

MINUTES OF THE BOARD OF CHURCHILL COUNTY COMMISSIONERS

155 N. Taylor St., Fallon, NV 89406

November 3, 2022

Call to Order:

The regular meeting of the Board of County Commissioners was called to order at 8:15 AM on November 3, 2022.

PRESENT:

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

ABSENT:

Pledge of Allegiance:

The Pledge of Allegiance was recited by the board and public.

Public Comment:

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

Verification of the Posting of the Agenda:

It was verified by Pamela D. Moore, Deputy Clerk to the Board, that the Agenda for this meeting was posted on the 27th day of October, 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 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- September 29, 2022 special meeting;

The Minutes of the special meeting held on September 29, 2022 are presented for the board's consideration and approval.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Commissioner Gregory Koenig made a motion to approve the Minutes of the September 29, 2022 special meeting as presented. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

B- October 6, 2022.

The Minutes of the meeting held on October 6, 2022 are presented for the board's consideration and approval.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Commissioner Gregory Koenig made a motion to approve the Minutes of the October 6, 2022 meeting as presented. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

Appointments:

A- Consideration and possible action re: Presentation of materials prepared by Sports Facilities Advisory (SFA) regarding the usage and economic impacts of the Rafter 3C Arena in Fiscal Year 2023.

In March 2022, Churchill County Parks and Recreation (Client) engaged Sports Facilities Advisory, LLC (SFA) to conduct this strategic analysis of the Rafter 3C Arena and Event Center. Through this scope of work, SFA completed a historical financial trend analysis, as well as a competition analysis and potential economic impact expectations for the Rafter 3C Arena and Event Center. While the Grand Opening of the Rafter 3C Arena and Event Center took place on June 1, 2022, the Arena has been providing programs and small events since late Spring 2022.

This analysis/presentation also provides an overview of the market and high-level strategic recommendations for new opportunities to enhance operations, programming, financial capacity, economic diversity, and potential future improvements associated with the Rafter 3C Arena and Event Center. Also included is a projection of FY22-23 economic impact, which may be realized if the Rafter 3C meets programming and event expectations.

FISCAL IMPACT: The report is already funded.

EXPLANATION OF IMPACT: The impact of the report will allow us to quantify the activities at the 3C Event Complex and Oser Regional Park of the economic impact on the Churchill County area, that will support local business and strengthen our economy.

FUNDING SOURCE: Parks and Recreation Fund.

ACTION REQUESTED: Accept

Jorge Guerrero, Parks and Recreation Director said Susie Fisher with Sports Facilities Advisory LLC, (SFA) is here, via telephone, to present this and answer any questions you may have.

Susie Fisher had a slide presentation as follows:

CHURCHILL COUNTY, NV

RAFTER 3C ARENA & EVENT COMPLEX STRATEGIC REVIEW & RECOMMENDATIONS



SCOPE OF WORK

STEP 1: Project Kick-Off

STEP 2: Review of Facility Design and Operating Budget

STEP 3: Comparison of Budget/Financial Forecast Projections
to Industry Benchmarks

STEP 4: Tournament and Event Research

STEP 5: Analysis of Daily Expenditure

STEP 6: Economic Impact Calculator



**SPORTS FACILITIES
COMPANIES**

GOALS FOR TODAY

- Overview of SFC
- Scope of Work
- Definitions of Success
- Market & Participation Insights
- Competition Data
- Financial Benchmarks
- Economic Impact Projections
- Strategic Recommendations/New Opportunities
 - Operational Enhancements
 - Programming
 - Financial Capacity
 - Economic & Cultural Diversity
 - Future Capital Improvements



SFM NETWORK
SPORTS FACILITIES
COMPANIES

OUR MISSION
**IMPROVE THE
HEALTH &
ECONOMIC
VITALITY OF THE
COMMUNITIES
WE SERVE**

2,000 COMMUNITY
CENTERS
IN 15 STATES

\$15 BILLION
IN REVENUE TO COMMUNITIES

25 MILLION
POUND POUNDS TO THE ECONOMY

1,000+
TECHNICAL
AND DESIGN

PLANNING
OPTIMIZATION

DEVELOPMENT
MANAGEMENT

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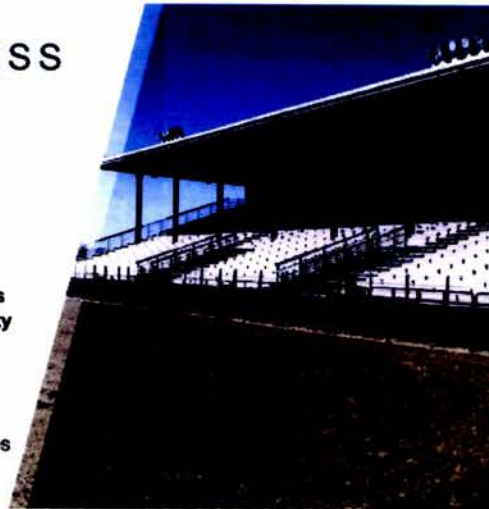
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DEFINITIONS OF SUCCESS

- The Rafter 3C Arena and Event Center must be a **best-in-market asset that features diverse and flexible programming capabilities** such as Agri-focused recreation events and competitions, community, civic, and school activities that serve the community and a wide variety of potential partners and stakeholders.
- The Rafter 3C Arena and Event Center must be a **driver of economic impact, that supports existing local businesses** by generating new room nights and supports the community by generating consumer spending from non-local visitors.
- The Rafter 3C Arena and Event Center needs to **optimize revenue generating opportunities**, strategic partnerships, corporate sponsorships, and other development opportunities to create a path for long-term sustainability.



LOCAL & REGIONAL MARKET INSIGHTS

Category	10 minutes	15 minutes	30 minutes	60 minutes	90 minutes	240 minutes
Population	19,157	23,405	33,524	111,631	663,067	4,688,670
Growth Projections – Next 5 Years	+1.65%	+1.60%	+2.70%	+5.35%	+6.50%	+4.20%
Median Age (U.S. Median: 38.5)	39.8	39.7	39.4	40.5	39.6	38.0
Median HH Income (U.S. Median: \$67,521)	\$53,479	\$53,792	\$55,727	\$54,142	\$66,462	\$71,458
Median HH Income % Above/Below Adjusted Cost of Living (Index: 89.2)	-11%	-11%	-7%			
Spending Rec. Lessons (U.S Avg.: \$143)	\$96.68	\$95.90	\$98.52	\$92.12	\$126.40	\$144.88

PARTICIPATION INSIGHTS

Potential Participants by Traditional Sport (Sample)							
Sport	Core Participation	Participants (10 Minutes)	Participants (15 Minutes)	Participants (30 Minutes)	Participants (60 Minutes)	Participants (90 Minutes)	Participants (240 Minutes)
Basketball	6.60%	1,264	1,544	2,211	7,363	43,735	309,255
Soccer	3.80%	728	889	1,274	4,242	25,199	178,190
Baseball	3.16%	605	740	1,059	3,527	20,952	148,154
Volleyball	2.57%	492	601	861	2,869	17,039	120,484
Softball	2.36%	453	553	793	2,640	15,681	110,881
Tackle Football	1.61%	308	376	539	1,796	10,665	75,415
Flag Football	1.60%	307	375	538	1,790	10,634	75,192
Gymnastics	1.15%	219	268	384	1,279	7,597	53,718
Martial Arts	1.13%	216	264	377	1,257	7,465	52,789
Wrestling	0.91%	175	214	306	1,020	6,056	42,823
Pickleball	0.91%	174	213	305	1,015	6,031	42,648
Cheerleading	0.69%	133	162	232	772	4,587	32,435
Futsal	0.69%	131	161	230	766	4,550	32,172
Lacrosse	0.58%	111	136	195	649	3,858	27,279
Adventure Racing	0.54%	104	128	183	608	3,612	25,545

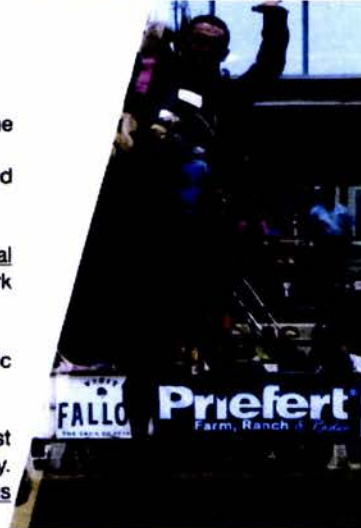
SUBREGIONAL COMPETITION DATA

Facility	City, State	Amenities	Drive time from Fallon, NV (mins)
City of Fernley Rodeo Arena at Out of Town Park	Fernley, NV	Outdoor arena with 1,000 seat grandstand, primitive camping, rental stalls	31
Sparks Horseman's Park and Gandolfo Rodeo Arena	Sparks, NV	Rodeo Arena, hillside arena, bleachers, covered picnic area, livestock pens, dry/primitive camping	59
Virginia City Rodeo & Fairgrounds	Virginia City, NV	255'x130' outdoor arena, RV parking	62
Lyon County Fairgrounds	Yerington, NV	Outdoor arena with grandstands, indoor expo hall	63
Dayton Rodeo Grounds (Lyon County)	Dayton, NV	Arena, Corral, Covered Bleachers, Concession Stand (no restrooms)	63
Reno Sparks Livestock Event Center	Reno, NV	2 indoor arenas (main area 45,000SF + 6,200 seats, RSLC rodeo arena 55,000SF +9,491 seats), 2 outdoor arenas, 3,100 paved and lighted parking spaces, 660 10'x12' stalls, 67 full hook-up Rvspaces, 32 partial hook-up Rv spaces/campground	64
Reno Rodeo	Reno, NV	Indoor arena, outdoor arena with grandstands/livestock pavilion, covered stalls/rental stalls, future plans for Nevada Western Heritage Center with 15,000 seat indoor arena	65



COMPETITION INSIGHTS

- SFA researched:
 - 355 diamond and multipurpose field tournaments within the regional marketplace.
 - 20+ Rodeo/Equestrian locations and over 200 equine-based events within the regional marketplace.
- Opportunities exists to expand baseball and softball sub-regional tournaments and events at the Churchill County Regional/Oser Park location with a secondary supplemental location at Lions Fields.
- Opportunities exist to expand equine, ag, and non-traditional athletic events at the Rafter 3C Arena.
- Similar venues in Reno and throughout Nevada and SW California host between 15-35 concerts, events, and entertainment shows annually. Churchill County Rafter 3C Arena has the potential to perform in this event space and host a similar number of events.



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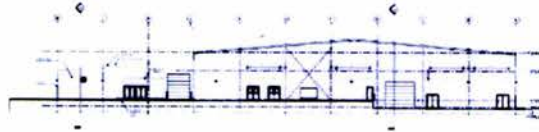
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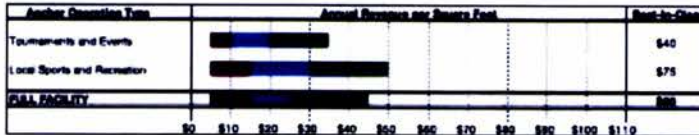
FACILITY ASSESTS



Indoor Arena Facility

Space	Indoor Programming Product/Service	Count	Dimensions L (') W (')	Approx. SF each	Total SF	% of Footprint
Arena	Clear-Span Arena	1		38714	38714	
	Basketball Courts (actual courts 84' x 50')	4	104 80	Over Arena Floor		0.0%
	Volleyball Courts	8	60 30	Over Arena Floor		0.0%
	CollegePro Courts	4	94 50	Over Arena Floor		0.0%
	Bleachers (# of seats)	1821	- -	12,748	12,748	17.0%
Total Court Sq. Ft.					51,462	66.6%
Flex Space	Offices	1	- -	1,391	1,391	1.8%
	Restrooms	2	- -	3,525	3,525	4.7%
	Mechanical Storage	1	- -	1,586	1,586	2.1%
	Re Space/Concourse	1	- -	16,829	16,829	22.4%
Total Flex Space Sq. Ft.					23,331	31.1%
Required SF for Products and Services					74,793	99.7%
Common Area, Stairs, Circulation, etc.					207	0.3%
Total Estimated Indoor Athletic Facility SF					75,000	100%

FACILITY REVENUE RANGES



Indoor Revenue Range Table

		Rev per Square Foot			
		Below Average	Average	High Performing	Top Performing
		\$10.00	\$15.00	\$25.00	\$45.00
Clear Span Arena Size (Square Feet)	38,714	\$387,140	\$580,710	\$967,850	\$1,742,130
Clear Span Arena + Bleacher Size (Square Feet)	51,463	\$514,630	\$771,945	\$1,286,575	\$2,315,835
Full Facility Size (Square Feet)	75,000	\$750,000	\$1,125,000	\$1,875,000	\$3,375,000

The Rafter 3C Arena could expect annual revenue per sq. ft. between \$10-\$15 SF when fully operational and meeting programming and rental expectations.

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FY22-23 PROJECTED CALENDAR

2022	ANTICIPATED # OF RENTALS	# OF EVENT DAYS	# OF WEEKEND DAYS (FRI-SUN)
JULY	4	5	3
AUGUST	7	12	10
SEPTEMBER	7	19	12
OCTOBER	5	19	11
NOVEMBER	2	4	4
DECEMBER	5	8	8
2023			
JANUARY	2	6	6
FEBRUARY	3	8	6
MARCH	3	5	5
APRIL	5	11	9
MAY	4	8	8
JUNE	6	24	12
Total	53	129	94

Projected Facility Rental Fees: \$80,640

Projected Stall Rentals: \$81,640

Projected RV Campsite rentals: \$93,550

total fees \$ 255,830.00



FY22-23 PROJECTED RAFTER 3C REVENUE COMPARISON TO BENCHMARKS

Total Revenue per Square Foot - Primary Business Model (Including Ancillary Revenue)				
Indoor	Industry Average	High- Performing (Threshold)	Top- Performing (Threshold)	Rafter 3C FY22 (Based on Estimated Revenue)
Indoor Sports, Recreation & Entertainment	\$15.00	\$30.00	\$45.00	\$3.41

- 53 arena rental events on FY22-23 schedule/calendar of events
- Expenses as a percentage of revenue should be re-evaluated at 6-month and 1-year intervals, with operations and salaries of staff allocated according to responsibilities.



AVERAGE DAILY EXPENDITURE

Per Person Spending By Category - Overnight Visitors

	Amount	% of Total
Lodging/Accommodations	\$41.33	31.9%
Dining/Groceries	\$44.25	34.2%
Transportation	\$7.52	5.8%
Entertainment/Attractions	\$3.54	2.7%
Retail	\$20.80	16.1%
Miscellaneous	\$11.95	9.2%
Total	\$129.39	100%



Per Person Spending By Category - Day Trip

Lodging/Accommodations	\$0.00	0.0%
Dining/Groceries	\$17.70	50.3%
Transportation	\$3.01	8.5%
Entertainment/Attractions	\$1.42	4.0%
Retail	\$8.32	23.6%
Miscellaneous	\$4.78	13.6%
Total	\$35.22	100%

CALCULATOR

CHURCHILL COUNTY - ECONOMIC IMPACT CALCULATOR

Event Name	
Annual County Fair	

Event Information	
Forecasted Visitors per Day (Enter Assumption)	2,000
# of Event Days	1
% Non-Local/Overnight Stays (Enter Assumption)	74%
% Day Trip	26%
Non-Local Visitors - Overnight	1,480
Non-Local Visitors - Day Trip	520

Economic Impact - Direct Spending	
Total Event Economic Impact	\$209,813
Total Event Economic Impact - Overnight	\$191,487
Total Event Economic Impact - Day Trip	\$18,316

Economic Impact Per Person Spend	
Average Daily Expenditure	\$129.39
Average Daily Expenditure - Day Trip	\$35.22

* Appx 75% of visitors for projected events are local/day trip visitors

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ECONOMIC IMPACT PROJECTIONS FY2022-2023

Event Type	Daily Impact	Overnight Impact	Total EI Impact
Equine	\$682,094.45	\$1,959,115.99	\$2,641,210.44
Festival	\$1,060,726.56	\$999,537.75	\$2,060,264.31
Athletic	\$499,858.40	\$793,645.91	\$1,293,504.31
Other	\$147,892.57	\$762,915.79	\$910,808.36

\$ 6,905,787.41

EI Projections derived from events provided by Department and includes anticipated daily and overnight visitors (% varies for each event type and # of event days)

INSIGHTS & RECOMMENDATIONS OPERATIONAL ENHANCEMENTS

- **Improve patron safety and security** with event specific EAP and security checkpoints. Ensure that security is approved by venue, but financial responsibility of event producer.
- **Ensure cost containment of supplies** through bulk purchasing within the department (i.e., toilet paper should be purchased and back-charged to the Rafter 3C Arena).
- **Ensure cost containment of labor** by passing event labor on to event producers. Settle all labor charges immediately following event.
- **Increase weekday/mid-week usage** for consistent local programming/revenue streams (i.e., athletic leagues, lessons, classes). Weekday events projected in FY22-23 are at 25% capacity.



INSIGHTS & RECOMMENDATIONS PROGRAMMING

- **Recruit and attract new events** Consider sports that use existing surfacing – BMX, gravel racing. If existing surfacing is removed – consider traditional sports that can utilize concrete surfacing or minimally labor intensive – pickleball, futsal
- **Include showcase and non-equine signature events**
 - Consider: Holiday Markets, RV and tractor/Ag-equipment shows/sales, dog shows, and trade shows.
- **Flexible, diverse programming - evaluate on a yearly basis**
 - Ensure that programs and event offered make the best use of time, space, and resources to achieve the greatest organizational value.
 - Western style and other equestrian events, including adaptive equine and Agri-tourism events
- **Ensure Marketing & SEO focus on new Arena to increase event capacity and bookings**



INSIGHTS & RECOMMENDATIONS FINANCIAL CAPACITY

- **Monitor competitor prices for consistency and market competition.**
 - Consider adding % of ticket sales to rental for public/commercial events. SFA completed and updated a price analysis of other similar facilities within the subregion. Arena rental, stall rental, small pen rental, concession stand rental, kitchen rental, Barrell house, quarter horse cutting area, RV full-hook-up + RV partial/dry, and dry camping rates are lower than similar facilities.
 - Increasing stall & RV rental by \$5 may increase revenue upwards of \$30,000+ annually.
 - Concert revenue should include a rental fee, plus ticket fee, plus per ticket facility fee. Potential to charge parking fee. There is value in the venue controlling and issuing tickets.
- **Increase revenue through advertising and sponsorship within the facility that is consistent with mission of Arena and follows County policies.**
 - SFA projects \$50,000 - \$150,000 in advertising and sponsorship revenue based on annual event expectation



INSIGHTS & RECOMMENDATIONS ECONOMIC & CULTURAL DIVERSITY

- **Developing a mix of rental and in-house programmed events**
 - Ensure that the local community needs, as well as the tourism expectations are met. Secondary benefit of exposing local community to new trends, cultural traditions, etc.
- **Include various revenue streams/events through weekday and weekend programming that fill hotel rooms and local businesses.**
 - Request occupancy rates from hoteliers to help gauge overnight stays and community impact
- **Develop a policy to subsidize events that only meet the goals and conditions set forth by the Commission.**
 - Subsidized events should promote community vitality, engagement, inclusion, and cultural diversity. FY22-23 calendar noted 6 projected subsidized events (community events) – at 100%.



INSIGHTS & RECOMMENDATIONS FUTURE CAPITAL IMPROVEMENTS

- **Arena enhancements including indoor temporary turf, sport court flooring and portable goals.**
 - Temporary turf would accommodate Futsal and mini-pitch indoor soccer leagues - and should be considered when the Arena floor is vacant and available. Futsal and mini-pitch soccer leagues could generate additional income for the facility during slower seasons (i.e., winter months).
- **Install permanent safety and security checkpoints and 24/7 visually monitored venue security.**



Chairman Olsen asked if there was any public comment but there was none. Jesse Segura said from July first to November first, the economic impact is at \$3.9 M but, if we go back to the opening date of June first to November first, the impact is \$4.6 M. For every event, the \$6.9 M is projected out until June 30th, 2023. I think I am trying to be conservative on every event. I believe it will be at least 20% higher when we actually get there because every one of the events coming in, I put numbers in and check with producers and we are actually higher every weekend, so I am not just trying to put a number out that says, hopefully, we will get there. We are beating it every week.

Chairman Olsen said what about some of the suggestions that we are low on our fees and so forth? Jesse Segura said total revenue for the fairgrounds last year was \$133,000. This year, we are already close to \$100,000, so we will be at the projected \$250,000 for actual revenue. I think, getting off of the ground, in my personal opinion, we have to get people in there. We are going to have to pick and choose as time goes on. I have 38 weekends booked next year and that does not include November and December. We are going to need personnel to help us get through those weeks and stuff like that. That is the hard part right now but I wanted to get it busy and I think we have done that and now we need a little more support on that side. Director Guerrero said, I think we should really look at our fees in the next year. We have already started looking at increasing them. Chairman Olsen said couldn't we look at our contracts and I like the idea to true up on the labor that is actually used. Director Guerrero said we have already started doing that. The producers understand that it is a fee associated with them putting on events. The Cantaloupe Festival brought in folks and cleaned up after all the concerts and things like that, so they have the option and get approved to do it and if it is done to our satisfaction, then we don't hit their deposit but if it is something they want us to do, then we will charge them for it. We have raised all the deposits to make them comparable to other facilities like ours. That is kind of where we are functioning right now. Jesse Segura said, first, we had to get off the ground showing that we could produce these events. We had to show we had the ability and the understanding to pull this stuff off that other places are doing. Chairman Olsen said I am not being critical of that. Jesse Segura said, like last weekend at the barrel races, they brought their whole crew in. They brought 3 tractor drivers in and we charged them for using the equipment but they brought their own people in because we don't have enough guys to do it. That pulls us off to only have to take care of the exterior stuff. We are moving that way. If they want us to have the people, it is going to cost them.

Chairman Olsen said, with regard to the policy on subsidized events, she mentioned that too. Director Guerrero said those are like what the board is subsidizing but we do not have a policy yet, so she recommended it. It is in the works also. We have to quantify what those funds are and what kind of support they are getting and what we are getting in return for our support. Jesse Segura said we need to get our name out there and get established and then we can raise the prices as we go. Director Guerrero said and now our past events are still using the facility. They have seen the capability of what it has done for their events and see they are making more revenue and understand that, in order to put on a good event, they will have to pay the fees. All the events that have happened have almost doubled in size. All the new events coming in, people

are just tickled pink with the facility and the capability of what they can do in that facility. Jesse Segura said we appreciate your support, as we could not do it if you did not have our back either, so we appreciate that. Commissioner Koenig said other communities around us are jealous. Some guy I barely know from Douglas County has contacted me about five times to ask how we did it and what we did. I think he is part of the barrel racing group but he saw that theirs is junk compared to our facility. Director Guerrero said we did the one event and now everybody wants every weekend. This is truly a facility where, if you build it, they will come. It is good news, bad news. We built it, great news, bad news, now they are all here. That is also great news too.

Chairman Olsen said I know our hope is that this will be a launching pad for economic development for our hotels and restaurants and it will certainly help the ones that are here. Director Guerrero said it was always our hope that it would support our hospitality industry here. We hope that folks, hearing our information and collecting data from what we have done, will help them make decisions too because we are underserving the events with hotel rooms. That will also help us when that also improves. Jesse Segura said once we get past the 250-350 contestant driven events, we run out of hotel rooms. The events we have already had here are projecting double the contestants next year. That is good and bad but we will have more RV spots next year. The Quick Draw event had 327 contestants and they are looking at doubling that. Chairman Olsen said I know the Mayor is trying but are there other ways for us to get these numbers to show the metrics are there. Director Guerrero said I think Bruce is working on that. It has been on his radar, so, hopefully he can land a couple, that would be great.

Director Guerrero said I just want to thank Susie; she has done a great job. This has been kind of a 3 year project because of COVID and it has changed so many times. She continues to support us and, like I said, I apologize she couldn't be here but we want to use those funds to continue to get more data. Susie Fisher said I will come out whenever I need to because I am excited to see the facility in person. Thank you so much.

Commissioner Gregory Koenig made a motion to accept the report as given. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

B- Consideration and possible action re: Ratification of the termination of Churchill County Public Health Officer Agreement between Churchill County, Nevada and Dr. Tedd McDonald, effective December 8, 2022.

Churchill County contracts with Dr. Tedd McDonald as the County Health Officer to provide clinical oversight. Due to the pending creation of the Central Nevada Health District, the County Boards of Health within the District will be abolished, effective on December 2, 2022. The Agreement with Dr. McDonald will need to be terminated. The goal is to terminate the Agreement with Churchill County for Health Officer Services, effective December 8, 2022. It will be recommended at the first Central Nevada Health District meeting on December 8, 2022, to appoint Dr. Tedd McDonald as the District Health Officer and overseeing physician, effective December 8, 2022 - June 30, 2023.

FISCAL IMPACT: \$2,000 per month, plus liability insurance.

EXPLANATION OF IMPACT: Monthly contracted rate, plus the cost for liability insurance as Health Officer and overseeing physician.

FUNDING SOURCE: CDC Workforce Grant.

ACTION REQUESTED: Accept

Shannon Ernst, Social Services Director, made this presentation as outlined above.

Chairman Olsen asked if there was any public comment but there was none. He said he wanted to thank Dr. McDonald for his work. We also need to thank our staff, Shannon and everybody helping to get established with the Health District. It has been a monumental task and we are almost there. Thank you very much.

Commissioner Gregory Koenig made a motion to terminate the Agreement as presented. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

C- First Reading - Consideration and possible action re: Bill 2022-D, Ordinance 122, abolishing the Churchill County Board of Health and establishing the Central Nevada Health District.

Bill 2022-D, Ordinance 122, abolishes the Churchill County Board of Health and establishes the Central Nevada Health District. The purpose of the ordinance is to provide for the health and wellness of the citizens of Churchill County and other counties, towns, or cities that are members of the Central Nevada Health District. The founding members of the Central Nevada Health District are Churchill County, Pershing County, Mineral County, and the City of Fallon. The Central Nevada Health District will have all the powers of the current Churchill County Board of Health. The ordinance also amends Churchill County Code 6.04.030 to name the Central Nevada Health District instead of the Churchill County Sheriff's Office as the Rabies Control Authority. The ordinance would be effective upon two of the founding members of the Central Nevada Health District passing an ordinance establishing the Central Nevada Health District and upon approval by the State Board of Health.

FISCAL IMPACT: Bill 2022-D, Ordinance 122, contains the fees associated with being a member of the Central Nevada Health District, which includes:

1. An annual base rate fee of one hundred thousand dollars (\$100,000); and
2. An annual per person capita fee which shall equal five dollars (\$5.00) for each person of the member's population based on the State Demographer's population numbers for each year; and
3. An annual contingency fee which shall equal 20% of the member's annual base rate fee and the member's annual per person capita fee. The annual contingency fee shall only be collected in years when the unused portion of the contingency fund is less than \$200,000 on December 31 immediately preceding the July 1 that the annual contingency fee is due.

EXPLANATION OF IMPACT: As outlined.

FUNDING SOURCE: As outlined.

ACTION REQUESTED: Set Public Hearing

Civil Deputy District Attorney Joseph Sanford made this presentation as outlined above.

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

Commissioner Gregory Koenig made a motion to set a public hearing for Bill 2022-D Ordinance 122 on November 16, 2022. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

D- Consideration and possible action re: A Parcel Map Application filed by Paul Picotte, of Picotte Segura Holdings LLC, for property located at 2030 and 2040 Reno Highway, Assessor's Parcel Number 008-361-54, consisting of 1.34 acres in the C-2 zoning district, whereby the Applicant proposes to divide the property into two narrow lots for the two existing buildings housing 3D Shipping and The Grid Brewery.

The Applicant is requesting a Parcel Map to split the property into two narrow lots – one for each existing building. The new parcels will be approximately 0.6 and 0.7 acres. The east building was recently approved for a brewery, restaurant, and retail facility; and the west building currently has a retail business. The buildings were recently connected to the county water and sewer system. Without these services, lots must be at least 1 acre and this parcel map would not be possible. With these services, lots are allowed to be less than 1 acre in area, down to 5000 square feet.

This Parcel Map Application was accompanied by a Variance Application requesting to allow the narrow lots to be less than the minimum lot size and minimum average lot size, which was approved by the Planning Commission. The existing lot has an irregular shape, and the new lots will also be irregular. The north (rear) line and south (street) line will be split evenly, being approximately 60' wide and 100' wide respectively. However, the common line must jog to pass equally between the buildings, which makes the lots of unequal size and shape. Similarly, there will be a shared access easement for the driveway onto US 50, and a shared access and parking easement across both lots, to allow equal use of the driveway and the parking lots in front and rear.

The Planning Commission recommended approval of this map with the recommended conditions, as follows, that were in the Staff Report. A copy of the minutes and Staff Report are provided for the Commissioners' review and decision.

- 1) Changes shall be made for compliance with Churchill County Code, including but not limited to:
 - a) Typographic errors and missing language in certificates shall be corrected.
- 2) Any final changes required by the County Surveyor shall be made prior to recording.
- 3) A label shall be placed along the US 50 frontage stating: "Proposed access, curb, gutter, and sidewalk improvements constructed to NDOT standards."
- 4) Urban street frontage improvements shall be installed along US 50 to the NDOT standards, and all required permits and authorizations from NDOT must be obtained.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Dean Patterson, Associate Planner, made this presentation as outlined above.

Paul Picotte said we fully agree with all the conditions the Planning Commission came up with for us. As we see the current situation with the traffic flow, we see it needs it and we are going to comply with that in the timeline stated and all the other recommendations, as well. This was an odd situation and that is why this sat on the market for so long. There is going to be a Poke Bowl and we are going to have 3 retail spots that are going to be about 420 square feet each, so we can bring 3 more businesses into that property, not just the brewery, which will have a small bar along with the Poke Bowl.

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

Commissioner Gregory Koenig made a motion to: (A) Approve the Parcel Map permit application for Picotte Segura Holdings to divide APN: 008-361-54 into two parcels, subject to conditions, as listed in the Staff Report and Agenda Report; (B) to accept the offer to grant easements identified on the map; and (C) to reject all offers to dedicate lands and improvements at this time. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

E- Consideration and possible action re: An Application for a Tentative Parceling Plan for a Cluster Development filed by Travis Peek, of P4 Properties, that is concurrent with a boundary line adjustment (BLA), located at 3435 Lima Lane, Assessor's Parcel Number 006-331-74 (006-331-79 after BLA), consisting of 78.38 acres (after BLA) with 31.8 acres of water rights in the A-5 zoning district, whereby the Applicant is planning to divide the property into 15 homesites of 1.0 to 2.0 acres, leaving a large farm property with water rights and a conservation easement.

A Boundary Line Adjustment (BLA) is in the works and nearly complete. It will separate the tip of the existing property and transfer it to the adjacent owner (Jensen). The resulting lot will receive a new pre-assigned Assessor's Parcel Number – 006-331-79 after the BLA. The plan shows the parcel after the BLA.

Proposal: The Applicant is requesting approval of a Parceling Plan for a Cluster Development to lay out a future development of 15 1-acre to 2-acre lots, leaving a remainder farm parcel of 59.99 acres with 31.8 acres of water rights. If approved, the farm parcel will have a Conservation Easement placed on it to ensure continued farming in the future. A draft Conservation Easement was included with the Application; however, it was learned that the template for the NAS Fallon development right purchases was inadvertently used. The project information will need to be transferred to the template for cluster developments. The easement must be recorded before recording the first parcel map.

The number of lots is derived from the cluster development code and the 5-acre zoning. The 78-acre lot (after the BLA) can normally have 15 5-acre lots. The cluster development code allows

these to be condensed to a small area of 1-acre to 2-acre lots. The remaining farm parcel is also entitled to a home site (assuming a home site does not already exist).

A copy of the Staff Report and an excerpt from the Planning Commission draft Minutes for the meeting held on October 12, 2022 are included for the Commissioners' review.

Recommended conditions:

- 1) Changes shall be made for compliance with Churchill County Code, including but not limited to:
 - a) Typographic errors and missing language in certificates shall be corrected.
 - b) Adequate street setbacks for the home sites shall be planned from Lima Lane.
 - c) Changes to notes consistent with the county's plans to accept or reject the offers to dedicate roads.
- 2) Any final changes required by the County Surveyor shall be made, including but not limited to:
 - a) Agricultural easements being abandoned or established shall be clearly identified.
- 3) Notes shall be placed on the parceling plan and implementing parcel maps indicating:
 - a) For the home site lots fronting Lima Lane, access to Lima Lane is prohibited.
 - b) Soil conditions identified in the geotechnical report show high percolation rates and high groundwater levels. Individual parcels will require a parcel-specific percolation test and may require that septic systems use alternative designs to prevent groundwater contamination.
 - c) Soil conditions identified in the geotechnical report may require special construction methods.
 - d) All parcels are subject to a road maintenance agreement recorded concurrently with parcel maps.
- 4) Before recording the first parcel map implementing the project:
 - a) A Conservation Easement shall be recorded on Parcel A.
 - b) The interior road shall be constructed or bonded.
 - c) The interior road shall be signed to indicate that it is privately maintained.
 - d) A Road Maintenance Agreement shall be prepared for recordation with the parcel maps.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Dean Patterson, Associate Planner, made this presentation as outlined above.

Chairman Olsen asked if there was any public comment but there was none. He said why wouldn't the county accept that for maintenance, that interior paved road? Dean Patterson said these interior paved roads are very expensive and they don't bring in revenue that can pay for them. Road Supervisor Gary Fowkes said the only people using them are those houses. Is it an arterial road? Sure, you bet. The Code recommends the county take it but the revenue that it will create for my department, it would take 25 years to make enough to repave it. Those are my thoughts. Chairman Olsen said what have we done on these roads like this in the past? Dean

Patterson said the ones that have happened in the past have all been prior obligation completion of projects that were already approved and the impact of adding these small segments of roads and the cost to the county to maintain them is not really considered as much, so previous ones we have been accepting with the exception of like the Dillon Road project. That is kind of the first example where the county said hey, wait a minute. Chairman Olsen said we are in a position where we don't have situations like the city does. The revenue is not there to support anything like that. Road Supervisor Fowkes said if more than just that household was going to use it, I would say okay, let's take it and we will figure it out. Commissioner Heath said will that road be wide enough for someone to park on it and others still drive down it? Dean Patterson said I think it will be standard with county roads, so I think it will probably be wide enough. It will be on the shoulder. Commissioner Heath said we don't want them parking in the street because you will have people lined up on the road with others trying to drive on it. We don't want to end up like over there on Coleman Road. Road Supervisor Fowkes said our standard county road, what you are talking about are like curbed gutter roads, which I think between us we have solved that problem. They are 60-foot rights-of-way. From now on, if you have a curb and gutter, so this is going to be more like a gravel shoulder, more like the Venturacci Subdivision, so you won't be parking on the side of the road.

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

Commissioner Gregory Koenig made a motion: (A) to approve the Tentative Parceling Plan Application for P4 Properties to divide APN: 006-331-74 into 16 parcels with a Conservation Easement on the remaining farmland and (B) to approve the request to waive the water dedication requirement, subject to conditions as listed in the Staff Report and Agenda Report. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

F- Consideration and possible action re: Approval of the Agreement with Lombard Conrad Architects for services on the new courthouse project at a cost of \$1,140,000.

Churchill County Public Works has identified Lombard Conrad as the preferred architect for the new District Court courthouse project. The Commission previously authorized staff to negotiate the specifics of the Agreement at their meeting on October 6, 2022. Staff has negotiated a contract using standard AIA terms with Lombard Conrad to design a courthouse. Lombard Conrad negotiated a fee of 9.5% of the expected \$12,000,000 construction cost, equaling \$1,140,000. The Agreement contemplates some overages but the basic services fee will remain flat until the project costs exceed \$13,200,000.

The Agreement specifies a target completion date within 30 months, though construction may be faster based on supply chain issues.

FISCAL IMPACT: \$1,140,000.00.

EXPLANATION OF IMPACT: Cost of basic architect services. Additional fees may apply for supplemental services or should the cost of the project exceed budget.

FUNDING SOURCE: Building Reserve Fund.

ACTION REQUESTED: Accept

Joseph Sanford, Deputy District Attorney, made this presentation as outlined above.

Chairman Olsen asked if there was any public comment but there was none. He said how long do they think it will take? Public Works Director Chris Spross said much quicker than 30 months. They anticipated nine months for the design. It will take us 2-3 months to go out to bid, so about 12 months to get a contractor on board and a year or so to build.

Commissioner Gregory Koenig made a motion to approve and direct the Chair to sign the Agreement between owner and architect with Lombard Conrad Architects in the amount of \$1,140,000. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

G- Consideration and possible action re: Construction of a new 4-station recreational vehicle sewer dump station in the vicinity of the county tennis courts.

On June 15, 2022, the Commissioners approved a proposal from Shaw Engineering to design, take to bid, and provide construction administration for a 4-station recreational vehicle sewer dump station in the vicinity of the tennis courts. Staff received a design and engineer's estimate for construction costs in the amount of \$664,769. After discussion with Shaw and eliminating some of the asphalt paving originally proposed, the engineer's estimated construction cost was reduced to \$538,447.

FISCAL IMPACT: Engineer's Estimate: \$538,447.

EXPLANATION OF IMPACT: Engineer's estimate of construction costs. The actual cost may be higher or lower depending on receipt of bid proposals and/or unforeseen project impacts.

FUNDING SOURCE: Building Reserve Fund.

ACTION REQUESTED: Accept

Chris Spross, Public Works Director, made this presentation as outlined above. He also stated that this RV station is going to have 4 sewer connections and then 4 for potable water. Unlike what we have right now, which is a cost of profit-sharing with the company that supplies those, we will be purchasing these stations ourselves so we will be able to keep all the revenue from them. There is an initial cost, which is included in the estimate of \$3,100 for each one of those stations and there are 8 of them. There is a monthly service charge, which is not part of this project but will come from operating expenses when it comes to the department. This will not be a profit share like the other one. Director Guerrero said, currently, I am sure Pete probably recalls, there was an honor system before and we were making maybe around \$3,000 a year. Once we put in the kiosk, that amount went up considerably. We average between \$8-10,000 on profit sharing and this one would be at 100% other than the monthly fee. Sand Star has gone away from that. We are actually one of the only ones in the nation that still do profit sharing with them. They keep trying to get out of it but we are keeping them on the hook. They do the maintenance on it. They own the units. They installed them originally, and they maintain it. For this new system, we would own the units and any maintenance would be a cost to us. That is part of the fee, as well. There is a certain amount for maintenance associated with that, as well, for 5 years. Chairman Olsen said it is over half a million dollars for \$16,000 a year. Director Guerrero said we would hope that, over time, with more growth, that would continue to increase too.

County Manager Barbee said we would be building out the 380 RV spots. We are going to have 60 in the short term and the conversation is we are chasing money for the others but that is not hard and solid. I think, since we started the design and started having the conversation, we had the Golden Gate open up a free dump downtown and Maverick has one also. So then, you have Salt Wells out there but, with all of these big weekends where we have events, we have lines through ours and lines through Golden Gate after they have passed Salt Wells because of the lines there. I think, ultimately, it is a benefit add-on that would be aligned with the growth of the 380 spots that we will have on Miners Road. I think then there is recognition that, right now, that is 60, not 380. Director Guerrero said right now it is based off \$5 per dump along with water. This new system would have to be raised to \$10 and that would not be frowned upon. Director Spross said you would have to be careful that you don't push people to the free one. Director Guerrero said I think it is like \$15 out at Salt Wells. County Manager Barbee said I do think the free one at Golden Gate is easily accessed but it is a 1-holer, so basically, they are going to be checking as they go through town. Where I think we will actually have a bigger draw is with the 4-holer. You have the two that are over by the green arena.

Jesse Segura said there is a reduction of the cost because of the gravel design. Director Spross said there is an approach there down at the bottom and we had that originally paved there but we felt that it was not necessary. It gave us some delineation but to trade out delineation for \$125,000 savings, we felt it was more cost effective. We wanted to keep the approach at Miners Road so that we don't do any damage to that road and we wanted to make sure we maintained some connectivity on the north side, as well, so when people start turning out they don't do damage to the road. In terms of the spacing between those two, it just seemed like it was a waste of money to have it paved.

Chairman Olsen said let's have a discussion about finances. This is another \$550,000 and we just said we were going to build a courthouse for \$15,000,000. How much do we have in Building Reserve, currently? We know about some money that is coming at us. Where else are we going to source money to fund the courthouse? A project like this is, sorry to say, half a million is not significant, but what does the bigger picture look like Sherry? Comptroller Wideman said we have \$5,800,000 in Building Reserve right now and we are getting \$6,800,000 from PILT, which that was all planned for the courthouse. Chairman Olsen said, so most of that \$12,600,000 we already have figured in. Comptroller Wideman said we will have revenue between now and the end coming in for the courthouse but I don't think we are going to have any windfalls like we had with the COVID issues. County Manager Barbee said the PILT is the windfall. Chairman Olsen said we should be able to get the courthouse mostly built or maybe completely built without debt. That would be amazing but, back to this project and many others that might come along, as we know we have some other buildings that we are going to have to rehab and spend some money on, so where does this fit in that overall scheme of things need wise? This is kind of a want, not a need. Commissioner Koenig said, for the people coming in with their RVs, it is more of a need than a want. Especially, if we have 300 people, if I have to go wait at Golden Gate for two and half hours to dump for free or I have to drive all the way home with my tanks full, I am not going to bring the RV. I have had lots of people complaining already that they can park an RV there but there is no power or water. I think, in the long run, it is going to be enticing to filling up all of those spots if you have the services there. I think you will make it up in the

long run.

County Manager Barbee said I would add that, even doing these first 60 spots and then we are chasing the money for the remainder, I think we're going to have some significant dry camping. We are going to have some events where we have 100 hookups for RVs, roughly, and, above that, in the short run, it will be dry camp. Mr. Guerrero said, even with dry camp, you will have people come in and fill and then they will need to dump their tanks.

Commissioner Heath said I agree with what Greg said. You have to have something there. There is a spot at Lahontan by the dam that is free but it would still be nice to have something right there. Director Spross said we placed that strategically in that location because it is easy to get onto Sheckler Road and easy to get onto US 95. Typically, that is where people are going to be headed and we have utilities there. Director Guerrero said, in the current area, we are fighting weeds all the time so, actually, it will make the place look nicer back there and have it all cleaned up. Chairman Olsen said is there signage up there on the road, so that people know? Also, by the current dump so it will direct them. Director Guerrero said what is nice is if you do come in from the main area you can actually still access Miners Road and access that one if you pull in there and you realize that there are already two in the line and you can go to the next one on Miners Road.

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

Commissioner Gregory Koenig made a motion to approve the construction of the 4-dump RV station near the tennis courts with an engineer's estimated construction cost of \$538,447. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

H- Consideration and possible action re: Reorganization of investment accounts to maximize returns.

Pursuant to NRS 355.175, the Treasurer has been directed to invest public funds held by Churchill County. The Churchill County Investment Policy outlines the goals and objectives. The goal of Churchill County is to provide the best available rate of return while remaining consistent with the objectives. As part of evaluating our investment portfolio, we review investment accounts for its cash flows and rates. There is a rate as low as 0.64% and the majority of other rates are over 2.0%. It would appear fiscally prudent to close First Independent investment account with a 0.64% rate and transfer those funds to recently opened investment company Moreton Asset Management, LLC and new investment company Buckhead Capital Management, LLC to obtain a higher investment yield with no changes in the investment risk.

FISCAL IMPACT: Making these changes will increase the rate of return for the investment of public funds and will provide additional resources for subsequent expenditures.

EXPLANATION OF IMPACT: The goal is to increase the investment yields while staying within the Investment Policy guidelines.

FUNDING SOURCE: It would be sensible to transfer investment funds from the investment account at First Independent Bank to Moreton Assets Management, LLC and Buckhead Capital Management, LLC investment companies which can provide higher investment yields.

ACTION REQUESTED: Accept

Linda Rothery, Clerk/Treasurer, made this presentation as outlined above.

Chairman Olsen asked if there was any public comment but there was none. He said, with regard to these new groups here, how do they compare to Wells Fargo as far as FDIC insured up to \$100,000? Do these guys have something too? We have a lot more than that amount in these investments. Clerk/Treasurer Rothery said we invest with Wells Fargo. We are FDIC insured with a dollar amount. First Independent is a money market public fund investment account that we set up years ago. It was originally opened and they were going to give us a higher rate. We move money out and then interest rates started going higher on the LGIP side, so even LGIP, which is where I keep a lot of money for cash moving between the two banks, they are at a 2% interest rate. I have been a little bit more active in trying to understand investments a little bit more. I am definitely not the pro at it but, with our investment portfolio, and I talk to Sherry about what is the best recommendation to bring in a better return for the county. It is always going to help us with everything that is going on, whether it is payroll or expenses and so on and so forth. Chairman Olsen said the Moreton Asset Management and Buckhead Capital Management, those are new to us though? Clerk/Treasurer Rothery said, yes, Buckhead Capital Management is going to be this month and last and then this year, yes, Moreton Asset Management, the money I invested with them, the return has just been great. I just think that the changes for moving things around, especially right now, I can get a better return. The other thought was, I don't come in front of you guys for a whole lot on investments but I would like to start getting you maybe a quarterly report with investments to show where we are with our investment portfolio so you can see how everything has been going on the investment side, what it is getting us on our return, and then you will be able to see all that. That was just another thought, kind of just to educate everybody a little bit more.

Chairman Olsen said with these two companies that you are talking about going to, how did you find them and check them out? Clerk/Treasurer Rothery said the Clerk/Treasurers' CFOA and we have Treasurers' meetings and then we have vendors there but, it is mostly Treasurers there. I talk to a lot of Treasurers when it comes to finances and they made recommendations and both companies were investing throughout the state. I know they are one of the two investment companies that work with the State Treasurer on investing. The investments they do are very recommended, so that is the direction I have been going.

Commissioner Gregory Koenig made a motion to approve the reorganization of investment accounts as presented. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

Letters Received:

A- Bureau of Land Management Winnemucca District update on staffing within the Range Program.

As you know from our last Range staffing letter sent in January of this year, Danielle Clenet, the Humboldt River Field Office (HRFO) Rangeland Management Specialist (RMS), resigned her position. Additionally, RMS Angie Arbonies from the Black Rock Field Office (BRFO) took a

new position with the U.S. Forest Service this past spring. For most of the summer, Wes Barry and Kruze Kinder have been the only two Rangeland Management Specialists available to cover the entire district. The district is pleased to announce that they have been able to hire another RMS, Mr. Thomas Anderson. Thomas joined the district just a few weeks ago and is getting up to speed on all things with the Nevada BLM. Thomas comes from the Natural Resources Conservation Service in Louisiana but he has spent time in the Intermountain West and is familiar with grazing and ranching within our area.

Please see the enclosed list to determine which RMS is now your point of contact for your allotment/permit. With Angie's departure, Andy Boerigter, who is the Assistant Field Manager (AFM) in the Black Rock Field Office, is shown as the default contact person for all the allotments within Black Rock but Wes Barry is also available to answer any questions you may have. On the enclosed list you will see someone's name with a TBD after it. This indicates that when we are successful at filling our vacant positions, the selected individuals will assume the role of RMS for said allotment/permit where the TBD is stated.

The Assistant Field Manager (AFM) for Range is still vacant and no one is "Acting" or "Detailed" in this position at the present time. Wes Barry is still fulfilling some of the duties of the AFM-Range position until a permanent person is hired.

I want to thank you for your past, present and future patience, understanding and willingness to work with the local BLM while we are faced with staffing challenges.

I encourage you to contact your listed Rangeland Management Specialist to discuss any needs, issues, or concerns you may have. Due to the District's staffing shortages, responses may take longer than usual.

If you have additional questions regarding any of these matters, please contact, Kathleen Rehberg, Field Manager for the Humboldt River Field Office at (775) 623-1739, Andy Boerigter, Assistant Field Manager for the Black Rock Field Office at (775) 623-1578 or Wes Barry, Rangeland Management Specialist at (775) 623-1584.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

B- Letter of Resignation from Commissioner Gregory S. Koenig.

The attached letter, dated October 17, 2022 from Gregory S. Koenig, indicates his resignation as Commissioner, effective close of business on November 3, 2022. Commissioner Koenig filed for Nevada State Assembly, District 38 and defeated his Republican opponent in the primary on June 14, 2022. Since he is not able to hold both offices concurrently, Commissioner Koenig is resigning just ahead of the general election taking place on November 8, 2022.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

Commissioner Koenig said I needed to do this so the Governor can appoint someone else but, so far, he has not. This morning, on the way in, I said this is my last meeting as County Commissioner and my wife said how do you feel about that. I said that I was kind of sad. I have really enjoyed my time here. The county is a rural machine and it works really well. I consider Pete and Justin my friends. Justin is short and Pete is bald but it is tough. I can't really talk to you without breaking the stupid sunshine law but I consider you guys friends. It has been really enjoyable for two years. When I started, the Rafter 3C wasn't even a hole in the ground yet, it was just a parking lot. We didn't have a Health District; we were in COVID. We were wearing masks and doing everything by Zoom. We dealt with the Birch mob a few times. We had the air cannons and the cottonwood trees and just a lot of good memories. Working with the staff has been great. The directors are great. Everybody here has been top notch. It has made it a really good experience. I have enjoyed my time here. Tara said why did you change and, sitting here right now, sometimes, I am not quite sure why. I had a pretty good gig and now I am going to jump into a whole mess over in Carson but I have enjoyed it, so thank you for making it easy. As far as the Sheriff goes, I won't miss your quarterly tours of the jail, but other than that, it has been nice. I just want to thank everyone for supporting me. It has been a good journey. I am on to the next one. Thank you. County Manager Barbee said I just want to add that we will have a public celebration for both you and Pete in December in appreciation for your time and dedication to the county. We really do appreciate it. Chairman Olsen said Greg, I want to tag onto what you just said. If there is anything that this experience has done in the last two years is to prepare you for what is coming. The reason I say that is, some of the meetings I have been in with Marilyn Kirkpatrick and she was on the NACO Board, and people would start throwing rocks at the legislature and they deserved it. Marilyn would try to defend what they did, it was comical, but she got a reversal. You are going to have an experience that most other people are not going to have. I think that is really important and I appreciate that you took on the job and I know you won't forget these experiences so, thank you.

C- Bureau of Land Management Notification of solicitation of Scoping Comments on a Road Re-route within Soldier Meadows in Humboldt County.

The Bureau of Land Management (BLM), Winnemucca District, Black Rock Field Office (BRFO), is accepting scoping comments on a proposed road re-route within the Soldier Meadows Area of Critical Environmental Concern (ACEC). The BLM will use the scoping comments to identify issues and concerns to be addressed in the Environmental Assessment (EA). The 30-day scoping period will end November 17, 2022. The Soldier Meadows ACEC is located approximately 50 miles north of Gerlach in Humboldt County, Nevada. This is a popular location for recreationists due to hot springs, a designated campground, and the Soldier Meadows public cabin.

Route 2054 "High Rock Lake Road" is part of the road system in the Soldier Meadows ACEC, which connects the Soldier Meadows area to High Rock Lake and the southern entrance of High Rock Canyon. Route 2054 crosses critical habitat for the Desert Dace (*Eremichthys across*), a federally protected fish species only found within the Soldier Meadows area. This route has

flooded in the past with water connected to Desert Dace critical habitat. Motorists traveling through the area have created new, unauthorized routes to avoid the flooded sections. The unauthorized routes have damaged habitat for the Desert Dace, sensitive springs nails, and sensitive plants.

In August 2021, the BRFO conducted road maintenance on the High Rock Lake Road to harden the water crossings to allow motorists to travel through the area without damaging sensitive habitat. However, the road hardening measures are temporary and BRFO is considering longer term solutions to address the concerns of future road flooding, public safety, and damage to Desert Dace critical habitat.

The road re-route is being proposed to address the risk of motorists getting stuck in the flooded areas and to prevent future damage to sensitive resources. The proposal includes re-routing Route 2054 to go around the Soldier Meadows campground and avoid crossing critical Desert Dace habitat (see map provided). The proposed re-route would still allow recreationists to travel through the Soldier Meadows ACEC and access the hot spring bathing pools and designated campground. As part of the project, the Desert Dace critical habitat would be restored in the areas where unauthorized routes were created.

Desert Dace habitat restoration is supported by the U.S. Fish and Wildlife Service (USFWS) and would be a major conservation success for the Desert Dace and other sensitive species that occur within the Soldier Meadows ACEC. The road re-route project would also help achieve recovery criteria identified in the 1997 Recovery Plan for the Rare Species of Soldier Meadows (USFWS).

The BLM is also using this scoping comment period to fulfill its obligations under the National Historic Preservation Act. Should you have any concerns about potential impacts on historic properties, please reach out to the BLM. The BLM is requesting comments be submitted to blm_nv_wdo_soldier_meadows@blm.gov by November 17, 2022.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

Old Business:

A- Consideration and possible action re: Approval of an Agreement for purchase of a Conservation/Restrictive Use Easement with James R. Brown and Patricia S. Brown, Trustees of the Brown Family Trust dated November 29, 2016, on Assessor's Parcel Numbers 006-671-38; 006-671-39; 006-671-41, totaling 79.40 acres with 56.40 acres of water rights.

The subject property is under the ownership of James R. Brown and Patricia S. Brown, Trustees of the Brown Family Trust dated November 29, 2016, and is an approved Sending Site. The Sending Site Application includes 79.40 acres of land, with 56.40 water rights being included in this easement. Easement on this property and development rights transferred to designated receiving sites will preserve agriculture and facilitate Naval Air Station Fallon's plan to minimize

urban growth on lands surrounding the base. This purchase meets Churchill County TDR Program goals.

FISCAL IMPACT: Estimated Total Cost: \$310,000, plus closing costs, to be divided 75% Navy and 25% Churchill County. Churchill County's portion to be paid from the Water Resource Fund. Funds have been budgeted and are available for this purchase.

EXPLANATION OF IMPACT: Approving these expenditures will support the Transfer of Development Rights (TDR) Program for Churchill County, protect productive agricultural lands, and reduce the ability for urban growth to encroach upon NAS Fallon. The reduction of encroachment upon NAS Fallon will protect one of our community's most important economic assets, while also keeping water in our valley. The TDR Program offers community benefit and potentially facilitates the ability of developers to bear some of the fiscal responsibility of urban growth.

FUNDING SOURCE: U.S. Navy and Water Resources Fund (380-380-76631).

ACTION REQUESTED: Accept

Jim Barbee, County Manager, made this 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 purchase of a Conservation Easement and 88 Transferable Development Rights from the approved Sending Site: Assessor's Parcel Number 006-671-38; 39 and 41. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

B- Consideration and possible action re: Approval of an Agreement for purchase of a Conservation/Restrictive Use Easement with David P. Eckert and Victoria A. Eckert, Trustees, on Assessor's Parcel Numbers 006-111-25; 006-111-26; 006-111-27 totaling 161.74 acres with 144.27 acres of water rights.

The subject property is under the ownership of David P. Eckert and Victoria A. Eckert, Trustees or their successors in interest of the Eckert Family Trust dated October 23, 2013, and is an approved Sending Site. The Sending Site Application includes 161.74 acres of land, with 144.27 water rights being included in this easement. Easement on this property and development rights transferred to designated receiving sites will preserve agriculture and facilitate Naval Air Station Fallon's plan to minimize urban growth on lands surrounding the base. This purchase meets Churchill County TDR Program goals.

FISCAL IMPACT: Estimated Total Cost: \$350,000, plus closing costs, to be divided 75% Navy and 25% Churchill County. Churchill County's portion to be paid from the Water Resource Fund. Funds have been budgeted and are available for this purchase.

EXPLANATION OF IMPACT: Approving these expenditures will support the Transfer of Development Rights (TDR) Program for Churchill County, protect productive agricultural lands, and reduce the ability for urban growth to encroach upon NAS Fallon. The reduction of encroachment upon NAS Fallon will protect one of our community's most important economic assets, while also keeping water in our valley. The TDR Program offers community benefit and potentially facilitates the ability of developers to bear some of the fiscal responsibility of urban

growth.

FUNDING SOURCE: U.S. Navy and Water Resources Fund (380-380-76631).

ACTION REQUESTED: Accept

Jim Barbee, County Manager, made this 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 purchase of a Conservation Easement and 225 Transferable Development Rights from the approved Sending Site, Assessor's Parcel Numbers 006-111-25, 26 and 27. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

Consent Items:

A- Consideration and possible action re: Report of the condition of each fund in the treasury and the statements of receipts and expenditures pursuant to NRS 251.030 and NRS 354.290.

A Fund Balance Report is attached indicating the beginning balance, receipts, disbursements, and the ending balance of each fund for Churchill County as required by NRS 251.030 and NRS 354.290.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

B- Consideration and possible action re: 2022 Annual Report from the Churchill County Library.

Carol Lloyd, Library Director, provides the 2022 Annual Report for the Churchill County Library, which highlights the accomplishments and programming for the library.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

C- Consideration and possible action re: Court Services' First Quarter Revenue Report for the period of July to September 2022 reflecting \$7,440 of revenue for the quarter.

Court Services submits its First Quarterly Revenue Report in the amount of \$7,440.00 for the board's consideration and approval.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

D- Consideration and possible action re: Public Works, Planning & Zoning Department's

Revenue Report for September 2022 showing a total of \$19,417.37 in revenue for the month.

The Public Works, Planning & Zoning Department submits its Revenue Report for the month of September 2022, showing a total of \$19,417.37 in revenue. This report is provided for the Commissioners' review and acceptance.

FISCAL IMPACT: \$19,417.37 in revenue for the month.

EXPLANATION OF IMPACT: Fees to off-set services provided by the department.

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

E- Consideration and possible action re: Churchill County's Quarterly Report to the Department of Taxation regarding Churchill County's Economic Condition for the quarter ending September 30, 2022.

Provided for the board's review and consideration is the Quarterly Report of Churchill County's economic condition for the period ending September 30, 2022, which is prepared in accordance with the Nevada Administrative Code (NAC). This report must be submitted to the Department of Taxation within 45 days of completion of the prior quarter. A signed copy will be forwarded to the department in a timely manner and this is provided for the board's review.

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

Consider Future Agenda Items:

There were no future Agenda items suggested.

Commissioner and Management Staff Reports:

Chairman Olsen reported on the following topics:

- I had a Republican Central Committee meeting.

Commissioner Koenig had nothing to report.

Commissioner Heath reported on the following topics:

- It has been great serving with Greg.

County Manager Barbee reported on the following topics:

- I have been working on a location for the new courthouse.

Sheriff Hickox had nothing to report.

Comptroller Wideman reported on the following topics:

- We have been working on sales tax. It has gone up from last August.

Deputy DA Sanford reported on the following topics:

- We have one more attorney starting next week. That will put us up to a full staff.

Clerk/Treasurer Rothery was not present. Clerk of the Board Pamela Moore reported of the following topics:

- Early Voting is going well.
- We have scanned 2,000 ballots so far. It has been busy.

Claims and Payroll Transmittals:

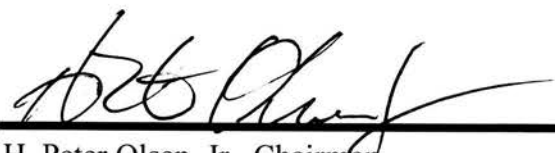
The Claims and Payroll Transmittals were submitted for the board's consideration and approval.

Public Comment:

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

Adjournment:

The meeting was adjourned at 9:47 AM.

Approved: 
H. Peter Olsen, Jr., Chairman

Approved: 
Justin Heath, Commissioner

ATTEST:

Linda Rothery, Clerk/Treasurer



Renae Paholke, Deputy Clerk