

AGENDA

**LANDER COUNTY COMMISSIONERS MEETING
TOWN BOARD OF BATTLE MOUNTAIN & AUSTIN
BOARD OF COUNTY HIGHWAY COMMISSIONERS**

August 27, 2020

**LANDER COUNTY COURTHOUSE
COMMISSIONERS' CHAMBER
50 STATE ROUTE 305
BATTLE MOUNTAIN, NEVADA**

Also Via Teleconference At

**AUSTIN COURTHOUSE
COMMISSION OFFICE
122 MAIN STREET
AUSTIN, NEVADA**

**Via AUDIO CONFERENCE
BY GO TO MEETING**

Call In Details: 1-866-899-4679

Access Code: 849-277-573

Website: www.gotomeeting.com

For Questions E-mail: publicresponse@landercountynv.org

All times on this agenda are approximate. Consideration of items may require more or less time than is scheduled. Items on the agenda may be taken out of order; the public body may combine two or more agenda items for consideration; and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. Public comment is designated for discussion only. The public has the opportunity to address the commission on any matter not appearing on the agenda; however, no action may be taken on any matter raised until the matter itself has been specifically included on the agenda as an item upon which action may be taken. Additionally, public comment may be heard on any item listed on the agenda. Persons are invited to submit comments in writing and/or attend and make comments on any agenda item at the commission meeting. All public comment may be limited to three (3) minutes per person, at the discretion of the commission.

9:00 A.M. Call to Order
Pledge of Allegiance
A Moment of Silence

Lander County Commissioners may break for lunch from 12:00 pm to 1:15 pm.
Any agenda item may be taken out of order, may be combined for consideration by the public body, and items may be pulled or removed from the agenda at any time.

Commissioners Reports on meetings, conferences, and seminars attended.

Staff Reports on meetings, conferences and seminars attended.

Public Comment – For non-agendized items only. *Persons are invited to submit comments in writing and/or attend and make comments on any non-agenda item at the Board meeting if any, and discussion of those comments at the discretion of the Board. All public comment may be limited to three (3) minutes per person, again at the discretion of the Board. Reasonable restrictions may be placed on public comments based upon time, place and manner, but public comment based upon viewpoint may not be restricted.*

CONSENT AGENDA

All matters listed under the consent agenda are considered routine, and may be acted upon by the Board of County Commissioners with one action, without extensive discussion. 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. Consent agenda materials are available at the Lander County Clerk's office for viewing and copies are available for a nominal charge.

- (1) Approval of August 27, 2020 Agenda Notice
- (2) Approval of May 7, 2020 Special Budget Workshop Meeting Minutes
- (3) Approval of May 14, 2020 Meeting Minutes
- (4) Approval of May 19, 2020 Special Budget Workshop Meeting Minutes
- (5) Approval of May 21, 2020 Meeting Minutes
- (6) Approval of July 23, 2020 Meeting Minutes
- (7) Approval of August 13, 2020 Meeting Minutes
- (8) Approval of Payroll Change Requests

- (1) **COMMISSIONERS:** For possible action to approve/disapprove the payment of bills.
- (2) **COMMISSIONERS:** For possible action to approve/disapprove the appointment of Manual Moreno for the Lander County Convention and Tourism Board, term lasting from July 1st, 2020 through June 30th, 2022.
- (3) **COMMISSIONERS:** For possible action to approve/disapprove the request from the Fallon Naval Air Station to use apron space, refueling, and hanger space for the dates of August 31st, 2020 through September 4th, 2020 at the Battle Mountain Airport.
- (4) **COMMISSIONERS:** For possible action to approve/disapprove Resolution 2020-09 to grant money to the Battle Mountain High School Rodeo Club, a non-profit organization, pursuant to NRS 244.1505.

- (5) **COMMISSIONERS:** For possible action to approve/disapprove Resolution 2020-10 to grant money to the Battle Mountain Junior Rodeo Association, a non-profit organization, pursuant to NRS 244.1505.
- (6) **COMMISSIONERS:** For possible action to approve/disapprove Resolution 2020-11 to grant money to the Battle Mountain Burners Car Club, a non-profit organization, pursuant to NRS 244.1505.
- (7) **COUNTY MANAGER:** For possible action to approve/disapprove the Five Year Capital Improvement Plan for future projects, with the goal being to ratify the plan by Resolution on September 10th, 2020 at the regularly scheduled Lander County Commission Meeting.
- (8) **COUNTY MANAGER:** For possible action to approve/disapprove the renewal of the Battle Mountain Airport Hanger Lease between Four Corner's Real Estate and Lander County.
- (9) **UNIVERSITY OF NEVADA RENO EXTENSION:** For possible action to approve/disapprove the Lander County Board of Commissioners to allow the Lander County Extension budgeted funds to be used to hire a letter of appointment person to run the Lander Extension Office until state budgets cuts are removed and an Extension Educator can be hired.
- (10) **JOB ENGINEERING:** Discussion only regarding update on FY 2020 Battle Mountain Apron Project and Austin Access Road and Taxilane project.
- (11) **A.M. ENGINEERING:** For possible action to approve/disapprove the appointment of Aaron Martinez of A.M. Engineering as the engineer of record for the Austin Realignment project in conjunction with Summit Engineering.
- (12) **SUMMIT ENGINEERING:** Action item, for Summit Engineering to provide a thorough update on all work previously accomplished on the Battle Mountain Levee Project and whether to continue to engage the services of Summit Engineering on this project.
- (13) **SUMMIT ENGINEERING:** Action item, for Summit Engineering to provide a thorough update on all work previously accomplished on the Austin Realignment Project and whether to continue to engage the services of Summit Engineering on this project.

- (14) **FISCAL OFFICER:** Discussion and update only from Keddington & Christensen, independent contractors assisting Lander County Treasurer and the Lander County Fiscal Officer on updating Lander County financials.
- (15) **CASSIDY & ASSOCIATES:** Update from Cassidy & Associates, Lobbyists for Lander County, on Lander County Land Management and Conservation Act (S. 3465; H.R. 6889).
- (16) **COUNTY MANAGER:** For discussion and possible action to approve/disapprove the continued use of Cassidy & Associates as a Lobbyist for Lander County. Lander County currently pays \$15,000 monthly for their services without benefit of any written agreement. This board needs to decide if they want to continue using the services of Cassidy & associates or to immediately stop payment. The previous agreement was not approved by this board in an open meeting.
- (17) **LANDER COUNTY ECONOMIC DEVELOPMENT AUTHORITY:** For possible action to approve/disapprove Lander County Economic Development Authority (LEDA) to move forward with Union Pacific with a High Level Engineering Grade Survey in the amount of \$5,000 to designate the Lander County West Rail site as a Union Pacific Focus Site (Railroad Spur), and for the funds to be used from the Industrial Park budgeted line item.
- (18) **PLANNING:** For possible action to approve/disapprove a parcel Map Application for Clark Family Trust located on Chukkar Lane in Battle Mountain, APN 011-060-13, Zoned Industrial (M), changing one parcel into four parcels, Par B1(43,564 sq/ft), Par B2 (43,561 sq/ft), Par B3 (43,561 sq/ft), Par B4 (43,561 sq/ft). This item was approved with two conditions by the Planning Commission on August 19, 2020, to include the signatures of the Utility Companies and Lander County Water & Sewer, as well as the owner will not be putting in septic but will have to connect to municipal Water & Sewer.
- (19) **PLANNING:** For possible action to approve/disapprove a Parcel Map Application for Clark Family Trust Located on Quail Run in Battle Mountain, APN 011-060-18, Zoned General Commercial District (C-2) and Industrial (M), changing one parcel into four parcels, Par 3A (4 acres), Par 3B (3 acres), Par 3C (2 acres), and Par 3D (43,571 sq/ft). This item was approved with two conditions by the Planning Commission on August 19, 2020, to include the signatures of the Utility Companies and Lander County Water & Sewer, as well as the owner will not be putting in septic but will have to connect to municipal Water & Sewer.

- (20) **PLANNING:** For possible action to approve/disapprove a Parcel Map Application for Clark Family Trust located on Sage Hen in Battle Mountain, APN 011-060-19, Zoned Single Family Residential/Manufactured Housing Overlay (R-1/MO), changing one parcel into four parcels, Par 4A (5.73 acres), Par 4B (21,808 sq/ft), Par 4C (5.73 acres), Par 4D (21,808 sq/ft). This item was approved with two conditions by the Planning Commission on August 19, 2020, to include the signatures of the Utility Companies and Lander County Water & Sewer, as well as the owner will not be putting in septic but will have to connect to municipal Water & Sewer.
- (21) **PLANNING:** For possible action to approve/disapprove a Reversion to Acreage application for Colt and Amy Nelson located at 645 North 1st Street in Battle Mountain, APN 002-082-08 and APN 002-082-09, zoned MRC, merging two parcels into one. This item was approved by the Planning Commission on August 19, 2020.
- (22) **CORRESPONDENCE:** Correspondence/reports/future agenda items.

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ADJOURN

NOTE: TIMES ARE APPROXIMATE

This is the tentative schedule for the meeting. The Board reserves the right to take items out of order to accomplish business in the most efficient manner. The Board may combine two or more agenda items for consideration. The Board may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.

Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the County Manager in writing at the Courthouse, 50 State Route 305, Battle Mountain, Nevada 89820, or call (775) 635-2885 at least one day in advance of the meeting.

NOTICE: Any member of the public that would like to request any supporting material from the meeting, please contact the clerk's office, 50 State Route 305, Battle Mountain, Nevada 89820 (775) 635-5738.

AFFIDAVIT OF POSTING

State of Nevada)
) ss
County of Lander)

Kaitlyn McConville, Lander County Executive Secretary of said Lander County, Nevada, being duly sworn, says, that by 9:00am on the 24th day of August 2020, she posted a notice, of which the attached is a copy, at the following places: 1) Battle Mountain Civic Center, 2) Battle Mountain Post Office, 3) Lander County Courthouse, 4) Swackhamer's Plaza Bulletin Board, 5) Kingston Community Hall Bulletin Board, and 6) Austin Courthouse in said Lander County, where proceedings are pending.

Bert Ramos, Lander County Manager *Bert Ramos*

Subscribed and sworn to before me this 20th of August, 2020.

Witness *Kaitlyn McConville*

Name of Agenda: Lander County Commissioners Meeting

Date of Meeting: August 27, 2020