

MINUTES OF THE BOARD OF CHURCHILL COUNTY COMMISSIONERS

155 N. Taylor St., Fallon, NV 89406

April 7, 2022

Call to Order:

The regular meeting of the Board of County Commissioners was called to order at 8:15 AM on April 7, 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
Deputy Clerk to the Board Pamela D. Moore

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 you all know me. I am back. I have 2 things to talk about. When I was preaching on the streets of Richards and South Maine, 2 girls in 5th or 6th grade heckled me, walked away, and came back. It was a tall girl and a little girl. The tall girl took the head of the short girl and did a big smooch. I tell you; our society is going downhill and our children are being sexualized.

Also, I would like to mention that under the Nevada Revised Statutes, you have assigned library trustees and they are supposed to be certified. I want the Commissioners to understand that the policy is that they do not use their political philosophies and ideology because they will bring the sexualization of the children here. It is here and we can't hide it anymore. Oh, we shouldn't discuss it because it will bring more. It is here. It is concentrated here. We need to do something about that.

Second, the Mayor described at their meeting on Tuesday that we are a bunch of peons. The state government has total control of us. We can't do a thing. We can't write bills to our legislators. We can't arm our police correctly. We restrict our law enforcement to do minimal amounts. It is incredible; absolutely incredible. Lastly, this really upsets me, if we don't do something about the social media; it is brainwashing our children. Brainwashing our children. They got separate autonomy but they are pushing CRT, Critical Race Theory. They got everything else but race and their design is to create our children to behave in a way that is totally ungodly. Unholy. We need to do something because we the people that stand up to corruption, that the state is making you, forcing you, because you are nothing but a bunch of peons. It is all about the money. It is all about the money. That is pretty sad. We the people are to govern you, so you better listen to folks today.

Thank you.

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 1st day of April, 2022, between the hours of 11:00 AM and 2:00 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 Gregory Koenig made a motion to approve the Agenda as submitted. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

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

A- March 3, 2022.

The Minutes of the meeting held on March 3, 2022 are submitted for the board's consideration and approval.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Commissioner Justin Heath made a motion to approve the Minutes of the meeting held on March 3, 2022 as presented. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

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

Proposal: Churchill County is proposing to establish a new residential zoning district. The current residential zoning districts are:

- E-1 First Estate District
- R-1 Single Family Residential District
- R-2 Multi-Family Residential District

The proposed zoning district is titled:

- R-3 Intensive Multi-Family Residential District

The new ordinance provides for multi-family development with an intensity that is customary for large apartment complexes. The ordinance:

- Establishes the new zone.
- Makes adjustments to the R-2 zone to coordinate the zone description, its allowed density, and its development standards with the new R-3 zone.
- Makes adjustments to the Planned Unit Development (PUD) standards to incorporate the new zone into those standards and coordinate it with the other residential zones.
- Establishes allowed uses for the new R-3 zone in the Use Table, along with adjustments to the R-2 zone to coordinate the two zones.
- Establishes a new section to provide development standards for all multi-family development (whether in the R-2 zone, R-3 zone, Planned Unit Developments, etc.).
- Significant changes are made to the two existing tables and their notes that provide Intensity and Dimension Standards. In addition to the above noted changes for the R-2 and R-3 zones, changes are made to:
 - o Streamline the use of the tables by combining the two tables and their notes into one table with notes.
 - o Eliminate duplication.
 - o Correct errors.
 - o Refine existing standards.
 - o Provide complete standards for cluster developments.

Two primary elements of residential zones are density and allowed uses:

- The changes provide a tiered and increasing allowance of density and are coordinated between zones: The proposed Intensity and Dimension Standards table shows the changes in maximum density: R-1 = 5 units/ac; R-2 = 10 units/ac; R-3 = 16 units/ac.
- Similarly, the PUD standards use the same maximum base densities, but allow the option of requesting bonus density in exchange for providing additional beneficial facilities: R-1 = 8 units/ac; R-2 = 16 units/ac; R-3 = 24 units/ac.
- The Use Table provides differences in what uses are allowed in different zones, often in a tiered and coordinated way. The R-2 zone was adjusted to limit the number of residences to 4 or fewer per lot. Thus, a home, duplex, tri-plex, four-plex, or a pair of duplexes can be placed on a lot. Only the R-3 zone allows more units on a lot. Note that placing more than a duplex on a lot becomes more difficult with more units unless connecting to a community sewer and water system.
- Because of the intensity of population in an R-3 development, a limited number of commercial and community uses are proposed to be allowed. Community uses that are similar to apartments are allowed. Commercial uses that commonly provide neighborhood services are allowed.
- The commercial zones currently allow multi-family development but proposed changes to the Use Table will prohibit future multi-family development. There have been few or no such developments since the zoning code was established and a handful that pre-date the zoning code. These will become non-conforming uses. They may continue to operate as they have but, if the use ceases, they lose their nonconforming status and may not be re-established. New multi-family developments that are desired in the current commercial zones would need to be re-zoned to R-3, or use a PUD.

A number of other minor changes and corrections were included in the ordinance:

- Special provisions for cluster developments currently exist for a few specific standards (in specific table cells) but those don't extend to all standards (in other cells) and cluster lots cannot normally meet those standards. Changes are made to the fill gaps for missing standards and streamline their use. Notes 4 and 6 are edited to fix errors and clarify the application of standards.
- Changes are made to correct errors in standards for PUDs. Specifically, the current table has separate rows for PUDs in each zone; yet, the table entries were wrong, incomplete, or blank. These rows are proposed to be eliminated, with a general note (***) on each applicable zone directing the reader to the PUD section regarding dimensional standards. This greatly streamlined the table and eliminated the errors.
- Changes are made to correct inconsistent density terminology, to coordinate tiers of increasing density among the residential zones, and to clarify that density refers to the number of residences, not to commercial, industrial, and other uses.
- The dimensional standards table for residential zones did not have height limits, while the table for commercial zones did. When the tables were combined, this column was added to provide a standard for all zones.
- The standard establishing 1 single family residence per lot (when allowed) is Note (1) in the current table but it is located in the wrong place and does not fully describe the application of the standard. The table and note are edited to correct this.
- The current tables have errors throughout the columns for Minimum Average Lot Width and Minimum Lot Width, including consideration of lots on cul-de-sacs. Errors are corrected - for example, the Minimum Average Lot Width should be the larger number.

A copy of the Staff Report and excerpt from the Planning Commission March 9, 2022 draft Minutes are provided for reference.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Public Works Director Chris Spross said although, this is the first hearing, which is usually meant to set the date for the second hearing, there is a lot of information that is involved in this ordinance, so we felt it prudent to run through a presentation to outline the specifications.

Dean Patterson, Associate Planner, said Churchill County is proposing to establish a new R-3 zoning district. It is called Intensive Multi-Family Residential District and there are a number of other minor changes and corrections that were included in the ordinance. On page 2 you see the new description.

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Changes to Zoning Descriptions **(p. 2)**

New R-3 district description

16.08.185: INTENSIVE MULTI-FAMILY
RESIDENTIAL DISTRICT (R-3)

Changes to R-2 district description

16.08.180: MULTI-FAMILY
RESIDENTIAL DISTRICT (R-2)

- **Coordinate urban resid. zones (R-1, R-2, R-3)**
- **Distinguish moderate v. high intensity**
- **Emphasize sewer and water connections**

Use Table Changes **(Exhibit A – separate)**

Added a column for R-3

R-3 uses are mostly the same as R-2

Coordinated R-2 and R-3 uses

- **R-2 changed for up to 4 units on parcel**
- **R-3 for 5+ units (apartment complexes)**
- **R-3 does not allow single family residential**
- **R-3 allows community services similar to apts.**
- **R-3 allows neighborhood commercial**

> Recommend removing multifamily from commercial zones

- **Error to correct – remove “S” in C-1 & C-2**

Density Changes **(Standards Table)**

Added R-3 to standards table (p. 8)

Checked nearby counties for comparison

Fixed open-ended density for R-2

Coordinated R-1, R-2, & R-3

- **Use increasing & tiered density**
- **R-1: 5 units/ac. (~7000 sf lots + roads)**
- **R-2: 10 units/ac. (previously not stated)**
- **R-3: 16 units/ac.**
- **>>Compare local city apts. - 17-20 units/ac.**

Density Changes **(Planned Unit Development Section)**

Added R-3 to PUD code section (p. 3-5)

Coordinated densities among R-1, R-2 & R-3

- **Start with base zoning density in table**
- **PUD allows bonus density for providing additional beneficial facilities.**
- **R-1: base 5/ac. // bonus 8/ac**
- **R-2: base 10/ac. // bonus 16/ac**
- **R-3: base 16/ac. // bonus 24/ac**

New standards for ALL Multi-family Development **(CCC 16.16.020.8 – page 9-10)**

- New section (I)
- Describes how density is calculated (A)
- Requires balcony, laundry, trash site (E)
- 3 paragraphs (B, C, D) that establishes a tiered requirement for open space.
 - 2-4 units: Landscaping yards
 - 5+ units: 20% of project site in open space
 - 20+ units: tenant amenities

Intensity and Dimensional Standards Tables **(CCC 16.16.020.1)**

- Currently found in 2 tables with notes
- Deletes them and combines into one table with notes
- Eliminates redundancy and streamlines the table
- Fixes errors and fills in missing standards
- Adds R-3 zone and coordinates it with other residential zones

The orange highlighting are the changes.

Zoning District	Site Development Standards								
	Area And Density		Site Dimension Standards				Minimum Setbacks (Ft.)		
	Minimum Parcel Area *	Maximum Residential Density 	Minimum Lot Width (Ft.)	Minimum Average Lot Width (Ft.)	Minimum Distance Between Dwellings (Ft.)	Maximum Height (Ft.)	Front 7, 8, 10	Side **, 8	Rear **, 8
A-5 	5 acres	1 per 5 acres	150	200	60	35	30	25	40
A-10 	10 acres	1 per 10 acres	200	300	60	35	30 ⁵	30 ⁵	40 ⁵
E-1 ***	1 acre ³	2 per acre ³	60/30 ³	100/80 ²	20	35	30	10	20
R-1 ***	7,000 sq. ft.	5 per acre	60/30 ³	100/80 ²	10	35	20	6	20
	Corner lots 7,500 sq. ft.	5 per acre	75	n/a	10	35	20	6	20
R-2 ***	5,000 sq. ft.	10 per acre	50/30 ³	60/80 ²	10	35	20	5	20
R-3 ***	8,000 sq. ft.	16 per acre	50	60	20	35	20	20	20
RR-20	20 acres	1 per 20 acres	500	600	60	35	30	30	40
C-1 ***	1 acre 	n/a – except for PUDs	80/30 ³ 	100	n/a	35	30 	n/a	10/20 
C-2 ***	1 acre 	n/a – except for PUDs	80/30 ³ 	100	n/a	45	30 	n/a	20
I ***	1 acre 	n/a – except for PUDs	80	100	n/a	65	40	20 	30

NOTES:

* For non-PUD land divisions, the area of road easement or right-of-way may contribute to meeting the minimum parcel area requirement for parcels of 1 acre or more, and shall be excluded for parcels of less than 1 acre.

** A detached accessory building may occupy not more than 1/2 of the total area of a rear yard. No such accessory building shall be nearer than 5 feet to the rear and side of the property line nor closer to main buildings on the same or adjacent lots.

*** Lot size, density, and dimensional standards for planned unit developments will be established during approval of the project; and where not established shall be determined by the building official and Director at the time of issuance of a building permit.

 To determine whether various residential structures are allowed in a zone, refer to the use table in CCC 16.08.250. The maximum residential density for single family dwellings on existing parcels is 1 per parcel except as allowed elsewhere in this title, such as for accessory dwellings and 2nd permanent dwellings. The maximum residential density for multifamily dwellings and the creation of new parcels for single family residential development is as stated in the table.

2. Minimum average width for those lands with frontages abutting a cul-de-sac.

3. Minimum frontage width for those lands with frontages abutting a cul-de-sac.

4. Except when the lots are created as part of a cluster development, then the minimum parcel area and maximum residential density shall be in conformance with CCC 16.12.040.4 as an allowed exception to the Master Plan policies for Public Services and Facilities and section 13.02.010.

5. Setbacks for lots within the Hazen or Stillwater town sites shall conform where possible to the following:

Front minimum setback = 30 feet

Side minimum setback = 10 feet

Rear minimum setback = 20 feet

6. Lots created as part of a cluster development shall use the site dimension standards and minimum setbacks standards established for the E-1 zoning district.

7. Setback is from any road easement; where corner lots shall have 2 front yards.

8. Setbacks for detached accessory dwelling unit shall be the same as those for a primary dwelling unit.

9. Minimum lot size is 1/2 acre if water or sewer facilities are provided; 1 acre if facilities are not provided.

10. An additional setback of 30 feet more than the listed distance is required along all State and County-maintained roads with speed limits greater than 25 miles per hour, unless the lot is less than 1.5 acres in size.

11. This setback applies when the property abuts a Residentially zoned or residentially used parcel.

12. 10 feet of this setback that is adjacent to the street will be dedicated to landscaping.

13. 20 feet or a width equal to the height of the structure, whichever is greater.

14. If community sewer and water services are extended to the property, the minimum parcel area is 5000 square feet.

Options for Bill 2022-A

- **Continue the hearing to another night**
- **Make a recommendation tonight**
 - **Include error correction:**
“except making the following change – on the row for 2-4 Multi-Family Dwellings, remove the S for the C-1 & C-2 zones.”

Chairman Olsen asked if there was any public comment. Just to make a note, this is your first bite of the apple and, if you are not satisfied today, we are tentatively going to set a hearing for April 20, 2022 to discuss this again. We have noted the changes that are going to be made. Public comment will be 3 minutes in length and we would like people to be civil. Civil discourse is what we encourage here. Come forward and state your name and address.

Darrell Lawson, 2215 Coleman Road, said I have seen a lot of changes over the years. I have been there about 30 years. The traffic on that road is just ridiculous already. There is a very narrow road. I have seen a lot of near accidents there. I just wanted to know if there was going to be a traffic study before this goes forward. I am also concerned about how we are going to hook up the water and do all of this septic and other things. That is all I have got to say.

Geoff Knell said I will make it quick. I came here in 1998. I am retired from the military. I enjoy this small atmosphere and the camaraderie of a small population. These people know each other and their neighbors and the stuff they do wrong. In all the military installations I have been to around this country, it is about housing, prostitution, anger, bitterness, you name it. So, when you look into going this direction to turn this county into a very wet, angry, bitter environment, it doesn't make any sense. Look at Chicago and what happened in Sacramento, the shooting at the bar over stupid stuff. Are we willing to increase our population to a degree that people can do whatever they want? You really need to think. I might have to move. I bet you would like that, wouldn't you? To know that what we have for the love of money. The field that we are looking at on the map there is animal feed. We are having a food shortage for humans and animals and all this stuff and all we can think about is an encroachment for our people who want to make money. I think it is out of the state of Colorado, isn't it? It's that investment firm from Colorado. What is it going to do for us? Are they going to put in sidewalks because the federal government wants us to keep walking. If you look at all the stuff that is being redesigned, it is for people to walk because they don't want you to drive a car. We are a strain on the earth. So, you really have to think. This is greed and corruption and that is the problem with Capitalism is greed and corruption. It is not benefitting us. It is not benefitting our community, whatsoever. Especially if it is designated low income. They don't want to pick up their dog poop, they litter, they have no respect for authority. I just don't want this in this county anymore. Even if it is annexed into the city, I don't want it. It is really out of hand. We should be preparing food so we can feed ourselves and others.

Tom Riggins said I have been a real estate appraiser and consultant for over 30 years. That has given me the chance to look at zoning ordinances and development codes all over this state and other states. I just have a suggestion. If you approve this, that you consider adding an off-street parking requirement to the R-2 and R-3 portions of the development code. The reason for that is otherwise you have a congested dangerous situation. All you have to do is look in Fernley at Starlight and Sunbeam Avenues across the highway from Round Table Pizza. Drive through there at around 5:30 in the afternoon and you will see what I am talking about. I realize that, in the project review, that may already be covered, especially in the PUD but the reason I am suggesting this, and I mean no offense to anyone, Planning personal may change over time and you, as the approval body, will change over time and the constant should be the zoning ordinance and the development code. I know I am late in this process. I realize I should have taken this to the Planning Commission but I didn't realize it was there, so that is a suggestion I hope you would consider.

Nancy Hoggard said I attended the 2 Planning meetings on this subject and I am here today. I am curious why Churchill County needs additional zoning for higher density. A code for large cities not small cities like Fallon and certainly not rural counties. This code has no business being applied to Churchill County. R-2 with a PUD allows for very high density, including 3-story apartment buildings. There are no 3-story buildings in Fallon. There are at the base. In these meetings, I learned that the code is being added for one specific developer. The identity of this developer was a secret. Mr. Patterson was asked what he used for a standard; Washoe County. He said he used Washoe County but he also looked at Storey, Douglas, and Lyon Counties. Douglas, nope. Lyon County, nope. Storey County, nope. So, it must be Washoe County. This issue has been tabled for the next meeting so a board member could study the package and then a special meeting was called just 2 weeks later for this issue only. It couldn't wait for the next regular meeting. Just a lot of odd things. It appears that the county is playing a monopoly type of game with helter skelter developments and walking away from decisions that were looked at and affect county residents by making permanent decisions that will affect residents for years and years. As opposed to what your job is 'orderly development, efficient use of land and public and compatible use to facility at adequate and economical provisions for street and utilities and to preserve agriculture lands and open spaces.' Also, in the Agenda I found that the developer is in fact Vertex Fund 3, which ends up with money in Singapore and China. Item #2 will allow the County Commissioners to sell the property to Vertex today without first offering the property to the public for development. I hope we do not approve both of these items.

Chairman Olsen asked if there was any further public comment but there was none. He said I have one thing that I have been thinking about for a while behind closed doors about xeriscape. I think that we should mandate that landscaping on some of these properties should be xeriscape. Look at the different zonings that we have and especially, what ends up happening is the water becomes so expensive that people just don't have a yard anyway. Let's plan, initially, that way so developers start with a xeriscape plan so that people can have a small yard if that is what they like but that would reduce the amount of water and the pressure on our water system and also keep the place looking better. That is what I am more concerned about. I would like to see us include an item for discussion when we have the hearing. I hope you heard what Tom said as we should make sure we have that covered too if we haven't already. Chairman Olsen asked if there was any further comment.

Commissioner Koenig said I just want to make it clear that the motion today is not approving anything. It is just setting a hearing for the future where we will make that decision. Today's motion is not approving it; it is just setting a hearing so we can talk more about it.

Commissioner Gregory Koenig made a motion to set the public hearing for April 20, 2022. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

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)

This agenda item concerns the sale and development of county-owned property located on Coleman Road. The properties are identified as APN 008-301-11, consisting of 5.20 acres, and APN 008-301-12, consisting of 26.21 acres, which are adjacent to one another. The two properties are being sold to a developer for the purpose of constructing an at-market multi-family housing development (not workforce housing or affordable housing). The project location is suitable for this type of housing given its location in the area designated for urban growth in the county's Master Plan.

In November of 2021, the county released a Request for Proposals (RFPs) seeking proposals from developers for this project. The RFP was advertised and distributed to potential developers. Vertex Fund One, LLC was the sole respondent ("Vertex"). Their letter is provided with this report. Since then, county staff have met several times with Vertex to discuss the project and to negotiate the terms of a sale agreement. Staff is pleased to recommend approval of Vertex to be the developer of this project given their experience, adequate capital to support the project, vision for the project, and their ability to provide a high-quality product.

Below are some highlights of the Real Estate Purchase and Sale Agreement and other related agreements.

- The total purchase price for both parcels is \$600,000. This is the market value of the large parcel per an Appraisal Report dated October 20, 2021. The smaller parcel will largely be used for a new county road, thus justifying the sale without additional consideration.
- Following the execution of the Sale Agreement, the developer will have a period of time to complete its due diligence, which includes engineering, permitting, planning, and mapping of the project, which are to be accomplished prior to the closing date. During this time, the county will also pursue efforts to rezone the property to allow for the density needed for the project to be financially feasible.
- If the county defaults on the sale of the properties for reasons which are under its control (does not include items such as failure to secure permits or rezoning, which cannot be guaranteed by the county), the county will be subject to certain financial penalties, which include the payment of the developer's costs expended up to that point.
- The developer will be purchasing water EDUs for the entire project from the county at a rate of \$3,640 per multi-family EDU (one EDU per door).
- Upon closing on the sale, the developer will be required to execute a separate document captioned "Declaration of Special Land Use Restrictions and Option to Reconvey". The purpose of this document is to prevent having a project languish for years without any progress, as the county has experienced in the past. This requires the developer to follow a construction schedule, which, if not followed, results in the county having the option to repurchase the property, the EDUs, and

improvements from the developer. Another alternative for failure to follow the schedule is that the developer may sell the project to a third party, with guarantees and sureties to support the completion of the project.

- The developer will be required to fund the design and construction of extending the water and sewer lines to the project site. A separate agreement captioned “Water & Sewer Extension Agreement” provides the terms for that phase of the project. Under that agreement, the county will be required to credit back to the developer 100% of the developer’s costs for extending those lines. The credits will come in the form of water and sewer connections and other impact fees if needed. Those costs are roughly estimated to be \$4.3 million.

Resolution 9-2022: The general rule is that, when a county sells real property, it is required to first offer it to the public through a public auction. An exception to this rule is when the property is being sold for economic development purposes. “Economic Development” means, among other things, the establishment of residential housing needed to support the establishment of new commercial enterprises or facilities or the expansion of existing commercial enterprise or facilities. See NRS 244.2815. Therefore, in order to sell the larger parcel (APN 008-301-12), without first offering it to the public, the board must adopt a resolution finding that the sale is in the best interest of the public and that it serves an economic development purpose. The specifics as to how the sale satisfies those requirements are outlined in the resolution. The law further requires an appraisal be ordered prior to the sale. The appraisal was ordered, which shows a market value of \$600,000.

Resolution 8-2022: Another exception to the general rule of first offering the sale of real property to the public is found in NRS 244.276. This statute authorizes the board to sell real property without an appraisal and without first offering it to the public when the purpose is for the establishment of a street. The smaller parcel (APN 008-201-11) will mostly be used for the establishment of a new county street that will be constructed adjacent to the multi-family housing development. It will serve as access to the development and, eventually, for continued expansion northward towards Rice Rd. The statute requires the board find the sale of the land to be in the best interests of the county. This resolution satisfies that requirement.

FISCAL IMPACT: Sale of property will generate \$600,000 in revenue. The Water & Sewer Extension Agreement will cost the county approximately \$4.3 million in lost revenue expected from impact fees. Development will generate additional revenue for the county in tax revenue and other impact fees.

EXPLANATION OF IMPACT: See above.

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Civil Deputy District Attorney Ben Shawcroft said it does appear rather complex on the Agenda item but, really, what we are talking about today is entering into a Contract with Vertex for the sale of those 2 parcels that are on Coleman Road. The county has owned the larger parcel for a number of years now, in contemplation of trying to figure out how to best use it to the benefit of the community. We have gone through several different ideas and visions for that property, ultimately, concluding that, based on the housing studies, we realize there was a significant pressure on all the community for multi-family units. Therefore, we issued a Request for Proposals (RFP) for any

developer who would be interested in purchasing the property and developing it into multi-family units. We issued the RFP and received inquiries from developers but, ultimately, received one official proposal from Vertex. After receiving that proposal, we followed that up with several meetings with them and discussed and negotiated a potential sale of the property. Representatives of Vertex are here to provide information about who they are. We have 2 resolutions that are before you. One is for the larger parcel and that resolution finds that the sale of the large parcel is for an economic purpose in that it will be used for multi-family units, which qualifies under that purchase, per statutes.

The smaller parcel was originally acquired from the owner by the county with the purpose of using portions or all of that parcel for a roadway that will eventually move north in the phased approach across the river and up towards Rice Road to provide better access. That will be down the road. The resolution will allow the county to sell it to the developer, with the understanding it will mostly just become a road, so they are not going to be adding several different units on that property and so, under Nevada law, we are able to do that without a separate appraisal for it and without offering it to the public. If the board is inclined, it will be a real estate purchase and sale agreement whereby the county can sell both parcels for \$600,000. The large parcel did have an appraisal done on it and the market value for that came back at \$600,000. The contract provides for a due diligence period for the developer in preparation to close on the sale so they will be able to complete different studies and evaluations and the permitting process design and, if for some reason, those prove that this is not a feasible project for them, there are options in the contract for them to withdraw. If those seem to turn out okay, and we have every reason to believe they will, then we will proceed with closing on the property once that due diligence period is completed. We will have a separate agreement whereby the developer will be required to complete a performance and construction schedule, which if not followed, then the county will have the option to repurchase that property so that we can prevent the property from just languishing if the developer just sits on it without any progress. Every indication we have is that they are very excited about this project and they are wanting to get moving on it.

There is a separate agreement that we will be asking for your approval today, which is a water and sewer extension agreement, where the developer will be required to fund the extension of the utilities to the project from their existing endpoint and once that is completed, they will receive a credit back for those costs through the use of the county's impact fees. I want to remind everyone that we are still in the very preliminary phase of this. When we start talking about concerns with traffic and improvements, we will have many opportunities in the future to talk about those things. The focus of our item today is just to have the board approve the contract so we can move forward.

Tom Ernst said Vertex Development Group is a collection of seasoned real estate professionals. Although we are a company, each project that we do is a separate entity. These entities are capitalized certain ways. We don't go at each project as one company but they are divisions of Vertex. We have 4 partners in the group that are our senior management team. Two of them are not here today but they have sat at this table a couple of times. Vertex has built homes and apartments in Colorado for many years. The two senior managers of Vertex are both from national or regional home builders where they understand production and how to get buildings built on time and under budget.

Lonnie Phelps, sitting here, is owner of Phelps Engineering out of Denver, which is one of the largest firms in the area. They have been doing this for many years all throughout the west. He has done very large infrastructure projects; wastewater treatment facilities, pipelines, and, most importantly, residential communities, whether it be detached homes or attached homes.

My background includes heading up the investment banking of our group, which is a very important aspect when we are at this stage. We have to make sure that the contract we are proposing that we negotiated through an RMP process, is viable. We have to make money; we can't lose money. We also have a way of capitalizing these projects. We have 3 projects in the City of Fernley happening right now. Two of them are multi-family projects and one is a residential lot subdivision, so our group went out and negotiated these 3 projects and are working with staff in Fernley to get these approved and we are doing very well. They are big projects and they are excited about them.

The investment banking group primarily wants to make sure it is viable, so we do all of our evaluation ahead of time. Before we even met, we looked at them and decided we can make this happen. This is our passion. We are originally from Grand Junction, Colorado, Lonnie is and I am from Steamboat Springs, which is a small community. I was on the Planning Commission in Steamboat Springs for 5 years. It was a town that had a substantial housing shortage. I am not going to call it affordable but moderately priced homes. We did have a multi-generational town. I could live there but my kids couldn't live there. We also had workforce housing. People could not work there.

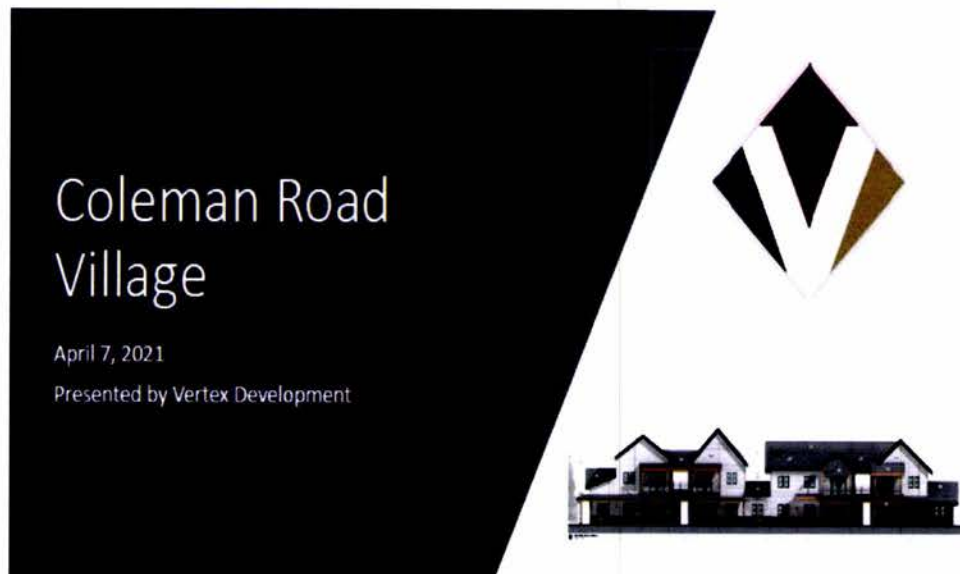
In addition to investment banking, my background was originally repositioning real estate developments all over the country and a firm out of Chicago for banks. I went out and fixed all the projects that didn't work. We have different economic cycles and we have different attitudes. We have a substantial amount of experience with our teams. We are going to make this a successful project and meet all of our schedules and we are going to give a good return to our investors and we are very happy to be here.

We are going to talk about our goal for Coleman Road for just a few minutes. This is very preliminary and we would like to get a contract going so we can really solidify what we are doing. We want to develop a pedestrian live/work community, which means that people are not here on vacation. They are not here for a second home; they live here. They work in the neighborhood. How do we get them from here to work? How do we manage traffic, how do we get them to enjoy the community? We call it upscale accommodations. There are many different ways we can talk about the value of an apartment development. There are moderately priced homes, moderately priced rental rates, market rates. These are not subsidized rates. We want to build a product that your people can afford. There is no sense in putting a product there that they can't afford. We do want to make it as nice as possible. We have been doing this for a long time. We know how to build quality and build on time and source out materials. We know what people want. We have experience in the hospitality world where we are trying to please guests and make sure that if somebody comes into our development, they are happy and may recommend another development, so we want it to be upscale.

We talk about an experience-based environment and we are very keen on that. Our planners are located in Reno and we all want the same thing. We all want an experience where we live.

Sometimes, you can get that and, sometimes, you can't. If you are in downtown Reno, your experience might be the casinos or restaurants. We happen to be from a small town. We happen to be from nature. We want to connect trails. We have water right behind us. We don't know what division is but that is high on our list. What is the experience. When you come in, where you park, how do you get to your unit. We are very keen on that. We talk about supporting the county in their rental housing shortage and we use that word as a reference from the needs assessment analysis and we say there is probably a shortage. We have enough information of the northwest region and we know Fallon very well and we know what your economic drivers are here. We know what they are up the road in the more industrial areas and we know what desirable living is. We know that we have a location neutral workforce now that can choose not to be in Reno anymore. They might want to be here if they had the option. Transitional and multi-generational housing is a topic that I am very familiar with.

Tom Ernst had a PowerPoint presentation as follows:



Coleman Road Goals and Objectives

- To create a pedestrian friendly live-work community
- Up-scale accommodations
- An experiential based environment
- Support Churchill County's rental housing shortage
- Create transitional and multi-generational housing
- Construct an aesthetically pleasing community
- Amenity driven environment
- Blend into the surrounding neighborhood
- Utilize sustainable housing technologies

Why Churchill County ?

- Well thought-out County Master Plan
- Sustainable job growth
- Reasonable land values
- Other markets unattainable
- Infrastructure availability
- Public private relationship
 - Churchill County
 - Fallon Navy Base

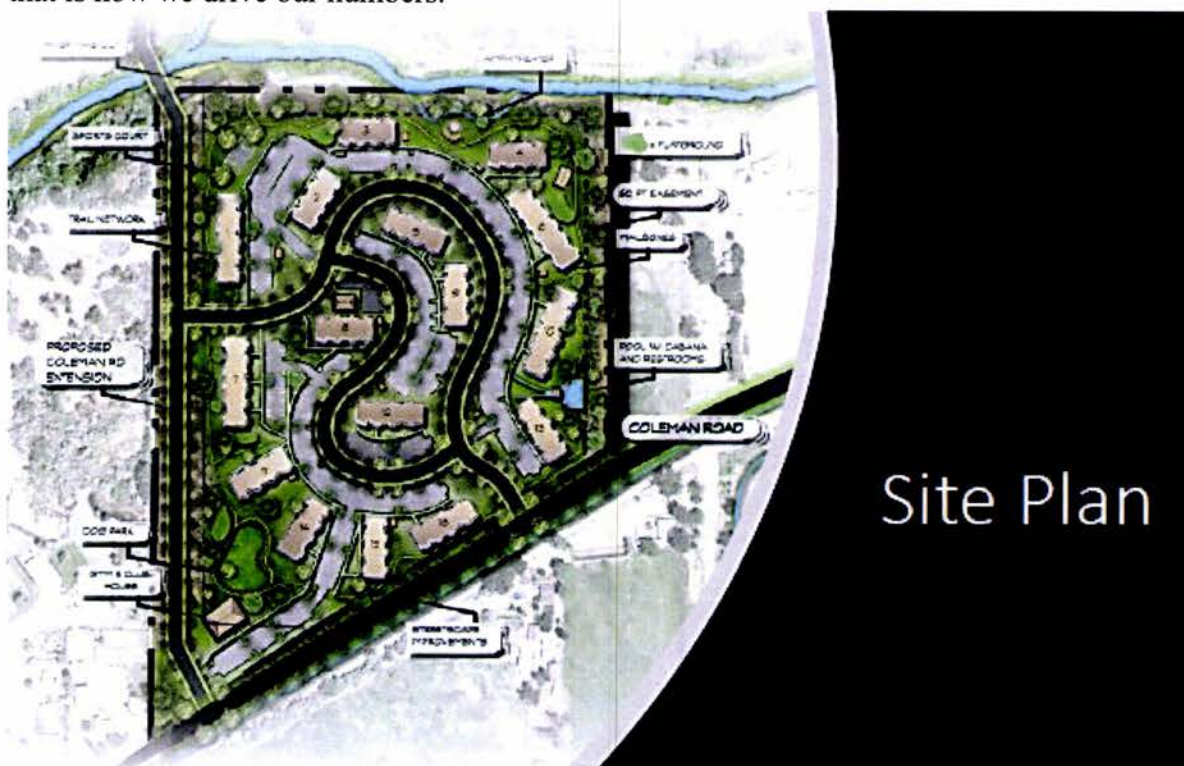


Coleman Road Overview

- Located on 27 acres of land
- Soon to be Zoned Multi-Family
- 420 dwelling units
- Several amenities
- Modern-day rural farmhouse feel

We have to also consider in our model what the family looks like now. It might be a stay-at-home mother or father working from home. Things have changed dramatically. That is what drives us. We love working on that. This particular property is on 27 acres of land. Based on the zoning regulations, we could actually put a lot more than 420 units, but 420 units, at this early stage, seemed to fit well. You need a little bit of mass to support all those beautiful amenities. Putting in and maintaining a pool is expensive. Roadways, parkways, whatever we do, dog parks, picnic areas, gyms, all require a little bit of density to make them viable. Our preliminary plan is we need to do this so that we can do our financial modeling to see if this relationship is going to be a win/win. If it does, it works. We have to upfront a substantial amount of money to extend water and sewer service but, with all that, we thought about this very hard early on and this works. This is really all we have. There is not much to talk about in this area other than there is a small strip of land that is 5 acres and we are going to own that but there will be an easement on there where we can never develop that piece. It will be dedicated for a potential road that goes through there. It makes sense for us to own it so we can maintain it. We can landscape it.

Down below, that is a gym facility and we have the first entryway. To the right, as you go up the road, you see the pool. We could probably put those 2 closer together but, right now, our main focus is mashing to understand how many units with enough open space. We have more than 20% open space here. We will most likely combine those 2 facilities and then we have dog parks spread out and picnic areas. This is our design with the mandate of how many realistic units we could get and that is how we drive our numbers.



In that contract that we are negotiating that we are potentially signing, we are committed to our performance schedule. It is very important to understand. Usually, we look at it in 3 different phases. We have the entitlement phase. I am not saying it will take a year to do any entitlement. This is how we look at it from a task standpoint. We are excited to be working with the county. We have already worked with staff and we know that is going to come way down. We work pretty quickly. We have capacity in our engineering and design group to submit fairly soon. We hope to cut that down quickly. That is the one area we just don't know. We are very excited about this project. We want to do it right but we want to do it quick. Year 2, which won't take a year, it will probably take a half a year, is for infrastructure. Lonnie Phelps has been constructing large developments all his life. It is not going to take a year. Vertical construction is a little less predictable, however, we are confident we can build that in 1 year. We are giving ourselves 3 years but in reality, it will probably take 2 or less. We think this will be a great relationship.

RESOLUTION 8-2022

A RESOLUTION DECLARING IT TO BE IN THE BEST INTERESTS OF THE 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 NORTHERN DIRECTION.

RESOLUTION 9-2022

A RESOLUTION FINDING THAT IT IS IN THE BEST INTEREST OF THE PUBLIC TO SELL A PARCEL OF LAND IDENTIFIED AS APN 008-301-12 WITHOUT FIRST OFFERING THE PROPERTY TO THE PUBLIC FOR THE DEVELOPMENT OF RESIDENTIAL HOUSING WHICH SERVES AN ECONOMIC DEVELOPMENT PURPOSE.

Chairman Olsen asked if there was any public comment. Geoff Knell said I would like to read first part of the Preamble to the Declaration of Independence. We hold these truths to be self-evident, that all men are created equal, that they are endowed by their Creator with certain unalienable rights, that among these are life, liberty and the pursuit of happiness and property. That to secure these rights, governments are instituted among men, deriving their just powers from the consent of the governed. That whenever any form of government becomes destructive of these ends, it is the right of the people to alter or to abolish it. It goes on and on. The lady that just spoke in the last public comment revealed that one of the investors is a company that has invested from Red China and Singapore. What I learned is, China is using what we use for the rest of the world; the United States Government to take over people's lands and create developments and so forth. This should stop. They are taking away the liberties. See, the red Chinese are taking over America without firing a shot. They are buying up farmland and they say this investors group, if they are correct, it is red Chinese buying up property. The socialists do not want us to own property. It is all about rent, rent, rent. I would like you to really think about what you are about to do. Gentlemen, Chairman, you

need to do your research. You really do. This is, let's just say, I raise my hand to defend the Constitution for foreign and domestic. This is a foreign invasion of taking over our land. It looks good on the surface, really good on the surface. Deep down, it is a plan to remove our liberties and be under a social agenda, eventually. Our federal government is going for it because, you know they are keeping us in poverty, angry, and bitter. This looks like oh, we are going to put people in houses, oh, we are going to be wonderful. It is a lie. It is conditioned to later on to lose our freedoms. We got open borders. We've got all this stuff going on and look where we are today. You need to wake up and do your research. If they are really affiliated with the red Chinese, you are not patriots, you are traitors. You need to wake up.

County Manager Jim Barbee said, when this property was originally purchased, two thirds of the Commissioners that are up here currently, were not Commissioners at that point, so, I will just quickly, if it's acceptable, give an overview of what happened in the May 29, 2019 meeting when the approval of this purchase went through. So, this property was actually the U.S. Fish and Wildlife Service property that had been purchased. Those water rights attached to that property had been removed from the property for some time through TCID. It had remained under irrigation utilizing water rights that the county had in addition above and beyond so, we were able to keep it wet and keep it in agricultural production but its actual waters had been stripped from it by the U.S. Fish and Wildlife Service. At that point, then they put it forward for sale, so we brought forth a proposal on May 29, 2019 to purchase the property. Specifically, if you review those Minutes, we identified that it would have 2 primary purposes. One was for workforce housing and the other was to create a roadway that would go north and south and be able to eventually connect with Moody. As you are aware, to the north we have the Sky Ranch Planned Unit Development that has been on the books for some time, which represents, I think about 2,800 houses and then you have River Homes just across the river to the north, which currently sits on the books with around 650-700 houses, somewhere in there, recognizing that the only exit ways out of there are going to be Wade Lane coming down Moody Lane and Rice Road and then back through Gummow, which are limited in their capacity. So, the idea was that this would create a 3-lane with a center turn. All of that stuff will be addressed through road studies as it moves forward but those specific 2 items were presented to the Commission and the motion itself was made by former Commissioner Carl Erquiaga and actually Chair Olsen was on the phone, so he was not present, so Vice-Chair Bus Scharmann was running the meeting, so Chairman Olsen seconded the motion and it did pass for those purposes unanimously. Then secondly, I would note the following item after that Agenda item was the actual approval of the housing study, which was performed thereafter and has since been updated. It really kind of shows the demand. When we referenced the workforce housing, specifically, what we were talking about was the issues that we have and well over 20% of the folks that are working at the base and are supporting this country, there is no place for them to live so they are having to commute to Fernley and to Reno. It has been voiced by this Commission, in my time here in the county in this position, that we believe that those folks, if you are going to work in our community, even beyond the Navy, if you are going to work in our community, you ought to have an opportunity to live in our community. This will make it that much stronger. That is what we consistently presented in this. We recognize the low supply of housing that we currently have and how that impacts the prices of housing that we currently have and recognize that, by expanding this with a higher end product, we will open up greater supply and it will have a cascading effect in terms of providing more affordable housing across the board from the top product to the bottom product. We feel like this is really a

good start in that. That is why we bring this forward to you today.

Commissioner Koenig said are we doing a little bit of the cart before the horse. We have the hearing on the 20th to decide whether or not we are going to approve the R-3. I think this project pretty much depends on it being R-3, so if we approve a sale today to you and then on the 20th, we don't approve R-3, I think we might be doing this in the wrong order. It is 2 weeks down the road. Is 2 weeks going to make or break anything? I think we need to clear up the zoning change before we sell the property to someone who is intending to use that zoning change.

Tom Ernst said, if you are referring that question to me, I would probably revert back to Ben. No, it won't for us, 2 weeks. We are just on the Agenda, we thought we would come in and say hello. Chief Deputy DA Benjamin Shawcroft said the R-3 ordinance is not changing the zone on this parcel. It is just adding to the code. A separate hearing will be held in the future, if the code is changed, adding the R-3 zone. A separate hearing will be held concerning the rezoning of this parcel. The contract provides that, if the county is not able to secure that zone change, then the county is not penalized. It is one of those things that is a box that needs to be checked in order for the project to go through and for the closing to happen. We could wait a couple more weeks but, in the end, it doesn't change the fact that there is still some unknown issues. Even if we continued it for 2 weeks, we are still not going to be able to guarantee that the parcel will be rezoned. It is a separate procedure and a separate hearing. An application for that has not even been filed yet. That will be done down the road a little bit farther. Does that answer your question? It has been a challenge to figure out the appropriate timing for this. We were hoping to at least get this under contract so they can start moving forward with their plan so it is not delayed any further while, at the same time, continue to finish up these other loose ends. Tom Ernst said we have spent a considerable amount of time and money, so far, and it would be nice to know this is something that we should continue spending money and resources on. Two weeks, no but we would all like to know. It is challenging. We take risks. We have already taken a risk. We have dedicated the personnel and the time. We are okay, we are developers.

Chairman Olsen asked if there was any further public comment but there was none. He said Greg, what is your comfort level now? Commissioner Koenig said its spending money a little bit but as long, and the contingency is, if we end up not going with R-3 or if we rezone the property to R-3 then they can back out and we will assume the property again. I think I am comfortable with that.

Commissioner Heath said I look forward to seeing the plan. We need the housing. I look forward to it.

Chairman Olsen said the county has done a considerable amount of work on this to discover that I think the study said 300-500 homes a year is what the need is for the next 5 years. On the horizon there are 1,200 jobs at the base that we know about and another 50-60 for Envirosafe Demil that we just did a groundbreaking for and that does not count all the things that we don't know about along with the 22% that work at the base that don't live here. Folks come from other communities and expect amenities. People's attitudes are changing. They want small yards and so forth or no yard to take care and they want the amenities to go with it and that lifestyle. I think this could be good.

There are a lot of hurdles to jump over between now and then but it could be a good development for our community. We desperately need the housing and some things Tom said struck home with me about children living here. My late father would sometimes knock on me once in a while about things growing too big and he came from Reno and grew up there when it was very small and he moved to Fallon and he griped about this or that and I told him you know you are part of the problem and he would grump and look at me and he goes, yeah. I would tell him, you had 4 children and they all live here, you are part of the problem, dad. To the folks that are out in the audience, the extent that your family has lived here a while in this community, if we don't build anymore houses, there is no place for them. There is a desperate need that we see right now. We are trying to address that need and I think we have quality people here in front of us and the staff has worked very hard to make that happen and so I am comfortable with what we have in front of us here. There are a lot of hurdles to jump over between now and then. Right now, we are just talking and we want to see results.

Commissioner Koenig said I think it is a really good fit for our military personnel because they are stationed here for 2-3 years and for them to purchase a home for that amount of time is not feasible. We just don't have places for them to house. The people at the base feel that it is something they really need. For the community, in general, but especially for the military.

Chief Deputy DA Shawcroft said Mr. Chairman did you want to make a note of the letters you received for public comment? Chairman Olsen said I am in receipt of a public comment letter that goes on for about 3 pages and I would say, in general, it is against the sale of this property and it is signed by Patty Lingenfelter and Carl Erquiaga.

Commissioner Justin Heath made a motion to adopt Resolution No. 8-2022 as presented; to adopt Resolution No. 9-2022 as presented; and to approve the Real Estate Purchase and Sale Agreement and the Water & Sewer Extension Agreement with Vertex Fund 3, LLC as presented. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

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

In accordance with the interlocal contract, Attachment B, two years of budget requests for State Fiscal Years 2023 and 2024 are required and due to the Nevada State Central Office no later than May 13, 2022. Each Judicial District must have an approved budget on file to receive reimbursement for expenditures. To ensure budgets approved by the state are consistent with budgets approved by the County Commissioners, the Judicial Districts are asked to submit budget requests to the County Commission first and to then forward the approval to the Child Support Enforcement Unit in Central Office.

Budget requests must include back-up documentation to justify all expenditures. Any proposed increases over funding provided in the current year must include a detailed analysis and spreadsheet validating how the increased budget authority can be negated through a proportionate increase in child support obligations.

Upon approval of the annual budget by state staff, county personnel are responsible for submitting all requests for reimbursement in accordance with 2 CFR Part 225. The standardized invoice billing format must be used again this year to streamline the reimbursement process. Compensation for Hearing Master services are reimbursed at the contractual rate, up to 100% of the actual time worked in Child Support Enforcement. Travel is reimbursed at the state rate pursuant to the State Administration Manual, Section 200.

FISCAL IMPACT: \$15,916 each for Fiscal Years 2023 and 2024.

EXPLANATION OF IMPACT: The budgeted amount for Fiscal Years 2023 and 2024 will be \$15,916 each year. However, the services are reimbursed by the State of Nevada.

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Sue Sevon, Court Administrator, made the presentation as outlined above.

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

Commissioner Gregory Koenig made a motion to approve the budget for Child Support Hearing Master services in the amount of \$15,916 for each of the Fiscal Years 2023 and 2024. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

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

Sheriff Richard Hickox has been evaluating the positions within his department and desires to reclassify the unfilled Bailiff position to a full-time Patrol Deputy position. When the Bailiff position was approved as a full-time position for FY 21-22, it was approved as a Regular PERS (not Police/Fire PERS) position. Whoever is hired would need to have Post Category II certification (paid for by the county). Eventually, this position would probably be approved as a Police/Fire PERS position.

In evaluating the position, it seems it would be more efficient to be able to assign a Patrol Deputy, who has Post Category I certification, to perform the Bailiff functions. A Category II officer is not able to perform the same breadth of functions as a Category I officer. When not working as a Bailiff, the Deputy would be able to perform other Category I functions. The Sheriff would ensure that a Deputy was available as a Bailiff whenever required by the District and Justice Courts. (The Sheriff has already been providing a Deputy whenever necessary during the current fiscal year, and the District Court indicates they have been fully satisfied with the services provided.)

Approval of the reclassification of this position would remove Bailiff from the inventory of county positions. The Sheriff's Office is currently recruiting for two Deputy Sheriff openings - this would allow one more person to be hired. The total number of staff at the Sheriff's Office would not increase.

FISCAL IMPACT: Approximately \$10,400 in a full fiscal year.

EXPLANATION OF IMPACT: The Bailiff position was budgeted at approximately the same rate of pay as a Detention Deputy. The Patrol Deputy position is approximately 3% higher. The impact also reflects the increase in PERS, from Regular PERS to Police/Fire PERS. (The impact for the current fiscal year would be a maximum of \$2,600.)

FUNDING SOURCE: Sheriff's Budget within the General Fund. There is sufficient funding in the budget to cover this change during the current fiscal year. Adjustments to next year's budget would need to be made.

ACTION REQUESTED: Accept

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

Sheriff Richard Hickox said the bailiff position requires, per NRS, to be a Category II and we don't have a real position for a Category II because of the limitation on what they can do. We have Category III and Category I. Category III requires that they work in the jail or a prison. We are the county jail, so we have Category III officers there. We have Category I, which are a patrol/deputy function but we don't really have the need for a Category II and so, if we were to hire somebody and put them through the academy, we are looking at 6 months down the road before we can put them on. We have talked to a number of people about the position and they don't want to come in and maintain the certifications every year and go through to maintain the firearms qualifications and defensive tactics, taser, and all the other hours of training they have to go through without getting the police/fire retirement, so we are asking to make this a Category I position. We currently are using one of our deputies that works in the jail that is Category I certified.

Chairman Olsen asked if there was any public comment. Geoff Knell said I read all the Agendas and stuff and it is really impressive. How is someone supposed to live off of this? This wage. We are going to take a deputy from the law enforcement manpower and then put him in a position here. I guess you get paid by regular law enforcement budget and are they going to get something on top of it. It doesn't make sense, you know.

County Manager Barbee said we discussed this during the budget hearing that this would be coming forward and that was taken into consideration when we were reviewing the Sheriff's Department budget, as well, so it should be familiar.

Commissioner Justin Heath made a motion to reclassify the unfilled Bailiff position to a full-time Deputy Position. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

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

The Churchill County School District is requesting the board's approval of a renewal of the residential construction tax to help the district with maintenance of its facilities. Churchill County comprises a large geographic area but it has a relatively small tax base in part due to federally-owned lands. This tax will assist the district to address needed maintenance on the aging school

buildings. Timely maintenance of the existing facilities will help to extend their useful life and delay the need to build new facilities. When originally established, the use of the tax was identified as the most viable alternative to fill the need for revenue to finance school building maintenance. Impact fees will be imposed on new construction only and current homeowners will not be impacted.

The Churchill County School District's Capital Improvement Plan indicates continuing maintenance needs at each facility within the district. The first priority is to maintain and improve existing facilities.

FISCAL IMPACT:

FISCAL YEAR	AMOUNT
2010	\$8,037
2011	None Recorded
2012	\$6,246
2013	\$4,464
2014	\$11,628
2015	\$11,610
2016	\$14,310
2017	\$20,556
2018	\$48,285
2019	\$77,706
2020	\$85,797
2021	\$95,643
2022 - Year-to-Date	\$52,155

EXPLANATION OF IMPACT: The trend in construction activity is increasing as the economy improves. Future revenue will depend on the number of residential construction permits issued in the next 4 years. There are significantly more projects to be completed than the amount of financial resources collected related to the residential construction tax, but it does help to offset some of the costs of the projects.

FUNDING SOURCE: New construction impact fees.

ACTION REQUESTED: Adopt

Christi Fielding, Comptroller for the Churchill County School District, made the presentation as outlined above.

RESOLUTION 7-2022

A RESOLUTION IN SUPPORT OF THE CONTINUATION OF THE RESIDENTIAL CONSTRUCTION TAX FOR CHURCHILL COUNTY SCHOOLS AND OTHER MATTERS PROPERLY RELATING THERETO.

Chairman Olsen asked if there was any public comment but there was none. He said does this impact the bonding ability in the district? Christi Fielding said it does not.

Commissioner Gregory Koenig made a motion to approve Resolution 7-2022 acknowledging the need for the residential construction tax and supporting the Churchill County School District's application to the Nevada Tax Commission to renew the residential construction tax for the next four years. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

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

In May 2021, Churchill County received \$2,419,140.50 in Coronavirus State and Local Fiscal Recovery Funds (SLFSF) funds from the US Department of the Treasury and another \$2,419,140.50 is scheduled to be sent in May 2022. The final rule on these funds was released in March 2022, effective April 1, 2022. In the final rule, a simple \$10 million standard allowance was added for revenue loss, which can be spent on general governmental services. Therefore, the entire \$4,838,581 can be used as a standard allowance. Management requests that these funds be used to fund the design and building of the courthouse, in part.

FISCAL IMPACT: Transfer these grant funds from the General Fund to the Special Ad Valorem Capital Project Fund to be held for the Courthouse.

EXPLANATION OF IMPACT: The funds were originally deposited in the General Fund.

FUNDING SOURCE: Special Ad Valorem Capital Project Fund

ACTION REQUESTED: Adopt

Comptroller Sherry Wideman made the presentation as outlined above.

Chairman Olsen asked if there was any public comment. Geoff Knell said looking at the population growth from the last Agenda items, it is surprising. We are using federal money and grants and we are pulling money out of thin air putting ourselves in more debt. With the price of food and everything like that, it is just astonishing that we are using money that doesn't exist. It is a combination of stuff that we are doing; it is just astonishing. I wish you would stop looking at the dollar sign. The dollar sign and really think what you are doing. It says here that Corona Virus state and local recovery funds, okay, yeah, look where we are. I would suggest we take the signs down at the county roads to stop causing fear. How about let's use some money for that because apparently the narrative of the Corona Virus is depleted. I am not talking about the propaganda machines. I am not talking about the COVID 19 much anymore because it failed. People realize we don't need to live in fear but now this coming November, there will be a lockdown again. Dr. Anthony Fauci. The government is supposed to reduce themselves as governing you, not make buildings. They need to come up to training centers to retrain people because of the crap that we are going through. In this day and age, it is just stupidity. We are being set up for a fall and you are falling for it because of the whole mighty dollar. For buildings. You are growing too much and we have got to man it and all this kind of stuff. We are supposed to be capitalists. Capitalists. Entrepreneurs. Investors in the sense to grow business and build your own wealth, but no, the government is, you are allowing the government to take control. You think that building at the fairgrounds is going to bring more people to the rodeos. Why don't you build some more land for RVs instead of a darn building. I heard that is one of the complaints why the organization went to Winnemucca. That is my opinion but please wake up, okay? Just think. Think logically. Listen to your constituents.

Commissioner Justin Heath made a motion to have the Comptroller file a report with the US Department of the Treasury stating that these funds will be used as revenue replacement under the standard deduction and then dedicate these funds to fund the construction of the Courthouse. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

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

Per the Community Action Act, all designated Community Action Agencies are required to maintain an Advisory Committee. The committee provides recommendations on programming and funding to service those under the CSBG (Community Services Block Grant) and Family Resource Center (FRC) guidelines. The Organizational Standards set forward by Office Community Services (OCS) require a committee to be a set of 3, with the following appointed designees:

- 1 Elected Official - Commissioner Dr. Heath (Current)
- 1 Business Representative - Cari Norcutt, Berney Realty (Current)
- 1 Consumer Representative, with priority given to someone that is at or below poverty and has participated in services. Waivers are provided if an individual is not able to be obtained but must then be an individual that provides poverty services and has an understanding of the needs of the population(s) being served.- VACANT.

Three applications for appointment to the committee were received:

Hosier Frazier - Consumer
Kathy Wyrick - Consumer
Steve Russel - Service Provider

The Advisory Committee met on 3/25/2022 and reviewed the applicants. The committee has provided the following recommendation: Appointment of Kathy Wyrick. Should Ms. Wyrick not accept, the committee would like to have Hosier Frazier as the 1st alternate and Steve Russell as the 2nd alternate.

It is requested to provide an appointment of two years for Ms. Wyrick, with the alternatives as outlined above.

FISCAL IMPACT: \$50 to Consumer Group Representative, should apply to cover expenses (\$200 / year).

EXPLANATION OF IMPACT: Members, if under poverty guidelines, are eligible to receive up to \$50 per meeting to cover travel expenses funded by CSBG funding award.

FUNDING SOURCE: CSBG Funding award

ACTION REQUESTED: Accept

Social Services Director Shannon Ernst made the presentation as outlined above.

Chairman Olsen asked if there was any public comment. Geoff Knell said we got a law in Nevada Revised Statutes that nitpicks everything. It seems like we cannot think for ourselves in the government. I was reading about the Advisory Committee. Well, I hope Kathy Wyrick is an immoral standard. I would like to quote from the Communist Goals. It says to give more power to the Social Services and take law enforcement responsibilities and turn it to social workers and to control the public. It seems to be the direction we are going with our liberties and freedoms. Where law enforcement has to be so minimized and used for psychological means and put a band aid on all the problems instead of solving the problems. This thing won't happen overnight. All these problems with generations and generations. Look where we are today. It is just the Advisory Committee, Social Services, when will they combine foster care, old timers, geriatrics and so forth. When the government makes decisions about our life and personal choices. I understand about dementia, Alzheimer's, but the social workers are getting way too much power and their employees are trained in the college to be certified, indoctrinated and to bring in communism. You think I am going over the top all the time but you got to look at what the process that is being done, little by little. I would describe it as soft communism. I just want you to be aware that the state is doing this, the federal government is taking away more and more of our liberties to give power to corruption to take control of our lives.

Commissioner Gregory Koenig made a motion to appoint Kathy Wyrick to the Social Services Advisory Committee and to decline the two alternatives as presented. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

H. - Consideration and possible action re: Approval of the Opioid Response Plan pursuant to Senate Bill 390

Pursuant to Senate Bill 390 (SB 390), a plan related to community opioid response must be developed by each county and submitted to the state for approval on or before May 1, 2022. The plan must outline the goals and methods for the distribution of Opioid Litigation Settlement dollars that can be distributed to the county.

The draft plan is meant to be a working document and updated as part of the overall creation of a community assessment and strategic plan to be developed to meet the needs of the community related to opioid use / opioid disorders.

The overall goal of the county is to utilize funding and, once allocated, to support programming and infrastructure to meet the identified services, gaps in services, and needs. It is requested that the Comptroller's Office set up an account for tracking all funds that are received related to SB 390.

The County Manager, Civil Deputy District Attorney's Office, and the Director of Social Services will evaluate the funds received and develop recommendations on distribution when funding levels are determined.

FISCAL IMPACT: Unknown at the time of this report.

EXPLANATION OF IMPACT: Pending confirmed amounts to be distributed.

FUNDING SOURCE: Opioid Litigation Settlement Funds.

ACTION REQUESTED: Accept

Social Services Director Shannon Ernst made the presentation as outlined above.

Chairman Olsen asked if there was any public comment. Geoff Knell said this is a plan that should be moving forward, I agree. The thing is the Democrats are trying to look good. Why did they wait to pass this thing in the past because Trump said we have an opioid epidemic. Why couldn't they have done it years ago? Why don't they want to close the borders? They let the drug cartels feed an addiction that kills. Huh? That is really, really sad. It is all political because the political policies and political ideologies and philosophies are designed to keep us down and it is just amazing, so I just wanted to give my opinion. Hang in there, Shannon.

Commissioner Justin Heath made a motion to approve the plan as submitted and to authorize the Social Services Director to work with the County Manager and Civil Deputy District Attorney to revise the plan as necessary to meet the SB3 90 guidelines. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

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

The county requested proposals from three separate vendors to furnish and install the audio system for the Rafter 3C Arena. Only two vendors submitted proposals. After review of the two proposals by the Director of Facilities and Grounds, Technology Design Associates out of Reno, NV was selected as the most complete and competitive bid. The second bid price was \$83,434.60 but did not include any of the installation labor as the vendor did not have a Nevada State Contractor's License.

FISCAL IMPACT: \$99,991.12.

EXPLANATION OF IMPACT: The costs to have the audio system furnished and installed is \$99,991.12.

FUNDING SOURCE:

ACTION REQUESTED: Accept

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

Chairman Olsen asked if there was any public comment but there was none. He said so, this gets us all of a sound system? Director Spross said there will be audio in the arena and concourse and pavilion and they will all be controlled separately so, if you are having an event in one or the other you won't have to have the audio on everywhere. Chairman Olsen said this all has the potential to interface with the video? Director Spross said that is why we waited as long as we did was so we could make sure we had all of our components for the video figured out so that we could have some assurance for the compatibility between the two. Chairman Olsen said are there 2 screens out in the concourse and 2 in the arena? Director Spross said we actually have 6 screens on the concourse and they will be 60-70 inches and then we will have the 2 large video screens 10 feet high by 18 feet wide on the southern wall that faces the bleachers.

Commissioner Justin Heath made a motion to approve the vendor/construction Contract to Technology Design Associates as received through the solicitation of three competitive bids. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

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

USGS will provide an update on a project it has, in cooperation with Churchill County and the Carson Water Subconservancy District, which monitors wells in the shallow and basalt aquifers. The project includes water level monitoring and annual water quality sampling and has been ongoing since the mid-1990's. USGS Hydrologists will also discuss data they have noted showing an increase in nitrate levels in an area of development near Soda Lake.

Chris Mahannah will discuss the Lahontan Valley, Basin 101, water level monitoring program, which is jointly funded by the CWSD and Churchill County. The program consists of measuring monthly water levels in approximately 25 wells, mainly completed in the intermediate aquifer as defined by the USGS. Seasonal and annual water level trends and vertical hydraulic gradients will be discussed in the context of surface water recharge related to Newlands Project shortage delivery years verses a flood year event. An update will also be provided on the drilling and aquifer testing of the Sand Creek #2 redundant municipal well completed in 2021, which will be connected to the Sand Creek water treatment plant in 2022.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

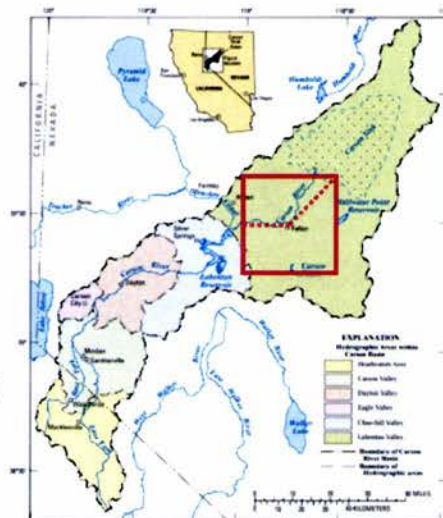
FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

David Smith, United States Geological Survey, (USGS) had a PowerPoint presentation as follows:

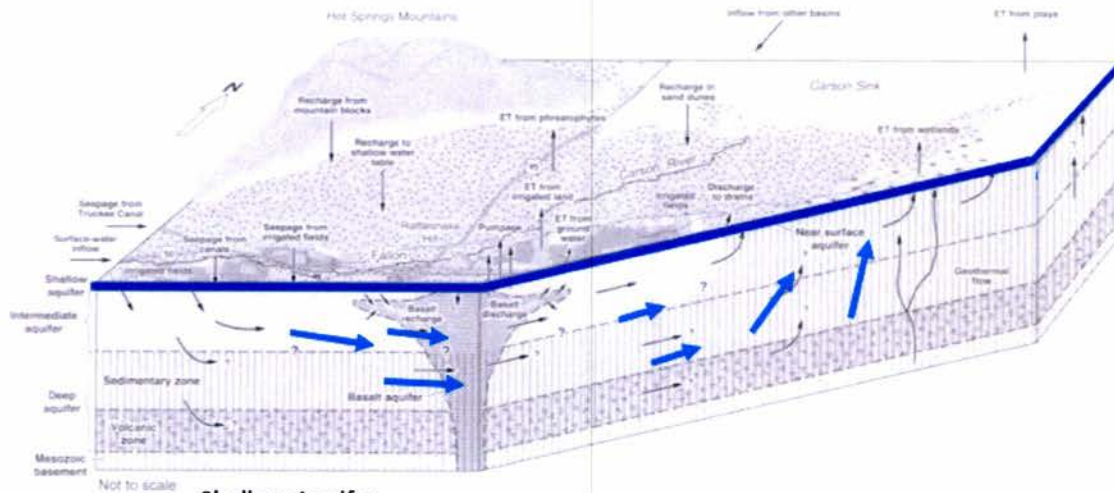
Background

- **Current Cooperators:**
 - Churchill County
 - Carson Water Subconservancy District
 - USGS Federal Cooperative Matching Funds
- **Original agreement 2018 to 2022**
 - **Extend agreement at no cost to cooperators**
 - 1 additional year, project end date is June 2023
 - **Last update was during the project renewal in 2018**
- **Update on observations from monitoring network and well construction discovery**
- **Background: Lahontan Valley aquifer system**



Lahontan Valley Aquifer System

(Maurer and others, 1996)



Shallow Aquifer

0 to ~50 feet below land surface

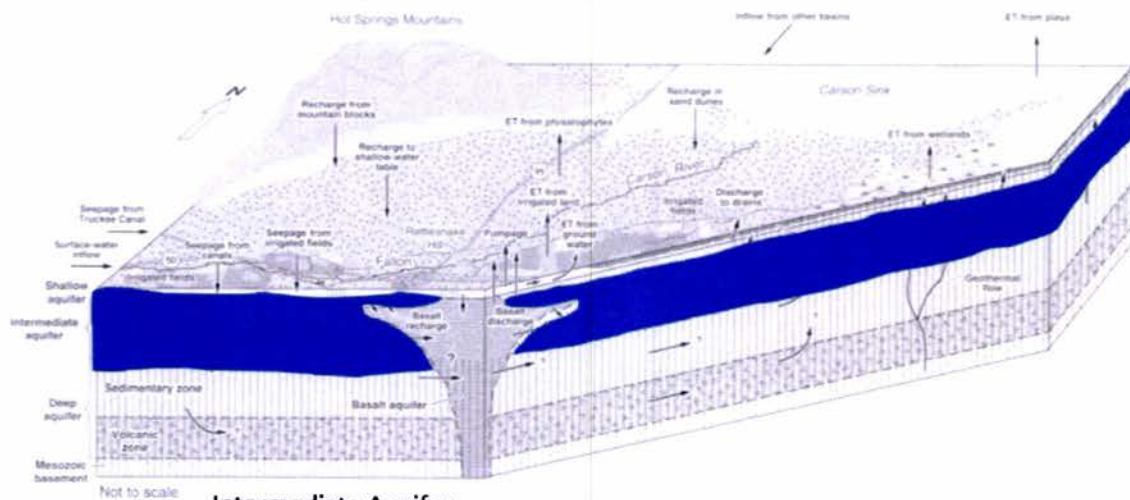
Highly variable water-quality, generally elevated levels of arsenic, and nitrate

Recharge from flood irrigation and canal seepage

Focus of the USGS monitoring network, impacts of land use change/water-right transfers and water quality



Lahontan Valley Aquifer System



Intermediate Aquifer

50 to 500/1,000 feet below land surface

Generally better water-quality over shallow aquifer, lower concentrations of arsenic

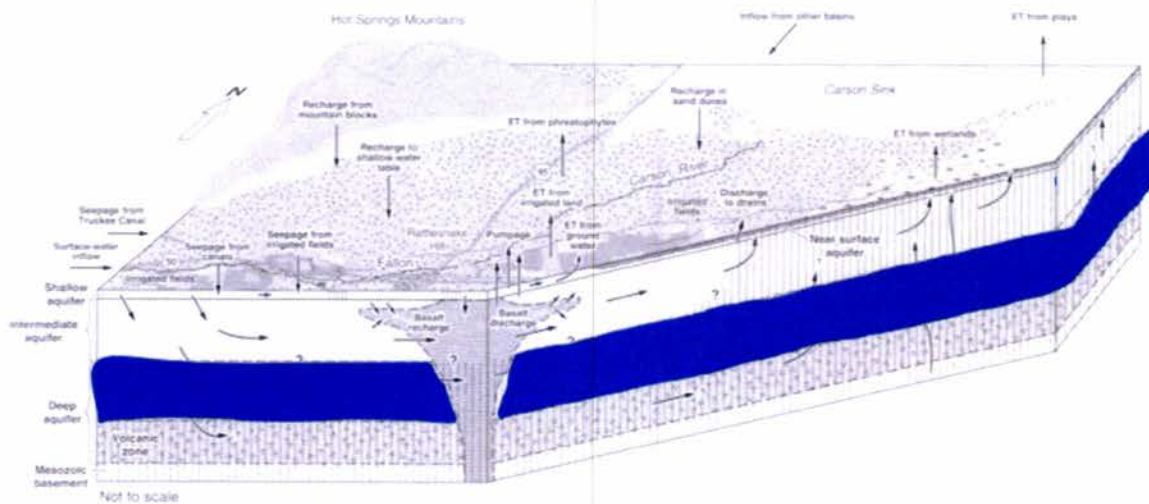
New domestic wells are completed in intermediate aquifer due to regulations

Focus of Churchill County's monitoring network



(Maurer and others, 1996)

Lahontan Valley Aquifer System



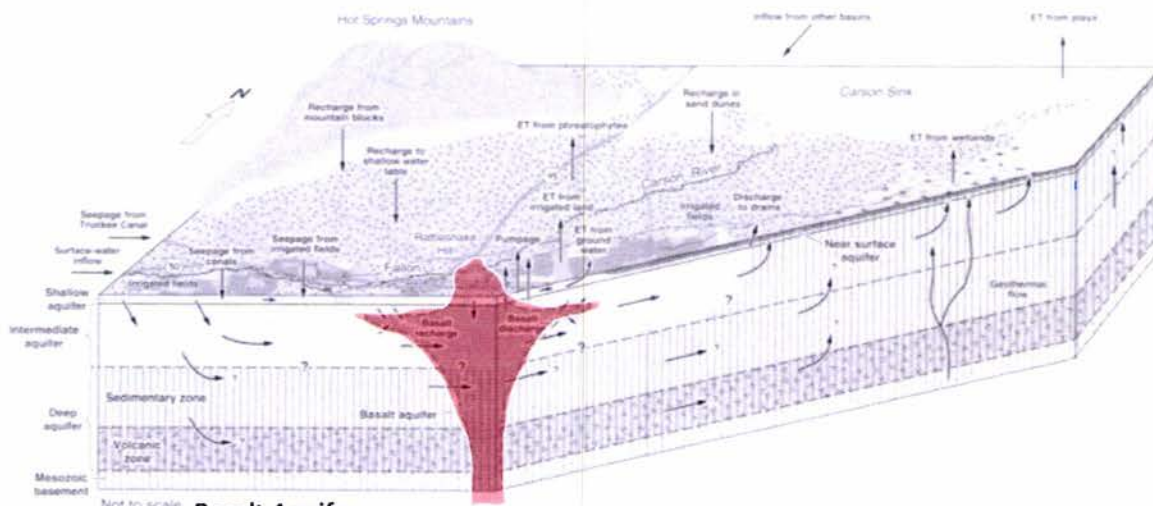
Deep Aquifer

Greater than 500-1,000 feet below land surface
Elevated salinity, dissolved solids, iron, and arsenic
Generally considered non-potable



(Maurer and others, 1996)

Lahontan Valley Aquifer System



Basalt Aquifer

1 million-year-old fractured/porous basalt from land surface to 4,000 feet depth
Municipal Supply - City of Fallon, NAS Fallon, and Fallon Paiute-Shoshone Tribe
Municipal well depths ~500 feet below land surface
Annual pumping is approximately ~2,000 acre-feet/yr.



(Evans, 1980; Maurer and others, 1996)

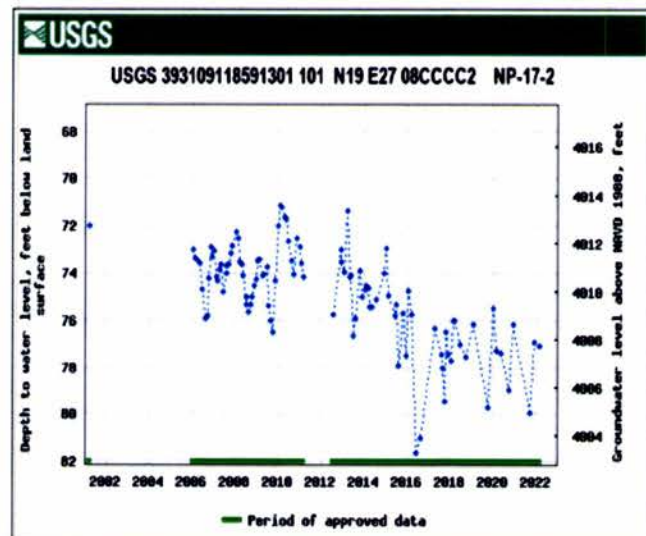
Approach: monitoring network

- **Monitoring water levels in 64 wells**
 - Shallow (38), Intermediate (11), Deep (1), Basalt (14) aquifers
 - Measurement frequency: Quarterly (26), bi-annual (18), and annual (20)
 - ~700 measurements from 2018-2022
 - Monitoring domestic and municipal groundwater supply
 - Gather data to estimate pumping from basalt aquifer
- **Sample shallow aquifer and basalt for water quality from 5 wells annually**
 - Water quality from domestic wells on one-acre parcels with domestic well and septic tank
 - Monitor in areas with elevated arsenic concentrations in groundwater
 - Nitrate levels in areas of septic tank use
 - Chloride and arsenic basalt aquifer



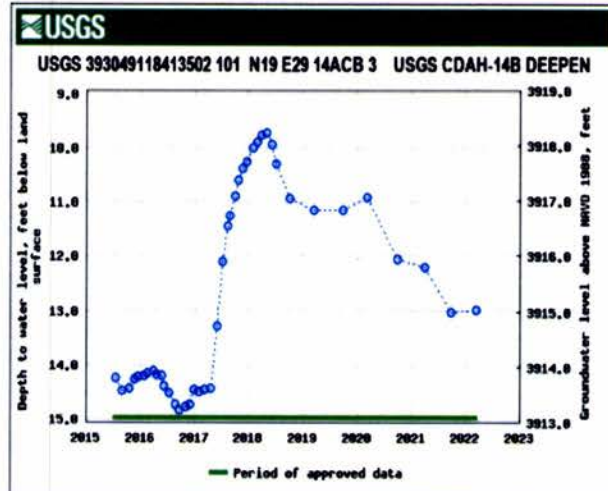
Shallow aquifer: water levels

- Domestic well on Bench Road (Swingle Bench) North of US-50
- Domestic well adjacent to water right retirements and transfers from 1998-2012, ~700 acres.
- Water-level record shows initial decline and then stabilization or new equilibrium is reached with the recharge change in the area.

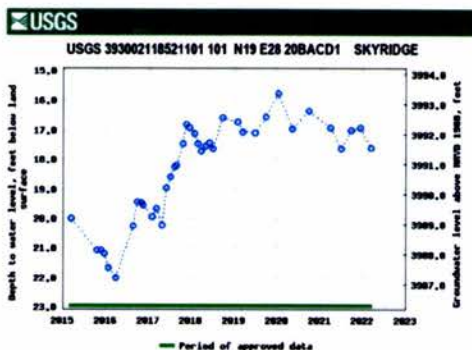


Shallow aquifer: water levels

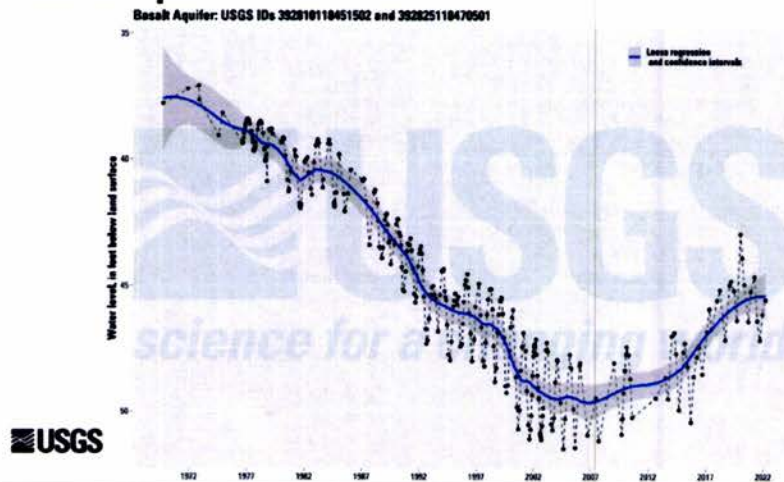
- Monitoring well on North Harmon Road (NE of Rattlesnake Hill)
- Monitoring well near Ole's Pond, area used for flood mitigation in 2017.
- "Pond" is adjacent to basalt aquifer may have increased recharge to the aquifer during this period.
- Currently still above water-level measured in 2015-16



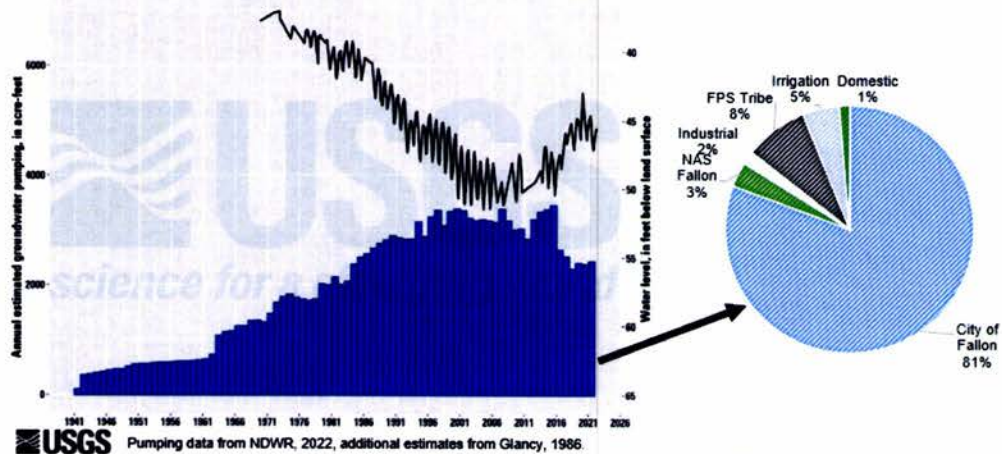
Shallow Aquifer: water quality



Basalt aquifer: water level

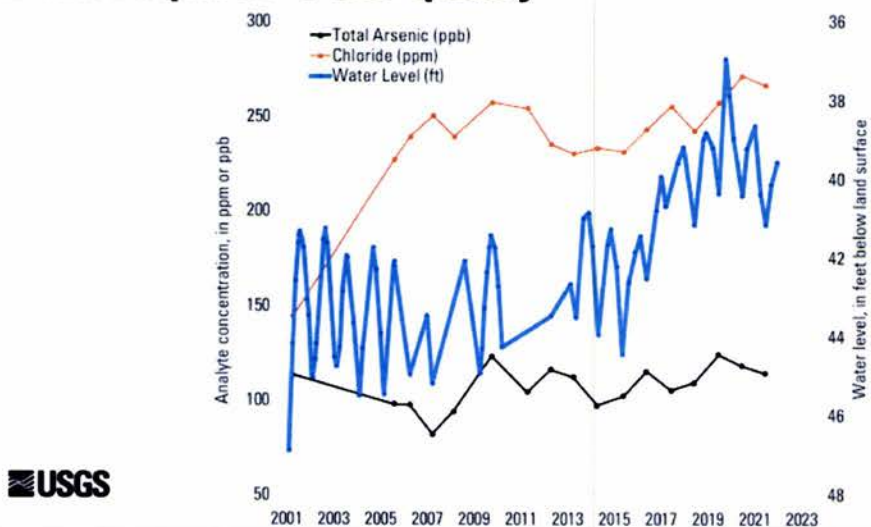


Basalt aquifer: annual pumping estimates

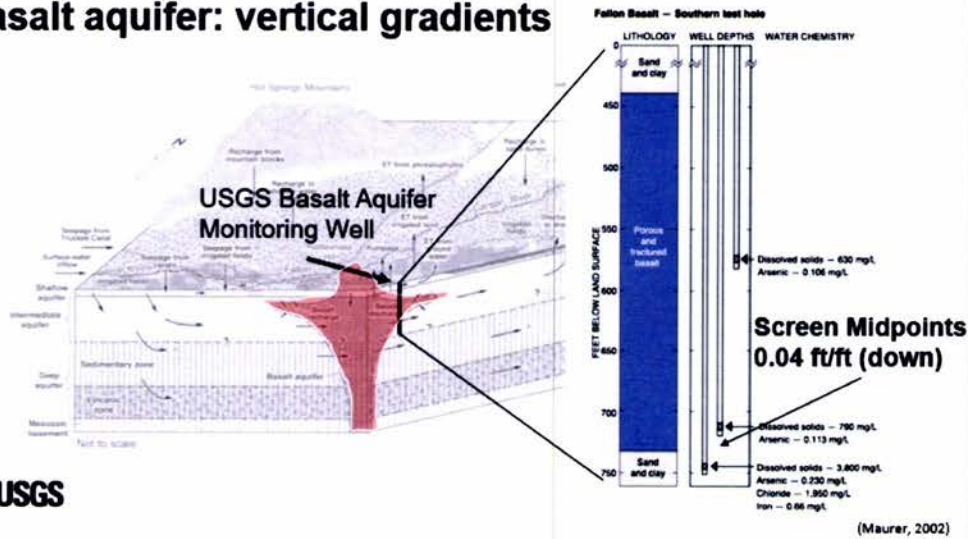


Annual pumping decreased 30% between 2015 - 2021

Basalt aquifer: water quality

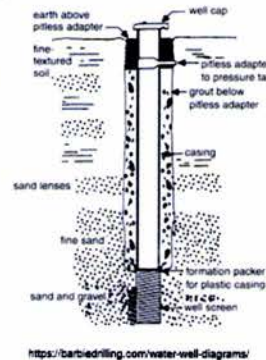


Basalt aquifer: vertical gradients



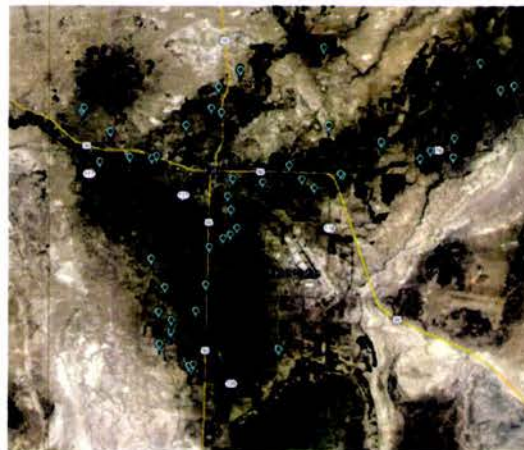
Domestic well construction

- Under Nevada Administrative Code (NAC) 534.390: If a well is drilled within 1/4 mile of a river, lake, perennial stream, unlined reservoir or unlined canal:
 - Perforations in the production casing are prohibited from ground level to a depth of 100 feet.
 - The well must be sealed to a depth of 100 feet.
- Waivers of NAC 534.390 granted for some new well construction by NDWR
 - Granting a waiver of the 100 feet sanitary seal requirement
 - Requested data from NDWR to begin analyzing waivers
 - Variation from assumptions about new well construction could impact interpretation of water-quality data.



Waiver of domestic well 100 feet sanitary seal regulation

- Waiver data requested from NDWR
 - Total 110 waivers from 2006 to 2021
 - 65 percent (72/110) of all seal waivers are in Churchill County
 - *Average seal of waivers 40 feet
 - *Median seal 25 feet *not all waivers included final depth
 - Analysis of waivers granted:
 - Largest number granted in 2020 (15)
 - In 2021 13/13 were granted in Churchill County
 - Granted in areas of new development and replacement wells
 - Including areas of 1-acre parcels with septic tanks
 - Occurring in areas with historically elevated arsenic and nitrate concentrations



Map does not include all waiver well locations



USGS will attempt to add sampling at a new waiver well to monitor water quality in the Soda Lake Area

Data acquired from Nevada Division of Water Resources, 2022

Conclusions: 2018-2021 monitoring summary

- **Extend monitoring for an additional year with no cost to the cooperators.**
- **Water Levels**
 - Water levels in the network generally increased from 2018-2020 and now (2022) many are declining
 - Many monitoring wells had a peak of record after the impact of flooding in 2017, including some intermediate wells.
 - The basalt aquifer water level increased 4 feet from 2007 and annual pumping declined 30% from 2015 to 2021. Data from 2020-22 indicates a decline of about -0.5 feet in basalt aquifer water level.
- **Water Quality**
 - Water quality sampling and analysis indicates increasing concentrations of nitrate and arsenic with increasing water-level in sampled wells. Large increase in nitrate observed in monitoring well adjacent to new (2021) home.
 - Chloride in the basalt aquifer increased ~8% (23 ppm) from 2018-2021 to 266 ppm
 - Add water quality sample at 100 feet seal waiver well if permission is received.

Chris Mahannah, Mahannah and Associates, had a PowerPoint presentation as follows:

Groundwater Budget:

- Inflow – Outflow = ▲ Storage
- Recharge – Discharge = ▲ Storage
- Recharge:
 - Natural Precipitation: 1,300 afa
 - Newlands Project Infiltration (Canals, Drains & On-farm)
 - Secondary Recharge (Septics, Lawn Watering, etc.)
 - Inter-basin Flow: 1,200 afa
- Discharge:
 - Evapotranspiration- ET (Natural, Crop, Lawn, Wetlands)
 - Net Consumptive Pumping; ~21,000 afa of permits issued

Project Effects on Recharge Soda Lake:



1800's



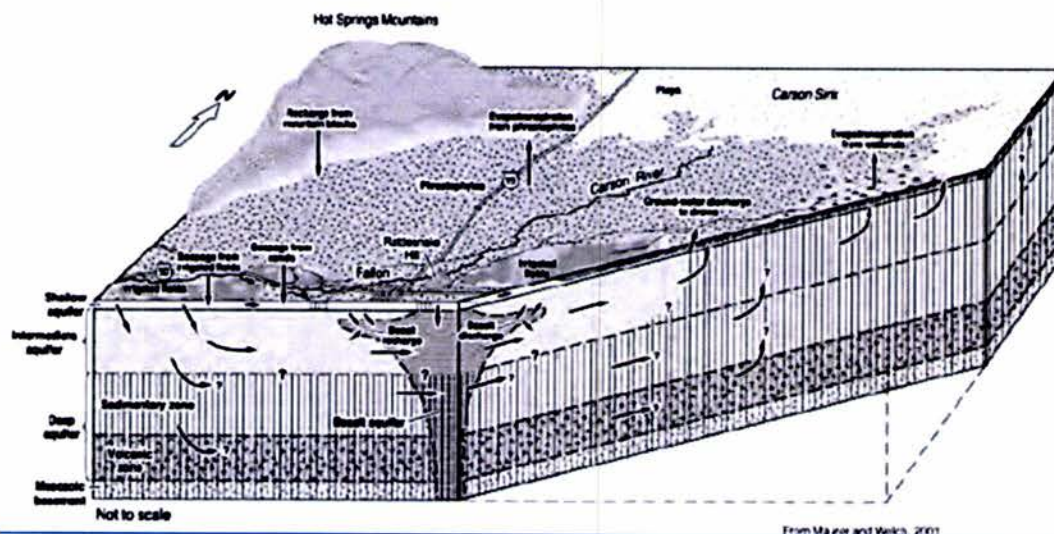
2009

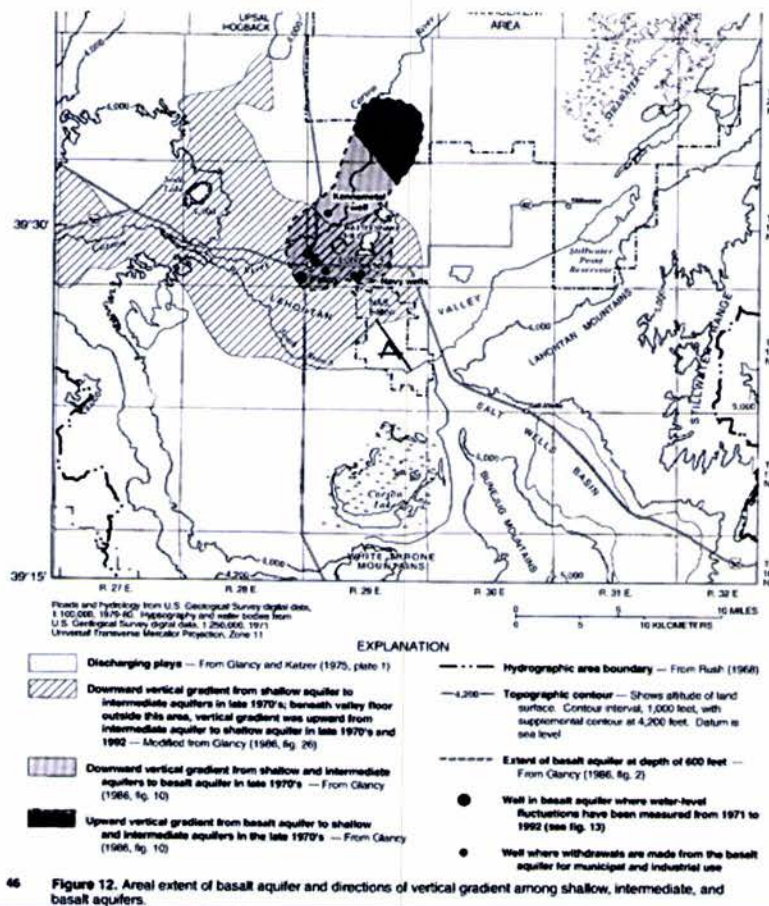
▲ Water Level or Storage >50 feet

Historical Photo Provided by Jane Pieplow, Churchill Co. Museum

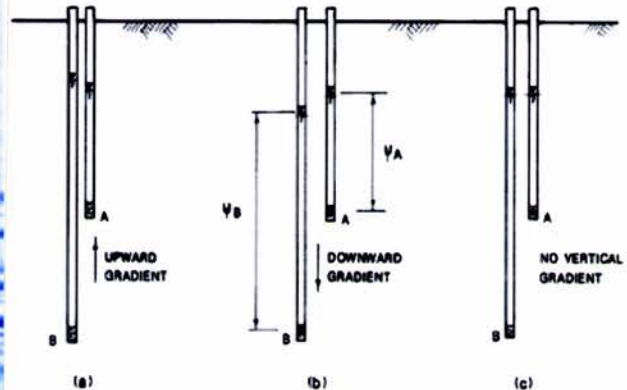
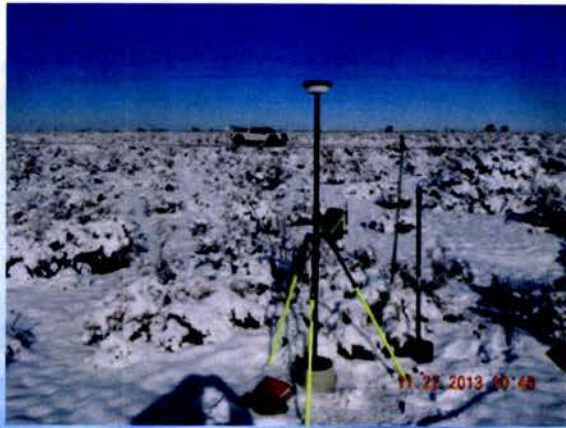
4

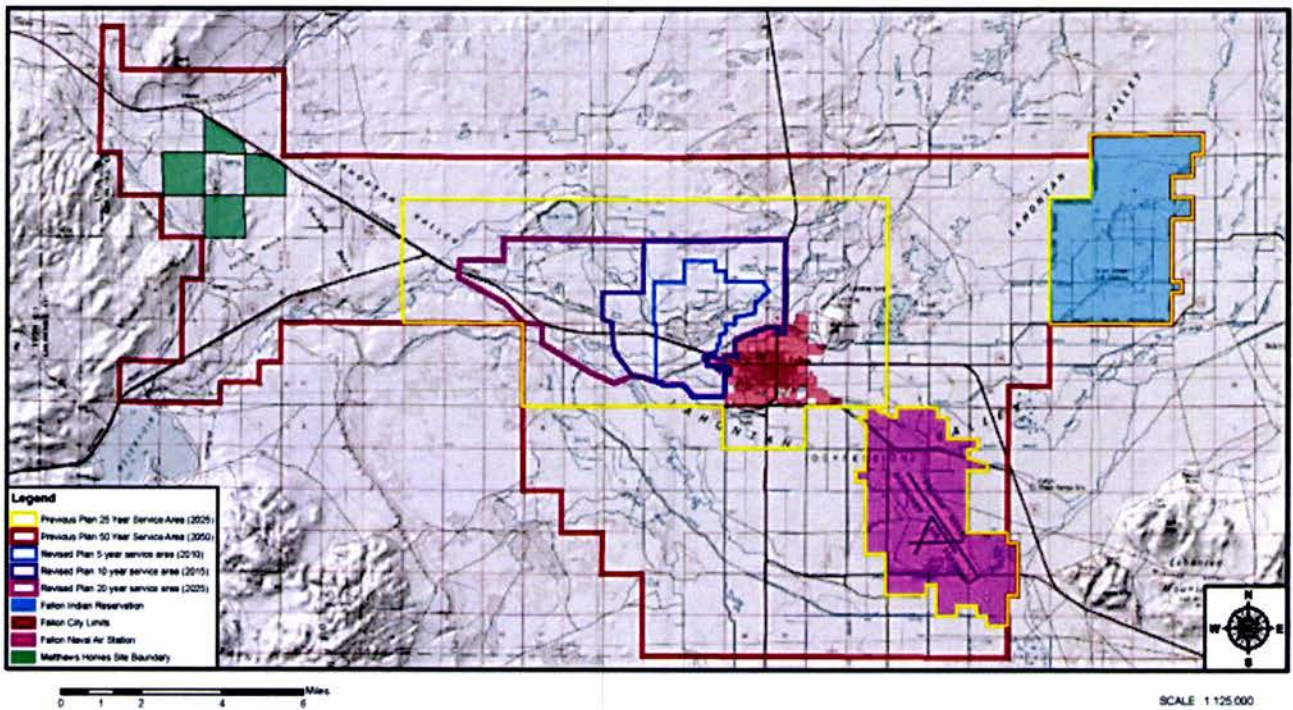
USGS: Shallow Aquifer Recharge from Project:	~50,000 – 100,000 afa
Intermediate Aquifer Recharge from Shallow:	~32,000 afa
Natural Recharge from Precipitation:	~1,300 afa
Inter-Basin Flow:	~1,200 afa





Vertical Gradients

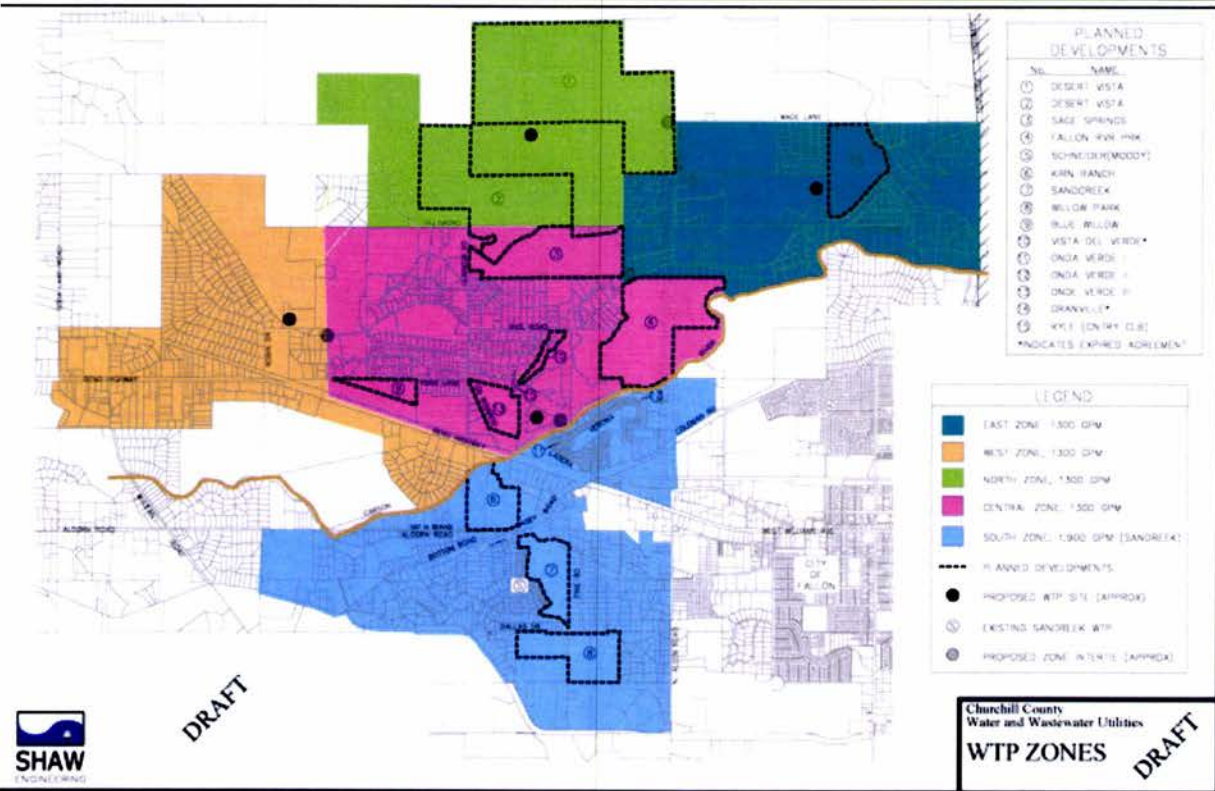




Map 1. Political Entities & Proposed Service Areas

Mahannah & Associates
PO Box 2494 Reno NV 89505
(775) 325-1804

File Name: Political map
Job No: 06-010
Date: 01/09/19



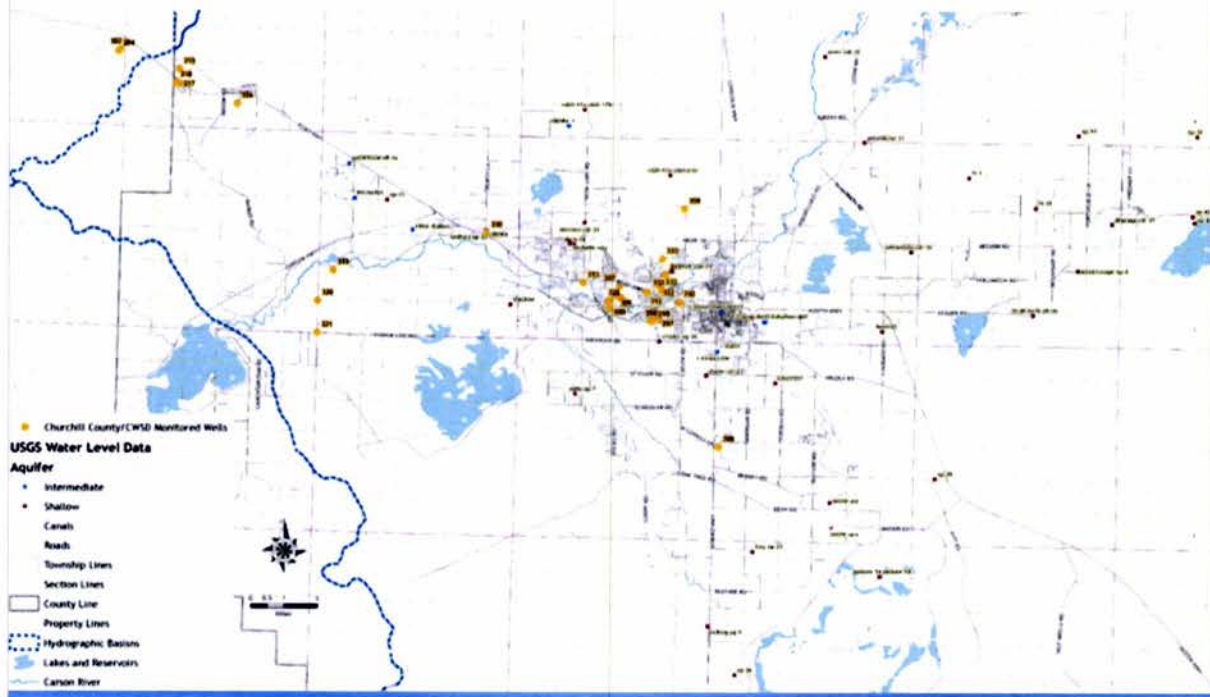
Water Level Monitoring Contract CWSD – Churchill Co.

Primary Focus:

Intermediate Aquifer in areas of anticipated growth in the NW portion of valley

- Monthly water level measurements
- Establish vertical gradients between shallow & intermediate aquifer
- Evaluate trends
- Trigger for added administration /management
- Monitor for long term trends / gradient changes
- Prior CWSD Contracts: 2011-6: \$70K; 2015-8: \$60K; 2018-13: \$56k
- Current CWSD Contract: 2021-8: \$54k

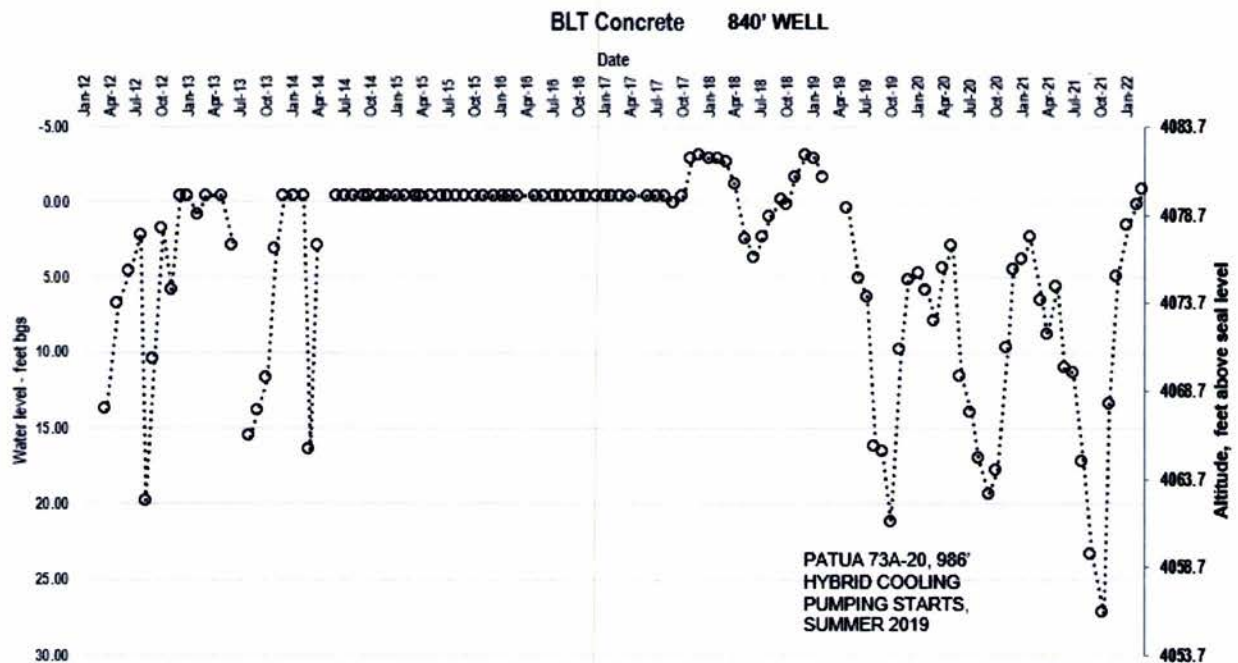
USGS & Churchill Co/CWSD
Water Level Monitoring Network
~39 wells in Churchill Network

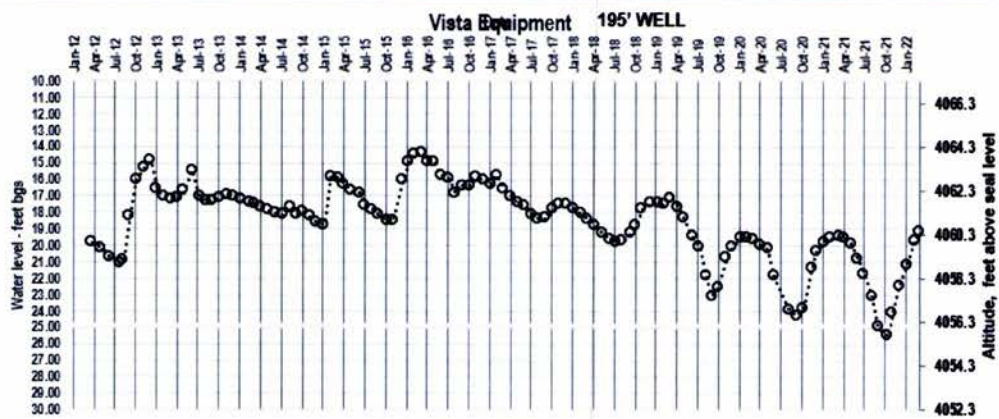
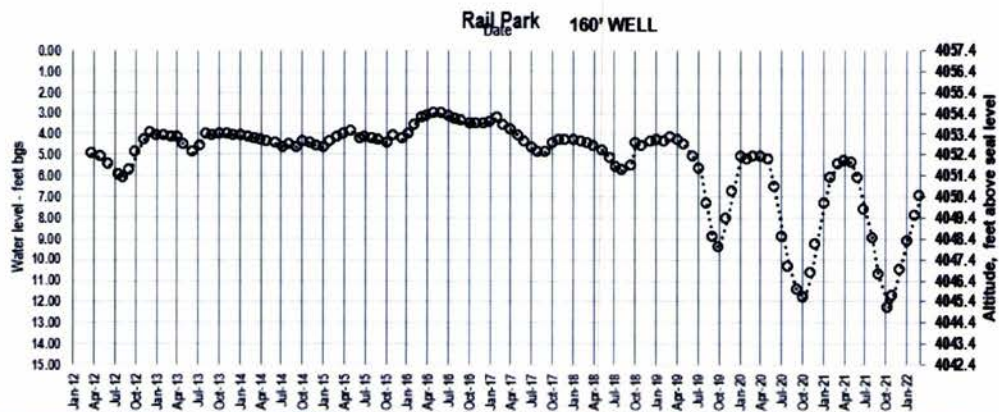


Excel Database
~ 39 wells, mostly Intermediate Aquifer wells

Site_ID	Well_NamApp	Basin	Twn	Rng	Sec	Lat_DD_NAD83	Lon_DD_NAD83	Loc_Accur	Elev	lev_Source
222	Sage Sprir76541	101	19N	28E	23	39.49569093	118.81270581	12	3979.40	G
297	Sand Cree72404	101	19N	28E	35	39.47074869	118.81437890	12	3978.83	G
298	Pine Grov67051	101	19N	28E	35	39.46866429	118.81824314	12	3980.52	G
299	Pine Grov67052	101	19N	28E	35	39.46830308	118.81659478	12	3978.58	G
300	L. Goetsch Domestic	101				39.47386177	118.84173443	12	3986.59	G
330	NDOT Trento	101				39.50524513	118.91207125	12	4019.27	G
302	Stix Corn52428	076	20N	25E	24	39.58112408	119.12087544	12	4170.81	G
304	Stix Domestic	076	20N	25E	24	39.58037397	119.12153262	12	4174.69	G
305	Frey House	101				39.47849921	118.83554057	12	3982.50	G
306	Frey Corral	101				39.47969991	118.83811909	12	3982.60	G
307	Frey Corn66558	101	19N	28E	27	39.48352913	118.83639863	12	3985.79	G
308	Moody Wn74923	101	19N	28E	14	39.51742183	118.80081374	12	3977.80	G
309	E. Corkill r64636	101	18N	29E	19	39.41415529	118.77893198	12	3955.08	G
310	Century 261334	101	19N	28E	26	39.47708567	118.80271573	12	3973.54	G
312	East of Frontier Liqu	101				39.48118258	118.82096160	12	3979.79	G
313	Soda Lake64635	101	19N	28E	28	39.48466440	118.85686710	12	4002.20	G
315	Rail Park 76522	101	20N	26E	29	39.57324417	119.08682977	12	4058.97	G
317	Vista Equi76477	101	20N	26E	29	39.56709941	119.08686419	12	4078.32	G
318	BLT Concn74507	101	20N	26E	29	39.56743429	119.08856208	12	4079.07	G
319	Wildgoose RSR MW1	101	19N	27E	30	39.48750114	118.99775524	12	4068.79	G
320	Wildgoose RSR MW4	101	19N	26E	36	39.47417144	119.00602982	12	4124.87	G
321	Wildgoose RSR MW7	101	19N	26E	36	39.46041400	119.00589779	12	4140.29	G
322	Golf Course MW nee	101				39.48422638	118.81451955	12	3982.09	G
323	Golf Course MW nee	101				39.48180659	118.81209608	12	3974.78	G
324	Golf Coun55797	101				39.48237133	118.81278598	12	3975.16	G
326	Arnaud Domestic	101				39.55892496	119.05396181	12	4017.69	G

Hazen Area wells & Effects from Patua Hybrid Cooling:





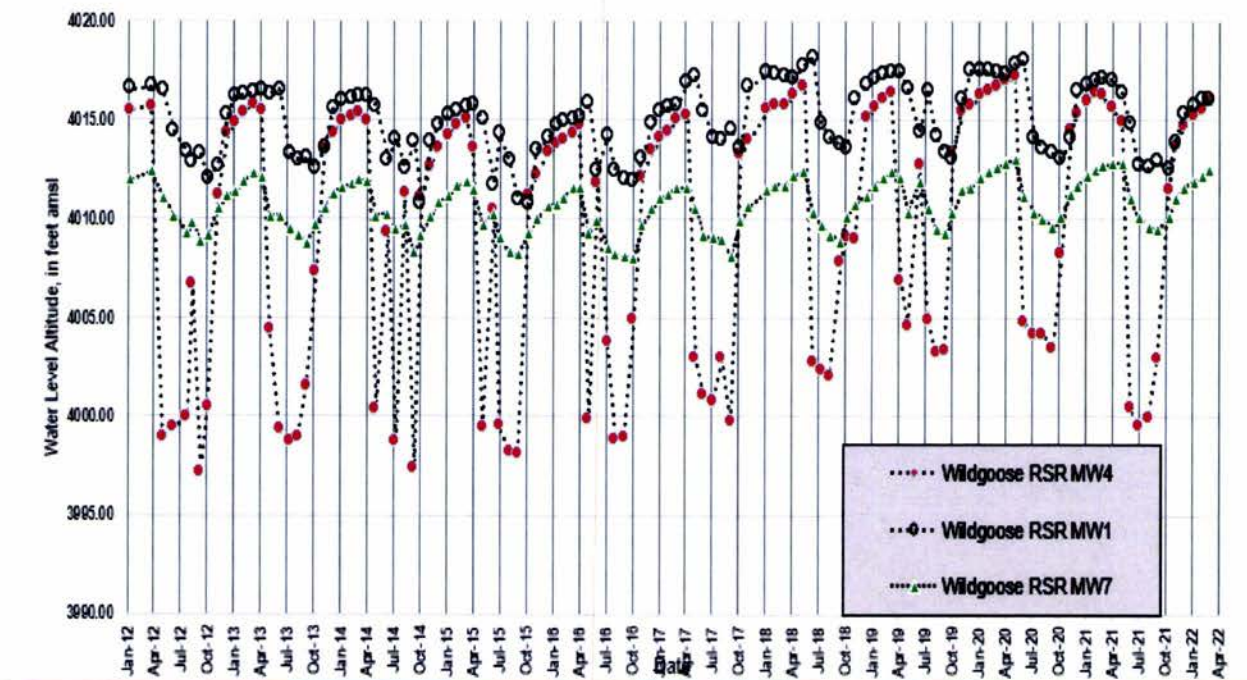
CARSON DIVISION ALLOCATIONS		
YEAR	ALLOCATION	CUTOFF DATE
2012	90%	2-Nov
2013	75%	7-Sep
2014	45%	29-Jul
2015	21%	3-Jul
2016	75%	20-Sep
2017	100%	NONE
2018	100%	NONE
2019	100%	NONE
2020	100%	NONE
2021	63%	17-Aug
2022	70% ?	?

FLOOD YEAR

Wildgoose Area Wells



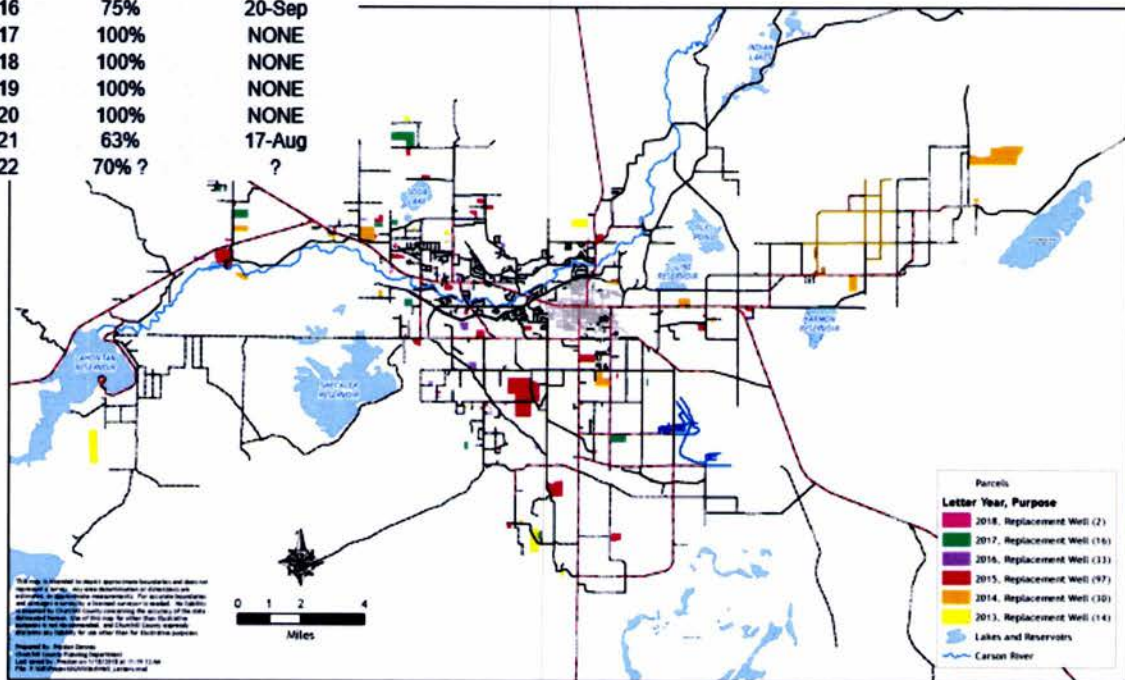
Wildgoose RSR Monitor Wells



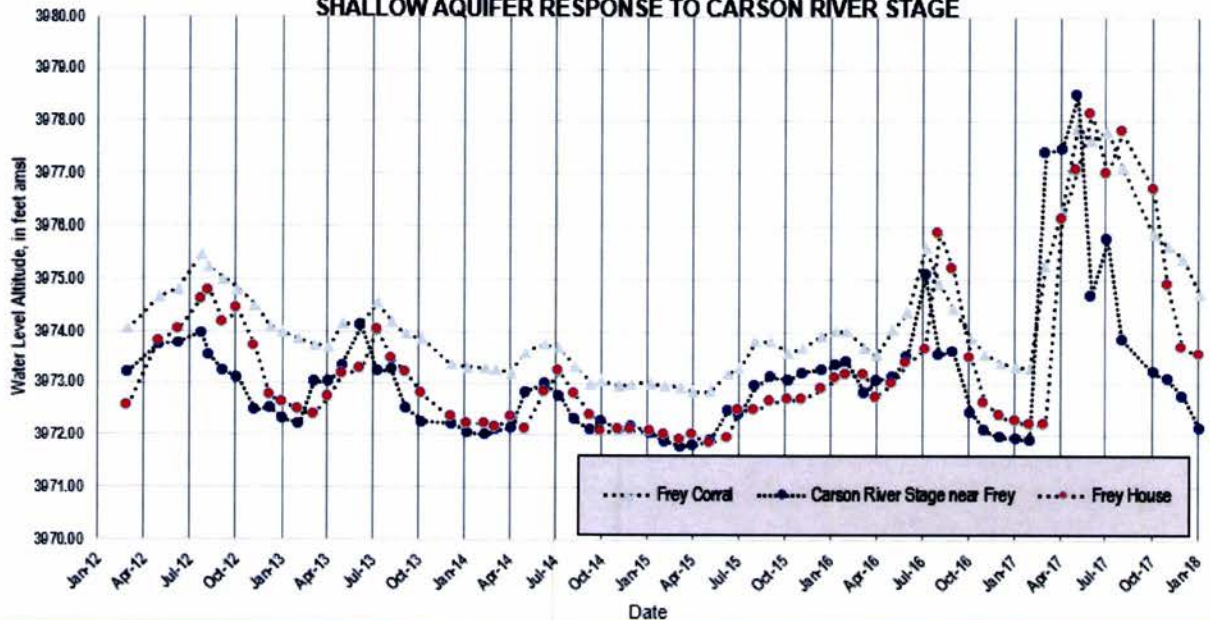
CARSON DIVISION ALLOCATIONS

YEAR	ALLOCATION	CUTOFF DATE
2012	90%	2-Nov
2013	75%	7-Sep
2014	45%	29-Jul
2015	21%	3-Jul
2016	75%	20-Sep
2017	100%	NONE
2018	100%	NONE
2019	100%	NONE
2020	100%	NONE
2021	63%	17-Aug
2022	70% ?	?

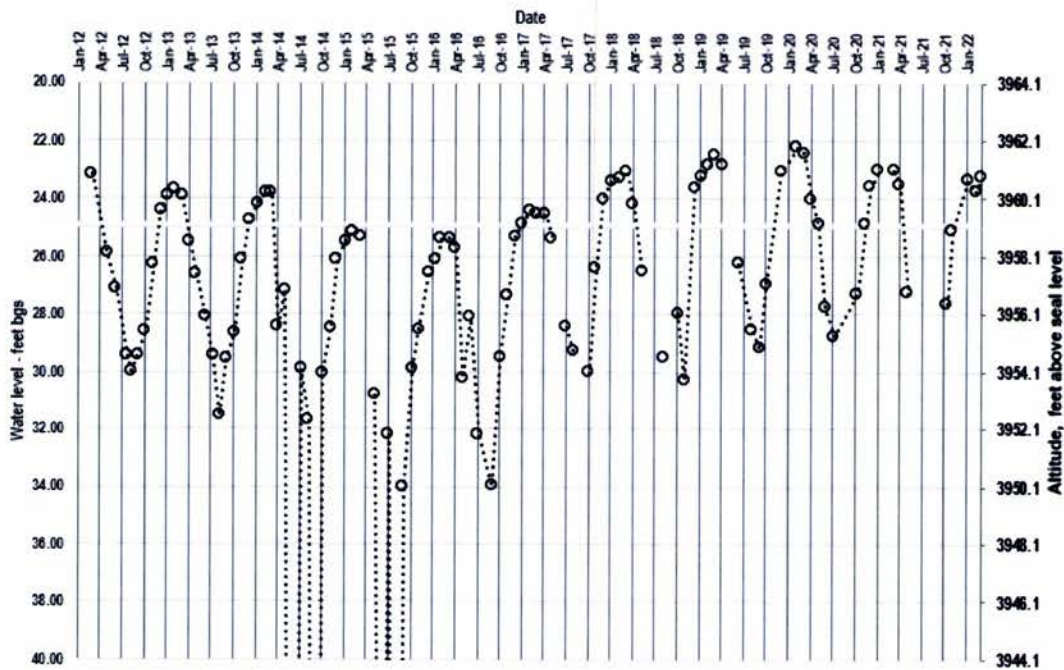
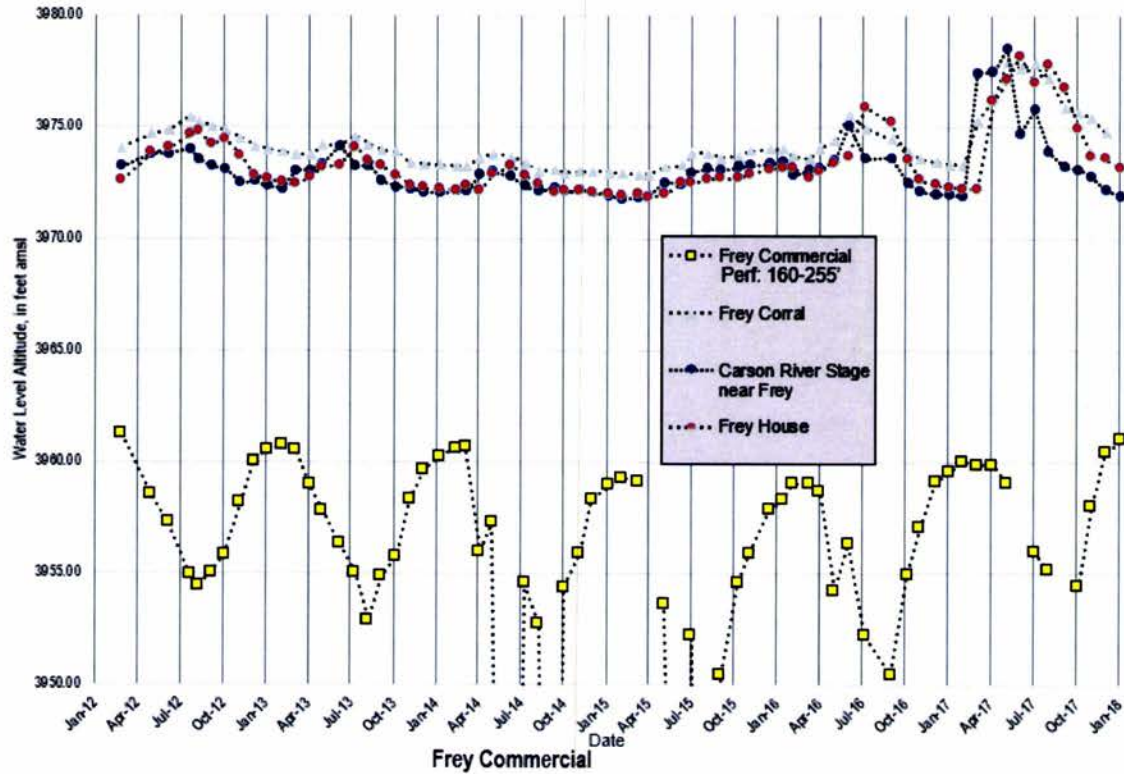
Shallow Aquifer <50' Well Replacements



Frey Area Wells and Carson River Stage SHALLOW AQUIFER RESPONSE TO CARSON RIVER STAGE



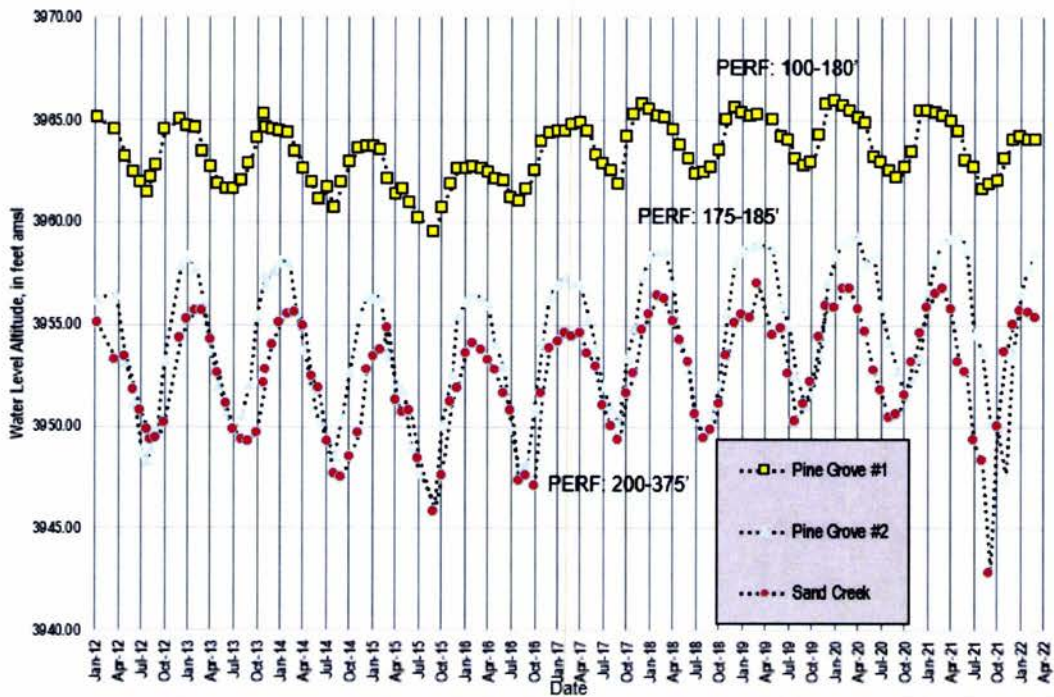
Frey Area Wells and Carson River Stage



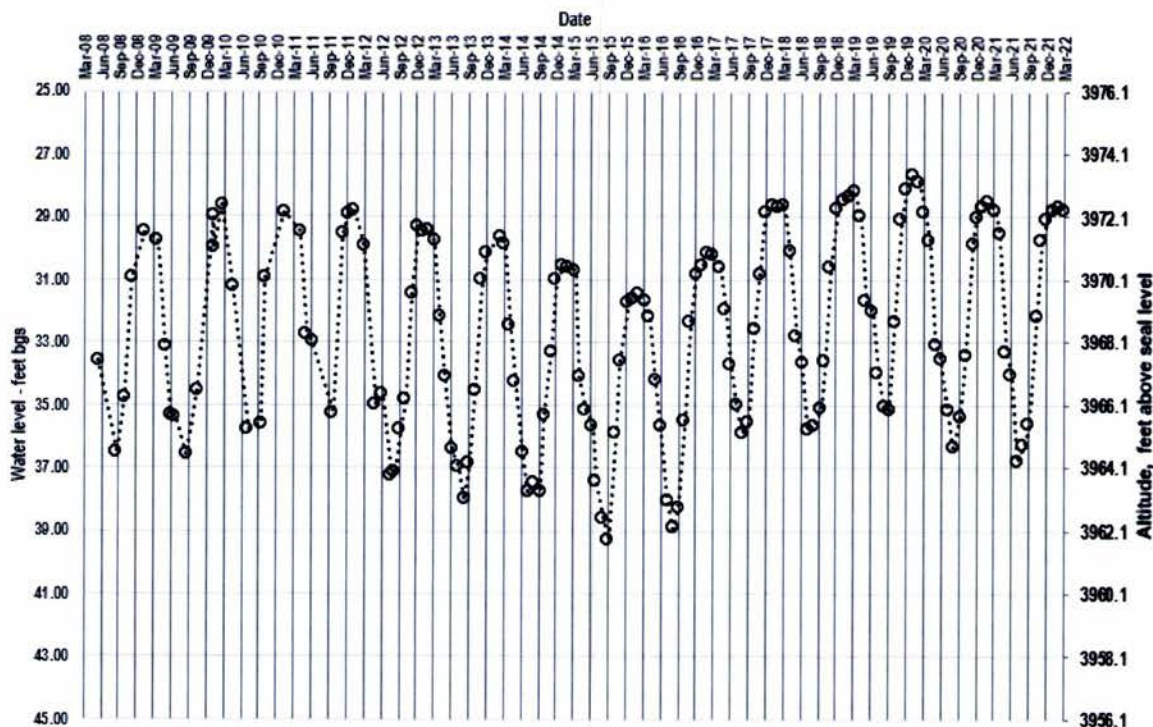
SANDCREEK & PINE GROVE WELLS



Pine Grove Area

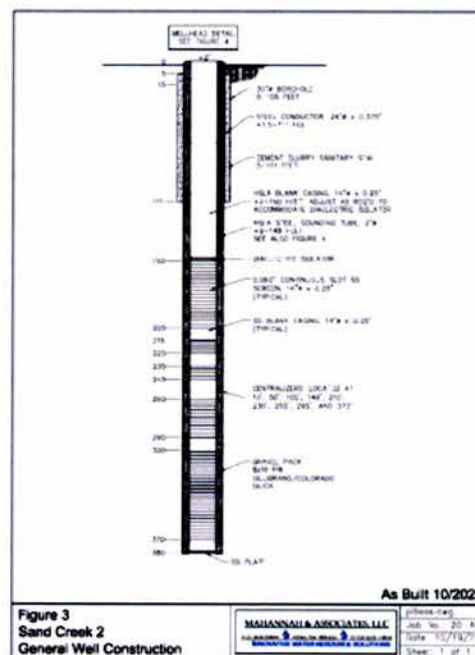


Soda Lake Fire Station



Sand Creek #2 Redundant Well Drilling Update

- 6" x 400' 'Emma' test well drilled in 2020
- 14" x 380' SC#2 municipal well drilled in 2021
 - Funded by USDA/NDEP
 - Flooded Reverse Circulation drilling
 - HSLA Casing / SS wire wrap well screens
 - 'Colorado Silica' sand gravel pack
 - Step Aquifer test: 500 – 1500 GPM
 - Constant Q 72-hour Aquifer test: 1000 GPM
 - ~90% Well efficiency / sand free discharge
 - Production pump designed for 1000 GPM
 - QW met drinking water standards except As & Mn
 - Bid awarded to equip well & 10" pipeline connection to Sand Creek WTP in 2022 ...



Chris Mahannah said that David Smith mentioned the requirement of a quarter mile within a stream. There was an order issued by the State Engineer back in 1998 that rescinded a prior order that allowed for shallower well completions and seals less than 50 feet and this order mandated new wells be completed in the intermediate aquifer and sealed to 100 feet. Water quality records showing these wells confirm that water from the intermediate aquifer is equal or better quality than the shallow aquifer. Also, the intermediate aquifer is less susceptible to infiltration of contaminants due to the seasonal fluctuations of the Carson River. Nitrate contaminations are associated with septic tanks and tree fertilizers and pesticides and other farm practices. The State Engineer started, in about 1990, requiring that the permit terms that wells are to be completed to deeper than 100 feet. On the way out here, I called Wade Parsons and asked him why they are going after all these waivers and he said it is a combination of factors. It could be folks just looking to have a less expensive well. Some of it has to do with water quality concerns, especially out in Stillwater and other areas where there are water quality issues. They are trying to find a zone in there that doesn't smell and is productive. A lot of times they will get a waiver because it takes a few days to get one so they will get it before they even start a project so they have it on hand. When they discover a lens that is productive, then they can complete it right then rather than stopping and waiting to get a waiver. There are some cases where they have secured a waiver but they don't complete the well as requested on the waiver.

Chairman Olsen asked if there was any public comment but there was none. This item was presented for informational purposes only and no action was taken.

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

The Nevada Division of Water Resources will provide a presentation on its current practices for issuing shallow domestic well drilling waivers in the Lahontan Valley.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

Chad Walling, Chief, Well Drilling and Adjudications at the Nevada Division of Water Resources, said the request of a waiver to drill shallow wells that don't really meet our regulations as adopted is a particular topic of kind of a concern. A big reason we wanted to come out here was to piggyback on the monitoring efforts and the date from Chris Mahannah and David Smith. We just wanted to continue the discussion and how it impacts our office. There is certainly a recognition that water quality is of concern in these regions. We are working on making sure we have a balance of being stewards to the community and individuals that are looking to drill wells. We are seeing a demand for wells being drilled.

I just wanted to address what our current regulations state regarding sanitary seals. Under Nevada Administrative Code (NAC) 534.390: If a well is drilled within 1/4 mile of a river, lake, perennial stream, unlined reservoir, or unlined canal: Perforations in the production casing are prohibited from ground level to a depth of 100 feet. The well must be sealed to a depth of 100 feet. Waivers of NAC

534.390 are granted for some new well construction by NDWR. Some of the requests are granting a waiver of the 100 feet sanitary seal requirement. We are trying to adopt some sort of operating procedure to review these requests. They are still coming in. We can deny them outright and say just follow the regulations but is that the best answer for the community.

There are certainly concerns with the shallow aquifer. There is also a recognition that arsenic levels are pretty high throughout the valley. Treatment is preferred for almost every domestic well being drilled and there is the challenge of the water quality of a domestic well. It is the homeowner's responsibility. One of the things initially that has stuck out was that we don't grant a waiver for a well to be drilled less than 50-foot seal without information from the site. In those cases that have been requested, they have either done a pilot hole or some kind of initial drilling to a depth of 50 feet and provided us with information from the site to give us an idea of soil characteristics and lithology exactly where they intend to drill a domestic well. We work with the driller to make an informed decision to see if it is better producing and may be beneficial to the homeowner. If by regulation, the well is required to have a 100-foot seal if it is with that 1/4-mile threshold. There are many well logs in the valley and we are looking at the ones that are nearest where the proposed drilling is taking place and looking at what the trends are and seeing if there is some consistency in the lithology and the aquifer to give us a better idea of what might be there, site specific. In those cases, we may consider reducing that 100-foot seal requirement. Not less than the 50-foot requirement though. If there is nothing to give us any idea for the 100-foot seal requirement if it is in that threshold and there are no other wells in the area, then we will have the driller go down to 100 feet and tell us why they can or can't install a well at that depth. That is just a short overview of this. We don't want to sit behind the scenes and make decisions without having the most information and seeking information from the community.

Commissioner Koenig said so, 65% of the waivers originate here in Churchill County? Why would we be the bulk of waivers? Chad Walling said, as to the why, I guess I don't know. We don't see this type of waiver for the shallower wells in other parts of the state. I think, in other parts of the state, the deeper you go the better water quality you have. It is not always the case in this valley but there are still high levels of arsenic as you go deeper. Water quality concerns are more consistent. It is a little bit unique to the valley. Kip Allander said the sediments here in the valley are a combination of sand silts and clays with a lot of it being deposits and real fine grains, which are difficult to produce water in and some of the local drillers might be developing a preference for certain zones and certain areas of the valley. They get to know their lithology in those areas and have a good feel for it and they are anticipating and they have on the ground knowledge that there are these producing zones that are going to be beneficial for producing water for domestic wells and are under the regulation requirements, so they tend to seek out the waivers for that.

Chairman Olsen said my experience around here is at 30 feet you are going to hit tule water. It looks and smells pretty bad. In some places, you can keep going and it is still bad. You just can't get good water deep. You guys want people to go at least 50 feet and that still puts people in a rough spot in a lot of areas to even go that deep and I understand the reasons why. We've got the tension between

the NDEP and what they want us to do and people have substandard water and it is fine if they treat it but for a homeowner to maintain that it is difficult. The NDEP accepts those systems now but it is something that, as we build on our county water system, we are going to want to grab customers as we go because we will have a safer product. People don't want to hear that because they want their wells. I am not advocating for that tomorrow because they will lynch me. Norm and I have been in those meetings. They had the torches and the forks. It is coming as we build our system and it is going to behoove people to get onto that system.

Chairman Olsen asked if there was any public comment but there was none. This item was presented for informational purposes only and no action was taken.

Letters Received:

A- 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.

The Bureau of Land Management (BLM) provides 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.

The Union Mountain and North Diamond allotments contain Greater Sage-Grouse General Habitat Management Area (GHMA) and Other Habitat Management Area (OHMA). The Romano allotment contains Greater Sage-Grouse Priority Habitat Management Area (PHMA), GHMA, and OHMA. The Romano allotment contains a portion of the Whistler Mountain HMA on the west side of the allotment and the North Diamond allotment contains a very small portion of the Diamond HMA in the north-east corner. While there is very little overlap with HMAs and these three allotments, wild horses are present throughout most of the three allotments.

In February 2022, the Mount Lewis Field Office was notified by Levi Shoda, owner of Sadler Ranch, that drought conditions were being experienced throughout the pastures that Sadler Ranch operates. Levi brought to BLM's attention that particularly during July and August of last year, his livestock's health was deteriorating, which he believed was due to the limited water and vegetation and the high amounts of wildfire smoke from surrounding states. According to the U.S. Drought Monitor, as of March 1, 2022, 100% of the State of Nevada is experiencing severe drought or worse, with the southern end of Eureka County experiencing Extreme Drought (see map provided). There are further drought conditions listed in the letter.

To provide protection of natural resources to include riparian, upland plant communities, and wildlife habitat following drought conditions experienced in the 2021 grazing year and for the potential for similar conditions to persist into 2022, temporary changes to the grazing permit season of use within Sadler Ranch's Use Areas for Union Mountain and North Diamond allotments by deferring public land grazing in the hot season between June 30th and August 30th and utilizing private lands during this period. This proposal will shift the season of use in some pastures 45 days

earlier and extending the end dates for some other pastures by 15 days (see tables in letter). It also proposes to modify the season of use within Sadler Ranch's Use Areas of the Romano allotment by shifting the begin date 45 days earlier and shortening use dates for most pastures. Also proposed is to implement a two-year rotation that would provide pastures with hot season rest every other year and change when plants are being grazed, aside from the Valley pasture that would be grazed from August 16 - December 31 every year. The proposed DRA for these three allotments would reduce adverse impacts to upland vegetation, riparian areas, and other water sources during the hot season, while still allowing appropriate grazing on public lands. Also, the earlier use in all three pastures would result in the targeting of invasive annual grasses that become active earlier in the growing season than native bunch grasses.

The proposed Drought Response Actions are detailed more fully in the letter. This decision will remain in effect for the duration of drought, plus one additional grazing year.

Interested public, partners, and state, local, and tribal governments wishing to provide comments can do so by March 23, 2022.

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 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.

The Nevada Division of Environmental Protection (NDEP) provides 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. The 2021 annual inspection and groundwater gauging, including landfill inspections and groundwater level gauging at 26 of 27 monitoring wells located in and around the four landfill sites (Sites 18, 20, 21, and 22) and an annual land use control (LUC) inspection at IRP Site 5 were conducted in October 2021. Visual assessment and groundwater gauging at well TTBW-MW 12 at IRP Site 18 could not be gauged due to inaccessibility after a significant rainfall event (greater than 0.5 inches in a 24-hour period) in October 2021. Overall, the annual inspections, observations, and measurements were generally consistent with those previously reported.

Groundwater samples were collected from 12 existing monitoring wells in April 2021 and were analyzed. No volatile organic compounds (VOCs) or semi-volatile organic compounds (SVOCs) were detected above the laboratory reporting limits. Total dissolved solids (TDS) concentrations from the 2021 monitoring event at IRP Sites 20, 22, and 22 ranged from 2,500 mg/L to 23,000 mg/L. These concentrations are above the secondary maximum concentration level and the project screening limit of 1,000 mg/L but are generally consistent with previous results from IRP Sites 20, 21, and 22 and comparable to the background levels. Further details are outlined in the letter.

Recommendations in the Draft Report are:

- Continue the LUC and Landfill Program to monitor for site control, minor soil erosion and vegetation loss to ensure that controls are protective of human health and the environment, including the construction/debris stockpiles at the Landfill sites.
- Continue annual and post-significant rainfall inspections of the Landfill covers.
- Continue annual monitoring of groundwater level at the sites to demonstrate stability.
- Continue long-term groundwater sampling at the sites to monitor and evaluate groundwater quality and potential migration of contaminants of concerns with outlined recommendations.

NDEP has comments to the Draft Report as outlined in Attachment A to the letter. They are asked to respond to NDEP's comments.

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 of its Notice of Proposed Action to issue a revision of the Class II Air Quality Operating Permit for New Millennium Building Systems, LLC.

The Nevada Division of Environmental Protection provides 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. The purpose of this permitting action is to:

- Remove PF1.002, PF1.004, and PF1.006.
- Add System 11 - Maintenance Plasma Table - PF1.015 - Plasma Table - International Maintenance Purposes.
- Add System 12 - Maintenance Handheld Plasma Cutting - PF1.016 - Handheld Plasma Cutting - Internal Maintenance Purposes.
- Add Insignificant Activities IA1.061 - Touchup painting with airless spray gun and IA1.062 - Maintenance parts washer for maintenance purposes.
- Revise Surface Area Disturbance acreage increased from 38 acres to 53 acres.

On the basis of the preliminary review and the requirements of Nevada Revised Statutes, the Nevada Administrative Code, and the Clean Air Act, the director announced his intent to issue the proposed Class II Air Quality Operating Permit based on a review of the information submitted.

Persons wishing to comment regarding this proposed action or to request a hearing should submit their comments or request in writing within 30 days as outlined in the Notice of Proposed Action.

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 of its review of the Draft Site Inspection Report for Basewide Site Inspection of Per- and Polyfluoroalkyl Substances at Naval Air Station, Fallon, Nevada.

The Nevada Division of Environmental Protection (NDEP) provides notification of its review of the Draft Site Inspection Report for Basewide Site Inspection of Per- and Polyfluoroalkyl Substances (PFAS) at Naval Air Station, Fallon, Nevada. The purpose of the site inspection was to determine, through sampling of soil and groundwater media, whether a release of PFAS has occurred at the areas identified during the preliminary assessment as areas where PFAS may have been used, stored, and/or disposed.

Six established Installation Restoration Sites (IRPs) and 20 Areas of Concern (AOCs) were assessed for the presence or absence of PFAS in soil and groundwater. Site investigations were conducted between May 4 and May 31, 2021. PFAS compound concentrations that exceeded current project screening levels in either soil or groundwater were used as the basis for determining which sites need further evaluation. Based on the results of the site investigation, base groundwater has been widely impacted by PFAS. Twenty-five of the 26 sites investigated had either soil or groundwater concentrations of PFAS compounds that exceeded the project screening levels and will be moved forward to the remedial investigation phase.

Overall, the report was well written and NDEP has mainly minor comments to the report, included in Attachment A.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

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).

The Bureau of Land Management (BLM) provides notification of its public consultation period for the Central Nevada Guzzler Project Proposed Range Improvements requested by the Nevada Department of Wildlife (NDOW). An Environmental Assessment (EA) is available that analyzes the effects of a Proposed Action to approve the applications for range improvements, to construct 8 small volume guzzlers, and 16 large volume guzzlers. Target species for the small volume guzzlers would include mountain equal and small mammals. Target species for the large volume guzzlers would include pronghorn, mule deer, and bighorn sheep. All guzzler locations would be constructed in Nye and Esmeralda Counties on lands managed by the BLM, Tonopah Field Office. Roughly 11.75 acres of surface disturbance is expected to occur as a result of guzzler construction. The guzzlers are intended for use by wildlife only and use by livestock, wild horse, and burros would not be authorized.

Interested public, partners, and state, local, and tribal governments may provide comments on this EA by April 20, 2022. The EA is provided with this Agenda Report for review.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

F- William N. Pennington Life Center's Menu and Activity Calendar for April 2022.

Shannon Ernst, Social Services Director, provides the menu and activity calendar for the William N. Pennington Life Center for the month of April 2022 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

G- Social Services and Health Department's vaccine and testing schedules for Churchill and Mineral Counties for April 2022.

Shannon Ernst, Social Services, provides the Health Department's vaccine and testing schedules for Churchill and Mineral Counties for the month of April 2022 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

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.

The Nevada Division of Minerals provides 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. The board may desire to direct staff to handle the matter appropriately.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Chief Deputy DA Shawcroft said I was going to draft a letter of response back to them. I don't want them thinking we are ignoring it. I am not sure that it needs to come back in front of the board. It will just state that these properties, which are held in trust, are not actually titled in the name of the county, therefore, we are not the actual legal owner of these properties. We are not responsible. They do have funds that are available for providing safeguards around these abandoned mines and so I was thinking of doing a request that if there are funds available that we would be happy to work with the Division to get some of that work done.

New Business:

A- Consideration and possible action re: Reappointment of Carla Pomeroy to the TDR Sending Site Review Committee.

The Churchill County Sending Site Review Committee reviews all Transfer of Development Rights (TDR) Applications, evaluates local entity comments, the Conservation Easement Deed, proposed restrictions, and verifies the TDRs. The committee provides a report and recommendation to the Churchill County Planning Commission, per Section 16.14.080 B of the Churchill County Code. The TDR Sending Site Review Committee is comprised of three (3) members, including a minimum of two agricultural representatives and one at-large representative, appointed by the Board of County Commissioners, who serve three (3) year terms. The Planning Director serves as the non-voting Chair of the committee.

Carla Pomeroy was appointed to the Sending Site Review Committee on June 19, 2019 and she has indicated that she is interested in continuing to serve. Ms. Pomeroy is serving as one of the agricultural representative positions on the committee. Since she meets the qualifications, has experience, and provides a good balance to the committee, staff recommends that she be appointed to serve another three year term on the TDR Sending Site Review Committee. This recommendation is being made with consideration that the applicant has a clear understanding of the duties and responsibilities related to this position.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

County Manager Jim Barbee 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 reappoint Carla Pomeroy to serve another three year term on the TDR Sending Site Review Committee, effective July 1, 2022 to June 30, 2025. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

B- Consideration and possible action re: Reappointment of Jeff Goings and Kris Hadley to the Churchill County Park and Recreation Commission.

The Churchill County Park and Recreation Commission is a board appointed by the Board of County Commissioners, authorized and directed to make recommendations and advise the Board of County Commissioners regarding matters relating to Churchill County Park and Recreation facilities and programs per NRS 2.48. The Park and Recreation Commission is comprised of seven (7) members, one of whom shall be a member of the Churchill County Board of County Commissioners and one of whom shall be a member of the Board of Trustees of the Churchill County School District, with the remaining five (5) members appointed by the Churchill County Board of Commissioners. The term of all Park and Recreation Commissioners shall be four (4) years. Members Jeff Goings and Kris Hadley have terms expiring on June 30, 2022. Churchill County received letters from the two incumbents expressing their desire to continue serving. No new applications were received.

The County Manager and Facilities, Parks and Recreation Director reviewed the letters and discussed the current composition of the Commission. Recommendation is being made to reappoint Jeff Goings and Kris Hadley to the Park and Recreation Commission, with consideration that the applicants have a clear understanding of their duties and responsibilities related to this position.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

County Manager Jim 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 Jeff Goings and Kris Hadley to serve another four-year term on the Churchill County Park and Recreation Commission, commencing July 1, 2022 to June 30, 2026. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

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.

Churchill County and the City of Fallon staff have negotiated the exchange of real property to serve their respective public needs. Churchill County will be transferring ownership of the old senior center property (two parcels) to the City of Fallon and the City of Fallon will be transferring ownership of the Cottage School to Churchill County. The Cottage School will be used to accommodate the county's C.A.R.E. Afterschool Program. The exchange of the properties will be accomplished for the nominal consideration amount of one dollar.

NRS 277.053 authorizes this conveyance. "A governing body of a political subdivision may convey real property to the State, any agency of the State, another political subdivision or an Indian tribe without charge if the property is to be used for a public purpose." Churchill County will be conveying this property to the City of Fallon for a public purpose in that the city will be using the property to add additional public parking in Oats Park area.

FISCAL IMPACT: None.

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: NA

ACTION REQUESTED: Accept

Chief Deputy DA Shawcroft made the presentation as outlined above.

Chairman Olsen asked if there was any public comment but there was none. He said this swap with the city has turned out to be a good thing.

Commissioner Gregory Koenig made a motion to approve the conveyance of the two parcels to

the City of Fallon as presented and authorize the Chair to sign the deeds. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

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.

Each Fiscal Year, the Insurance Advisory Committee (IAC) is charged with making a recommendation to the Board of County Commissioners regarding the insurance program for employees in the upcoming Fiscal Year (FY). Through the last twelve months (insurance claims through January of 2022), the county's paid loss ratio (PLR) for medical insurance was approximately 68%. This means the insurance company paid out \$0.68 in claims for every \$1.00 the county paid for premium. This is a good PLR and the IAC expected a rate decrease from Cigna. Cigna's initial renewal came in as a flat renewal, with no increase. The IAC asked our broker to go back to Cigna and request a 5% rate reduction - Cigna agreed to the rate reduction as requested. The 5% reduction reduces the monthly premiums on the base plan down to \$858.10 per month (the previous amount was \$903.26/month). The recommendation from the IAC at their meeting on March 22, 2022, is to renew the medical insurance with Cigna at a 5% rate reduction.

For dental and vision coverage, Cigna (dental) and Superior Vision (vision) both have a flat renewal for this year - a 0% increase. The IAC recommends renewing with Cigna (dental coverage) and Superior (vision coverage) for another year with no increase in premiums.

Last year, the Commissioners approved a baseline of \$166/month into the Health Savings Accounts (HSAs) for those employees enrolled in the high-deductible health plan (HDHP). The IAC recommends that this contribution amount remain the same for this upcoming fiscal year.

The above-noted changes will also affect retirees who have continued with the county's insurance in retirement. They will be notified of the reduction. The county will hold open enrollment in May (where employees can make changes to their coverage), with an effective date of July 1, 2022.

FISCAL IMPACT: Approximately \$114,000 in savings.

EXPLANATION OF IMPACT: Monthly premiums will decrease by \$45.16 per month per employee (\$541.92 per year). Currently, 212 employees are covered on the county's health insurance. Multiplying the decrease by the number of employees totals \$114,887.

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

Human Director Geof Stark 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 accept the recommendation from the Insurance Advisory Committee for employee and retiree health, dental, and vision insurance for FY 2022-23, with a 5% decrease on medical insurance with Cigna, a 0% increase on dental insurance with Cigna, and a 0% increase for vision insurance with Superior; and, further, a motion to continue contributing \$166 to an employee's Health Savings Account (HSA) for those employees enrolled in the high-deductible health plan (HDHP). Commissioner Gregory

Koenig seconded the motion, which carried by unanimous vote.

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

8:45 AM 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)

A closed session will be held to discuss the progress of negotiations with the Churchill County Sheriff's Deputies Association (CCSDA), Deputies' and Sergeants' Unit, and with Operating Engineers Local No. 3 (representing the Dispatchers). No action will be taken as this is for informational purposes only.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

Commissioner Gregory Koenig made a motion to recess the meeting to go into closed session pursuant to NRS 288.220. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

The meeting reconvened.

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

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:

Commissioner Olsen reported on the following topics:

- We had a Navy change of command ceremony.
- I participated in the phone meeting with Kai Anderson and Jim.
- We had a BBQ for the contractors at the 3C Events Center.
- I went to the Lincoln Day Dinner.
- I went to the DFA meeting in Kansas City. It is great to be back together after 3 years.
- Jim and Dan and I met to discuss having someone help us with grants writing.
- We had our CEDA meeting the same afternoon.
- On the 31st we had the Cottage School grand opening.
- We had the CC Communications budget meeting.
- We had the Pinwheel Event down on Maine Street and had great attendance.
- We had our city/county breakfast with Jim, Bob Erickson, the Mayor and I.

Commissioner Koenig reported on the following topics:

- I attended a lot of the same things Pete did.

Commissioner Heath reported on the following topics:

- I attended the Social Service Advisory Committee meeting.
- I had the Lahontan Conservation District meeting.
- I attended a lot of the same things Pete did also.

County Manager Barbee reported on the following topics:

- I met yesterday with Teri Hedgepeth at the museum and identified a few items that have been stored outside that we want to relocate over to the Rafter 3C Arena to be on display. It will still belong to the museum. We want to push folks that go there to also go over to the museum also. That material has not been viewed much because they don't have room for it.
- Just a reminder that June first will be the opening and we are going to have the covered wagon on temporary display inside when you first come into the building.
- The Mayor is holding The League of Cities there 8 days later and will also have the Drumm Chrysler 300 and the 2 antique fire trucks. They seem to be more fun than us and NACO. They have a whole slew of events scheduled and one is a reception and a Show and Shine. We will be represented with the Drumm Chrysler. There will be a couple of events. The first one will be in the morning where the public will be able to come through and we will do the dedication and then we will have a private event in the evening with dignitaries and folks that were connected with the development of the building, which we will have light hors d'oeuvres I will get more details at a later date.

Sheriff Hickox was not present.

Comptroller Wideman reported on the following topics:

- I just sent out the sales tax. We were up 5.52% from the same time last year.

- We are just working on getting the budget to the state.

Civil Deputy DA Shawcroft had nothing to report.

Clerk/Treasurer Rothery was not present.

Claims and Payroll Transmittals:

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

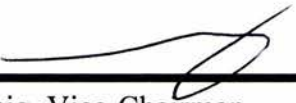
Public Comment:

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

Adjournment:

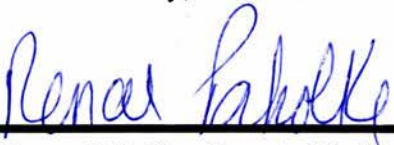
The meeting was adjourned at 12:20 PM.

Approved: 
H. Peter Olsen, Jr., Chairman

Approved: 
Greg Koenig, Vice-Chairman

Approved: 
Justin Heath, Commissioner

ATTEST:
Linda Rothery, Clerk/Treasurer


Renae Paholke, Deputy Clerk