

AUGUST 17, 2022

The meeting was called to order at 8:30 a.m. by Shayla Hudson, Chairwoman. Those present were Larry Rackley and Carol Shank, Commissioners; Bryce Shields, District Attorney; Karen Wesner, Administrative Assistant; Lacey Donaldson, Clerk; and Justin Abbott, IT.

APPROVAL OF MINUTES: Mr. Rackley made a motion to approve the minutes from the May 18, 2022, June 1, 2022, and the June 15, 2022 meetings as submitted, noting that they are past the 45 day deadline. Motion seconded by Mrs. Shank and passed.

PUBLIC INPUT: There was no public comment at this time.

REVIEW OF ALL AGENDA ITEMS TO DETERMINE IF ANY DO OR DO NOT IMPOSE A DIRECT AND SIGNIFICANT ECONOMIC BURDEN ON A BUSINESS OR DIRECTLY RESTRICT THE FORMATION, OPERATION OR EXPANSION OF A BUSINESS: Mr. Rackley made a motion that no agenda items impose a direct and significant economic burden on a business or directly restrict the formation, operation, or expansion of a business. Motion seconded by Mrs. Shank and passed.

UNCLASSIFIED DEPARTMENTS:

ROAD DEPARTMENT – Dan Hill was present. Rusty Kiel, Lovelock Meadows Water District Manager (LMWD), was also present.

Mr. Kiel spoke about the Airport waterline project. Mr. Kiel stated that this is the fourth project the County has partnered with LMWD on. Mr. Kiel has worked with four different sets of Commissioners and four Road Superintendents, and all have done a really good job. Mr. Hill stated that they couldn't have done it without the help of LMWD.

Mr. Hill reported that they knocked down the building at the Airport that Mr. Rackley wanted taken down. They are blading Ragged Top now. The wild horse round up hasn't been kind to our roads. The East side is pretty good and received a lot of rain. They flushed the system at the industrial park, and will continue doing it once a month. The new sign was put up at the Chinese Cemetery. The crosswalk beacons were installed and programmed for the school in Imlay. They put up a bunch of other signs as well. Kyle Hot Springs Road was bladed. The company doing exploration paid for the County to fix Klondike. They bladed up Unionville as well. They are currently hauling sand, getting Mr. Medeiros some time driving.

Salary Resolution, T. Rackley: Mrs. Shank made a motion to approve the Salary Resolution for Trevor Rackley, moving him from an Administrative Clerk I, Range 23, Step 9 to an Administrative Clerk II, Range 26, Step 6, effective August 9, 2022. This is an increase from \$14.86 to \$15.69. Motion seconded by Mrs. Hudson. Mr. Rackley abstained, noting that he is related to Trevor. Motion carried.

LANDFILL & RECYCLING – Dan Hill was present.

Mr. Hill didn't have anything to report. The employees are doing well.

BUILDINGS AND GROUNDS – John Handka was present.

Mr. Handka reported that they are recovering from Frontier Days. The communication between the Frontier Days committee and Buildings and Grounds was the worse it has ever been. Mr. Handka stated that they are working on some issues at the cemeteries. He is also working on the beacon at the Airport. Mr. Handka is also trying to resolve the personnel issues at the Community Center. People are still complaining about the bathrooms, even though those setting up are using them after they've been cleaned. Mrs. Hudson stated that if there are still other personnel issues, Mr. Handka, Ms. Munden and Mr. McKinney should sit down with Mrs. Wesner to resolve the issues. It shouldn't come before the Commission.

Mr. Rackley asked for disposable water cups in the pilot's lounge. Mrs. Shank thanked Buildings and Grounds for painting the stairway at the Courthouse.

PERSHING COUNTY FIRE/AMBULANCE –

AMBULANCE: Mrs. Shank shared June's Ambulance report.

Marti Nolan joined the meeting later in the morning via Zoom. There have been 18 calls since the last meeting. The EMR (Emergency Medical Response) class is scheduled for September through October.

GRASS VALLEY FIRE: Chief Sean Burke was present.

Chief Burke reported that they are looking forward to hosting the quarterly Chiefs meeting on August 27th. They have almost completed their Hazmat training. Their next big project will be holding Emergency Vehicle Operators training. Chief Burke will be doing an EMS continuing education class in Lovelock in September. The Grass Valley Department is doing well, with 15 of the 18 allotted members. Chief Burke also stated that he is looking at alternative funding options to replace the SCBAs (self-contained breathing apparatus).

EMERGENCY MANAGEMENT: Sean Burke was present.

Mr. Burke reported that thanks to Dave Skelton, he received a very nice email from the State in regard to our Alert Sense program. The annual full-scale Hazmat exercise will be on Saturday, September 10th. Mr. Burke reported that all the grants have been closed out for the year, and he is already working on grant submittals for the new year. He is also looking at the potential of obtaining an HMEP (Hazardous Materials Emergency Preparedness) grant. We have gotten this funding before and it was used to attend the Fire Shows West Conference. It can be used for other training, so Mr. Burke is looking at bringing a propane fire training class here. This grant does not require matching funds. He is also looking at a Community Wildfire Mitigation grant through the USDA and Forest Service. There is a match requirement, but also a provision to waive that for underserved communities. The Board agreed that Mr. Burke should proceed with looking further into the USDA grant.

Mr. Burke will be in Carson City the last week of September, attending a conference, which is required for Emergency Managers. Mr. Burke stated that within the next 2 years, the County needs to look at a full re-write of the Emergency Management Plan.

Mr. Shields stated that he received what appears to be the end of an email chain regarding body cameras and 911 funding. Mr. Burke was contacted and gave them Mr. Skelton's contact info. Mr. Burke also stated that NRS allows 911 surcharge fees to be used for body cameras, but the FCC does not agree. If we use those funds for body cameras, we wouldn't be eligible for future FCC funds for 911. It was noted that Pershing County has not used those funds for body cameras at this point.

SAFETY / CHN / CEMETERY – Cheryl Haas was present via Zoom.

Mrs. Shank stated that the Central Nevada Health District committee will be giving a presentation at today's Interim Finance Committee meeting. Churchill County prepared a draft press release in anticipation of the Interim Finance Committee approving the assessment exemption to NRS 439.4905, which Mrs. Shank shared with the Board.

Mr. Rackley stated that on his numerous trips driving around the County he noticed a vehicle at Big Meadow Cemetery. Mr. Rackley finally stopped to check it out and it was local resident, David Fecht. Mr. Fecht has been out there all summer cleaning things up, including doing some gravel work. Mr. Fecht has done an exceptional job. He's also done some work at Lone Mountain. Mr. Rackley personally thanked Mr. Fecht, but also wanted to do it publicly.

Ms. Haas also reported on the cemeteries, thanking the Road Department for installing the new sign. There are two funerals scheduled for this weekend. Ms. Haas stated that she is going to start working on fundraising for Wreaths across America, which will take place at Lone Mountain Cemetery this year instead of Big Meadow. Ms. Haas stated that she will also be working with Buildings and Grounds on fall and winter clean-up.

In regard to the Safety Department, Ms. Haas completed and was awarded her first POOL/PACT grant, which was used to purchase AEDs (automated external defibrillator) for the Sheriff's office. She is looking into another grant for POOL/PACT to provide CPR and AED classes for our employees.

IT DEPARTMENT – Justin Abbott was present.

Mr. Abbott reported that Mrs. Burrows has been busy working with the Sheriff's office on prep for Burning Man. Mr. Abbott has been working on the fiber deployments. He will be putting equipment into racks and on walls tomorrow to start testing. He will also be working on deploying more phones within the next couple weeks and has also been working on connectivity to the security cameras. Things seem to be stable, so he's not sure what the issue Mr. Handka is having. Mrs. Hudson asked about the phone in the Planning office. Mr. Abbott stated that he has been working with Star 2 Star who has been trying to work with Century Link about the switch. Nothing seems to be working. Mrs. Shank asked if it would be easier to change the phone number. Mr. Handka stated that it would be up to Mr. Evans. It was noted that local landlines can't get through to the office.

ECONOMIC DEVELOPMENT – *Approval to begin process of adopting PACE as an Ordinance in Pershing County:* Mrs. Hudson stated that Mrs. Lusby-Angvick is listening in. Ralph Runge from West Coast Salmon was also present.

Mr. Runge spoke about the need for additional electricity for his facility. The financing through PACE is billed on the County Tax Bill. Mr. Runge believes Clark and Washoe counties have adopted PACE ordinances. West Coast Salmon may not move forward with PACE as there are some other issues regarding Bond Revenue, which they are working through; however, this would still be a valuable tool for other entities. Mrs. Shank stated that it would be important to include the Assessor when creating the Ordinance. Mrs. Hudson was in agreement to look into this further. Mr. Shields concern was setting this up and not having the property assessment to cover the liability. If the Board is interested in moving forward, Mr. Shields would need more information.

ELECTED DEPARTMENTS:

LACEY DONALDSON, CLERK-TREASURER – Mrs. Donaldson stated that her office is very busy collecting taxes. She had two interviews scheduled for the open position in her office and one was a no-show, so she is still looking. She is ramping up for the General Election.

Approval of corrections/changes to the Tax Roll: The following corrections were given to the Board for review:

Acct # BS000048	R & C Classics
APN #001-191-14	DeBraga
APN #009-432-03	Johnson
APN #001-044-09	Johnson
APN #009-431-07	Allen

Mrs. Shank made a motion to approve the corrections as submitted. Motion seconded by Mr. Rackley and passed.

Mrs. Donaldson also reported that she has authorized 24 Out-of-State Ministers to perform marriage ceremonies at Burning Man. She also stated that there will be one day of Early Voting in Grass Valley, but no in-person voting on Election Day.

RENE CHILDS, RECORDER-AUDIOR – Mrs. Childs reported that she has auditors here this week and it is also a payroll and accounts payable week, so she will not be staying at the meeting. Mrs. Childs also reported that she helped Mr. Shields with some Indigent Defense accounting that was asked for. Mr. Shields stated that they would like it broken out quarterly.

ASSESSOR'S OFFICE – Mrs. Shank stated that on the last agenda there was a Landfill form. It was not approved, so Mrs. Shank would like to tentatively approve the form so they can use it. An appeal process also needs to be set-up for the Weed District.

REVIEW AND DISCUSSION OF LEASE CONTRACT WITH ENTERPRISE LEASING FOR SHERIFF'S OFFICE VEHICLES: Omar Herrera and Troy Richards from Enterprise were present via Zoom and gave a presentation on the program.

Mrs. Childs and Mrs. Donaldson had questions regarding Medium Term Financing and the totality of the lease. Due to the availability of vehicles, this is a time sensitive matter. Once all questions are answered a special meeting will be scheduled to discuss approval of the Lease Contract.

PROCLAMATIONS AND AWARDS: YEARS OF SERVICE CERTIFICATE AND PIN, KAMERON MITCHELL – Mr. Mitchell was presented with a Certificate and Pin from the Commissioners for 5 years of service working at the Library.

PLANNING AND BUILDING DEPARTMENT: James Evans was present.

REQUEST FOR REVIEW AND APPROVAL OF A PARCEL MAP APPLICATION ON APN: 007-081-16 FOR ANDRES VILLACRES ON BEHALF OF MAVERIK. THE APPLICANT IS PROPOSING TO DIVIDE THE CURRENT PARCEL INTO (1) 342 ± ACRE PARCEL, AND (1) 4 ± ACRE PARCEL. THE APPLICANT IS PROPOSING THIS REQUEST TO FACILITATE THE CONSTRUCTION OF A NEW MAVERIK FUEL STATION AND CONVENIENCE STORE ON THE NEWLY CREATED 4-ACRE PARCEL. IF APPROVED, THE 4-ACRE PARCEL WILL BE ANNEXED INTO THE CITY OF LOVELOCK. THE PARCEL IS ZONED GENERAL RURAL (GR) AND LOCATED ACROSS THE STREET FROM 163 E. MAIN STREET (GOLDEN GATE GAS STATION & TRUCK STOP) IN THE CITY OF LOVELOCK. IF ANNEXED, THE LAND USE FOR THE 4-ACRE PARCEL WILL BE CHANGED TO GENERAL COMMERCIAL (GC) TO ALLOW FOR THE CONSTRUCTION OF THE MAVERIK FUEL STATION/CONVENIENCE STORE – Andres Villacres was present on behalf of Maverik.

It was noted that this came before the Planning Commission on August 3, 2022. It was approved by the majority, with one member opposed. Mrs. Hudson asked if the City approved the Annexation at their meeting last night. Mayor Giles stated that it was tentatively approved.

Carl Clinger, Planning Commission member, stated that he opposed the request as it is taking away from the Ag Preservation Area. Mr. Clinger stated that these four acres have been producing alfalfa and will no longer do that. It was noted that the Ag Preservation Area was not created to prevent future non-ag growth. Mr. Clinger stated that he feels this needs to be more thoroughly evaluated so we aren't approving things contrary to the original intent of the Ag Preservation Area.

Alan List stated that Mr. Clinger doesn't understand what an overlay district is. With the zoning change, the Ag overlay will go away. Mr. List will maintain the water rights, so they aren't leaving the valley. Mr. List stated that this property is next to the City, and it makes sense to change the use, so the City can grow.

Mrs. Shank made a motion to approve the Parcel Map Application on APN #007-081-16 for Andres Villacres on behalf of Maverick, based on the recommendation of the Planning Commission, noting the findings A-O under Section 17.404.35 of the Development Code, and conditioned on payment of the Ag Lien. Motion seconded by Mr. Rackley and passed.

When asked about a timeframe for construction, Mr. Villacres stated that their tanks are about a year out due to supply chain issues.

REQUEST FOR REVIEW AND APPROVAL OF A PARCEL MAP APPLICATION ON APN: 007-601-01 FOR R. W. LAND PROPERTIES, LLC. THE APPLICANT IS PROPOSING TO DIVIDE THE CURRENT PARCEL INTO (1) 5 ± ACRE PARCEL, (1) 6± ACRE PARCEL, (1) 8 ± ACRE PARCEL AND (1) 11 ± ACRE PARCEL. THE PROPERTY OWNER IS PROPOSING THE REQUEST TO CREATE 4 NEW PARCELS FRONTING RESERVOIR ROAD WHICH WILL ALLOW FOR POSSIBLE FUTURE HOME CONSTRUCTION. THE PARCEL IS ZONED HIGH DENSITY SUBURBAN (HDS) AND LOCATED AT 1000 RESERVOIR ROAD IN SECTION 19,

T27N, R32E IN PERSHING COUNTY, NV; REQUEST FOR REVIEW AND APPROVAL OF A PARCEL MAP APPLICATION ON APN: 007-601-02 FOR R. W. LAND PROPERTIES, LLC. THE APPLICANT IS PROPOSING TO DIVIDE THE CURRENT PARCEL INTO (1) 14 ± ACRE PARCEL, (1) 17 ± ACRE PARCEL, (1) 24 ± ACRE PARCEL AND (1) 23 ± ACRE PARCEL. THE PROPERTY OWNER IS PROPOSING THE REQUEST TO CREATE 4 NEW PARCELS FRONTING RESERVOIR ROAD TO ALLOW FOR POSSIBLE FUTURE HOME CONSTRUCTION. THE PARCEL IS ZONED HIGH DENSITY SUBURBAN (HDS) AND IS THE NEXT PARCEL EAST OF 1000 RESERVOIR ROAD IN SECTION 19, T27N, R32E IN PERSHING COUNTY, NV; REQUEST FOR REVIEW AND APPROVAL OF A PARCEL MAP APPLICATION ON APN: 007-601-03 FOR R. W. LAND PROPERTIES, LLC. THE APPLICANT IS PROPOSING TO DIVIDE THE CURRENT PARCEL INTO (1) 14 ± ACRE PARCEL, (1) 5 ± ACRE PARCEL, (2) 6 ± ACRE PARCELS. THE PROPERTY OWNER IS PROPOSING THE REQUEST TO CREATE 4 NEW PARCELS FRONTING RESERVOIR ROAD TO ALLOW FOR POSSIBLE FUTURE HOME CONSTRUCTION. THE PARCEL IS ZONED HIGH DENSITY SUBURBAN (HDS) AND IS THE NEXT PARCEL EAST OF APN: 007-601-02 IN SECTION 19, T27N, R32E IN PERSHING COUNTY, NV – Steve Bell, Land Surveyor, was present.

Mrs. Hudson asked about city water. Mr. Evans stated that they are within the service area.

Mr. Rackley made a motion to approve the Parcel Map Applications on all four parcels for R.W. Land Properties, LLC as presented, based on the recommendation of the Planning Commission, noting the findings A-O under Section 17.404.35 of the Development Code. Motion seconded by Mrs. Shank and passed.

REQUEST TO ADVERTISE/HIRE VACANT PLANNING AND BUILDING TECHNICIAN – Mr. Rackley made a motion to approve the advertising and hiring to fill the vacant Planning and Building Technician position. Motion seconded by Mrs. Shank and passed.

Mr. Evans also reported that he received an email from Corbin regarding the financing packages for Imlay Water. We will not be funded this first go round as there were two projects that took higher priority. He is still looking into other funding options as well. Mrs. Hudson stated that the water rates also need to be looked at.

The next Town Hall for the Master Plan Amendment presentation will be Thursday in Imlay. Neither Mr. Rackley nor Mrs. Shank are available. Mrs. Hudson will try to reschedule her appointments. Mr. Shields will be there.

ELECTED DEPARTMENTS, CONT.D:

JERRY ALLEN, SHERIFF – Sheriff Allen is still looking for a back-up dispatcher and one deputy position.

Approval for Eric Blondheim, Under Sheriff, to obtain a credit card with a \$5,000 limit: Mrs. Shank made a motion to approve issuing Eric Blondheim, Under Sheriff, a County credit card with a \$5,000 limit. Motion seconded by Mr. Rackley and passed.

Salary Resolution, J. Nicholson: Mrs. Shank made a motion to approve the Salary Resolution for Joshua Nicholson moving him from a Deputy, Range 13, Step 5 to an Investigator, Range 14, Step 6, effective August 1, 2022. Motion seconded by Mr. Rackley and passed.

GRASS VALLEY ADVISORY BOARD: There was no one present.

DERBY FIELD AIRPORT: The water line project is done. The Road Department also tore down a building and broke up a cement pad. Mrs. Hudson asked how things were going with Buildings and Grounds. Mr. Rackley stated that they communicate regularly.

POINT OF CONTACT FOR DEPARTMENT OF INDIGENT DEFENSE SERVICES:

Mr. Shields suggested the Court Administrator or someone from Mrs. Childs' office. Mrs. Wesner could also do it. Mrs. Hudson suggested the Court Administrator. Mr. Shields stated that before making that official, they should probably speak with Judge Shirley.

APPROVAL OF TELEVISION MAINTENANCE AND TECHNICAL SERVICE CONTRACT WITH NORM POWELL, DBA VALLEY TV AND COMMUNICATIONS: Mr. Rackley stated that Mr. Powell is trying to retire, but will still make himself available to us.

Mr. Rackley made a motion to approve the Television Maintenance and Technical Service Contract with Norm Powell, DBA Valley TV and Communications for July 1, 2022 through June 30, 2023 as presented. Motion seconded by Mrs. Shank and passed.

The meeting recessed at 10:42 a.m. for a Litigation meeting and reconvened at 10:55 a.m.

REPORT FROM LEGAL COUNSEL: Mr. Shields did not have anything additional to report.

APPROVAL OF RENTAL AGREEMENT BETWEEN PERSHING COUNTY AND THE CITY OF LOVELOCK FOR OFFICE SPACE FOR THE PERSHING COUNTY ECONOMIC DEVELOPMENT AUTHORITY IN THE AMOUNT OF \$1.00: Mr. Rackley made a motion to approve the annual rental agreement between Pershing County and the City of Lovelock for office space for the Pershing County Economic Development Authority in the amount of \$1.00. Motion seconded by Mrs. Hudson and passed. Mrs. Shank was not in the meeting at this time.

SCOTT NICHOLS, ORMAT TECHNOLOGIES: UPDATE AND SUMMARY OF ORMAT'S GEOTHERMAL EXPLORATION AND DEVELOPMENT OPPORTUNITIES IN PERSHING COUNTY, NV – Mr. Nichols stated that Ormat Technologies is a vertically integrated geothermal power company. Their worldwide headquarters is located in Israel, but their North American operations is out of Reno, Nevada. They have a number of interests in geothermal energy properties around the state, with the Colado project and New York Canyon located in Pershing County. Geothermal power produces more energy, with a smaller footprint, with less community impacted than any renewable energy. It also produces that energy consistently. In regard to the projects in Pershing County, they are going to start exploration and geophysical work for the Colado project. Mr. Nichols also spoke about ground water, stating that they are separate from ground water and do not consume ground water.

Mr. Rackley asked how long before we see anything at Colado. Mr. Nichols stated that Colado is of much higher interest, and he's been told their going to start exploration, so he will try to get a date.

Carl Clinger asked about the comment that Mr. Nichols made that they don't affect springs. What about Jersey Valley? Mr. Nichols stated that Jersey Valley is a unique situation. He doesn't know the history on it and would like to get back to him with an answer.

REPORT FROM ADMINISTRATIVE ASSISTANT/HR REP: Mrs. Wesner did not have anything to report.

UPDATE FROM EMERGENCY MANAGEMENT RELATING TO COVID-19; LIST OF PROPOSED PROJECTS, PRIORITIZING AND CHANGING/AMENDING THE PROJECTS FOR ALLOCATION OF THE COVID-19 AMERICAN RESCUE PLAN FUNDING FOR PERSHING COUNTY IN THE AMOUNT OF \$1,306,252.00: No update was given.

ITEMS FOR FUTURE AGENDAS: No additional items were discussed.

CORRESPONDENCE: There was no additional correspondence.

**MATTERS OF THE BOARD FOR DISCUSSION; BOARD MEMBER REPORTS;
BOARD LIAISON REPORTS:** Mrs. Shank stated that the Pershing Healthcare Foundation Dinner was last Saturday and was very successful. She also spoke to someone at the newspaper regarding the Commission meeting update that had been included. She was told if we type up a summary, they will put it in, but they aren't sending someone anymore.

Mrs. Hudson stated that she has both the Humboldt River Water Basin Authority and the Central Nevada Water Authority meetings coming up.

Mr. Rackley had nothing to report.

PUBLIC INPUT: There was no public input at this time.

APPROVAL OF VOUCHERS: Mrs. Shank made a motion to approve the vouchers, with the exception of a voucher for Vendor #521, BSL Electric. Motion seconded by Mr. Rackley and passed.

Mrs. Shank made a motion to approve the voucher for Vendor #521, BSL Electric. Motion seconded by Mr. Rackley. Mrs. Hudson abstained. Motion carried.

As there was nothing further to come before the Board, the meeting adjourned 11:41 a.m.

Approved 9/21/22: _____ /s/
Shayla Hudson, Chair

Attest: _____ /s/
Lacey Donaldson, Clerk