, again, this is a typical development. This is development 101. These are the same issues that we have resolved in every major development I have been involved with. It always takes time to get stuff done. With that said, I have taken enough of your time.

Commissioner Koenig said you can see our frustration with the EDUs and a project that has been sitting there 16-18 years now and not really doing much and other projects that would have dirt on the ground within months and the project would be done by the end of the year and we know that it would happen and instead we are sitting on a project that we know may never get going. Harvey Whittemore said, and again, I appreciate those facts and I am trying to come up with a solution that would help everybody. Chairman Olsen said I think Greg says pretty well what the interest of the people of Churchill County are. There is an immediate need for housing and that need has been here for years and now we have people that have done an RFP and we have others that are close and we have had this one that has been percolating out here for many, many years and so, that is what we have to weigh here as Commissioners. What is the best interest of the people of Churchill County in order to get some housing in our community as quickly as we can?

Chief Deputy DA Ben Shawcroft said nobody wants to go to court on this, right? We know we have that option and maybe that is where we will end up. As legal counsel, I would advise that, under the circumstances, we at least take a couple of weeks to talk about some of our options and to allow the District Attorney's office to provide additional counseling and advice to the board. That way, we are not spending \$6M knowing that we are going to then have to end up in court and that might very well tie up potential developments because, if we are in court on EDUs then we are not going to be able to use those. A negotiated Agreement is always going to be better than going to court and then still working on a negotiated Agreement. I would advise that, if the board is willing to do a continuance as Harvey is requesting, I am not opposed to that either. At a minimum, I would request a couple of weeks so we can provide a little bit more information to the board. Chairman Olsen said I would like some more time to get some legal advice from our perspective. If I had to make a vote today, I could, but I am interested in what my fellow Commissioners would like to do. Commissioner Heath said I say we table it for 2 weeks to see what Ben can come up with but 60–90 days is too long. Chairman Olsen said I am not interested in 60–90 days. Commissioner Koenig said not 90 days for sure. Chairman Olsen said are you okay with our next meeting? Commissioner Koenig said yes.

Commissioner Gregory Koenig made a motion to table the matter to the meeting to be held on the 19th day of January, 2021. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

Letters Received:

A- 2021 Annual Report of the Nevada Judiciary.

Chief Justice James W. Hardesty, of the Supreme Court of Nevada, provides the Fiscal Year 2021 Annual Report of the Nevada Judiciary. This report summarizes the challenges presented by the COVID-19 pandemic for the Judicial Branch of Nevada. It also presents separate caseload statistics for the 11 Judicial Districts spanning 17 counties in Nevada and includes some calculations concerning the significant backlog created by the pandemic.

Like so many in government, the Judiciary pivoted, virtually overnight, to maintain access to justice in many cases through the use of virtual hearings. However, not all matters can be conducted virtually, including jury trials in civil and criminal cases, as well as evidentiary hearings in family law matters. Slowly, the Judiciary is working through the backlog of cases utilizing technology and every management tool available to resolve disputes pending in our courts. In this, they recognize the need to work with the Legislative and Executive Branches to ensure we provide service to all Nevadans.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

B- Nevada Division of Environmental Protection's notification of its comments to the Draft Remedial Action Work Plan for construction at installation restoration program site 16 at Naval Air Station Fallon.

The Nevada Division of Environmental Protection provides notification of its comments to the Draft Remedial Action Work Plan for construction at installation restoration program site 16 at Naval Air Station Fallon. The Site 16 RAWP, which includes a Sampling and Analysis Plan, describes remedial actions that are intended to reduce volatile organic compounds dissolved in groundwater and identified as contaminants of concern to concentrations that do not pose unacceptable risk to future onsite receptors. The remedial action activities include:

- Pre-construction baseline environmental sampling and analysis.
- Refining the remedial design.
- Installing additional wells for extraction injection, observation, and corrective action effectiveness monitoring.
- Implementing in-situ chemical oxidant injection and groundwater extraction.
- Post-injection performance monitoring.
- Site restoration.

NDEP has comments to the plan that are included in Attachment A to the letter.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

C- Nevada Division of Environmental Protection's notification that it has reviewed the Groundwater Monitoring Report for the Third 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 Third Quarter 2021 for the former Smedley's Chevron and Golden Gate Petroleum located at 1755 W. Williams Avenue in Fallon, Nevada.

Nine monitoring wells, MW-4, and MW-6 through MW-13, were gauged and monitored on July 7, 2021. Monitoring well MW-1 was removed during impacted soil removal activities. MW-2, MW-3, and MW-5 could not be located during the sampling event. It appears that these wells may have been paved or landscaped over. Groundwater levels ranged from 3960.89 feet above mean sea level to 3961.26 feet above mean sea level and have increased between 0.03 and 0.06 feet since the previous sampling event. Groundwater levels have fluctuated approximately 1.5 feet overall since the start of site groundwater monitoring. Groundwater flow direction is to the south-southeast with a hydraulic gradient between 0.0011 and 0.0024 feet per foot. This is generally consistent with previous monitoring events. 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 feet overall 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 nine monitoring wells (MW-4, and MW-6 through MW-13). Chemicals of concern (COCs) include benzene, toluene, ethyl benzene, and xylene. The state and federal maximum contaminant level (MCL) for these COCs are 5 micrograms per liter (ug/L), 1,000 ug/L, 700 ug/L, and 10,000 ug/L respectively.

- Benzene exceeded the MCL in three samples and ranged from 20 ug/L (MW-9) to 100 ug/L (MW-4).
- Toluene did not exceed the MCL during this sampling event.
- Ethylbenzene did not exceed the MCL during this sampling event.
- Total Xylenes did not exceed the MCL during this sampling event.

A Mann-Kendall trend analysis shows that benzene concentrations are decreasing in MW-3, MW-4, MW -5, MW-6, MW-7, and MW-11 with confidence factors at 95.5% or greater. No trend is observed at MW-9 at 55.5% confidence. MW-10, downgradient of MW-9, continues to have no detectable benzene concentrations.

The recommendation in this report includes continuing quarterly groundwater monitoring through the first quarter of 2022. Following the first quarter of 2022 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

D- Nevada Division of Environmental Protection's notification that it has reviewed the Munitions Response Site Prioritization Protocol, Naval Air Station Fallon, Range B-19 Off-Range Ordnance Area, Churchill County, Nevada.

The Nevada Division of Environmental Protection (NDEP), Bureau of Corrective Actions, Department of Defense Branch, has reviewed the Munitions Response Site Prioritization Protocol, Naval Air Station Fallon, Range B-19 Off-Range Ordnance Area, Churchill County, Nevada (MRSP). The MRSP was completed for the Off-Range Ordnance Area, located on the Walker River Paiute Tribe Reservation adjacent to training Range B-19 at Naval Air Station Fallon, Nevada. The MRSP assigns a relative priority to defense sites known or suspected of containing unexploded ordnance, discarded military munitions, or munitions constituents for response actions. Through application of the MRSP, each munitions response site is assigned a relative priority for munitions response actions based on its overall conditions. Worksheets are used to evaluate the explosive hazard, the accessibility to the munitions, and the potential receptors, using information from previous removal actions and investigations. At this site, no environmental media (soil, surface water, groundwater) sampling has been completed to date.

The NDEP has comments to the MRSP that are included in the attachment.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

E- Bureau of Land Management's notification of its Decision related to water hauls in the Stone Cabin Allotment.

On November 4, 2021, the Bureau of Land Management (BLM), Tonopah Field Office (TFO), consulted, coordinated, and cooperated by means of a Public Consultation Letter with Colvin & Son, LLC and the interested public on proposed temporary water hauls on the Stone Cabin Allotment. This project originally consisted of four water haul locations, though one candidate site was eliminated as a result of public consultation. This drought response action was developed cooperatively to help address the exceptional ongoing drought conditions in this area. This letter serves as a proposed Decision to authorize these temporary range improvements.

This Proposed Action is to authorize the permittee to temporarily haul water to three separate sites for the purpose of improving distribution of livestock. The proposed water troughs provide accessibility to forage from prior growing seasons not otherwise accessible due to distance from existing water sources. This action is complementary to voluntary actions taken by the permittee in response to the ongoing drought. The proposed action would be authorized for the duration of the drought plus one growing season but may be terminated sooner by written notice signed by the authorized officer.

During the 2021 grazing year, the permittee reduced the number of livestock in the Stone Cabin Allotment by approximately 75%, in response to drought conditions. The permittee will continue a voluntary reduction as appropriate in response to drought conditions for the duration of this

authorization and these proposed water hauls will enable them to more effectively control the distribution of their remaining livestock and further reduce the risk of overgrazing in a drought-affected environment.

Any applicant, permittee, lessee or other interested public may protest the proposed Decision in person or in writing to the authorized officer within 15 days after receipt of such decision.

In the absence of a protest, the proposed Decision will become the final Decision of the authorized officer without further notice, unless otherwise provided in the proposed Decision. If the proposed Decision were to become the final Decision, it may be appealed. Any person whose interest is adversely affected by a final Decision of the authorized officer may appeal the Decision for the purpose of a hearing before an administrative law judge. The appeal must be filed within 30 days after receipt of the final decision. The appeal shall state clearly and concisely the reason(s) why the appellant thinks the decision of the authorized officer is wrong. The appeal and any petition for stay must be filed at the office of the authorized officer, Perry B. Wickham, Field Manager, Tonopah Field Office, Bureau of Land Management, P.O. Box 911, Tonopah, NV 89049.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

F- Bureau of Land Management's notification that it is preparing an Environmental Impact Statement (EIS) to analyze and disclose the potential effects of amending management plans for Greater sage-grouse and sagebrush habitats on public lands and Churchill County has been invited to participate in the process as a Cooperating Agency in this National Environmental Policy Act (NEPA) and land use planning process.

The Bureau of Land Management (BLM) is preparing an Environmental Impact Statement (EIS) to analyze and disclose the potential effects of amending management plans for Greater Sage-grouse and sagebrush habitats on public lands. The BLM invites Churchill County to participate in the process as a Cooperating Agency in this National Environmental Policy Act (NEPA) and land use planning process.

The BLM amended or revised land use plans in 2014 and 2015 in the States of California, Colorado, Idaho, Montana, Nevada, North Dakota, Oregon, South Dakota, Utah, and Wyoming (2015 Sage-Grouse Plan Amendments) to provide for Greater Sage-grouse conservation on public lands. Subsequently, the BLM amended several of those plans in 2019 in the States of California, Colorado, Idaho, Nevada, Oregon, Utah, and Wyoming (2019 Sage Grouse Plan Amendments). The BLM has determined that the 2019 Sage Grouse Plan Amendments (and for Montana, North Dakota, and South Dakota, the 2015 Sage-Grouse Plan Amendments) are potentially inconsistent with new science and changes affecting the BLM's management of habitarian lands, including the effects of climate change (e.g., drought, loss of habitat, more frequent wildland fires, less riparian areas).

The BLM is initiating this land use planning process to evaluate alternative management approaches to contribute to the conservation of Greater Sage-grouse and sagebrush habitats. The

land use planning process will address the management of Greater Sage-grouse and sagebrush habitat on ELM-managed public lands in the States of California, Colorado, Idaho, Montana, Nevada, North Dakota, Oregon, South Dakota, Utah, and Wyoming. Additional information regarding these efforts can be found at:

<https://eplanning.blm.gov/eplanningui/project/90121/510>.

Churchill County has mailed a letter to the BLM indicating the county's desire to be a Cooperating Agency in the process.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

G- William N. Pennington Life Center's Menu and Activity Calendar for January 2022.

The Menu and Activity Calendar for the William N. Pennington Life Center for January 2022 is provided for information of the board and public.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

H- Public health flyers for testing and vaccines offered in Churchill and Mineral Counties for January 2022.

Social Services Director Shannon Ernst provides the public health flyers for testing and vaccines offered in Churchill and Mineral Counties for January 2022. This information is provided for the information of the board and public.

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: Adoption of Resolution 1-2022, a resolution establishing the travel expenses and subsistence allowance for Churchill County effective January 1, 2022, noting the new mileage rate of 58.5 cents per mile and per diem rate of \$59.00 per day.

In May 2002, the Board of County Commissioners approved Bill 2002-G, Ordinance 33, amending Title 2 regarding travel expenses and subsistence allowance. That change allows the board to change the allowances to match the standard rates in the Internal Revenue Service Publication 463, Travel, Entertainment, Gift and Car Expenses as published annually by Resolution. Provided to the board is the Resolution, which seeks to update the mileage rate to match the IRS notification for the period beginning January 1, 2022.

The mileage rate will be 58.5 cents per mile, up 2.5 cents from the current rate. It should be noted that the per diem total rate will be \$59 per day, which is up \$4 from the current rate.

FISCAL IMPACT: The fiscal impact is undetermined because we do not know how many employees will be traveling but they will be paid in accordance with IRS Publication 453 and this Resolution.

EXPLANATION OF IMPACT: As employees travel, the rate must be paid in accordance with IRS Publication 463 and this Resolution.

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

A RESOLUTION ESTABLISHING THE TRAVEL EXPENSES AND SUBSISTENCE ALLOWANCE FOR CHURCHILL COUNTY AND OTHER MATTERS PROPERLY RELATING THERETO.

Comptroller Sherry Wideman made the presentation as outlined above.

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

Commissioner Justin Heath made a motion to approve Resolution 1-2022 establishing the travel expenses and subsistence allowance for Churchill County effective January 1, 2022, noting the new mileage rate of 58.5 cents per mile and per diem rate of \$59.00 per day. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

B- Consideration and possible action re: Approval of Class Specification for IT Professional and approve the recruitment for the position at an estimated cost of \$113,000.

Churchill County currently outsources all of its Information Technology (IT) functions. IT is continuously evolving and the county has increased its reliance on IT throughout every department. Because of its extreme importance to the county's functioning and because of shortcomings that have been noted in the ability of the currently-contracted IT provider to provide the level of service the county needs, the county is seeking to bring many IT functions in-house with its own IT Professional. This gives the county direct control over the person performing these duties and also provides someone who can act as an on-staff "expert" and liaison.

The IT Professional would be a full-time position, charged with "hands-on" IT duties, balancing IT management and day-to-day operations and support. The successful candidate will be responsible for managing the Churchill County IT department, liaising with other departments to ascertain their technological requirements, and developing solutions that are aligned with the county's objectives. Staff has developed a class specification (job description) for the position and is seeking approval of the class specification and approval to begin the recruitment process for the position.

In determining the proposed salary, staff has researched similar positions within the State of Nevada and has based the salary on the average difference between other positions that are performed by state and county employees. On average, the state positions pay approximately 16% less than county positions, so the county's proposed salary for the position is 16% higher than the state's salary for the same position.

If the position is approved, staff proposes the County Manager would enter into discussions with the current IT provider to negotiate a reduced Contract because of the reduced scope of services that will be provided by the outside contractor.

FISCAL IMPACT: Approximately \$113,000 per year.

EXPLANATION OF IMPACT: The fiscal impact reflects a full 12 months of salary and benefits for the new, full-time position. It does not include any money that will be saved by renegotiation of the IT services Contract.

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

Geof Stark, Human Resources Director, made the presentation as outlined above.

County Manager Barbee said we have had struggles on the IT front with the current Contract. The company that we originally contracted with was bought out by another company. They have made efforts to address some of our issues but there are struggles as they are located in Reno. They have sent folks out a couple of times a week and then there seems to be quite a bit of communication past each other. To be frank, I can sit in some of those meetings and I think there are lots of other meetings I understand more clearly than the ones that we are having on the IT stuff. Our lead is in Julie, which are kind of duties unassigned to her so, we are hoping what this position will do is to be able to be responsive to county staff when we have issues across the county and be able to translate the needs that are being brought forward as the right direction that we need to go, in terms of continuation and improvement of our IT infrastructure, as well as security, as we move forward. Also, if we renegotiate with this, and I am talking long-term, if we renegotiate with this company, or if we go out to an RFP, to look at other companies in terms of taking over that larger security data server, those kinds of activities that we are going have more focus on by the new contract versus desk help kinds of things, that we have someone in a position representing the county that can do that in the best manner possible. To have the educational understanding and have that background to put us into a better contract, as we move forward, and this position will do that. This will kind of be a jack-of-all-trades position relative to IT but, as we look at things, this is what we felt we really needed. I know specifically, in my former life at an agency that I managed, we were under an external contract out of town and we had the exact same struggles and issues and once I was able to bring somebody inside that was in charge of maneuvering these things, and that was clearly their defined role and they had that defined knowledge, we were able to make things better much quicker.

Commissioner Heath said will this position be able to assist the Sheriff's Department also? Director Stark said, yes, it will be for all county offices. Commissioner Koenig said, with the current contract we have, how long does that go through? County Manager Barbee said I think we are on a running extension, right Julie? Julie Guerrero said our contract expires on June 30th, so this last time we just did it as a one-year contract because we knew that we were having problems with them. We can also terminate at any time. The idea with this was to bring somebody in-house and have them work with Logically, learn about our environment, get that understanding, and be able to help advise on the direction the county should go. County Manager Barbee said we don't want to do just a knee-jerk reaction and jump because we don't know what we don't know and that is really the role this person will provide us in the first 90

days of employment is getting a clear understanding of the system, as it exists currently, the role that Logically is playing, and help us with their knowledge, draft what this should look like and, with the involvement with other Department Heads and other officials, what this should look like, as we move forward.

Chairman Olsen said there is enough frustration to go around on all sides here to make everybody unhappy and, from my side, looking at the money that we put out with Logically, you know, we started at zero, and I don't want to sound unappreciative of anybody's efforts here, everybody is trying to get to a good place and we are not there yet, and this is another attempt to get to a good place and I am okay with what we are doing here, but doggone it, they came in here and the first thing is, they cost us a bunch of money. I am forgetting exactly what this contract costs us, but it is exorbitant. Then they had us buy all new machines through all the departments. We bought all new machines and then we had that software change that was thrown on us for most departments. I know some are still run on the AS 400 and here we find ourselves still frustrated. We spent a lot of money and we are all still frustrated. I am like, crap, we have to stop spending money. I am not saying we threw money at this; we didn't. We were trying to solve a problem and I hope we can get some resolution on this. I don't expect nirvana, but I hope we can get some resolution on this and get the level of frustration down. I hope this can do it and I am willing, if it doesn't work, that we have to move things around to try and get it right. Just because we don't get it perfect the first time, lets keep trying.

Julie Guerrero said we did look at what all the other counties are doing and most of them have either in-house or hybrid models, but everyone has sort of moved away from having an exclusive contract without having an internal resource. I have been, you know, working in that role but it is literally a full-time job and then I don't have time to do my other stuff, so trying to balance that means that I can't devote the amount of time required on the IT side of things, nor is that my background. I have learned a heck of a lot over the years but there are certain things that we need an advocate working for us because they can actually check up on their work, you know, and have access to internal systems that I don't have access to where they can say no, this was not done right or what not. In discussions on what is the best interest of the county, Jim and I have talked about this at length. We have also brought in Tony from POOL/PACT, who is a Cyber Security expert and is familiar with Churchill County and he is also a resource and is able and willing under his contract with POOL/PACT, to help with this transition, which is comforting, so we are not just on some little raft out in the middle of the ocean on our own trying to do this. We have resources to help with the transition. I think your points are very valid. I believe that, as we move forward in this and once we have an expert working in-house for us, they can advise us and say look, in reality we really need another position internally and this is what our contract should look like or maybe end up, you know, so those things are all sort of to be determined and to be discussed with the board at a later date but this is a good first step and Tony agreed with that. He said we are making the right decision taking this first step to have an in-house person advocating for us and overseeing these things.

Chairman Olsen said I don't want to disparage what has been done before and I do know between what we are talking about, I heard that Douglas County has like 7 people. Julie Guerrero said I believe they have like 15 or 16 full-time employees. Chairman Olsen said, okay, the first time I was told 7 people and now it is like 15 or 16 full-time just on IT. Julie Guerrero

said like 15 or 16 full time just on IT because they handle phones and all these kinds of other pieces and parts to it as well, but they were the largest, aside from, of course, Washoe and Clark. Douglas was the largest but all of the other counties have a component of an internal person and, like I said, several have hybrid and a few have a full-on department. Chairman Olsen said with that kind of head count, wow. That kind of head count expansion for IT makes my head spin. I would be like, no way. We are going back to a string and 2 cans or something. County Manager Barbee said to clarify, we are not at all guaranteeing the elimination of frustration. In 25 years, I have had better and I have had worse and there has always been frustration every time I have had to change my password. Chairman Olsen said if nothing else, this is for your guys' benefit, this is not the first bite of the apple for us and I am frustrated that we are back here again and I know you are all frustrated also.

Commissioner Heath said was Logically doing our Cyber Security too? Julie Guerrero said yes, so actually, last June, we already had some elements of Cyber Security in the form of the Cylance programs that were implemented a couple years prior by decisions the board made following presentations and then this last June, they recommended and the board approved the SecureCare component. Cyber Security is something that can't go away, you know, we are faced with those challenges. Municipalities, school districts, local and state governments are being targeted more and more these days, which is why we had the Cyber Security under the Department of Homeland Security and through the Clerk/Treasurer's Office. The component of being involved with elections makes the county eligible for that assessment every 3 years. Those folks came out this past summer and identified a number of different components. They were able to hack into our system within moments and that had to do with the fact, not because we have poor security, but because of folks clicking on emails that they received. That just highlights like a bigger issue where we need to have training for our people because you can build a fortress but if somebody does something inside like clicking on an email or clicking on a link, then you just invite it all in, so it doesn't matter how big your fortress is on the inside if your people don't receive the training that is needed to help them make those decisions and that, again, is another reason why we need an internal person who can be responsible for that. He can hold the trainings; he can make sure that people understand. Without having someone here on a daily basis, that is really a challenge.

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

Commissioner Gregory Koenig made a motion to approve the class specification for IT Professional, place it at Pay Grade 60, approve the recruitment and hiring for the position, and direct the County Manager to negotiate reductions to the current IT Contract to reflect the reduced workload for the IT contractor. 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: Sheriff's Civil Report for November 2021 showing a total of \$3,916 in revenue for the month.

Sheriff Richard Hickox provides his Civil Report for the month of November 2021 showing a total of \$3,916.00 collected as revenue for the month. This report is provided for the board's consideration and acceptance.

FISCAL IMPACT: \$3,916.00.

EXPLANATION OF IMPACT: Fees collected help to off-set the costs for providing the services.

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

C- Consideration and possible action re: Treasurer's Report for the month of November 2021, showing a balance of \$51,686,358.57 in the account.

Clerk/Treasurer Linda Rothery provides her monthly Treasurer's Report, showing a balance of \$51,686,358.57 in the account. This report is provided for the board's consideration and acceptance.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

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

- I went to a CWSD meeting where they are working on some studies trying to get in the middle of things that would be good to have Chris Mahannah come in for a presentation. They are focused on the upstream portion of that. We do not get our due in relation to what our usage and ownership is. We are in communication with Chris on those things and I am happy we have him watching these things for us.
- I went to a NACO Board meeting.

- Jim and I met with Mayor and City Manager, which is good to keep the lines of communication open.

Commissioner Koenig reported on the following topics:

- I attended my last meeting with Lahontan Conservation District.
- We attended the Masquerade Ball held by Museum. We had a good time.

Commissioner Health reported on the following topics:

- I went to a Park & Recreation Commission meeting where we went over the new changes to the Rafter C3 Building.

County Manager Barbee reported on the following topics:

- I have been busy on a number of fronts. I had a great holiday season.
- We are seeing increases in the number of positive COVID cases here. We are seeing folks in hospitals but not at the rates compared to a year ago. We are still operating at Miners Road with testing, vaccines, and the infusion center.

Sheriff Hickox was not present.

Comptroller Wideman reported on the following topics:

- I sent out sales tax for October. We are up 12% from the same period last year and about 15% above budget.
- We are working on year-end matters.
- We are working on budgets that will go out tomorrow.

Civil Deputy DA Shawcroft had nothing to report.

Clerk/Treasurer Rothery reported on the following topics:

- Tax day was Monday for the 3rd installment.
- We had some hand sanitizer donated to the county and the nice thing is 4 cases of it went for elections and 12 cases were given to facilities.

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 9:24 AM.

Departmental Tours:

A- The Churchill County Board of Commissioners will conduct Departmental Tours following the close of the meeting as follows:

Clerk/Treasurer's Office, 155 N. Taylor St., Suite 110, Fallon, NV

Recorder's Office, 155 N. Taylor St., Suite 131, Fallon, NV

Comptroller's Office, 155 N. Taylor St., Suite 182, Fallon, NV

Human Resources Office, 155 N. Taylor St., Suite 155, Fallon, NV

County Manager's Office, 155 N. Taylor St., Suite 153, Fallon, NV

The board will conduct departmental tours and jail inspection at the close of the regular meeting. No action will be taken as this tour is conducted for information-gathering purposes only and for the purpose of conducting the quarterly jail inspection pursuant to statutes.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

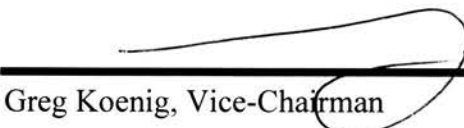
ACTION REQUESTED: Other

These Departmental Tours are for information-gathering purposes only and no action will be taken.

Approved: _____


H. Peter Olsen, Jr., Chairman

Approved: _____


Greg Koenig, Vice-Chairman

Approved: _____


Justin Heath, Commissioner

ATTEST:

Linda Rothery, Clerk/Treasurer



Renae Paholke, Deputy Clerk