

MINUTES OF THE BOARD OF CHURCHILL COUNTY COMMISSIONERS

**155 N. Taylor St., Fallon, NV 89406
November 8, 2023**

Call to Order:

The special meeting of the Board of County Commissioners was called to order at 8:15 AM on November 8, 2023.

PRESENT:

Commissioner Harry Scharmann
Commissioner Justin Heath, via Telephone
Commissioner Myles Getto
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

ABSENT:

Pledge of Allegiance:

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

Public Comment:

Chairman Scharmann 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 3rd day of November, 2023, between the hours of 08:00 AM 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 Myles Getto made a motion to approve the Agenda as submitted.
Commissioner Justin Heath seconded the motion, which carried by unanimous vote.**

Appointments:

A- Consideration and possible action re: approval of a Donation Agreement with Locus Development Group for the Ranchharrah Equestrian Center.

Churchill County and the Locus Development Group have been in discussions regarding the donation of equipment, materials, and iconic memorabilia associated with the Ranchharrah Equestrian Center. Locus Development Group, as the owner, recognizes Ranchharrah has significant historical value to the citizens of Northern Nevada as an icon of its western heritage. However, development in recent years has transformed the surrounding area into high-density residential communities that are not consistent with the function of Ranchharrah, leading to the cessation of equestrian activities at the property. To preserve the identity of Ranchharrah and

give it new life, Churchill County and Locus Development Group have negotiated an Agreement where the usable equipment, materials, memorabilia, etc. will be donated to Churchill County with the intention of reconstructing the Ranchharrah Arena near the new 3C Events Center.

In return, Churchill County will perform the necessary work to disassemble, load, and transport the donated material to Churchill County. In addition, Churchill County will provide a donation receipt for materials at their appraised value. Ultimately, Ranchharrah will be substantially reconstructed in Churchill County and given new life as an operational facility.

FISCAL IMPACT: Cost to disassemble and transport the donated materials

EXPLANATION OF IMPACT:

FUNDING SOURCE:

ACTION REQUESTED: Accept

Civil Deputy District Attorney Joseph Sanford made this presentation as outlined above. He said he helped to draft this Donation Agreement. As we have discussed before, the Ranchharrah Group has agreed to donate a significant amount of the Ranchharrah Equestrian Center fixtures, panels, and equipment to Churchill County, with the idea that it will be rebuilt and reconstructed here in Churchill County for the use of the citizens here. They get a benefit from a tax write-off, as well as goodwill from the public to have that brand continue on. Obviously, Churchill County gets the significant benefit of having all of that equipment. This Agreement is fairly simple at this point in time. The obligations are fairly straight forward. Obviously, we are having an appraisal done of all of the materials so that we can give them a donation receipt and give them proper authority to write-off this donation.

We are still working on all of the details of the Agreement. Some of the finer points are still being done. For example, Locus Development Group is who is doing the development but the actual holding company is Ranchharrah Holding Group, LLC. Those are the minor tweaks that are still being done on the Agreement. At this point in time, I will ask that you authorize the County Manager to sign the final Donation Agreement, which will be in the form that is substantially similar to what is presented today and that you further authorize him to take any action needed to perform the county's obligations thereunder, which will be to disassemble all of the items at Ranchharrah, load those items onto trucks, and then to move them out here to Churchill County.

County Manager Barbee added that we believe the donation will be north of \$2M, not counting a potential art donation as part of it. By empowering me to do what is necessary to complete the Agreement and process of moving the items, that could include a couple of small contracts in terms of people that have skills and equipment to torch some of the equipment out and some of the disassembly, depending on whether that makes more sense than utilizing county employees. It is also dependent upon time restraints as dictated by the Locus Group in terms of wanting to get on the ground and get that cleared out for their future development.

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

Commissioner Myles Getto made a motion to approve and direct the County Manager to sign a Donation Agreement with Ranchharrah Holding Group, LLC for the Ranchharrah Equestrian Center and to authorize the County Manager to undertake such action as is needed to perform Churchill County's obligations thereunder. Commissioner Harry Scharmann seconded the motion, which carried by unanimous vote.

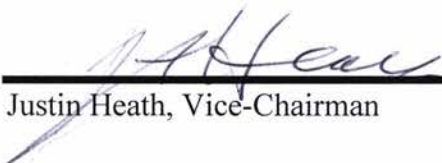
Public Comment:

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

Adjournment:

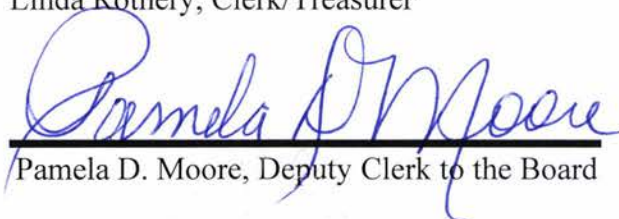
The meeting was adjourned at 8:21 AM.

Approved: 
Harry "Bus" Scharmann, Chairman

Approved: 
Justin Heath, Vice-Chairman

Approved: 
Myles Getto, Commissioner

ATTEST:
Linda Rothery, Clerk/Treasurer


Pamela D. Moore, Deputy Clerk to the Board