



**BOARD OF
COUNTY COMMISSIONERS
CHURCHILL COUNTY, NEVADA**

155 N. Taylor Street, Suite 110

Fallon, Nevada 89406

(775) 423-4092

Fax: (775) 423-7069

Contact Person: Pamela D. Moore,

Deputy Clerk of the Board

E-mail: pammoore@churchillcountynv.gov

Rena Pahlke, Deputy Clerk

E-mail: rpahlke@churchillcountynv.gov

******NOTICE OF PUBLIC MEETING******

AGENDA

PLEASE POST

PLACE OF MEETING: Churchill County Administrative Building, Commission Chambers,
155 North Taylor Street, Suite 145, Fallon, Nevada

DATE & TIME: April 7, 2022 at 8:15 AM

TYPE OF MEETING: Regularly Scheduled County Commissioners' Meeting

Live Webcasting:

<https://churchillconv.suiteonemedia.com/web/live/>

If you wish to make public comment, you may provide them at the meeting or via email, no later than 4:30 PM the day before the meeting, to: pammoore@churchillcountynv.gov and rpahlke@churchillcountynv.gov.

Notes:

- I. These meetings are subject to the provisions of Nevada Open Meeting Law (NRS Chapter 241). Except as otherwise provided for by law, these meetings are open and public.***
- II. Action will be taken on all Agenda items, unless otherwise noted.***
- III. The Agenda is a tentative schedule. The Board of County Commissioners may act upon Agenda items in a different order than is stated in this notice – so as to affect the people's business in the most efficient manner possible.***
- IV. In the interest of time, the Board of County Commissioners reserves the right to impose uniform time limits upon matters devoted to public comment.***
- V. Any statement made by a member of the Board of County Commissioners during the public meeting is absolutely privileged.***
- VI. All persons participating in the meetings are put on notice that an audio and video recording is made of these meetings.***

AGENDA:

1. **Call to Order.**
2. **Pledge of Allegiance.**
3. **Public Comment.**
4. **Verification of the Posting of the Agenda.**
5. **Consideration and possible action re: Approval of Agenda as submitted or revised.**
6. **Consideration and possible action re: Approval of Minutes of the meeting held on:**
 - A. March 3, 2022.
7. **Appointments:**
 - A. **First Hearing** - Consideration and possible action re: Bill 2022-A, Ordinance 27, 32 & 39, an ordinance adding a new zoning district designation to Title 16 of the Churchill County Code, which shall be known as Intensive Multi-Family Residential District (R-3) and setting forth the uses for such district, as well as establishing development standards and requirements for all types of multi-family development in all zoning districts, *Christian Spross, Director Public Works, Planning and Zoning*
 - B. Consideration and possible action re: 1) Resolution No. 8-2022, a Resolution declaring it to be in the best interests of Churchill County to sell a parcel of land identified as APN 008-301-11 for the purpose of establishing a new street from Coleman Road in a northerly direction, 2) Resolution No. 9-2022, a Resolution finding that it is in the best interest of the public to sell APN 008-301-12 without first offering the property to the public for the development of residential housing, which serves an economic purpose, 3) approval of a Real Estate Purchase and Sale Agreement with Vertex Fund 3, LLC (Developer) whereby the county contracts to sell 2 parcels on Coleman Road (APN 008-301-12, 26.21 acres, and APN 008-301-11, 5.20 acres) to Developer for \$600,000 to design and construct a multi-family housing development with related infrastructure, 4) approval of a Water & Sewer Extension Agreement with Vertex Fund 3, LLC (Developer), which provides the terms whereby Developer will fund the design and construction of water and sewer lines to the project and the county will reimburse 100% of those costs through impact fee credits (rough estimate of costs is around \$4.3 million), *Benjamin Shawcroft, District Attorney's Office*
 - C. Consideration and possible action re: Approval of the Child Support Hearing Master Budget for Fiscal Years 2023 and 2024 in the amount of \$15,916.00 each of those years, *Sue Sevon, District Court Administrator*
 - D. Consideration and possible action re: Reclassification of the unfilled Bailiff position to a full-time Patrol Deputy position, with an estimated fiscal impact of approximately \$10,400 per year, *Geof Stark, Human Resources Director, and Richard Hickox, Sheriff*

- E. Consideration and possible action re: Resolution 7-2022 authorizing renewal of the residential construction tax for the Churchill County School District to help with maintenance of its facilities, *Christi Fielding, Comptroller, Churchill County School District*
- F. Consideration and possible action re: Reporting and use of the Coronavirus State and Local Fiscal Recovery Funds (SLFSF) / (ARPA) in the amount of \$4,838,281, *Sherry Wideman, Comptroller*
- G. Consideration and possible action re: Appointment of Kathy Wyrick as the Consumer Representative to the Social Services Advisory Committee pursuant to the Community Action Organization Standards, *Shannon Ernst, Social Services Director*
- H. Consideration and possible action re: Approval of the Opioid Response Plan pursuant to Senate Bill 390, *Shannon Ernst, Social Services Director*
- I. Consideration and possible action re: Award of a vendor/construction Contract to Technology Design Associates in the amount of \$99,991.12 for the supply and installation of the audio system for the Rafter 3C Arena, *Christian Spross, Public Works Director*
- J. Consideration and possible action re: Joint presentation on the United States Geological Survey's (USGS) water level monitoring trends of the shallow, intermediate, and basalt aquifers, as well as an update on the county's Lahontan Valley Water Level Monitoring Program, county test well, and municipal well drilling activities, *David Smith, Hydrologist, USGS, and Chris Mahannah, P.E., WRS, Mahannah & Associates, LLC*
- K. Consideration and possible action re: Presentation by the Nevada Division of Water Resources on current practices for issuing shallow domestic well drilling waivers in Lahontan Valley, *Kip Allander, Hydrogeologist, and Chad N. Walling, P.E., Chief, Well Drilling Regulations and Adjudications, Nevada Division of Water Resources*

8. Letters Received:

- A. Bureau of Land Management's notification of its public consultation related to the proposed action to authorize a grazing agreement for the 2022 grazing year to the Sadler Ranch to address drought conditions and mitigate impacts from grazing during drought in the Union Mountain, North Diamond, and Romano Allotments.
- B. Nevada Division of Environmental Protection's comments to the Draft 2021 Annual Monitoring and Inspection Report for Installation Restoration Sites 5, 18, 20, 21, and 22 at Naval Air Station Fallon, Nevada.
- C. Nevada Division of Environmental Protection's notification of its Notice of Proposed Action to issue a revision of the Class II Air Quality Operating Permit for New Millennium Building Systems, LLC.
- D. Nevada Division of Environmental Protection's notification of its review of the Draft Site Inspection Report for Basewide Site Inspection of Per- and Polyfluoroalkyl Substances at Naval Air Station, Fallon, Nevada.

- E. Consideration and possible action re: Bureau of Land Management's public consultation for the Central Nevada Guzzler Project Proposed Range Improvements for the Nevada Department of Wildlife (NDOW).
- F. William N. Pennington Life Center's Menu and Activity Calendar for April 2022.
- G. Social Services and Health Department's vaccine and testing schedules for Churchill and Mineral Counties for April 2022.
- H. Consideration and possible action re: Nevada Division of Minerals' notice to Churchill County of dangerous conditions at abandoned mines currently held in trust by Churchill County and the statutory requirement to safeguard those abandoned mines.

9. New Business:

- A. Consideration and possible action re: Reappointment of Carla Pomeroy to the TDR Sending Site Review Committee.
- B. Consideration and possible action re: Reappointment of Jeff Goings and Kris Hadley to the Churchill County Park and Recreation Commission.
- C. Consideration and possible action re: Conveyance of county-owned properties identified as APN 001-671-10 and APN 001-671-09 (Old Senior Center) to the City of Fallon for a public purpose.
- D. Consideration and possible action re: Health, dental, and vision insurance renewal for employees and retirees of Churchill County at an estimated savings of \$114,000.

10. Closed Session - Regular Meeting will Recess and then Reconvene After the Closed Session:

- A. **Closed Personnel Session Pursuant to NRS 288.220** re: Discussion of negotiations with the Churchill County Sheriff's Deputies Association (CCSDA), Deputies' and Sergeants' Units, and with Operating Engineers Local No. 3 (representing Dispatchers)

11. Consent Items: (Action Items generally not requiring discussion or explanation)

All matters listed under the Consent Agenda are considered routine and may be acted upon by the Board of County Commissioners with one action and without an extensive hearing. Any member of the board or any citizen may request that an item be taken from the Consent Agenda, discussed and acted upon separately during this meeting.

- 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.

12. Consider Future Agenda Items.

13. Commissioner and Management Staff Reports.

14. Claims and Payroll Transmittals.

15. Public Comment.

16. Adjournment.

17. Appendix.

Supporting Documentation

18. Affidavit of Posting:

STATE OF NEVADA)
 : ss.
County of Churchill)

*I, **Pamela D. Moore, Deputy Clerk to the Board**, do hereby affirm that I posted, or caused to be posted, a copy of this notice of public meeting, on or before the **1st day of April, 2022, between the hours of 11:00 AM and 2:00 PM**, at the following locations in Churchill County, Nevada:*

1. *Churchill County Administration Building, 155 N. Taylor St., Fallon, NV;*
2. *The Churchill County Website @ www.churchillcountynv.gov;*
3. *The State of Nevada Website @ <https://notice.nv.gov/>.*



Pamela D. Moore, Deputy Clerk to the Board

Pamela D. Moore, Deputy Clerk to the Board, who was subscribed and sworn to before me this 1st day of April, 2022.



Renae Paholke, Deputy Clerk

Endnotes:

Disclosures:

**Churchill County is an equal opportunity provider and employer.*

Accommodations/Nondiscrimination:

**In accordance with federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its agencies, offices, employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on*

race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies or complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g. Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible agency [(775)423-4092] or USDA's TARGET Center at (202)720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800)877-8339. Additionally, program information may be available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at: http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the Complaint Form, call (866)632-9992. Submit your completed form or letter to USDA by:

- 1. Mail: U.S. Department of Agriculture
Office of the Assistant Secretary for Civil Rights
1400 Independence Avenue, SW
Washington, D.C. 20250-9410;*
- 2. Fax: (202)690-7442; or*
- 3. Email: program.intake@usda.gov.*

Procedures:

**The schedule of regular meetings of the Board of County Commissioners is provided for by Title 2, Chapter 2.04, of the Churchill County Code.*

**The public meetings may be conducted according to rules of parliamentary procedure.*

**Persons providing public comment will be asked to state their name for the record.*

**The Board of County Commissioners reserves the right to restrict participation by persons in the public meeting where the conduct of such persons is willfully disruptive to the people's business.*

**All supporting materials for this Agenda, previous Agendas, or Minutes are available by requesting a copy from the Clerk's office, 775-423-4092. During the meeting, there will be one copy available for public inspection. Additional copies are available by making the request from the Clerk's office. You are entitled to one copy of the supporting materials free of charge.*