

MINUTES OF THE BOARD OF CHURCHILL COUNTY COMMISSIONERS

155 N. Taylor St., Fallon, NV 89406

September 29, 2022

Call to Order:

The special meeting of the Board of County Commissioners was called to order at 11:45 AM on September 29, 2022.

PRESENT:

Commissioner H. Peter Olsen, Jr., via
telephone
Commissioner Justin Heath
County Manager Jim R. Barbee
Deputy District Attorney Joseph Sanford
Deputy Clerk to the Board Pamela D. Moore
Commissioner Gregory Koenig
Comptroller Sherry Wideman
Clerk/Treasurer Linda Rothery

ABSENT:

Public Comment:

With Chairman Olsen participating via telephone, Commissioner Heath acted as Chair and 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 26th day of September, 2022, between the hours of 8:00 and 9:00 AM at all of the locations listed on the Agenda, in accordance with NRS 241.

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

Commissioner Justin Heath made a motion to approve the Agenda as submitted. Commissioner H. Peter Olsen, Jr. seconded the motion, which carried by unanimous vote.

Appointments:

- Consideration and possible action re: Funding of new construction of a new building for Churchill Animal Protection Society (CAPS) in the amount of \$280,000.00.

The current CAPS program is located at 5894 Pasture Road. The current building is run down and requires continual maintenance and repairs. The concrete in the holding pens is damaged to the point that daily cleaning is very labor intensive. Furthermore, the existing water source has become degraded to the point of poor water quality and potential failure. The county is proposing to construct a new 5,000 square foot building on the county-owned property at the Moody Wastewater Treatment Plant. The building will be a fully insulated, steel building with restrooms, storage rooms, and indoor holding pens. The utilities will be connected to the current

utilities servicing the Moody treatment facility. The project costs will be equally shared between Churchill County and the City of Fallon. The current estimated construction cost is just over \$530,000.

FISCAL IMPACT: \$280,000.00.

EXPLANATION OF IMPACT: The cost of this construction will allow for increased animal capacity for future population growth.

FUNDING SOURCE: Building Reserve Fund/City of Fallon.

ACTION REQUESTED: Accept

County Manager Jim Barbee said, actually, the city came to us a few weeks ago, voicing some concerns about the current facility that CAPS utilizes out by the Naval Base. There are 2 main issues beyond it being small and they have kind of outgrown the space as it exists. I am not sure how long they have been out there but it has been 20ish years from what I understand. The concrete in the structure that they are utilizing has degraded significantly to an effect that they are having trouble sealing it and the cleanliness issues that come with that and the washout capacity they have. As they have voiced numerous times over the years, as they have come forward for the donation that we provide them for the services that they provide the county, their well is almost to a point of nonfunctioning. They cannot filter it enough to get the water to a clean level of use.

In those conversations that we had with the Mayor and thinking about what locations we would have, we are bringing forward a proposal to create a new building or build a new building, a steel structure located out at our current wastewater facility up at the top of Moody, recognizing that it is an outlying location for this type of facility and it would be perfect because, if you have barking dogs and animals, you are kind of out there where no one else exists and it would not create a conflict within that community or within that area. There is no community out there. We have that space there. The other thing that we also thought that could be positive for utilization by placing the facility out there is, we can use our purple pipe or reclaimed water from the system to be, basically, operational water they utilize for washing out pens and doing that whole component. We do have a fresh water well located out there that supplies water to the restroom and a breakroom in the existing facility we have there. We would simply propose extending that water line to do the same for this so they would have regular fresh water for a restroom, breakroom, those kinds of things. With that in mind, we have actually looked at putting together a building that would give enough square footage that would take care of this issue for CAPS for many years to come. If there was ever a time where CAPS was not able to continue on in the functions that they perform, this would be a county-owned, county-constructed facility and we would be able to basically, move in and have operations of an animal facility or animal control type facility that we currently don't have. Until such time that CAPS was not able to do it, they can provide that labor, that volunteer force and this would give them the ability to do that. We are looking at trying to find a structure or building of around 5,000 square feet. We will probably only utilize half of that for CAPS and retain the other half to be able to utilize for storage and such but the existing county facilities that we have out there, and that is simply because of the need that they have but it also then addresses 25 years down the road when the community has grown and there is an increase in the number of

animals that we are dealing with locally and we will be able to expand that. The real purpose of the building is not for storage, it is for this specific function and use long term.

With that, I engaged with Chris Spross and kind of explained to him what we were looking at and he put together the numbers that exist in front of you for what he thinks we could get this done for. Additionally, I sat down with CAPS and discussed the proposal of the project. I will say they are very supportive and elated. I was clear with them that the expectation is that we would provide the building and the infrastructure necessary, including the concrete work around the building, but we would still expect them to pursue donations and volunteers to do, basically, the perimeter fence any other interior fencing, kennel fencing, and stuff in the building. We would provide the office, breakroom, and then the concrete, obviously, with drains located and we would work with them as we laid that out. This would be a partnership and they would provide those other things with their current operations. With that, I will turn it over to Chris and he can give you more details, specifically, to the building.

Chris Spross, Public Works Director, said, as Jim mentioned, we are looking at a building of around 5,000 square feet. We prefer to have a steel structure building, similar to the Rafter 3C, the gabled portion of the Rafter 3C, obviously not the same size but we're looking at the kind of a building strictly from a maintenance standpoint, not only for CAPS, currently, on their half but also using it for storage. We just feel that having a stick-built structure is going to require more maintenance, so we are looking at steel columns and tin outside and insulation on the walls and the ceiling. When we do the interior buildout, as Jim mentioned, we are going to have restrooms, an office, a breakroom, or a storage room. We will, obviously, build that using conventional stick and sheetrock framing. The price that I had put together includes the cost of the building, inclusive of the infrastructure, grading that needs to be done, and all the things we need for the building, such as plumbing, doors and windows, the electrical, the HVAC, it is all included in that. We are looking at doing something, I don't want to say unconventional, but something that we have not done here before and that is to utilize our reclaimed water system. We have some utility connections that we are going to have to do, not only for potable water to the existing well that we have onsite, but we will be able to pull electrical from the existing facility onsite and then use our reclaimed water for washdowns. We are at the sewer plant so it is an ideal place to be able to dispose of sewage and things like that. We have included the cost of the utility connections.

I always put some money in my estimate for some building upgrades. Typically, when you get a steel structure, especially when you are trying to get one as quick as what we are going to want to do, you may have to get one that is, I want to say, available at the manufacturer. Sometimes, what that means is the doors are not in the right places or they have too many or not enough roll-up doors or things like that, so I have some money in there to do some upgrades to relocate some doors and that sort of thing. If there are none available then, obviously, we are waiting the 9-10 months that it will take to actually make one and then we would not have that cost but we are losing all this time. I contacted somebody to get an estimated cost to erect the building. We have some historical data on that, considering we just built one, but I reached out to somebody to get some pricing for that. I have included all the engineering, testing, and contract administration. This is going to be a project that is going to have to go out bid, so we would do

that through an engineer. They would put together a design and all the bidding documents and do all the testing for us and things like that during the course of construction. As always, I include a 10% contingency, which is pretty light considering the environment we are in right now. We feel like we hit the pinnacle of construction costs. We might be on the downhill slide of those costs, so I felt fairly comfortable with the 10%. We have a total value right now of \$564,500. This is a cost that will be partially borne by the City of Fallon. Jim can elaborate more on how that is going to happen.

CAPS is very excited and they have already asked when we can get this thing done. I told them not to hold their breath, yet, as there is a course of action that the county has to take and supply chain challenges, as well. If this is approved, we would go ahead and engage an engineer to start with the design process and then we can decide what building we want and then go out to bid either as an entire package or we may go out to bid just on the building alone so that, if it is a long lead item, we can get that underway while we are working out some of the other issues. It is likely that is the course we would take, not to lump this all together, and we would then go out to bid and say that we want to build this with a county furnished building and we have done that previously.

Commissioner Heath asked if there was any public comment but there was none. He asked if the building would be owned by the county. County Manager Barbee said, yes, specifically, this will be on county property, a county-owned structure, a county facility. We may have some level of maintenance that we provide to the building as we move forward because we want to keep it functioning and operational and a facility that could be beneficial to the county for many years, moving through the future. What we would probably do or what we would do or propose is some kind of moderate yearly lease where we would review, maybe it is a 5-year, one dollar lease and then we do another 5. That would be the voodoo I will work out with Joe on that side. One thing, in this recommendation for approval of the project, we would also ask, which I don't believe I have gotten the motion correctly, so that we can keep moving and get this done with expedience is that, you give me the authority to sign off on what the final bid comes in on the building, kind of like we did on the Rafter 3C, as we were moving forward with the project. So, whatever voodoo would need to be in the motion there, I am not sure. Deputy District Attorney Joseph Sanford said I think you would just want to authorize the County Manager to sign any plans or construction contracts to get the bid, the project built, as long as it is consistent with the budget provided to this Commission and approved.

Commissioner Justin Heath made a motion to approve funding in the amount of \$280,000 (50% of total \$560,000 construction costs) to construct a new building for the CAPS program and to authorize the County Manager to sign any plans or construction contracts to get the project built, as long as it is consistent with the budget approved here today. Commissioner H. Peter Olsen, Jr. seconded the motion, which carried by unanimous vote.

Public Comment:

Commissioner Heath asked if there was any public comment but there was none.

Adjournment:

The meeting was adjourned at 12:00 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