

The Honorable Board of Lander County Commissioners met in special session in the Commission Chambers of the Lander County Courthouse in Battle Mountain, Nevada on February 28, 2013 at 5:00 p.m.

PRESENT: **DEAN BULLOCK, COMMISSIONER**
 STEVEN STIENMETZ, COMMISSIONER
 BRIAN GARNER, COMMISSIONER
 DAVID MASON, COMMISSIONER
 PATSY WAITS, COMMISSIONER
 ROGENE HILL, FINANCE DIRECTOR
 CATHY MYERS, DEPUTY CLERK

5:00 P.M.

Commissioner Bullock called the meeting to order.

Let the record reflect a quorum of five Commissioners.

Commissioner Mason led the Pledge of Allegiance.

Let the record reflect the presence of Austin via telephone conference.

Let the record also reflect the presence of the Lander County Planning Commission

APPROVAL OF AGENDA NOTICE

The Notice of Posting was reviewed and found to be in order. Commissioner Garner moved to approve the Notice of Posting. Seconded by Commissioner Stienmetz, the motion was voted and carried unanimously. **APPROVED**

PUBLIC COMMENT

No public comment.

JOINT MEETING BETWEEN THE LANDER COUNTY BOARD OF COMMISSIONERS & THE LANDER COUNTY PLANNING COMMISSION

- 1) **Discussion For Possible Action Regarding Water, Sewer, And/Or Expansions South Of Battle Mountain, Including But Not Limited To, Setting Aside Money For Future**

Lander County Board of Commissioners

Special Meeting of February 28, 2013

Development & Other Matters Properly Related Thereto: Commissioner Mason stated the joint meetings, with the Planning Commission, began because some would like to expand the sewer system for Battle Mountain. At this time he would like to discuss setting money aside for this purpose.

Planning Commission member, John Williams, asked if everyone is in agreement to do a sewer expansion.

Commissioner Bullock answered by stating they would need to establish some public meetings. The general consensus he has received from some of the residents in that area isn't even 50/50. This is due to some of the stipulations. He also questioned if that would mean extending the town limits.

Jake Edgar, Public Works Foreman, stated the Legislation is saying people can now put in for competitive water sources. This would put a dent in how we do business. He feels the same thing can happen with the sewer. He feels they still have things in the code books that deal with issues like this.

Kim Buffington, Planning Commission member, explained this is more regional. They need to redefine town boundaries or not adjust them. They also need to define if they need additional infrastructure main lines in place for expansion areas for future growth. She said they are not looking to serve individual parcels, projects, or areas. This is more of a full town expansion. She also explained in 10 to 25 years with 500 additional homes we will be at capacity for septic saturation. The building and growth will stop.

Mr. Williams stated all of the Planning Commission is in favor of running a trunk line on the south end of Battle Mountain.

There was discussion of being able to handle 200 homes with what we currently have and the need to redo the AOG lift station and the available capacity.

Mr. Edgar reviewed things he needs to do in his five year plan. He wanted work on a one lift station every year. He stated he was not against the expansion, there are just things that need to be done first.

Ms. Buffington stated we are growing. We may have periods when we don't grow as much, but we are still continually growing.

Mickey Yarbro questioned if this expansion was not considered as a cost. He explained this project will eventually pay for itself with the hook-ups. He has spoken with residents that live around his area and most of them do not have a problem with going into the

town limits if this expansion if it's going to happen. Most people are more concerned about the water and not the sewer. Town water is good water but some of the water in the wells have the sulfur smell and require a filter system. Some want the water before the sewer. Over a period of time the septic system will leach into the water system. This is what happened in Pahrump.

Rod Davis explained they have started a planning and zoning area the separates residential areas from commercial area from industrial areas. The one great drawback from this system is it takes on a life of its own and is the most expensive.

Commissioner Mason got involved in this project because the Nevada Legislature is looking to take away our Net Proceeds and dividing it among all 17 counties. He would like the trunk line to be there and paid for with net proceeds before it is taken away.

There was discussion on the time limit on infrastructure, maintenance and looking into 30 years down the future. There was also discussion on the fill in areas and what would be the most cost effective.

Commissioner Mason feels if they did the expansion and built more homes, people would want to live here. He feels we are losing potential residents to bus services for commuting to the mines.

Commissioner Garner asked if anyone knew the growth of homes in the past ten years. Ms. Buffington answered she could get the numbers, but they have never been asked so she doesn't know at the moment.

Mr. Yarbrow also stated if there is no expansion people won't want to move here and There needs to be growth in Battle Mountain and Lander County.

There was discussion about things that need to be done before there is an expansion of the sewer. There was also discussion of having to raise water rates to maintain what we have and what will be added.

Mr. Williams wanted to clarify that Mr. Edgar's biggest concern was taking care of what he has right now and getting them up dated. He also questioned the possibility of hiring more help.

Mr. Edgar suggested waiting until they have someone to sit down and provide a cost analysis, explain what would be needed in a two to five years span, and how realistic it would be.

Commissioner Garner expressed his issue with the placement of the sewer line. He questioned if the truck line needed to be placed somewhere else. He explained there is no guarantee people will pay the price for land when it triples from placing a sewer line in that area.

There was discussion on funding and the possibility of going into debt when we lose Net Proceeds. There was also discussion on the cost of the new Courthouse/Administration Building. The cost will not be over \$100 million it will be about \$20.5 million.

Mr. Williams explained the main reason for this meeting is just to decide if the Commissioners are in agreement with the Planning Commission that this expansion is something that needs to be done and when they may want to do it.

Commissioner Stienmetz was in agreement with Mr. Edgar that there are things that need to be done before an expansion can be done.

Louis Lani expressed his opinion that when hiring an engineer for consulting fees, the engineers should be told what is needed, not the engineer telling us what they think we need. He said it is outrageous to pay \$300,000.00 in consulting fees.

Commissioner Bullock explained an \$8,000.00 consulting fee was paid for this sewer line that is being discussed. He is not against the expansion, but stated there are 60+ listings of houses for sale. We are not in a crunch for homes for people to buy, but we are in a crunch for rentals.

Mr. Edgar provided an example of the point he was trying to make. He asked if it was their personal pocketbook, their dime, and their household and they had a hole in the roof would they buy a new fence or fix the roof.

Commissioner Waits expressed her thoughts on the importance of infrastructure and looking far into the future. She stated she is in favor of pursuing this expansion.

It was the consensus of the Board they are in favor of doing a sewer expansion at some point in the future.

There was more discussion of the placement of the trunk line. Commissioner Garner also asked about adding a trunk line down Airport Road all the way to Skyline where people are already paying.

Commissioner Bullock explained they are not against this expansion, but they need more information and better figures. The County will be hiring a County Engineer and then they can get those kinds of figures.

Kim Buffington explained the Planning Commission wanted to know if this was something that should still be pursued. Identify additional needs or data; find out where the growth is occurring and what the number of growth is according to the federal count. She would like to know if there is a statute that mandates services be provided within town boundaries. If there is that is a directive they will have to follow first.

It was agreed upon, by both the Commissioners and the Planning Commission, this is something that needs to be done.

PUBLIC COMMENT

No Public Comment.

ADJOURNMENT

There being no further business before the Board at this time, Commissioner Garner moved to adjourn the joint meeting of February 28, 2013. Seconded by Commissioner Stienmetz, the motion was voted and carried unanimously. **ADJOURNED**



CHAIRMAN OF THE BOARD OF LANDER
COUNTY COMMISSIONERS AND THE
LANDER COUNTY LIQUOR BOARD

ATTEST: 

LANDER COUNTY CLERK

NOTE: The Board of Lander County Commissioners serves as the town Board for the unincorporated towns of Battle Mountain and Austin, Nevada.