



**BOARD OF
COUNTY COMMISSIONERS
CHURCHILL COUNTY, NEVADA**

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Fallon, Nevada 89406

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******NOTICE OF PUBLIC MEETING******

REVISED AGENDA

PLEASE POST

PLACE OF MEETING: Churchill County Administrative Building, Commission Chambers,
155 North Taylor Street, Suite 145, Fallon, Nevada

DATE & TIME: December 7, 2017 at 8:15 AM

TYPE OF MEETING: Regularly Scheduled County Commissioners' Meeting

Notes:

- I. These meetings are subject to the provisions of Nevada Open Meeting Law (NRS Chapter 241). Except as otherwise provided for by law, these meetings are open and public.*
- II. Action will be taken on all Agenda items, unless otherwise noted.*
- III. The Agenda is a tentative schedule. The Board of County Commissioners may act upon Agenda items in a different order than is stated in this notice – so as to affect the people's business in the most efficient manner possible.*
- IV. In the interest of time, the Board of County Commissioners reserves the right to impose uniform time limits upon matters devoted to public comment.*
- V. Any statement made by a member of the Board of County Commissioners during the public meeting is absolutely privileged.*

REVISED AGENDA:

- 1. Call to Order.**
- 2. Pledge of Allegiance.**
- 3. Public Comment.**

4. **Verification of the Posting of the Agenda.**
5. **Consideration and possible action re: Review and adoption of Agenda as submitted or revised.**
6. **Consideration and possible action re: Review and adoption of Minutes of the regular meeting held on:**
 - A. October 18, 2017;
 - B. November 2, 2017.
7. **Appointments:**
 - 8:15 AM Consideration and possible action re: Presentation of the Comprehensive Annual Financial Report for the Fiscal Year Ended June 30, 2017, *Alan F. Kalt, Chief Financial Officer*
 - 8:35 AM Consideration and possible action re: Carson Water Subconservancy District presentation overview of the 2017 water year and discussion on future water issues for the Carson River watershed, *Ed James, General Manager, Carson Water Subconservancy District*
 - 8:40 AM Consideration and possible action re: Resolution 296-2017 directing the Churchill County Assessor to take certain actions regarding the Secured Tax Roll for 2018-2019, *Denise L. Mondhink-Felton, Churchill County Assessor*
 - 8:45 AM Consideration and possible action re: An application filed by Gary and Les Imelli for a Sending Site located on the Austin Highway, APN: 007-611-25, consisting of +/-67 acres with +/-54 irrigated water righted acres in the A-10 Land Use District, *Michael K. Johnson, Planning Director*
 - 8:50 AM **Public Hearing** - Consideration and possible action re: Bill 2017-D, Ordinance 32, an ordinance making additions to Title 16 Consolidated Development Code, setting forth regulations related to the use of houses smaller than 1,200 square feet, park model trailers, shipping containers, and sheds as residences. Generally, the use of these types of structures are prohibited for use as a permanent dwelling except under certain conditions and in certain zoning districts. This ordinance was modified from the First Reading to include the use of shipping containers in certain land use districts as long as they meet the International Building Code requirements for permanent housing, *Michael K. Johnson, Planning Director*
 - 8:55 AM **Public Hearing** - Consideration and possible action re: Adoption of Bill No. 2017-G, Ordinance 119, an Ordinance authorizing and directing the issuance of the Churchill County, Nevada, Revenue Bond, Series 2017A, in the principal amount of \$8,740,000 and the Churchill County, Nevada, Revenue Bond, Series 2017B, in the principal amount of \$6,260,000 to finance and refinance a portion of the cost to finance a county jail; and providing the forms, terms, conditions and security for the bonds and the sale to the United States of America; providing for adoption as if an emergency exists; and providing other matters relating thereto, *Alan F. Kalt, Chief Financial Officer*
 - 9:00 AM Consideration and possible action re: Adoption of market value for leasing county-

owned property located on Pioneer Way which is commonly known as the Wild Goose Ranch and consideration of Resolution 299-2017, a resolution declaring that the lease of the Wild Goose Ranch is in the best interest of the county and declaring the county's intent to place the property for bid, *Benjamin Shawcroft, District Attorney's Office*

9:05 AM Consideration and possible action re: Adoption of market value of county-owned property consisting of 48.14 acres located at 2180 Testolin Road; consideration of Resolution 298-2017, a resolution declaring that the sale of the real property is in the best interest of the county and declaring the county's intent to place the property for bid; and approval to execute a Conservation Easement on the property, *Benjamin Shawcroft, District Attorney's Office*

9:10 AM **First Reading** - Consideration and possible action re: Bill 2017-E, Ordinance 32, an ordinance making additions to Title 16 Consolidated Development Code, setting forth regulations related to Development Standards for Renewable Energy Facilities, *Michael K. Johnson, Planning Director*

8. Letters Received:

- A. Consideration and possible action re: The Bureau of Land Management (BLM), Mount Lewis Field Office, has completed its analysis for the McEwen Mining Inc.'s Gold Bar Mine Project in Eureka County, Nevada.
- B. Consideration and possible action re: The Bureau of Land Management (BLM), Winnemucca District, provides notice that it has issued a Decision Record (DR) and Finding of No Significant Impact (FONSI) for the Programmatic District-Wide Vegetation Management Plan (PVMP) Environmental Assessment (EA).
- C. Consideration and possible action re: Nevada Division of Environmental Protection Class II Air Quality Operating Permit for EP Minerals, LLC.
- D. Consideration and possible action re: Budd-Falen Law Offices, LLC, Notice of Appeal regarding Bureau of Land Management's closure of the Cherry Valley Pasture and Upper Valley Pasture.
- E. Consideration and possible action re: Notification from the Bureau of Land Management (BLM) of its Public Consultation for the 2017 Phoenix Fire.
- F. Consideration and possible action re: Notification from the Bureau of Land Management (BLM) of its Public Consultation for the 2017 Raven Fire.
- G. Consideration and possible action re: Bureau of Land Management's notification of the public comment period for the Environmental Assessment (EA) for the Phase III McGinness Hills Geothermal Expansion Project by Ormat Inc. located south of Battle Mountain, Nevada.
- H. Consideration and possible action re: Churchill County School District's Comprehensive Annual Financial Report for the Fiscal Year Ended June 30, 2017.
- I. Consideration and possible action re: Nevada Division of Environmental

Protection's notice of a public workshop to solicit comments on Proposed Amendments to Nevada Administrative Code Chapter 445B - Air Pollution.

- J. Consideration and possible action re: Nevada Division of Environmental Protection's Notice of Proposed Action declaring its intent to issue a five year Groundwater Discharge Permit to Craig Travis for the Second Chance Farm and 30-day public comment period.
- K. Consideration and possible action re: William N. Pennington Life Center's menu and activity calendar for December 2017.

9. Old Business:

- A. Consideration and possible action re: Approval of yearly renewal of Cashman Power Solutions Scheduled Maintenance Agreement for 13 generators in the amount of \$11,638.00 and annual renewal options at the discretion of the County Manager.

10. New Business:

- A. Consideration and possible action re: Reappointment of Thomas Lammel to the Churchill County Planning Commission, effective January 1, 2018 through December 31, 2021.
- B. Consideration and possible action re: Approval of Administrative Order 2017-01 authorizing the Sheriff's Office to destroy or dispose of firearms which were confiscated pursuant to NRS 202.340.
- C. Consideration and possible action re: Approval of a temporary stipend of \$1,000 per month for Sherry Wideman as Interim Comptroller.

11. Consent Items: (Action items generally not requiring discussion or explanation).

All matters listed under the Consent Agenda are considered routine and may be acted upon by the Board of County Commissioners with one action and without an extensive hearing. Any member of the board or any citizen may request that an item be taken from the Consent Agenda, discussed and acted upon separately during this meeting.

- A. Consideration and possible action re: Sheriff's Office Civil Report for October 2017.
- B. Consideration and possible action re: Three grant awards from the Federal Emergency Management Agency (FEMA) Major Disaster Funding (FEMA-4307-DR-NV) related to three of the flood mitigation projects: 1) PWCHCG014 repairing the county fairgrounds parking lot site used for sandbagging operations for a grant award of \$27,387; 2) PWCHCB008 sandbagging operations for a grant award of \$219,837.62; 3) PWCHCGB009 Emergency Operating Center for a grant award of \$92,403.18.
- C. Consideration and possible action re: Court Services' Third Quarter Report for the period of July to September 2017.
- D. Consideration and possible action re: Social Services notification of the receipt of an application submitted on behalf of Protected Person #13428 for

Guardianship under Nevada Revised Statutes Chapter 159.

- E. Consideration and possible action re: Budget Transfer #1-2018 to adjust the budget to more accurately reflect the estimated expenditures within the funds based on needs determined by the various departments.
- F. Consideration and possible action re: Department of Taxation Quarterly Report regarding Churchill County's economic condition for the quarter ending September 30, 2017.

- 12. **Consider Future Agenda Items.**
- 13. **Commissioner and Management Staff Reports.**
- 14. **Claims and Payroll Transmittals.**
- 15. **Public Comment.**
- 16. **Pursuant to N.R.S. 211.020, the Commissioners will conduct the Quarterly Jail Inspection at the Churchill County Jail upon close of meeting to inquire into the security of the jail and treatment and condition of the prisoners.**
- 17. **Adjournment.**
- 18. **Appendix.**
Supporting Documentation
- 19. **Affidavit of Posting:**

STATE OF NEVADA)
 : ss.
County of Churchill)

*I, **Renaeh Paholke, Deputy Clerk**, do hereby affirm that I posted, or caused to be posted, a copy of this notice of public meeting, on or before the **1st day of December, 2017 between the hours of 1:00 and 5:00 PM**, at the following locations in Churchill County, Nevada:*

- 1. *City Hall;*
- 2. *County Administration Building;*
- 3. *Public Library;*
- 4. *Churchill County Law Enforcement Center;*
- 5. *The Churchill County Website @ www.churchillcounty.org;*
- 6. *The State of Nevada Website @ <https://notice.nv.gov/>.*

Renaeh Paholke

Renaeh Paholke, Deputy Clerk

Renae Paholke, Deputy Clerk, who was subscribed and sworn to before me this 1st day of December, 2017.



Linda Rothery, Chief Deputy Clerk

Endnotes:

Disclosures:

**Churchill County is an equal opportunity provider and employer.*

Accommodations/Nondiscrimination:

**In accordance with federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its agencies, offices, employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies or complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g. Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible agency [(775)423-4092] or USDA's TARGET Center at (202)720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800)877-8339. Additionally, program information may be available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at: http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the Complaint Form, call (866)632-9992. Submit your completed form or letter to USDA by:*

- 1. Mail: U.S. Department of Agriculture
Office of the Assistant Secretary for Civil Rights
1400 Independence Avenue, SW
Washington, D.C. 20250-9410;*
- 2. Fax: (202)690-7442; or*
- 3. Email: program.intake@usda.gov.*

Procedures:

**The schedule of regular meetings of the Board of County Commissioners is provided for by Title 2, Chapter 2.04, of the Churchill County Code.*

**The public meetings may be conducted according to rules of parliamentary procedure.*

**Persons providing public comment will be asked to state their name for the record.*

**The Board of County Commissioners reserves the right to restrict participation by persons in the public meeting where the conduct of such persons is willfully disruptive to the people's business.*

**All supporting materials for this Agenda, previous Agendas, or Minutes are available by requesting a copy from the Clerk's office, 775-423-4092. During the meeting, there will be one copy available for public inspection. Additional copies are available by making the request from the Clerk's office. You are entitled to one copy of the supporting materials free of charge.*