MINUTES OF THE BOARD OF CHURCHILL COUNTY COMMISSIONERS

155 N. Taylor St., Fallon, NV 89406
May 20, 2022

Call to Order:

The special budget meeting of the Board of County Commissioners was called to order at 4:30 PM on May 20, 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 but there was none.

Verification of the Posting of the Agenda:

It was verified by Pamela D. Moore, Deputy Clerk to the Board, that the Agenda for this meeting was posted on the 16th day of May, 2022, between the hours of 1:00 and 5:00 PM at all of the locations listed on the Agenda, in accordance with NRS 241.

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

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

Appointments:

1:20 PM A- Consideration and possible action re: Approval of Churchill County's Tax Rate and Final Budget for Fiscal Year 2022-2023.

Comptroller Wideman will present the proposed Churchill County Tax Rate of $1.2829 and the Final Budget for Fiscal Year 2022-2023. During the meeting, the Commissioners shall seek public input on the Final Budget and Tax Rate. The overall Churchill County rate is $2.8629 and the City of Fallon rate is $3.6600. The taxes on an Assessor appraised home valued at $100,000 in Churchill County would be $1,002.02 and $1,281.00 in the City of Fallon.
FISCAL IMPACT: As budgeted.

EXPLANATION OF IMPACT: As budgeted.
FUNDING SOURCE: Churchill County, Nevada Budget.
ACTION REQUESTED: Accept

Comptroller Wideman had a PowerPoint presentation as follows:

CHURCHILL COUNTY
There's no place like home!

Public Hearing on 2023 Tax Rate

Presented to
Board of County Commissioners on
Thursday, May 20, 2022

Churchill County Est. 1861

NRS 354.598 Final Budget

- Statute Requires Public Hearing on Tax Rate before June 1st
- Indicate changes from Tentative Budget
- Shall adopt a final budget by the favorable votes of a majority of all members of the governing body
- Submit signed copy to Department of Tax

Revenue Changes from Tentative Budget

The only changes are within the CC Communication budgets, which in part include removing the $845,000 transfer to the County.

	2023 Tentative Budget	2023 Final Budget	% Change
Property Taxes	10,093,315	10,093,315	0%
Other Taxes	20,000	20,000	0%
Licenses and Permits	1,648,900	1,648,900	0%
Intergovernmental Resources	22,292,881	22,479,014	.8%
Charges for Services	22,587,153	23,674,725	4.8%
Fines and Forfeits	487,200	487,200	0%
Miscellaneous	1,693,950	1,693,950	0%
Total	**$58,823,399**	**$60,097,104**	**2.1%**

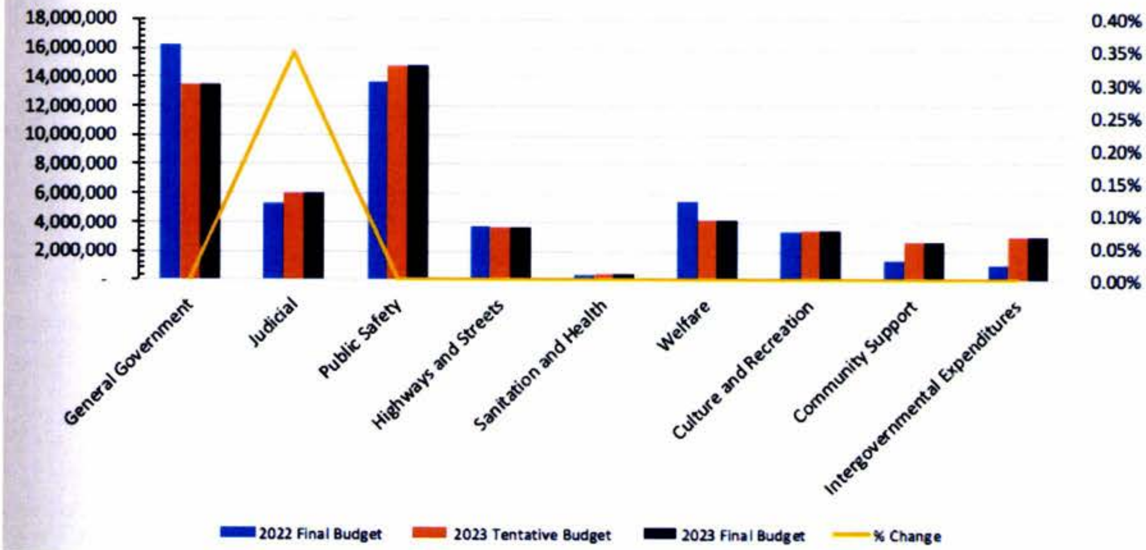
Expenditure Changes from 2023 Tentative Budget

The tentative budget was changed as follows. $20,800 Public Defender Stipend & CC Comm

	2022 Final Budget	2023 Tentative Budget	2022 Final Budget	Tentative to Final Change
General Government	16,217,883	13,445,528	13,445,528	0%
Judicial	5,296,088	5,967,828	5,988,628	0%
Public Safety	13,612,632	14,776,166	14,776,166	0%
Highways and Streets	3,703,814	3,568,866	3,568,866	0%
Sanitation and Health	322,131	389,366	389,366	0%
Welfare	5,448,453	4,166,987	4,166,987	+.35%
Culture and Recreation	3,329,650	3,382,443	3,382,443	0%
Community Support	1,434,838	2,609,592	2,609,592	0%
Intergovernmental Expenditures	1,038,765	2,609,592	2,986,765	0%
Governmental funds total	50,404,254	51,293,541	51,314,341	+.35%
Enterprise funds	20,065,387	20,936,838	21,453,431	2.47%
Debt Service - Principal	687,267	705,361	705,361	0%
- Interest Cost	589,676	429,473	575,082	0%

Expenditure Changes from 2023 Tentative Budget

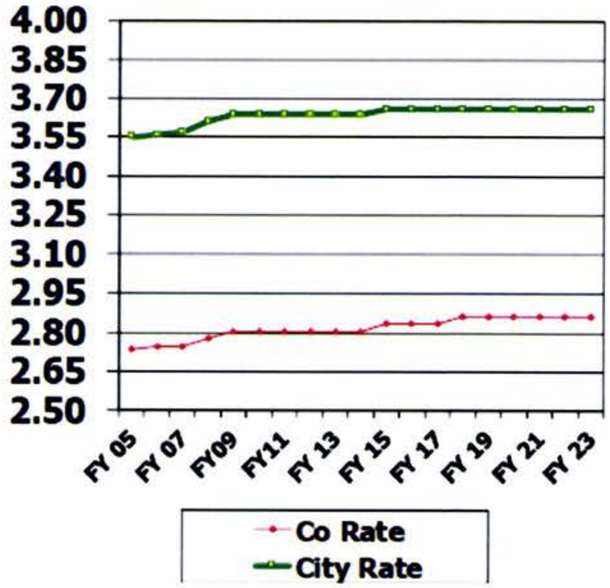
- Expenditures by function are changed as follows:



Historical Tax Rate Data

- Summary of Tax Rates

Year	*County*	*City*
FY 05	$2.735	$3.55
FY 06	$2.745	$3.56
FY 07	$2.745	$3.57
FY 08	$2.775	$3.61
FY 09	$2.803	$3.64
FY 10	$2.803	$3.64
FY 11	$2.803	$3.64
FY 12	$2.803	$3.64
FY 13	$2.803	$3.64
FY 14	$2.803	$3.64
FY 15	$2.833	$3.66
FY 16	$2.833	$3.66
FY 17	$2.833	$3.66
FY 18	$2.863	$3.66
FY 19	$2.863	$3.66
FY 20	$2.863	$3.66
FY 21	$2.863	$3.66
FY 22	$2.863	$3.66
FY 23	***$2.863***	***$3.66***



Final Tax Rate Allocation –No Changes

CHURCHILL COUNTY
AD VALOREM TAX
Fiscal Year 2022-23

Exhibit A

Final Budget Tax Rate

FUND	TAX RATE	APPORTIONMENT PERCENTAGE COUNTY RESIDENT	APPORTIONMENT PERCENTAGE CITY RESIDENT
GENERAL	0.85600	29.90%	23.39%
SOCIAL SERVICES	0.06500	2.27%	1.78%
SENIOR CENTER	0.06000	2.10%	1.64%
AG EXTENSION	0.01000	0.35%	0.27%
PUBLIC LIBRARY	0.06500	2.27%	1.78%
Subtotal County Rate	**1.05600**	**36.89%**	**28.85%**
CAPITAL IMPROVEMENT FND	0.05000	1.75%	1.37%
LOCAL GOV'T TAX ACT 1991	0.02190	0.76%	0.60%
YOUTH SERVICES	0.05000	1.75%	1.37%
HOSP CARE IND. MVA	0.01500	0.52%	0.41%
IND MEDICAL CARE	0.06000	2.10%	1.64%
*FIRE EQUIPMENT APPRATUS LEVY **	*0.03000*	1.05%	0.82%
Subtotal Override Rates	**0.22690**	**7.93%**	**6.20%**
Mosquito and Weed Abatement	**0.08000**	**2.79%**	**2.19%**
School District			
OPERATING RATE	0.75000	26.20%	20.49%
DEBT SERVICE	0.55000	19.21%	15.03%
Subtotal School District	**1.30000**	**45.41%**	**35.52%**
State of Nevada	**0.17000**	**5.94%**	**4.64%**
Carson Water Subconservancy	**0.03000**	**1.05%**	**0.82%**
Total County Rate	**2.86290**	**100.00%**	**78.22%**
City of Fallon			
Operating Rate	**0.79710**		**21.78%**
Total Rate for City Residents	**3.66000**		**100.00%**

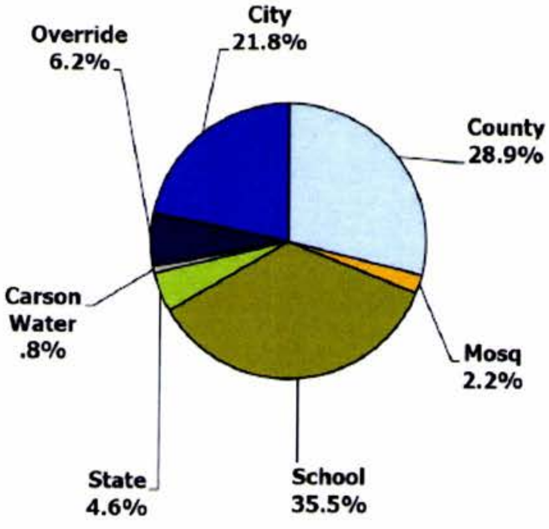
Tax Rate Data

- FY 2022-23 County Tax Rate 2.863 and City of Fallon 3.66
- Property Taxes on a home assessed at $100,000: County $1,002.05 and City $1,281 (subject to cap restrictions)

FY 23 Property Tax Combined $3.66 City Rate

- Overall Rate Allocation

County	28.9%
City of Fallon	21.8%
Override	6.2%
State of NV	4.6%
School District	35.5%
Carson Water	0.8%
Mosquito & Weed Abatement	2.2%

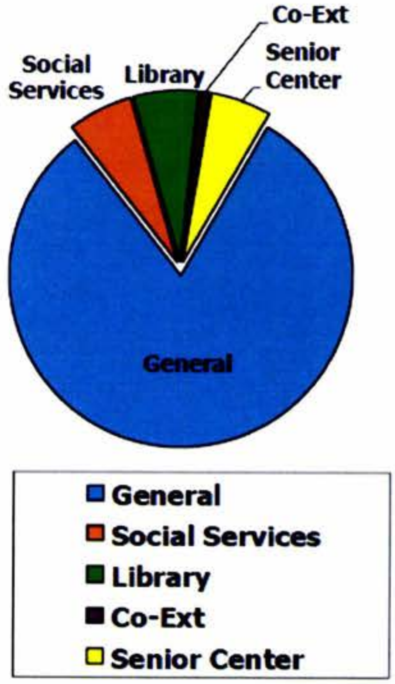


Changes in Tax Rate FY 2023

- Override rates: unchanged
- Mosquito & Weed Abatement unchanged
- School Debt Rate unchanged
- State Rate unchanged

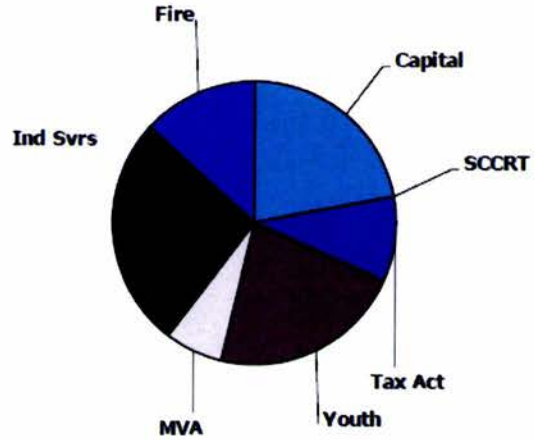
County Tax Rate Allocation
$1.056 Rate

- **General Fund 85.60 Cents**
- Social Services 6.50 Cents
- Senior Center 6.00 Cents
- Library 6.5 Cents
- Cooperative Extension 1.0 Cents



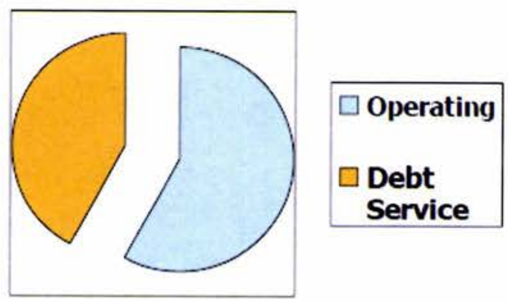
Allocation of Overrides 22.69 Cents

- Capital Improvements 5 cents
- SCCRT Loss Override 0 cents
- Local Gov't Tax Act 2.19 cents
- Youth Services 5.0 cents
- Indigent MVA 1.5 cents
- Indigent Services 6.0 cents
- Fire Equipment 3.0 cents



Allocation of School District $1.30 Tax Rate

- School District Rate 75 cents Operating Set by Statute 55 cents Debt Service Approved by voters
- Debt Rate will be 55 cents as approved by rollover bond issue



FYE 6-30-2021 Top 10 Property Taxpayers

			Fiscal Year 2021		
Taxpayer	Type of Business	Rank	Taxable Estimated Appraised Value (1)	Approximate Taxable Assessed Value	% of Taxable Assessed Valuation
ENEL Stillwater Geothermal Plant	Geothermal	1	$ 173,808,289	$ 60,832,901	8.05%
ORNI 43 LLC (Ormat Tungsten)	Geothermal	2	53,171,257	18,609,940	2.46%
Terra-Gen Dixie Valley LLC (Caithness)	Geothermal	3	50,178,820	17,562,587	2.32%
Ormat Technologies Inc	Geothermal	4	48,037,617	16,813,166	2.22%
CYRQ Energy Inc	Geothermal	5	44,921,729	15,722,605	2.08%
URS Federal Services (Northrop Grumman)	Base Contractor	6	22,236,214	7,782,675	1.03%
US Bank National Association	Equipment Leasing	7	18,574,503	6,501,076	0.86%
Quail Hollow LLC	Manufacturing	8	18,270,211	6,394,574	0.85%
Safety-Kleen Systems LLC (Bango Oil)	Oil Refining	9	18,039,611	6,313,864	0.84%
Wal Mart Stores	Retail	10	14,907,523	5,217,633	0.69%

(1) Estimated appraised value assumes that assessed value is 35% of appraised value.

Final Budget FY 2023

- Submission Deadline: June 1, 2022
  Amended Final Budget 30 days after close of session(s)
- Nevada Tax Commission Meeting: Last Thursday in June
- Tax Rate Effective: July 1st
- Questions & Answers
- Thank you for your financial oversight and responsibility

Chairman Olsen asked if there was any public comment but there was none. County Manager Barbee said I would just note that, if you wanted to make adjustments to CC Communications, you will have to do that before approval and, if you wanted to make adjustments to the cost-of-living increase, you would need to do that before approval, correct? Comptroller Wideman said, due to the way that we did projections for the payroll, I think there is enough budget to cover the additional 1.5% increase. They would have to ask for that as a separate action.

As far as CC Communications, if you wanted to say they have to transfer the money, then you could do that, as well, and I can put that in the Final Budget or, the way the Enterprise Funds work is, every quarter, they can change their budget, so that could be sent into taxation as a change in budget that way or within the budget right now. Chairman Olsen said so, Joe, do we just make up an amendment or do we pass a motion, because the budget is agendized. Deputy DA Joe Sanford said you would make a motion to amend it based off of the, if you are doing an adjustment for the cost-of-living increase, if you are going to adjust the CC Communications piece too, I would just do separate motions. Chairman Olsen said the $845,000 is in the budget for CC Communications, correct? Comptroller Wideman said no, that was taken out when the Final Budget was given to us from CC Communications last week. Chairman Olsen said their budget? Comptroller Wideman said yes. They gave us a Final Budget and it was removed. Chairman Olsen said so we don't necessarily show ourselves receiving it. Comptroller Wideman said, yes, we do. It shows under transfers, so that was all removed. We could put the transfers back in before we send it to taxation. Chairman Olsen said, for a matter of practice, if we go ahead and put the transfer back into CC Communications, that is what we are doing; we are not changing the county's budget, it is all the county's budget but, for purposes of keeping it separate in our minds, we are changing CC Communications' budget to reflect that they are going to pay the $845,000. County Manager Barbee said you would change both budgets. Comptroller Wideman said the CC Communications' budget would be changed and then there are about 4 other pages in which the General Fund shows that it received the transfer and Social Services shows that it received the transfer and there is also another sheet that itemized our transfers. County Manager Barbee said, the budget in front of you right now, reflects the change that CC Communications submitted. If you wanted to change it back, this action would change it both in the CC Communications budget and in the current draft budget in front of you. Chairman Olsen said I think what I would like to do is entertain a motion now on the general adjustment for the payroll for all of our regular employees. Commissioner Koenig said that is the easy one.

Commissioner Gregory Koenig made a motion to approve a general adjustment for non-union employees of five percent (5%) total for the Fiscal Year 2022-2023. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

Chairman Olsen said I might remind the 3 of us that we all sat in the budget hearing and we all voted on taking the $845,000 out but, we are going to change our mind and do something different. We are amending what we have already done, so if we want to have a discussion about that and I think Greg, I feel like you have something to say. Commissioner Koenig said I think we should leave it as was before we amended it by transferring the $845,000 back in. Commissioner Heath said I agree because I was under the impression that everything was talked through with Sherry and Jim and none of it was and I had no idea that it went to Social Services either until pretty much, right now. I think we should amend it and put the money back in. Deputy DA Joe Sanford said the only thing I would just ask and may be worth considering, I was not part of that meeting, so I don't know for sure is, whether or not there is any potential default on our bonds based on that transfer. If that decision not to transfer was based on leaving money in there, then that is my only concern. I don't have any other comments other than that. Commissioner Heath said I may be wrong but I remember the presentation and it didn't really change any of the bonds, it just gave them more of a cushion than what they had. Chairman Olsen said I have had some discussions with Mark and their original presentation showed where year 3 could get tight. Now, their costs on everything has gone up and up and up and they have had delays up there that are not of their making and he has concerns about it but his costs have gone up, so I think this is an ongoing discussion that needs to keep being had with them and looked at. As Sherry said, we can adjust this and amend it quarterly, so I think we are on some footing putting it back and I would generally agree with that but, I don't think the discussion is over. Commissioner Koenig said I think it needs to be a discussion, not just them arbitrarily taking it out without a discussion. Chairman Olsen said I will remind you the 3 of us voted to take it out. Commissioner Heath said it was because of the cushion. Then we figured out what it was for. That was our mistake. Chairman Olsen said but we did go back when they gave their presentation and we voted for their budget, at that point, the 3 of us did. I think, for us, when we saw that, after some understanding, we have gone back and we have discussed it but we are still not there yet. I think we need to keep talking about it with CC Communications and come to some conclusion, so I think we are better off to put it in place and then we can adjust as we go through the year and make those determinations. It is easier to amend it later on than to try and put it back up, if that is, in fact, what we have to do. Commissioner Heath said would that be easier, Sherry? Comptroller Wideman said I like to have the cushion too. I would rather have the ending fund balance of the General Fund by the $640,000. We are still within statutes and are fine but it looks better if we have a higher fund balance. Chairman Olsen said this is the last piece we have to cover if we are going make a motion to do this as part of all the things that we discussed in the budget. If we amend this to put that $845,000 back into the CC Communications' budget and, on the other side of the balance sheet for the county, those monies will show back up and those revenues will be back in there and then we are going to continue this discussion with CC Communications and the county. We are all aware that that is where we are at.

Commissioner Justin Heath made a motion to approve putting $845,000 back into the budget for CC Communications for payment to Churchill County. Commissioner Greg Koenig seconded the motion, which carried by unanimous vote.

Commissioner Gregory Koenig made a motion to approve the Tax Rate for the Fiscal Year beginning July 1, 2022 and ending on June 30, 2023 as submitted and amended and, furthermore, approving the Final Budget as submitted and amended and directing the Comptroller to file the budget with the Department of Taxation as required by statutes. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

<u>Closed Personnel Session - Meeting will recess for closed session and then reconvene the meeting</u>:

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

The regular meeting was recessed to conduct the closed session at 4:32 PM.

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 regular meeting reconvened at 4:50 PM.

New Business:

8:55 AM A- Consideration and possible action re: Approval of the Collective Bargaining Agreement between Churchill County and the Churchill County Dispatchers Union
The current collective bargaining agreement (CBAs) between Churchill County and the Churchill County Dispatchers, represented by Operating Engineers Local No. 3 (OE3) – expires on June 30, 2022. As required under the NRS, OE3 notified the county of its desire to begin negotiations on a successor bargaining agreement for the Dispatchers. Negotiations began on March 4, 2022, and were completed on May 13, 2022.

As has characterized recent negotiations, both sides negotiated in good faith and there appears to be a great deal of trust on both sides. The management team thanks the Dispatchers and OE3 for their professionalism, reasonableness, and active participation throughout the process.

The end result of negotiations was a three-year agreement. The county and OE3 agreed to pay increases over the next three fiscal years of 5.0% in FY 2023, 3.5% in 2024, and 2.0% in 2025. The county will pay up to a 5% increase in the amount for "employee-only" health insurance for each contract year. Dispatchers who are designated by the Sheriff as Acting Dispatch Supervisor for at least two hours of a shift will be paid a 5% increase for hours worked in the acting capacity. The parties also agreed to changes to the holiday provisions of the CBA.
FISCAL IMPACT: The fiscal impact of the agreements, reported as required by NRS 288.153, is as follows: approximate total cost of $44,000 for the three fiscal years (FYs 23, 24, and 25) combined.
EXPLANATION OF IMPACT: The fiscal impact covers the 5.0% increase in FY 2023, 3.5% increase in FY 2024, and 2.0% increase in FY 2025, for the six employees covered by the Collective Bargaining Agreements (CBA). The wage increases were multiplied by 29.25% for PERS and 1.45% for Medicare. The effect of the Acting Supervisor Pay and changes to the holiday policy were also included. The county will continue to cover the employee-only health insurance premiums, up to a 5% increase in each year of the Agreement, which was included with the proposed budget projections for the upcoming fiscal year.
FUNDING SOURCE: General Fund

ACTION REQUESTED: Accept

Human Resources Director 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 approve the negotiated Collective Bargaining Agreement between Churchill County and the Churchill County Dispatchers, effective for Fiscal Years 2023, 2024, and 2025. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

Public Comment:

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

Adjournment:

The meeting was adjourned at 5:10 PM.

Approved: ______________________
H. Peter Olsen, Jr., Chairman

Approved: ______________________
Greg Koenig, Vice-Chairman

Approved: ______________________
Justin Heath, Commissioner

ATTEST:
Linda Rothery, Clerk/Treasurer

Renae Paholke
____
Renae Paholke, Deputy Clerk