



City Council Meeting

Minutes

Thursday, January 18, 2024 at 6:00 pm

PLEASE NOTE: THE COUNCIL MEMBERS MAY ADDRESS AGENDA ITEMS OUT OF SEQUENCE, COMBINE TWO OR MORE AGENDA ITEMS FOR CONSIDERATION, REMOVE AN ITEM OR DELAY DISCUSSION AT ANY TIME TO ACCOMMODATE PERSONS APPEARING BEFORE THE CITY COUNCIL OR TO AID IN THE EFFICIENCY AND EFFECTIVENESS OF THE MEETINGS.

MEETING LOCATION

Caliente City Hall - 151 Clover St.. Caliente, NV

1. Opening Activities:

a. Call to Order

Minutes:

Mayor Rowe called meeting to order @6:00pm.

b. Pledge of Allegiance

Minutes:

Pledge of Allegiance was recited.

c. Roll Call

Minutes:

Present: Mayor Steve Rowe, Councilmembers Jamin Hunter, Joe Livreri, George "Tommy" Rowe, City Attorney Franklin Katschke, Building Inspector Ken Dixon, Public Works Manager Grant Perkins, City Manager Craig Roisum, City Clerk Brenda Northup, members of the public (sign-in sheet attached).

Councilmember Sean FitzSimons is absent at roll call, arrives to meeting later due to travel.

d. Opening Remarks

Minutes:

Mayor Rowe "Okay, we got a pretty good-sized crowd here tonight. Like to welcome our county commissioners. And we've got our district attorney, sheriff's office. You guys welcome. With this big crowd we have tonight, I caution everybody to keep their side conversations down. We got a recorder up here. When we call for public comment, I'd like to have you come up and sit in the chair here, so we'll kind of keep things down so we can record on what's going on. Okay? Are we in compliance with our open meeting law? "

e. Confirmation of Compliance with Nevada Open Meeting Law

Minutes:

Clerk Northup confirms compliance with Nevada Open Meeting Law.

2. Public Comment

Minutes:

Public comment from Bill Winters "I'm Bill Winters, and this is a two-part question. One, the power increase. A lot of people are concerned about if you can let everybody know why. And two, I believe this was a five-week cycle and it'll happen three times this year. Can we spread that out over four months so people aren't getting hit with such a big bill at one time?"

Mayor Rowe "Okay. Well, I just wanted to say that this is public comment. It's really not a question-and-answer session. You can make comments, but if we're going to be responding to public comment, we'll be here all night. So, if you want to make public comment, and those questions can be answered outside of the meeting. Come and talk to Craig."

Public comment from Carter Jess Sanford "My name is Carter Jess Sanford. What I put forward is this in regards to the utility situation. We are all behind the ball here. What took place, and we did not participate. Now we are the recipients of what we didn't do or be a part of. Going forward, I'd like to cosign the idea of spreading this out. I realize that's not so. My comment is just that I understand that much of it, and I understand that you are the recipients of angry people whom have not participated prior to this experience. And going forward, may we all, in the democratic process, be a part of what takes place in our town."

Public comment from Susan Devroy "Good evening. Susan Devroy, 159 Main Street. Homeowner, utility payer. I looked up the articles of incorporation, the city charter for Caliente, and I found out that we don't have anybody regulating our rates other than you guys. We don't fall under the Public Utilities Commission of Nevada, nor do we fall under the attorney general's regulations of any utilities. We have no one regulating but you guys. So, I just thought that everybody should know that."

3. Consent Agenda

Minutes:

Councilmember Rowe moves to approve the consent agenda.

Councilmember Livreri seconds.

AIF, motion carries.

Vote results:

Ayes: 4 / Nays: 0

- a. Approve/Deny Payment of Bills received by Council**
- b. Approve/Deny Meeting Minutes for January 4, 2024**
- c. Approve/Deny Allison's Pantry - Betsy Comella Business License**

4. Items for DISCUSSION/POSSIBLE ACTION of the Caliente City Council

- a. Approve/Deny Municipal Code Variance Request Form**

Minutes:

Manager Roisum "Purpose for that is basically to be able to request a variance from the municipal code. Historically, the conditional use permit has been used to request a variance

from the code. But as we dug into that, I don't think that's appropriate. So, we wanted to provide a way to receive permission to do something that varies from what is stated in municipal code, and it lays forth the fees associated with."

Councilmember Rowe "When we met with the planning commission in regards to this subject, some of the changes that were made for this was for the ease of the administration work to be done and simplified it so it was more self-explanatory on this. Any other discussion?"

Councilmember Livreri moves to approve the Municipal Variance Request Form.

Councilmember Rowe seconds.

AIF, motion carries.

Vote results:

Ayes: 4 / Nays: 0

b. Approve/Deny Initiating Blind Bid with Minimum Appraisal Value at Auction for Disposal of City Properties

Minutes:

Clerk Northup "So in your packet, you have the first page of both appraisals, which includes the address information, the value on second page. I do have the full reports here."

Councilmember Rowe "I've got a question in regards to the second item on there, the storage building they got in front of these old jail. I don't think that has ever been. Used as a jail. I know as a kid we all called it jail because it had barred windows on. When the Bluefront Market was running across the street, it was a granary. They had the grain in there. Yeah. And I guess they had the bars on the windows for the air to get out. I don't ever recall it being in jail. Of course, I'm just a kid. I don't remember back."

Councilmember Hunter moves to approve the blind bid with minimum appraisal value at auction.

Councilmember Livreri seconds.

Brief discussion on when the bidding will take place with clarification it will be open to the public and will be advertised in the paper with the details.

AIF, motion carries.

Vote results:

Ayes: 4 / Nays: 0

c. Approve/Deny Electrical Work at City Sewer Ponds

Minutes:

No estimate available for the work yet, will be tabled for next meeting.

d. Presentation/Discussion on the Nevada Main Street Program through Governor's Office of Economic Development

Minutes:

Manager Roisum shares Shari Davis was unable to come deliver the presentation; it will be tabled.

Councilmember Livreri asks if this is the same program as what they saw presented at the League of Cities.

Manager Roisum confirms it is the same program.

e. Presentation from Resource Concepts Inc. and NDEP - Jill Sutherland & Ethen Mason

Minutes:

Manager Perkins "So I can give you a real quick idea of what's going on here. We've been working with resource concepts incorporated as a contractor for NDP that helps public water systems build a water source protection plant just to protect where our water comes from. So we don't build or let people drill oil wells in that source water area. There's a whole bunch of things with it. I think county commissioners dealt with this, your last meeting, and we've been in this process, I want to say, since 2021, working with them to build it. I know I talked to you guys, mentioned that were working on this when it started, but we're now to that point where we built a plan and we're coming to you to get it approved. And there's Jill and Ethan."

Ethan Mason "My name is Ethan Mason, and I work for the Nevada Division of Environmental Protection. And what we have for you today is the source water protection plan that was put together by, honestly, the public water systems and the local stakeholders for water protection around Lincoln County and specifically Caliente. And so, my job, know I communicate with the EPA and I help sort out contracts for this, but a lot of the work is done really by your folks. It's a local plan. Like, the state doesn't own it. We just come and we like to see that you guys are taking an effort to seriously look at contaminants in your local area. And it's not pointing fingers like, how dare you go and have this out here. But it's really to give you guys an opportunity to implement things that you wouldn't usually be required to look at because we're non regulatory. But it's really just a plan for the local community. And the state likes to take these plans and let them be a local plan. We don't own them. We just endorse them and say it meets our criteria. We're happy you put it together. And as we go along into future planning efforts, if you guys come back to us and say, hey, we identified this in our plan, we think it's important. What can you do to help us? And we've done that with, gosh, ten communities in the last ten years with source water protection plan. We've had some pretty good results from big counties such as Washoe, all the way down to counties like white pine. And I know being part of the state, I don't always handle the technical aspects of it, but we do have Jill Sutherland here with me, who's our technical assistance advisor, and she works for Resource Concepts, Inc. And they developed a lot of the well modeling and distribution for your new plan. And I think it's really quite an amazing effort. I know. I want to thank Grant Perkins as well as a lot of the other operators and public water system staff that helped put it together, because without them, there wouldn't be source water protection plans like this. And I know Jill, if you wanted to talk a little bit about the technical side of this planning effort, I know I got some papers here for you."

Members of the public comment "Is this in place of what we're already doing now regularly? Is this redundant or is this an extra process that may have to go through? Is there something wrong with our water now?"

Jill Sutherland "No, and that's the beauty of it."

Member of the public comment "Okay, well, my question is, what are you trying to prep our watersheds or you just want to get rid of drilling totally to where you can't mine drill farm

ranch around any watershed?"

Mayor Rowe calls the meeting back to order and tells the public to let them finish their presentations please.

Ethan Mason "It's free through NDP. It is provided. And I know you guys have concerns. No, it's not made to. It is meant to help your public water system."

Jill Sutherland "We'll really get to a quick presentation and try and answer the questions from the board as well as however you want to coordinate your meetings. I didn't bring enough handouts for everybody. Yeah, but on the agenda, first thing I want to clear up, it says the Lincoln County source water protection plan, right? Well, if you look at the title of the document, it's actually the community source water protection plan for public water systems in Lincoln County. So, this is not a county plan, this is a countywide, you know, we had great participation from all the public water systems in the county. Alamo, Panaca, Pioche, Caliente, the city staff, the county local emergency planning folks, the county planner, and the Lincoln County Conservation District who does a lot of the know, coordination on watershed management. So, what is integrated source water protection? Doesn't make a whole lot of sense sometimes, right? You're like, what the heck is that? What is source water? So, source water is where you get your drinking water from, where your public water system gets their water, right? So, for most water systems in Lincoln County, it's from wells. You have two or three really good ones here in Caliente that you work hard to keep maintained. And that water, when you pump it into your system, if it's already clean, you have less treatment costs and less monitoring costs and all sorts of things. So that's good news. You have good water and a lot of it. All right. But this is really important to public water systems as a whole and supplying you good water to drink. So, the idea is the safe drinking water at the state and at federal level, they have a lot of regulations about what Grant and the city and Panaca and Pioche, all those folks have to do to deliver that water to your faucet that's drinkable. Right. And a lot of that is regulatory, and we're non regulatory. So, if you have those regulatory questions, we can point you in the right direction. But we're probably not the ones that can answer that. But there's like, hey, what's really important is to keep the water clean before it's pumped out of the ground. Because all over the state and the country, you have things like, what's the worst one? Gas stations right here in Caliente. In the 80s and 90s everybody had an underground storage tank. And the way they were installed back then, every one of them leaked. Right? Every one of them, right. So, you have plenty of remediation that happened in the clean up the groundwater around here for the radiation. There's a lot of different things that can happen. There are parts of Nevada where they have a lot of septic tanks. I mean, they have 500 homes on half acre lots, all on septic tanks. And so, they have nitrate problems from septic tanks. And it just happens how it was done. Right. Great. That's existing contamination. Right. That is regulated by NDEP. What our job is to say is to come to you and say, look, NDEP doesn't want to regulate you any more than they're already required to in terms of safe drinking water. Really? They don't. Doesn't seem like that, but they don't. So, the state of Nevada said, okay, this is important. It's important to protect that water quality. How do we do it? They said, we're going to come up with a voluntary program. Basically, the state's going to provide technical assistance. They're not even going to do it with their staff. They're

going to hire a third-party contractor to go to the community and help them through a planning process to just say, how do you keep it from becoming contaminated? What plans can you put in place to keep things from becoming contaminated? So that's what we've been doing in this little. I only got to slide two and cut me off Grant, if I'm going too long. Cut me off. It looks like you have a lot on your agenda. So, the site says, evolution of a community source water protection plan. How did this come about? Well, this starts with the wellhead protection program. It's been around for a long time, 20-30 years. So, in 2004, the city of Caliente adopted a wellhead protection plan, and it's 20 years old. Several of the water systems have them. Most of those plans, they were great, but nobody had looked at them for 20 years. They did a lot for the first 5-10 years, and then they got out of date and they didn't get updated. So, Lincoln County, were talking to the folks actually in Overton with those folks down there with the Moapa Valley water District, and they said, hey, we updated their plan. They said, hey, the guys in Lincoln County are great. Have you talked with them? Because we work with them a lot. He said, well, we'll go talk to them, see if they're interested. They said, yes. We also just finished a plan for the Virgin Valley water district with the city of Mesquite. How are they going to protect their very precious water? So, we started that in 2004. We started this process in November of 2021. Everybody in the countywide got together and said, yeah, we'd like to participate. So, in January 2022 through October 2023, we began a series of planning meetings. The way it works is we're the contractor, we're free of charge, and basically, we do the heavy lifting in the planning process. We schedule the meetings, we call everybody, we take the notes, we publish the notes, we write up what everybody says, we get it back to them, and they say, yeah, you wrote this up, right? Or heck, no, you didn't do it right. Change this, change that. Right. I want to thank, as Ethan said, thank you to all the folks on the local planning team who put a huge amount of effort into this in terms of keeping us on the straight and narrow to what's meaningful to you folks in Lincoln County. It's not a state plan, it's a local plan. And at the end of the day, it's very flexible. It says what you want it to say. All right, we talked about what is source water? We talked about what is source water in Caliente. So how do we protect source water? Here are the goals of the plan that the team came up with. Goal number one, ensure ongoing protection of drinking water for present and future generations. Right. Goal two, foster community wide education and involvement in source water protection. How do you protect it if people are like, don't really understand it? So, getting the word out there that it's important. Goal number three, equip the stakeholders with tools for making informed decision making. We'll talk about that in a minute and promote countywide coordination. So, they said, okay, these are our goals. How are we going to accomplish those goals? What's our strategic plan? That's kind of where we get the strategies going and line them up, wordsmith them a bit so that everybody feels comfortable. So, they came up with six strategies."

Member of the public "Point out the offenders."

Jill Sutherland "That is not usually a great strategy, but it's part of it. So, what we do then is we do an inventory of all the water sources based on input from the public water systems. We compile that information, we get it back to the team and say, is this where your water comes from? This is what your aquifer looks like or your spring? This is the quality, the

capacity. So, they have a good understanding. And then we do a potential contaminant source inventory. And this isn't pointing fingers. This is like saying, hey, we want to do this here specifically. I'll give you an example from Alamo, because they said, we have an area that's zoned industrial. We want economic development there. We want people to come in. We don't currently have wastewater services there. We have our well right down gradient. One of our concerns is that we want people to come, but we don't want to worry about septic systems contaminating our well. Right. So that's the type of thing we're looking at." Member of the public "There are already regulatory committees that are already handling that have been on the books for like 60 damn years."

Jill Sutherland "Let me finish. And then I'm almost done. So, education and outreach, collaborating with partners. Including this plan and local plans and addressing wellhead and spring vulnerability, considering watersheds in future planning and then planning for future land use. With that, I'll be happy to take questions and Ethan as well. Like I said, we aren't the regulatory folks and we don't have that expertise, but we can kind of take some notes and bring some of that back to the folks who know and put you in touch with the board. So, with that, thanks so much."

Member of the public "It sounds like you really want them, the people that are regulated, to be in better communications throughout the plan, more active."

Councilmember Hunter "I think you guys have done a great job. Obviously, you guys put a lot of work into it, but this is something, I mean, we love our drinking water in Caliente. Recently we've had to do some treatment and people have noticed that and they've started to pay attention to how good the water really is here. And this is something to keep it for the future generations so we can protect in the future. And I think that education is the key. And that's what this really seems to focus on is educating the people as to what we can do as citizens to protect our well water."

Mayor Rowe to the Council "Do you guys have any questions on any of this? On this presentation?"

Councilmember Livreri "I do got one because it says like approve or deny a plan, but there is no plan."

Manager Perkins "Need your help with this. If we go looking for financial aid from the state or the federal government in the future, we have to have a source water plans protection plan in place to be able to qualify for that. Am I correct? For source water funds?"

Ethan Mason "Yes, for source water funds. However, we do work with SRF in order to communicate that you guys have source water protection plans, if you have one. That way that you can qualify for the funding more likely than other projects."

Manager Perkins "Okay, so not all funds, but there are some funds and be able to qualify for them. We have to have this plan in place and we're not looking for any funds right now to do anything, but we wanted to get it in place. So, if there ever is a need, we're one step closer. This was part of the reasoning for this. And Jill, when we were going through this, one of our concerns was to make sure that we don't stifle growth in the future. That was a very big consideration that we talked about all the way through this. So, I want everybody to understand that there's nothing here to try and stifle growth or hurt the economy or do anything like that. We're trying to plan and prepare for the future that we're going to have to

deal with one way or the other from, like Jill was saying, NDP doesn't want to regulate us anymore. The regulations they're giving us are forced to them from the federal. So, this is all us working within the framework of what we've been dealt."

Jill Sutherland "Just to add to that, we actually were in Searchlight today, earlier today kind of talking with those folks down there and the Canavara people. I probably didn't say that right. They have some small water systems down there and they're like, all right, were so happy. They said water is essential to our community. If we can't provide clean drinking water at the most efficient cost absolutely possible, we are not going to have a community or be able to do any of the things we want to do here."

Members of the public "And so what happens to your ranchers and your farmers? Because in that proposal they also want to take water away from ranching because that is a big takeaway from the city. Ranching and farming is what? Well, we hear all this government bullshit all the time. No farmers and ranchers."

Manager Perkins "No. This is a local plan and this has been done to protect our farmers and ranchers. And you guys."

Member of the public "Aren't we representing Caliente right now? Isn't Caliente a city upon itself? So, upon that, how do we incorporate Lincoln County? Although to say that what is the extent of our underwater, I mean, our underground water throughout Lincoln County. And so, for instance, I don't think anybody here is still on septic in Caliente. Caliente being an entity upon itself. Right. We are the only city in Lincoln County, if I'm not mistaken."

Jill Sutherland "That's a fantastic question. And that's kind of what we're going through in this two-year process. Great. The city of Caliente is a standalone entity. As one of the planning team members in a very important forum, actually, we had most of our meetings in city hall. But water doesn't start here and end there. Right. It starts up in the county and on public land and it goes beyond."

Inspector Dixon "Mr. Mayor, may I make a statement to everybody as a floodplain manager? Okay. What you people don't seem to realize, and this is a true story, Caliente sits in the drain path of 1200 square miles of mountain valleys that come right through Caliente. This greatly affects the city of Caliente, not only the whole of Lincoln County, except from the other side of Alamo and Hiko. All the water comes right through Caliente out of the whole state. Just about or the whole county. This is very important. This is something that we need to look forward to correcting for the whole county because sooner or later we're going to have, just picking a number, a couple of hundred thousand people in Lincoln County. It's not going to happen tomorrow or ten years or 20 years, but 100 years. All the waste in this valley and rainwater and all the spring water has come in right through Caliente. We have to try to find a way to modify what's going to happen to this area in the future."

Member of the public "How much of it's going to Clark County? Almost all of it. How much amount of our water source is underground."

Mayor Rowe "That's not what we're dealing with here."

Inspector Dixon "This is a drainage area for 1200 square miles of Lincoln County. That's all I care about right now. I moved up here from Las Vegas 25 years ago. We haven't gained much population then, but it's going to happen in the next 100 years at least, and we're

going to be looking at that kind of population growth. All of that wastewater is going in the ground and coming through this little creek right out there.”

Jill Sutherland “You brought up the city, and what's the city's role in this plan? Like I said, not a county plan. Countywide plan. We got an action plan at the end. It's appendix e. That action plan is time. And there's no regulatory requirements. It's kind of a wish list. But it's all broken out by jurisdiction because first it has some countywide efforts. They're mostly education and outreach. Then it has specific items that the city of Caliente and might want to do. And most of them are focused on the watershed that you have. And I'm not pointing fingers, but one of the big discussions we had, which already borne fruit, is you have a railroad that's going right up the same watershed in the canyon, right where your water supply is. And so, it's been there for a long time. And so that's the main thing, coordination. If they have a spill or derailment or something right up there, it's really important to the city of Caliente that they know when it happens short term.”

Councilmember Livreri “And reading through this, I just got one question. You got the presentation; you got the plan. I understand a lot of work went into it, but what are you going to do to activate the plan? This just looks like a bunch of hoopla in here. Really, honestly, reading it. How are you going to activate the plan? When does that cost come in? I guess is what I'd be [unintelligible].”

Manager Perkins “You guys have to approve it for us. Then we start implementing the things in the plan. We give it to the planning commission. Then we're on the same page with emergency management for things like she was talking about. We have major issues around the community that could affect our water. Then we know about those issues, and we can increase our testing schedule and look for those contaminants in our water, see what problems we have. There's a lot to it that has to get approved first.”

Councilmember Livreri “It's all going to come with cost and cost, correct.”

Manager Perkins “So there's a lot of the stuff like the community outreach and the education we can do without with very minimal cost. But if there was a problem. If there was a problem, yes, it's going to come at a cost to increase testing and things like that. But we want to do it before it affects our community.”

Jill Sutherland “And once you approve it, and Ethan writes a letter that he was involved in kind of reviewing the plan, as went to say, yeah, it meets all of our very minimal criteria, so I can sign off on it, but I'm not signing off on it until the local boards approve it, because it's your plan. So, implementation is kind of as things come up. Once it's approved and endorsed, you can come back to his program. And we still have a contract to do education, outreach, coordinate. Like anything you want to do countywide, we can work on that. Small projects can also come. If it's a \$5,000-\$10,000 project, it can also come through the project, the contract. There's not enough money in the contract to do big physical improvements, but we can also help pull resources together if that's something that you need, and it's simply upon your request to the program. There's no formal application process or anything. It's really just through our contract.”

Councilmember Livreri “This is just an addition to the Master plan, then?”

Manager Perkins “It's different than the water master plan. Water master plan is more about growing our distribution system and how that's going to work. And this is about how it's the

antiquated sewer system, our water source protection.”

Councilmember Livreri “Emergencies.”

Manager Perkins “Emergencies and even talking about growth going out in that area, like why we would give it to the planning commission so they’re aware of places that we’re concerned about.”

Patsy Dye “Okay. Once you all implement this, you all prove it. Whatever you all going to do. Who’s going to pay for it? Are you all going to end up hitting us with a higher water bill?”

Councilmember Hunter “From what I gather with this program, it doesn’t seem like there’s a lot of cost involved to it, in my opinion. Like reading through what I’m looking through, which I’ve already went through, but I don’t see a ton of cost. It’s just preventative measures ahead of time. Am I incorrect in that?”

Manager Perkins “Correct. It’s looking towards the future and being able to protect where our water comes from. Right. And there is some public outreach with it that could cost more man hours. And probably we could get Jill to come back and help with that RCI to do some. Like when we do a county fair, something, put a booth up, do things like that. That would be public outreach that RCI is doing. It wouldn’t cost us anything. Just like they’ve done the vast majority of the legwork on this, all of the administrative side of it, the heavy lifting, and put this plan together at no cost to us.”

Mayor Rowe “Concerns I have is we’re talking about this watershed area coming in here. What are we going to do if it’s outside of the city limits? I’ve got some questions as far as that goes.”

Manager Perkins “So we can actually, correct me if I’m wrong on this, but we can show that our water source comes outside of the city limits and ask the county to be prepared in that. That’s why this is a community plan shared with the county.”

Mayor Rowe “Well, has the county already [interrupted]”

Member of the public “It doesn’t matter. This is the upper basin and California is taking most of the water and they’re only obligated to one third of the whole basin and they’re taking 80%. So, this falls into the same.”

Mayor Rowe “That’s got nothing to do with us.”

Member of the public “It does have to do with us. Our runoff goes down there.”

Mayor Rowe “Not what they’re talking about here.”

Jill Sutherland “Just to let you know, we did a similar presentation to the Lincoln County Board of Commissioners at their meeting this week, and they asked a few questions, too, but they approved the plan. So, the county’s approved the plan. Panaca Farmstead Association has approved the plan.”

Member of the public “So then is there someone that could speak with us that’s done it already that would tell us what’s going on, how it’s going.”

Jill Sutherland “Absolutely, you know, Humboldt County, they have a great source water protection plan and they’ve been working on it hard.”

Manager Perkins “Is Moapa Valley done?”

Jill Sutherland “Moapa Valley is done.”

Manager Perkins “They would be the closest, easiest [unintelligible].”

Jill Sutherland “Joe Davis. Yes. They have well head protection. Their update, we finished

that in probably 2021. So, we probably need to circle back with them. Brag about it. Yes, we brag about it. The Virgin Valley Water District, they put together a great plan, and I think both plans kind of point to each other for some of that area that's down there in Lincoln County. Theirs is all online. They had some great resources with the city. They have an online map that shows all their wellhead protection areas. Their whole plan is online and it's awesome on their website or the cities. Humboldt County, White Pine County, Churchill County, Lyon County, Douglas County, Carson City. We just did a big update for them. Humboldt county, we just did a big update for them. We're working on a Story County plan, a countywide plan for the first time with those folks know we're, the state is working across the state."

Member of the public "So it behooves everybody to be on the same page in regards to what we do with our surplus water."

Jill Sutherland "I wouldn't say that. I think it's easy for everybody to be on the same page about wanting water to be clean and cost effective. You brought up cost. Like, if you do a little planning ahead about thinking about your future development, and this is really important, then hopefully you can prevent contamination in the future. And that an ounce of prevention is worth a pound of cure. Goes triple with groundwater."

Councilmember Livreri "I guess that's why I'm confused reading this. This is just a plan to make a plan. In a sense, we're building a plan to make a plan. It's kind of what this bureaucracy [unintelligible]."

Member of the public "Who all gets to vote on this? Does that go to the public or is it just to the city council?"

Councilmember Livreri "It don't really affect nothing because we're just going to make a plan to make a plan."

Councilmember Hunter "It doesn't seem like a plan to make a plan to me. It seems like a plan that allows us to have the protection which opens us up to additional funding to give us the protections we need to implement the programs."

Councilmember Rowe makes motion to approve.

Councilmember Hunter seconds motion.

Jill Sutherland "What you have right there is truth. That's like a summary of the plan. And there's some quite [unintelligible]. It's probably more like this. If you put like, the technical would work on the water systems and there's a groundwater modeling and assessment of the aquifer. That information is all there. And that is available to you as decision makers across the county now. And that's one of the outcomes."

Councilmember Livreri "No one's read that yet, though."

Jill Sutherland "And if you haven't read it yet and you feel mean, correct me if [unintelligible] you know if this is something that we'd love for you to approve it tonight, we came down from Carson City. We wanted to answer all your questions, and we hope you approve it. If you feel like you need some additional time to review this, you know, we can come back or, you know, table it for this time and put it on different meeting if you feel like we haven't answered your questions this evening about source water protection, because it is your plan, and it's got to be valuable to you. Otherwise, we haven't done our job."

Member of public, Mary Love "I just have a real quick question. Can you give us, what are

some things that you would do to help? Yeah, details. Just examples or something. We're just talking about things. But what are some ideas that we would need to implement to make our groundwater safer? Just some examples for Caliente, specifically."

Jill Sutherland "The one was putting a process in place and making sure that we kind of fill some gaps there. I mean, you all know each other, so it's pretty good. But if you have a derailment. I'm sorry, I forgot your emergency manager's name, Eric, he was in the meetings and he's like, yeah, that's real potential. We have all these plans on what to do and how to respond and our coordination with the railroad. But honestly, thinking specifically about notifying the public water system operator is something we haven't emphasized."

Councilmember Livreri "I've worked many a flood. I'm an emergency. Eric used to work for me. The first thing that happens in a flood is they call the public works for water. First thought of everybody. I don't know why I would need a plan to, it is already known in the emergency world. It makes no sense. That's all I'm getting at. I mean, that'd be the first call. Like, our water is probably going to get contaminated with the flood. No brainer."

Jill Sutherland "What they brought up was if there's a derailment up the canyon."

Councilmember Livreri "I'd be probably concerned about my water instantly. I don't know why there would need to be a plan for that because to make a phone call that, oh, hey, Grant, there was a derailment."

Members of the public speaking [unintelligible].

Mayor Rowe asks everyone to allow the meeting to continue.

Ethan Mason "The method that we use is cost prevention. This program is about preventing cost to you. This program is about saving you money in the future. I am a native Nevada. I hate the government. I work for the government because I work for the one voluntary program they have that protects your community. Protects my community. I'm paid through the grant from the EPA that goes to the drinking water set aside. That is non regulatory. It is not coming from you. It has been set aside from decades ago and it's stuck there. But you know what? I want to make sure that we use the best use of our resources because I have to drink water, too. I drink water from a well. I do. The public water system has to make sure that they keep the quality of your water as safe as they can. They're not trying to put a burden on anybody's business, on a farmer, on you even, the state is just trying to do our best to make sure that we don't put a regulation on you and try and make you do something. We want to give you the option to protect your own drinking water, giving the tools to your local water systems, to your city councils, to protect them without the state getting involved any more than providing additional assistance."

Jill Sutherland "But we're kind of working on some examples, too, like in [unintelligible] in Gardnerville, Douglas County plan. They had these areas marked up around their wells. This is a source water protection area a lot of times. So, they said, you know we're going to put a big infiltration gallery for the runoff from our parking lot at GE. And that kind of goes through the development process. And they said, hey, you know what? That big infiltration area you want for your stormwater is right next to our well. That raised the red flag. They said GE, we don't want you to do that. Can you put it somewhere else? They said, 'no problem. They put it on the other side of their property so that they weren't infiltrating next to the well."

Members of the public "You talk about a derailment. What the hell is going to happen? [unintelligible] Illegal pot growing, that they were getting fertilizer into the soil and they find it on top of that [unintelligible]."

Mayor calls on Maggie Orr "I'm really grateful to the state for providing the funding for RCI to make these plans for us. This is a plan. This is not to do anything. I'm on the conservation district. I participated in at least one of these meetings. This opens our eyes to any potential issues that are out there. It is not anything that will be done from this plan. It will be done by individual actions of the city council in the future as they become necessary to protect our source water. I'm grateful this plan. I'm grateful that such great organization has put it together. And, yes, Joe, I'm not normally in favor of plans to have plans, but I think this gathers the information and puts it in one place. Just because right now people know to call you and all this stuff. Who knows what will happen in the future if it's in. Things may not be as organized in the future, but I think this plan will consolidate all the concerns in Lincoln County at this time and create a base to move forward. And it also is a plan when you have a plan in place, the Bureau of Land Management is required to consider those plans when they do some action on public land. And since most of our source water comes off of public land, I, for one, would like to be able to check that box that they need to talk to the city of Caliente before they do something that affects our water."

Councilmember Hunter "Excellent. That is a very good comment."

Mayor Rowe "Okay, we have a motion and a second to approve this plan. All those in favor?"

Councilmember Rowe "Aye"

Councilmember Hunter "Aye"

Councilmember Livreri "Nay cause I want to see the plan."

Councilmember FitzSimons "I will abstain since I just got here."

Mayor Rowe "Aye"

Motion carries.

Vote 3-1 with 1 abstaining.

Jill Sutherland "Thank you. Thanks for all the great questions. And you have our contact information there? You're welcome to contact Ethan or myself if you have any additional questions. And hopefully we get a chance to follow up with you to discuss the rest of the plan."

Vote results:

Ayes: 3 / Nays: 1

f. Approve/Deny Adopting Lincoln County Community Source Water Protection Plan
g. Discussion Request on Pros and Cons of Unincorporating the City of Caliente

Minutes:

Mayor Rowe "Okay. We'll move on. Discussion request on pros and cons of unincorporating the City of Caliente."

Councilmember FitzSimons "Mayor, can I ask who put this on the agenda? Was this an agenda request from one of our councilmen, or was it a request from a citizen?"

Mayor Rowe "From a citizen."

Patsy Dye "Just to give y'all something to look at. This is copies of people's power bills from Las Vegas. We could not get one from Alamo. Sorry. Okay. I'm here for the unincorporating or disincorporation, any way you want to put it. My personal thing is with these power bills that just went up to sky high, if you look at mine, is the third one down. Okay. Third one in your bunch. I have a 800 and, let's see, my square footage is only 800 and something. I think it's 46-49. And you look at my power bill. That's just one example and the reason I'm here. And I want to know if unincorporating this city will bring our power bills down. Because we are being charged twice as much as anybody else in this county. So that is a concern for me. I'm old, my husband's even older. And God only knows how few years he's got left. When he goes, I'm down to one check. I can't afford these bills. I'm either going to have to decide to eat or pay these bills. It's not right. I know I use water in the summertime, but I can't do with these power bills. And I don't know about the rest of you all. I hope you all here for the same reason. So, let's talk about what it would cost to unincorporate this city and how much it would save us as the public as compared to you guys and who's running the city. And I know you all don't like talking about disincorporation, unincorporating, whatever you want. But how will it benefit us? Because we are getting raped."

Councilmember Hunter "My opinion is, and there's some fact based behind it, is that you think that the power rate will go down the minute you disincorporate."

Patsy Dye "Nothing ever goes down."

Councilmember Hunter "That's my point. We as the city have a maintenance contract with Lincoln County Power District. You think they're just going to absorb that cost into their structure and just, no. They're going to charge the citizens of city Caliente to make up that same amount. The city is not making money on this electricity. And that's what everybody's big concern is, is electric. But we've been running in a deficit for a period of time. And as one of these individuals pointed out, the issue was here. This was all discussed before we raised these rates. We discussed these things. We don't like raising rates anymore, but because we haven't done it in the past and we'd fallen so far behind this fund."

Patsy Dye "What are you going to do when this town turns into a ghost town?"

Councilmember Rowe "Hey, he didn't interrupt you. Please, let him talk."

Councilmember Hunter "So be respectful of fact that we did present all of this information before and people came. But now you guys are here after the fact trying to fix something that's not going to be fixed by disincorporation. I can assure you that it will not be fixed by, lowering your power bill will not be the result of disincorporation, I can promise you."

Patsy Dye "But where will we save money in other places?"

Councilmember Hunter "This city is working so hard to save you guys money each and every week."

Patsy Dye "Then show us how you're saving us money, because we don't see it."

Councilmember Hunter "We are down to a bare bones crew. We are cutting costs, every bill that comes across Craig's desk, he says, is this a necessity or not? Can we cut this out? And he has cut so many bills. He's got examples of them. I don't have them in my hands. But we have cut so many bills. We used to have. I mean, just the licenses that were paying for previously that the previous city clerks had been paying was multiple thousand dollars a year just in licensing fees for software and things like that were no longer using. We've been

cutting that out to try to cut these costs down. And the raises that we took are the bare minimum we could get to where we could still break even on our power.”

Patsy Dye “Can I bring up something? If you'll look at your pages of her. Let's just pick up Panaca or Pioche, look at their bills. Everything is written out for them. We have hardly anything that tells us what's going on with these. We have how many units we use, or kilowatt hours we use and the rate that you are charging us. But they have graphs and they have all this other stuff. We don't even have that. We can't even read our graphs anymore to compare what we had last year as to what we're using this year. Why is that? Is it the software? If it is, y'all need some different software.”

Manager Roisum “There's a lot of questions, and one question short answer on the graph is, we don't like the graph either. We've been working with express bill pay, I mean Caselle, on the graph, and I think what we've decided, Brenda and I spoke about this, and we've got a ticket in with them to remove the graph because it's really useless.”

Patsy Dye “Well, I use that graph.”

Manager Roisum “Sorry, but if you can't read it, what's the point? So instead of putting the graph on there, we're going to put the actual metering and the usage for every month for the year, so that you can actually see the numbers one place, as opposed to a bar graph, which even if you can read that graph, it doesn't give you a specific read. So, if you wanted to calculate something off, it gives you an idea. It's a quick picture to see if you're close. But because the bar graph doesn't show up very well all the time, it really doesn't provide much information for you. So, our solution to that, until software is able to make that graph show in a usable way, would be to just print the data. You'd benefit far more from having the data.”

Patsy Dye “When will we see that on the bill?”

Manager Roisum “We're working on that right now. So probably, I don't know, by the next billing or two, but we're working on it.”

Patsy Dye “Okay, thank you.”

Manager Roisum “And then going back to what else I was going to address for you. What was the other part of your question? I know what I was going to say. So, you're comparing on this spreadsheet, which is good information, and it's good for us to look at. The challenge with comparing, even with the data that we have here, is it's really difficult to compare one home to another home when you don't know what's using the power and why. If your home is not efficient and it's older or you have a different heating system or source, it becomes really difficult to compare one home to another because there are so many factors that go into that. Not to say that the data isn't important because I will look at it and use it and it's something that we talk about often. I will say that in speaking with Lincoln County Power District, the thing that we also need to look at is I know that the agenda item says pros and cons of disincorporated, but correct me if I'm wrong, Patsy, I think that the real issue is how do we lower the power cost. Pros and Cons of Lincoln County power District weighing our power as opposed to the city doing power. And that's a different discussion than disincorporating. Disincorporating, Franklin, you can correct me if I'm wrong, but all the research that I've done and Franklin has helped me do some of this. Disincorporating the city would eliminate the entity. Caliente Public Utilities is a part of that entity. As far as I can

tell, we only have one tax id number. So, Caliente Public Utilities or City of Caliente. When that goes away, they go away. And the county would then have the responsibility of those utilities. They could still continue to bill at the same rate to cover the cost and same with our water and sewer. It doesn't necessarily change who or the rates that are associated with your utility bill. That would have to be a separate discussion or decision made. But that's something that I'm still looking into. I don't know if I have the exact information to say for sure how that process would go, but that's the thing to consider with disincorporating and the immediate change of utility bills, I don't think it would have. But what it would do for sure is eliminate all the general fund that we have available."

Councilmember Livreri "Do you think Lincoln County, no offense to the commissioners, Lincoln County ain't no booming. It's probably more of a bust than a boom."

Patsy Dye "The whole county is broke."

Councilmember Livreri "I don't think I do, I told Craig, I said we incorporate with Clark County for that matter, if we're going to do that."

Patsy Dye "What I'm trying to say is. But what I'm saying, Jamin has been in my house. It's not very big. It's 846 or 849ft square feet. My power bill, I paid the city \$500 and it wasn't enough. It was not enough. Does that even phase any of you all?"

Councilmember Livreri "They're going to be paying the same eventually. There's nothing."

Patsy Dye "But right now, they're paying half of what we're paying."

Manager Roisum "Really quickly, though, and I will do this for the council, but what we could do, a way to use this data would be to equate the rate that is being paid. Because you compare the total energy cost on here, your home, to another home, the usage on your home is higher than all of these except for the other one."

Member of the public "According to utilities.com, our rates went up 23%, and that's higher than anywhere in the United States this past year."

Councilmember Hunter "The mayor didn't call on you. You have to be acknowledged by the mayor."

Manager Roisum "We can make this compare apples to apples and have probably a cleaner discussion about the comparison. But ultimately, the rate that is being billed is what we need to look at. And then a discussion about how or if or when or if it's possible to do something different would come into play. But to finish my previous comment, just for the sake of this discussion, disincorporating would create a whole lot of other problems for the citizens of Caliente, and if we want to go through those for the city council, if we want, we can discuss some of those. But ultimately disincorporating, in my personal opinion, will not alleviate the problem."

Councilmember Livreri "This ain't even where you start. You got to go to the county where you would start, get a petition, or the state. The process won't even start here."

Mayor Rowe "Let's let Craig finish."

Manager Roisum "I can answer more specifics about the details of maybe some of the things that we would have to consider if that really was something that the council wanted to entertain. But there's a lot to that."

Patsy Dye "Well, that's the reason all these people are here, is because there's a petition coming, and we're trying to keep that from coming. We need you all to explain to us what

we would save if we disincorporated and what we would gain if we keep it the way it is, because I don't see a gain."

Councilmember Livreri "I personally don't think you're saving anything. It'd become a town board of Caliente, and be probably a subsidiary of the county."

Councilmember Hunter "But the county power district is the one that controls the rates. The county commissioners have nothing to do with the electric rates in the city or the county, either one. They have nothing to do with it. So, incorporation right now, you do have a little bit of say, because we are a city, and we do have our own utility company that we buy the power from Lincoln County power District. But we can't control as the city, we can't control what Lincoln County power District charges us. The only thing we can do is try to petition the Lincoln County power District to keep the rates affordable, which they do a fairly decent job of doing that. And you can come to us so that we can lobby for you. But outside of that, your only option is if you don't like your rates, is to go talk to the Lincoln County power District and say, can you lower the rates? And I can promise you they're not going to do that."

Patsy Dye "No. The people that we turn to, you guys and our county commissioners, especially the one that works for this city, should be lobbying for us and to lower these rates."

Councilmember Hunter "And we are lobbying like crazy to try and get that there and we're trying to cut our costs so that we don't have to charge those to you guys."

Patsy Dye "But what are you all going to do when people like me can't afford to live here and we have to leave? Or even the younger people that can't afford these rates? What are you going to do? We need to grow this city and you're not going to grow it this way. You're not."

Mayor Rowe acknowledges Mary Love.

Mary Love "I live in the county and so I buy my power from Lincoln County power. It is between seven and eight cents per kilowatt hour and Caliente is up to seventeen cents per kilowatt hour right now."

Manager Roisum "That's not true."

Mary Love "What's not true? I mean, I have my power bill. I have my Lincoln County power bill. I have a city power bill. According to one of my apartments, it's seventeen cents per kilowatt hour. Right now, the county is between seven and eight. If we don't unincorporate, what would it take for just the Lincoln County to take over the power of the city? Would they?"

City Attorney Katschke "Maybe I can answer because I live in the county as well. The base rate, you're right, area is between seven and eight cents. But what you're not factoring is that there's a 36 cent PPAC rate on that as well, 0.3591, which you're probably not seeing. So, it's eleven and a half cents per kilowatt hour. The base rate in the city of Caliente is just over 14. Under 14. I'm sorry."

Member of the public "So every kilowatt hour is marked up two and some cents. Three and a half, 3.36. Every single kilowatt hour that your citizens consume is marked up by two something, three cents to go into your budget."

Attorney Katschke "No, that's by Lincoln County Power. That's tied directly to Lincoln

County power.”

Member of the public “Yeah, but you're still charging more. I mean, that's been that way for years that you mark it up and you charge extra per-kilowatt hour.”

Councilmember Hunter “And the reason we have to charge that is because we have usage within the city. So, we all appreciate, we love having the baseball fields, but do you understand that you guys, part of that fee has to pay for those lights to be on? Somebody has to pay for that. If this disincorporates that, then gets an electric meter that has to be billed and paid for through the count?”

Mayor Rowe acknowledges Betsy Comella.

Betsy Comella “Have you ever done analysis of what these facilities cost you versus what you bring in extra? Because I'll bet you it doesn't come anywhere close to what you're billing.”

Councilmember Hunter “Yes, we do have some calculations there, but in the accounting practices of that, you got to look at what our total usage is versus what we're billed. And then, I mean, it's a fairly easy calculation to figure out what that usage is. And he's a calculated for that.”

Manager Roisum “Let me just clarify your question. [Unintelligible] by doing that versus what we spend to provide mean? I guess that question, whether the cost or not specifically is calculated, that's something that is considered every time the city council decides whether or not they want to allow softball or little league or any of these things to take place. And the question would be, the city may not see all of the monetary benefit from that. A lot of times, the city council is electing to hold these events to bring in business for the service stations, the restaurants. It's not just, the city certainly doesn't collect much money.”

Councilmember Livreri “I've thought of the baseball thing. I came and talked to Craig about it because I don't go down there and play softball, but I'm paying for the lights, just like you are. But for the good of the city, not good of the city councilman, the good of the city. Like, I know my whole office comes down here every Thursday. Well, during the spring. And multiple people from Pioche and Panaca. So, they're not our residents. So now I'm paying for them to come have fun. But those people do go, like, to the Sidetrack, to the Knotty, to Jerry's. And every Thursday it is at least 60 people every Thursday. But I have the same concern, and not as a councilman, as just a resident. Like, why am I paying for these guys? Should we charge them more? But then does that run them off? And again, that's not for the city. That's for the city's businesses.”

Mayor Rowe “Yes.”

Citizen (no name stated) “Along with that. Okay, so the football games, night games, everything that goes on. Pioche has baseball, but their power isn't being raised like Caliente. So how do you offset that consumption? Lincoln County's paying for the high school sports and all that. Caliente, we don't have games that often. I mean, in the summertime, sure, but to trying to justify something. But it doesn't even start to come close.”

Councilmember Livreri “I'll give you the truth. I've said this in a meeting prior. Do you want the city to look like Pioche or Panaca? And if that's what we want, then because the county, no offense to the county, but the county don't, they have no maintenance crew. Yeah, the

whole thing.”

Citizen “I wasn't trying to argue.”

Councilmember Livreri “But that's just my own opinion. I think we have a nice town, and we somehow got to pay for it. I didn't put the infrastructure in. I think we have too much infrastructure.”

Patsy Dye “Yeah, but the problem with you, with us having to pay to have a nice town, how many of the residents of this town are elderly and one check, or maybe even two in one in the grave? Seriously, this is going to get dangerous. People are going to have to start deciding.”

Councilmember Livreri “What was dangerous was when they put in all the infrastructure.”

Patsy Dye “What we want from you all is figures. Figures with unincorporation and figures with incorporation. That's all we're asking for. Am I right? So we know what we're doing.”

Mayor Rowe acknowledges Mr. Barlow.

Mr. Barlow “I paid five power bills in this town. That means I pay five sets of fees that are tacked on. I pay five fire trucks. I pay five mosquitoes. I got to tell you, all Lincoln County Power is run by an elected board. If you didn't notice it on the last ballot, notice it on the next one. If you want to put pressure on them to talk about their rates, go talk to the board members and deal with them. The city had. I was city attorney here for ten years. Thank you. And I understand the problems that are here. And, folks, you have two ways to do it. The city is going to try and get it down. I guess I challenge each of you to go home tonight, turn everything off that you can turn off. If you think you have your house shut down, then walk around to your meter and see if your meter is still running. And if it's still running, you're using power that you don't know you're using and whether this is from heat, from lights, from any other appliances, anything else, but you seek to do it. If you can save half your power, if you invest in different light bulbs, you can save half the consumption of your lighting if you want. They're not cheap that they've run out. Don't beat these guys up for something the Lincoln County Power District does. And you can affect them with their elected officers. Go sit in their meetings. Go deal with them.”

Mayor Rowe “Okay, Sean.”

Councilmember FitzSimons “Thank you, mayor. I'm just trying to get things back to the original budget, I mean, the original agenda item, which says pros and cons. So, I was in Reno last couple days, and I did meet with mayor of Carson City and some people there for dinner last night. And I mentioned this and we talked, and it is kind of everywhere in Nevada. I know that her packet here had things in Las Vegas, and I get that. I think in a small city like entity like Caliente, it's just more magnified. Obviously, I appreciate all the citizens being here as a right. As a citizen, you have the right to be here and come to your leaders. And I wish there was more people. I wish every meeting was like this, because we need to be informed. We need to have people that. I mean, he mentioned it, Councilman Hunter mentioned it, that we do have budget meetings. We have meetings and nobody comes to them. So, keep educating yourselves. I appreciate that, but some pros and cons here, if were to decide to go unincorporate the city of Caliente, you'd lose some federal money, some state money that's allocated to city entities. We got the ARA, America Recoveries act, Covid money. We wouldn't have got that had we not been a city entity. The

general fund that was mentioned, that goes away. Staffing question mark. And again, some of these are just some statements, but also, I'm just asking some rhetorical questions here. What would happen with our know, the garbage would not be curbside service anymore? We've had issues about people hauling their own garbage. Well, now you'd be hauling your own garbage. It doesn't mean dumpsters would be on every corner, either. You mentioned a lot of the town's elderly, so that would be an issue. It would be run by a town board, much like our neighbors in Panaca and Pioche and Alamo. Everything's going to have to be run up to flagpole through your county commissioners, every decision, talk to people living in Panaca. They say we can't really sneeze without talking to our county commissioners. And again, it's nothing against you, county commissioners, but contract with the sheriff's department. The county asked us for money with the sheriff's department. We become a township and not a city. Where is this money coming from? Is that contract going up? Does the county then charge the citizens of Caliente more money for that contract? I mean, this whole thing's a process. I mean, you're welcome to look into it. My advice would be to look into it. You have to have the signatures on the petition. They have to be registered voters within the city. Do we have people that own houses here that are registered voters? I would just invite you to come to budget meetings, come to the scenarios. Maybe we set up some workshops, maybe we assist our citizens with starting the process just to try to disincorporate, if you will. We're trying not to fight against it. We're looking at the facts here as well. And we all live in the city of Caliente. We pay the rates as well, and we're not just up here having free bills and that kind of stuff. So, I guess what I'm trying to say is, on that agenda item, just kind of point out the pros and cons, and I haven't found a pro yet. I ran for council on being pro-business and trying to be more transparent. And so, I've been in it for three or four years now. My terms up next November. Again, if people here that are passionate about this and would like to run for council next time, go ahead and do it. Or if we doing disincorporate, run for town board, be part of the decision-making process and work to make solutions."

Keith Larson "I just wanted to say one thing. What I love about my utility bill is I can see every part. I've got the garbage, I've got the sewer, I've got this, that, and the other thing. I know what I'm paying for. If we disincorporate the garbage is a big issue because we'll be responsible for our own garbage. Or somebody who's really talented wants to pick up garbage, he's going to charge you for that. So that's an extra cost I believe would be huge. And as far as the water is concerned, and its less control for the city of Caliente to control all of these things. What we need to do is be aware of what's happening and so that we're not shocked when we see our next bill. There are things that we can do to cut that power bill, shutting off light. I know that it can be done. I've had to do it myself. So that's all I want to say is this incorporation in 1944, when they incorporated this town, which was the year I was born, 1944, there was damn good reason why they incorporated, because we didn't get the attention that we wanted. And this community looks like it does, I think because we did the incorporate. That's all I got to say."

Member of the public "Population was a lot higher too."

Member of the public "Yeah. And this is not an argument or anything. Go along with this gentleman's point. Everybody needs to look, research, and make up a decision, because

once you give up something, you're not going to get it back. That's right. Right now, everybody's mad about different things. But we do have some good things. We have some good things going. Well, I want to talk to people. I'm not arguing with them or anything, but we do have to look at if we have something that's good and we give it up and we do this corporate, we're not going to get it back. So, people have to go get educated on stuff before you make a crazy decision, which either way, I'm not swayed by it, but I think we need to look at it. And biggest thing is you don't want to take away something that's good because you're never going to get it back. And I would like believe you said we should have some meetings to explain the pros and cons tonight. This gentleman over here explained a lot, made a lot more sense to me, and I appreciate that."

Member of the public "I just have one thing to say. When they was talking about the raises on the utilities and that these chairs were not full, there was very little people here to tell the council how they felt about it. So, if you guys are really interested, you need to come to the meeting. This is the biggest amount of people that I have seen here. And so, if you're concerned, come to the meeting."

Councilmember Hunter "And we tried our hardest when we're doing the rate increases. You'll notice that it was not a one meeting thing. We delayed it multiple times. It was on four or five different agendas to try to get some interest and get some input. And like one of the things, we're talking about rate adjustments and things, and Larry over there point out that we needed to adjust our garbage by charging on our construction permits. We're working on that, some good ideas. And that's what we want to do is we want to get input from you guys so that we can make better decisions and hopefully cut some of those costs down and keep these costs as low as we possibly can, because we don't have all the answers."

Mayor Rowe acknowledges Betsy Comella.

Betsy Comella "I honestly don't have an opinion one way or the other versus disincorporating or not. But to me, it's just fundamentally wrong to mark up the cost of power, which is a basic human necessity for your own profit, and not profit, necessarily, but to make sure that your budget is flush, you should be more precise."

Councilmember Hunter "So, just to be honest, what that is when I say that it's flush, what it is. These are enterprise funds, they're revenue generating funds, and it's a requirement of the state of Nevada. So the electric fund itself, what it spends and what we collect from it have to balance out. That's a state law, and were not running that, and were actually borrowing to pay for the garbage. Borrowing money. And we had all kinds of issues going on. And luckily, we've got somebody who's skilled enough to correct those things, and Craig's fixing that. And that's what's led us into this position. So it's not like we're making money on it. It's just that it has to sustain itself. That fund, what we send to Lincoln county power District, we have to collect."

Betsy Comella "I brought this up a few years ago, and Reagan Grubler, sat right up there and said, we can't live without the overtime in our paychecks, you know, come on, there's got to be a better way. And I know Craig is working really hard on this, and I'm not mad at anybody. I'm not trying to be argumentative, but I think you really need to, especially with the rates increasing because of outside forces. I think you need to know, like Hoover Dam and their reduced production. I think you really need to take a good hard look at what you're

charging. And do you need that anymore, or can you come up with something more specific? Is there a reason why you don't turn the power over to Lincoln County?"

Mary Love "Wouldn't they take it over? I mean, is that a question, or have we asked that?"

Mayor Rowe "We've discussed that. We're still discussing things."

Mary Love "Yeah, well, I'm just wondering if that's an option."

Mayor Rowe "It is an option. It is an option."

Councilmember Hunter "It is an option. And when we're looking at the maintenance contract, they did, and it's on public meeting, I asked that question to Dave Latrell personally, and he answered. He says, we would not be interested in taking this system over at that time. He says, this is way outside of our scope, what we would want. Is he there any longer? No, he's retired."

Councilmember Rowe "Yes. Back to the agenda item. Pros and cons. If were to unincorporate, grants, that we get a large sewer line, a pipeline up, or a new water tank on the hill. All three of those water tanks that are on the hill now were put in there by grants. Grants. The walking path round that was a grant. New park design was a grant. The grant out of the pool was a grant. The pool itself was a grant. These grants were made available to the city. If weren't a city, we would have to go through the county to get these grants. A community development block grant in Lincoln County, they might get one, but then they have to decide whether it goes to Panaca, Pioche, Alamo, Hiko, Eagle Valley, Rachel. And they might distribute it to where you get one this year. And if we're able to get it from the state in two years, one of the other towns will get it. We get to put in for them every year. Sometimes we don't get them. Sometimes we do get them. But that's just one of the reasons. As I look out here, I'd like to thank everybody for coming. Like I say, it's really good to have you here. Special thanks to our residents that have been here for years and years and have raised a family here. Now, some of you that are older and haven't raised a family here, you've come here for some reason. You must have seen what you like and think that's a nice place to live, which I think it is. But anyway, in the past, we tried to keep each of the bills up to where they were paying for themselves, the city, and the way things have gone up. Now, a few years back, a telephone pole, for example, you could buy one for \$30. Now there's something like \$300 for a telephone pole. Everything has gone up tremendously, not just to you folks, but to the city and the stuff we have to buy ourselves. So, we still are just trying to make things meet. And all these items are agendaed on the city council thing, and we do like to get the agendas out so that the people can see them."

Patsy Dye "I talked with Craig earlier this week, and I appreciate his time, because I know he's very busy. But he and I got into a discussion. How much money would it save this city to close that pool over there, because hardly anybody goes to it."

Mayor Rowe "It would save some money."

Patsy Dye "How much? Give us the number. Let's get rid of the pool. Save us some money. Save the city some money."

Councilmember Hunter "We argued that this last year, and lots of people came in support of the pool. People showed up, don't show up to the pool. And I totally agree with shutting the pool down. I'll tell you that. My kids enjoy it. But I look at it and say, it's not worth the cost to everybody else. That \$25,000 doesn't make sense because they can't afford it."

Patsy Dye "It doesn't break even."

Councilmember FitzSimons "I put in for that USA pool grant. I should be hearing in April."

Mayor Rowe "Okay. Any other discussion on this? Yes, sir."

Member of the public "I have been listening to you about the rates, which I think personally, we are missing the big picture. Okay. I have been in this town for this city for four years, and I don't see any planning to grow the city. And I think this is all the problems that we have with the bills and everything else has to be superseded by the growth of the city coming, putting in paper and plan, and let us how we can get more people, or what is our goal here? That is the thing I am missing there."

Mayor Rowe "Yes, sir."

Mike Wynn "And I just wanted to mention, I know most of you probably know me from planning commission, and then I work for Lincoln County Workforce, and also family to family, and it just snowballs down to being a public servant, something like the new bill or the rate. People that aren't informed about it end up showing up at workforce, which isn't related to it. And then they're frantic. And I get it. You feel for people, they're hurting. And so, then you have people show up at your home because we are a small town and know how to get a hold of people or know where you are, or your friend has a number. And so, with that being said, with the growth, people are like, do you have a part time job for me? Then you can't give me assistance for a power bill because I don't have that in my grant. So, what can you do for me? I'll go to work. Well, I don't have anywhere to put anyone because I don't have the growth. I can't give someone a part time job because I don't have the means of it. So, it's disheartening. And my power bill is in there. Being a single person working two jobs 50 hours a week, a \$615 power bill versus \$800 mortgage, I agree. We have a beautiful place. That's why we're here. But it does make it very difficult. Just so you see it from the other side of trying to put people to work to pay these. I don't have business."

Mayor Rowe "Yes, sir."

Member of the public "I have something to add on top of that. I went through them to get a job at first. I ended up getting a job at the state parks. There's nowhere for anybody my age. I'm 22 years old. To get a job here. I've tried. It didn't work out. I had to go out of town to get a job to make money. I got to help my family out. My mom and dad up, they're both retired. But I'm just saying, there's no jobs here for kids my age."

Patsy Dye "Okay. On what Tommy was talking about, doesn't the city, with every grant, have to match that grant?"

Councilmember Rowe "No, necessarily, no."

Patsy Dye "But how many of them compared to not."

Councilmember Rowe "Not some of them are in kind, just depend on each grant is different. A lot of them don't have any match."

Mayor Rowe "I don't like the other kind."

Manager Perkins "Okay, so one of the big concerns everybody has had is this last power increase. And as I look at the bills, it shows on Lincoln County's Power bill PPAC of 0.03591 per kilowatt hour. Last raise we gave you guys and it is straight pass through from what Lincoln County is charging us. What, we just turn around and charge it to you because

we can't absorb it. We're just at that point where we can't absorb it. And it's not like we're raising rates to pay for other, new pickups or do anything like that. We're not getting new equipment from this. We are just simply passing that cost on to you that's come to us. And I know that's frustrating, but I don't know if everybody realizes that's just the power purchase adjustment clause that is getting passed through."

Manager Roisum "On top of that, we buy more power to run the city. And if we wanted to try to go dollar for dollar with causing us, we would have had to raise, but we elected not to because we're trying not to."

Councilmember Livreri "Craig, just one quick question on that, and I think we've asked them, but when they say cold last month, they got to go buy power. I think I've asked you this. I know I've asked them this. I don't know they've ever really got the right answer. But are we being charged for the Panaca Pioche? All those residents. I mean, everyone says no, but."

Manager Roisum "We're being built through the county substation, so it's only ours."

Manager Perkins "That purchase power adjustment clause is. They figured out how much extra they had to spend last year, and they're recuperating it this year. So, they're a year behind in doing that. They know how much each kilowatt hour cost them last year. And they add that. That they didn't bill, or they add it to everybody's Kilowatt hour real quick."

Councilmember Livreri "And for just peace of mind I think we need to go back to the negotiation table with Lincoln County Power over dam, all that annexed area, the two marijuana farms, I don't know why we're not, like, billing that on our own. They're our customers. It's their infrastructure. But maybe some negotiations need to be had. But still, are they double charging? They say no, I mean, but I could tell you no."

Councilmember Hunter "You can correct me if I'm wrong, Grant, but the marijuana companies are annexed. So, the one that's outside of town here, obviously, is clearly not using any of our infrastructure within the city of Caliente."

Councilmember Livreri "But they are in our city."

Councilmember Hunter "They are. But they're using all of the infrastructure that Lincoln County Power district owns. That infrastructure. We do not own that as the stuff here in the city. We own those poles. We own those things. Those are assets to the city. And the same thing with the one down the canyon. It's on Lincoln County's line. They own that line. We do not. And that's why they're billing for it, is because it's going through lines that Lincoln County Power district owns, not that the city of Caliente owns. And that's why we're not collecting that. We'd have to pay to put those lines down."

Mayor Rowe "All right. Get things back where we need to be here."

Mike Wynn "So my last word for thought, personally averaging my bill, if you take my bill that's up there, and then you do it at the rate of someone in Panaca or Pioche, where you guys live, is still substantially cheaper. It was almost 180 on my bill difference, not counting all the little charges, which that's what makes our town beautiful. But I'm just saying, the rate of power for someone that lives in Panaca or Pioche, in that, versus what we are, if you do the rate change, that would be the difference in someone's bill. Like, you know, just food for thought. What he was Grant was saying is exactly the same though that Pac, but then that's smaller because your bill is."

Manager Perkins "Based on Kilowatt hour."

Mayor Rowe "Okay, Craig, in closing here."

Manager Roisum "This is a really big discussion, and I think we'd love to have this discussion, workshop type setting, if we need to, or do something where we can talk about some more ideas. When you compare those, the other thing that you have to look at is if you just look at their base rate, that will give you a number. I met with Dane a couple of days ago, and the other thing that happens if you are getting a bill from Lincoln County Power District is there's a customer charge that goes to maintain their infrastructure. That's a piece of that. They also bill on a tiered system where if you use more than a certain level of kilowatt hours, they bump up your, you know, again, we would have to look specifically at one case and really compare all the costs that go into the power outside of Caliente and compare it to what is charged here in Caliente. But we do have, it is a bigger than one calculation comparison to really see what the difference is. And that being said, if were to turn over power to Lincoln County Power District, one of the issues that we will run into will be, and Patsy mentioned this, I think, earlier, unfortunately, it's not a perfect art to assign all the costs associated with everything you do to the right fund. So sometimes there's a little bit of how much fuel goes to power, how much fuel goes to these different places. If were to get rid of power, a lot of the costs that are associated right now with power would still be here. And then we would have to adjust rates for garbage, water, sewer, to compensate for what we lost in power. And so, while it's not perfect, what you might save by going to Lincoln County Power District to provide your power, the city may have to recover that in order to operate garbage, sewer, water, parks, all these other things. And ideally, that's not the case. But I'm telling you, from the day I got here, I've been working to clean a lot of that up, and we're not there yet. And there are costs that will turn around and have to be recouped somewhere else in our billing if we're going to continue to provide the same services we provide. So, I discussed this with the mayor. Unfortunately, it is a fact that when you live in a smaller community that's removed from a lot of resources, it is more expensive to provide the same level of service that others receive. To compare us to Vegas, is really a disservice to those who live here because a lot of them don't want to live in Vegas. And the cost of that is monetary. There is a value to that, and it is dollars. And so, the challenge becomes, how much is it worth to live in Caliente? And I'm not saying that it is what we charge, but there is a factor that is, aside from what we pay to live here has to be considered. And the specifics about comparing Lincoln County Power District and our power comes into play when you're looking at the cost of other services that may have to be adjusted to cover the cost that we lose by not having power through the city."

Councilmember Rowe "Along with the remarks that was made, you mentioned the ballpark lights in the summertime and the operation of the pool. He didn't mention the operation of the sewer plant and the pumps that we run down there on them, aerators in the sewer plant. You didn't mention the street lights all over town that runs every night at all nights to keep town safe. And didn't mention the pumps on their wells. The pumps water up to our water tanks so that we all have water, not just to drink, but for fire protection. There were things that weren't mentioned."

Betsy Comella "Okay, if you break those items down on a bill and show specifically what

we're paying for lights, what we're paying for, I guarantee it's not going to be just randomly assigning a three extra, three cents per kilowatt hour just so you have some extra money to cover your costs. It's not the same. And you can say, well, there's a value to it. Well, it costs what it costs. There is no other way to assign value. Anything else is in the eye of the beholder."

Councilmember Hunter "And that's what Craig did. Craig did look at all those expenses when we talked about these rates. We don't just arbitrarily say \$0.03 will make that happen. There's hours upon hours of calculations that Craig does to make sure what was this number? And we finally had somebody who's capable of doing that. In the past, we didn't have that kind of information since I've been on the council, and now we have it. And so that's where we landed on this number. It was not an arbitrary, it was an accounting."

Councilmember Rowe "We don't have meters on our street lights."

Betsy Comella "Why not? Specifically what power costs you above and beyond what your citizens use, you can't calculate that extra charge and break it down every month on a bill."

Mayor Rowe "It'd be tough to do. Things could be done."

Betsy Comella "\$100 difference on my bill this month. I gave you guys an extra \$100, so come on, there's got to be a better way of doing this. And with all due respect, I really would appreciate if we could take a look at that."

Mayor Rowe "Okay."

Councilmember Hunter "I think that a workshop would be beneficial to look at. And we'll look at doing a workshop where we can talk and look at some of these things in a workshop setting where we can really discuss it. A budget workshop is a good spot, but I think separately, just to discuss the power itself. I think that's a good idea very soon, to put a workshop together and have some numbers and some things that we can present to do that."

Mayor Rowe "Okay, let's move on here. Update concerning ongoing grants administration."

5. Update Concerning Ongoing Grants Administration

Minutes:

Manager Roisum "As far as the grant update goes, I'm meeting with Spectra tomorrow here at the depot and here at city hall to discuss where we're at. They'll be looking to do the exterior plaster stucco work, probably in March when the temperatures warm up. And we're still in the process of acquiring more information on what it's going to take to do the drainage and the roof. Over at the depot, we had a pipe break and a lot of water that flooded the city hall portion of the depot, started an attic and ran down. So we're in the process of working through that with insurance and all the parties involved with that. Really all I have on the grant."

a. City Manager's Report

City Manager Roisum

6. Appointed/Contracted Personnel Reporting

a. City Manager's Report

City Manager Roisum

Minutes:

Mayor Rowe "You want to give your other report."

Manager Roisum "For my other report? We just discussed it. That's what I've been doing for

two weeks. Brenda, unfortunately, got roped into that, too.”

b. Public Works Manager's Report

Public Works Manager Perkins

Minutes:

Mayor Rowe “Okay. All right. Got a public works manager report.”

Manager Perkins “Giving you guys my report. The big thing I want to hit on is the power district kind of finished up a portion of phase three back here on Clark Street. They still have another portion of that to do of the phase three. Part three phases. They've done one portion of phase three and they're going to come back and do the rest of that, probably summertime. They fixed a service for somebody that their neighbor, dropped a tree on it, pulled their weather head and standpipe over, and they installed a new service for us over on Taylor Street. While they were there doing that, we also installed the water service on Taylor Street, and we also installed a new sewer service on Denton Heights. So those are the big things. And every day keeping things running like normal, plowing streets when it snowed and taking care of trash and water samples, things like that. Yes, sir.”

Councilmember Rowe “Can you in the future, give us a date on some of this stuff on here, for example, here, it snowed yesterday and we spent time doing. Oh, another spot here is pulled water samples and took to Las Vegas.”

Manager Perkins “Did I pull the wrong report? We pulled water samples on Wednesday and took to Las Vegas last week.”

Councilmember Rowe “And then another one that says pulled sewer samples and took to Las Vegas. Were that the same day or was it a different day?”

Manager Perkins “They were the same day. I'm wondering if I ended up printing the old report or if you have the old report.”

Councilmember Rowe “Yeah, this is the old report. Okay.”

Manager Perkins “I apologize. That's my fault because I printed the old report off and I have to build my new one and I kept it in my pile and gave you the old one. I apologize, Tommy.”

Councilmember Rowe “Anyway, a date on some of this will be helpful. Thank you.”

c. Discussion of Legal Issues

City Attorney Katschke

Minutes:

Mayor Rowe “Any other questions? Okay. Discussion of legal issues.”

Attorney Katschke “No legal issues to report.”

d. Building Inspector's Report

Building Inspector Dixon

Minutes:

Mayor Rowe “Okay. Building inspectors report.”

Inspector Dixon “You should have a copy of my report. The only thing that really changed on it and we discussed this a little bit, last report is that Clover Creek Organics up, the marijuana place up above us to the north, are still way behind on their schedule. It's not planning on having the state inspect them now until the end of January. Hopefully the state will approve it and I go ahead and give them a notice of occupancy for the plan itself. The

other one we've got hanging up is the old golf course building down to canyon. They're still waiting for their metal building to be delivered. That's not expected now until the end of the month. So that's about all I've got to change on. Anybody got any questions; I'll be happy to try to answer them."

Councilmember Hunter "It's another new year, so have we got any movement on."

Inspector Dixon "I can't hear you."

Councilmember Hunter "It's another new year, so I think this is like going on number four or five for Burt Cox and any movement there, have you put any pressure on there to."

Inspector Dixon "I can't get Burt to move. I'm going to write him a letter and tell him. Well, I've already told him in writing that his permit that he has is going to have to be brought up again when he does start work. So, I'm just going to charge him a new permit. And he's aware of that."

Councilmember Hunter "Because he made promises and they haven't come true yet. Big red signs on there seem to get attention."

Inspector Dixon "I'm sorry?"

Councilmember Hunter "Big red signs of letters of violation seem to get attention pretty good."

Inspector Dixon "Sometimes it does, sometimes it doesn't. You know Burt as well as I do."

Councilmember Hunter "Yeah."

e. Discussion of Issues Related to Public Safety

Fire Chief George Rowe / L.C. Sheriff's Department

Minutes:

Mayor Rowe "Okay. Discussion of issues related to public safety. Sheriff's office."

Councilmember FitzSimons "Chief George, they're both here."

Sheriff Foremaster "Real quick, I'm just going to say, hey, James, if you don't mind coming up here, I just want to introduce one of our newer officers. We recruited him out of southern Utah, but James Neighbor, he used to work for us close ten years ago and we convinced him to come back. Great Officer, just wanted to let you guys know that he's going to be around your communities. James Neighbor, he just got his family moved over here, but he's been working for us for three or four months."

Mayor Rowe "Welcome."

Sheriff Foremaster "And then when it warms up a little bit, we want to kind of do maybe a little meet and greet, question and answer type thing and try and get a lot of our officers there. Maybe kids come look through our police cars, honk the horns, that kind of stuff. Maybe have a donut with a cop. But we're going to try and have something for the public, the community to come and talk with us, ask us questions and stuff. But we want to plan that. Maybe, we're thinking maybe like doing it right before a town city council meeting the first hour before that. I don't know if we can have it here or at a park or something, but that's kind of our thoughts and hopefully we can have a little turnout for that. But we'll keep you posted when we're going to do that. But anyway, that's all I have. Thank you."

Councilmember Rowe "Thank you."

Member of the public "How are we doing on our drug enforcement? It seems like it's

growing here.”

Sheriff Foremaster “It’s growing everywhere. But actually, we’re making a dent. I don’t know if you’ve seen in the newspaper or social media. We’ve made some arrests on sales, possession charges. We just had our canine officer make his first arrest with his drug dog. We’re going to be bringing that canine into Caliente a little bit more frequently. We’re trying to be as proactive as we can, but we also have to abide by the certain laws that are set forth. And the DA’s office has to also abide by certain things. So, if it was me, sometimes certain repeat offenders, I like to throw away the key. Unfortunately, we’re not able to do that. You may see, we arrest somebody tomorrow, they’ll be out the next day. That’s not on us. We get the court order. But then the court order is mandated by legislation on certain laws that have been passed that forces them to have to let them out. Anyway, it’s long story, probably not for right now, but thank you. You bet.”

Councilmember Rowe “Thanks for coming.”

Members of the public “Yes, thank you.”

7. Discussion of Council Members Responsibilities

a. Parks / Beautification Committee

Councilman Sean FitzSimons

Minutes:

Mayor Rowe “Okay. Discussion of council members responsibilities, parks and beautification. Mr. FitzSimons.”

Councilmember FitzSimons “All right Mayor on top of this report, I typed it out because I didn’t think I’d be here in time, but. Anyone been downstate Route 317 lately? The signs that say water over road have been replaced with dust hazard, so everyone’s seen that. We were working with Mario Gomez, the deputy director of NDOT for the Southern Nevada area. They finally got the water off the road early last week. He advised me it’s still temporary, they have more work to do, but it is in better shape than it’s been in for months, I would say. Access there is important to the new businesses, homeowners, landowners. I do have a Zoom meeting with them on January 31. I’ll be able to give better updates to the council and citizens on our next meeting of February 1. So, Wesley Harper, former executive director of the League of Cities and an advocate for this city, actually helped to assist on that as well. So, I know that’s not beautification, but I’ve been working on that. So thought I’d share that update. But as news travels fast, everyone’s already been down there. Beautification. These notes were taken by a secretary. I hope I can read them. Brittany Alfred, thanks for that. Beautification Committee met Tuesday, January 16. A couple of things we talked about were flags for the upcoming President’s Day holiday, which will be out. The annual Christmas tree lighting event that was held on December 2nd. Kind of had a debrief on that. The 2024 date has already been set for December 7, 2024. So, you guys can mark that in your calendars now. Eleven months in advance. Decorating the clock island ladies are going to continue to do that for Valentine’s Day. They’ll start doing that January 27. The marquee, if you’ve noticed, located at the clock island, is recently under way a little bit of light construction, which includes a new magnetic board. And we’d like to thank Betsy and Keith Comella for doing that for us. We appreciate that. Other things that beautification is talking about that we have not spoken to grant yet. Adding

a mural, perhaps to the Rose Park bathrooms was briefly discussed. Going to reach out to local artists and request additional information about cost timeline."

Manager Perkins "Go ahead. Let's have a good discussion."

Councilmember FitzSimons "That's what I'm saying. We'll discuss the painter's coming tomorrow. The large planner that you guys see on Lincoln Street in front of the city office. That'll be planted with some things. Early April, I guess. Late April. So, you guys can take credit for that. The Tacos and Ritas event. Our next major fundraiser has been moved now back to July 4, 2024. We discussed possible new locations. Maybe Dixon Park. Utilize the concession stand again. These are all hurdles more in-depth conversation for in a couple of months will take place. Our 2023 holiday signs were a success, and they want to thank Grant and the city crew for all their hard work, help, and cooperation. The next beautification meeting will be February 20. Betsy did I leave anything out? All right, that's all I have here."
Mayor Rowe "Any questions?"

b. Community Development/Planning

Councilman George T. "Tommy" Rowe

Minutes:

Mayor Rowe "Okay. Community development and planning. Councilman Rowe."

Councilmember Rowe "Yes. We haven't had a planning commission meeting since our last city council meeting. We're not going to have a regional transportation committee meeting until March 5. And that'll be at 09:00 a.m. In Panaca. That's another thing in regards to unincorporating. The city wouldn't have a seat on that regional transportation board if we incorporated. We'd have to go through the county and have our funds distributed by the county to do any university work. And that's all I got to report."

Mayor Rowe "Any questions?"

c. Tourism and the Boxcar Museum

Councilman Joseph Livreri

Minutes:

Mayor Rowe "Any questions? Okay. Tourism box car museum. Mr. Livreri"

Councilmember Livreri "I checked through my thing. LCAT didn't have a meeting in January, so I didn't have nothing from them any recent, but on the tourism. So, it's about to get bombarded here with off road racing, though, which, if you're for it, I guess, good. If you're not for it. Some of them maybe haven't been all approved, but I kind of just go through the list [unintelligible] April. Of course, the Nevada 200, April 19th through 21st. And my coordination with Scott, he already sold out that event, like, two days after opening with, like 225 people. But then they're adding a rally race, like the car rally style, but shorter. Like 75 rally racers from worldwide. So that should be kind of cool. That's right here in Caliente. And then Best in the Desert, The Silver State 300 is in April 25. And there's a slew of MRAN races, like five MRAN races between April 6 and May 18. And then Legacy is running through here with Baja Nevada, which should be a big event, too. Check to see, like, I don't know if the park is doing anything yet. Probably not till the spring. But, like, their ice fishing contest and golfing thing, I didn't see any of that on their [unintelligible] and next between March and May, there's a lot of people coming into the county as a whole, not

necessarily all just Caliente so it should be influx of people, UTVers.”

Councilmember FitzSimons “And Councilman Livreri, if you want to add, because you chaired the tree board and I know Maggie's here and I want to give a shout out to Maggie Orr for all of her hard work and dedication to this. And if you want to go ahead and give that update and then maybe she can give a quick update.”

Councilmember Livreri “Yeah, I don't have that on top of my head. And I was actually going to ask you, Maggie, April 25 was the date, right. Okay, then looking at that, maybe we tie something in, maybe not with that off road thing because that's where the best and desert one. So, April 25, we'll do the tree board, we'll do Arbor Day. We got to still come back and change that to the actual day of Arbor Day with the mayor because last year we did it prior in December or something like that for reasons. So, we're going to try to reach out to the community, reach out to the schools, make Arbor Day a bigger event with the tree board. We had a pretty good meeting the other night, Maggie and Bill Bradshaw, Susan, all of us that were there, but they're already reaching out to a lady from NDF and another lady from Las Vegas, Lisa Ortega, to get some funds and help Bill and Susan mainly, and Jordan doing most of the work, honestly, with supplies and more trees for the city, more pruning. None of that honestly is really coming at a cost to the city, really. Besides Jordan working on the parks, Bill and Susan have put in tons of hours working on Front Street and this street.”

Mayor Rowe “Yes.”

Maggie Orr “I'd just like to thank you for Jordan's time. Bill and Susan have been really happy with his work. And Susan and I are going to submit an almost just under \$5,000 grant to Nevada division of forestry for trees and supplies for the trees for Arbor Day and work. And Susan and Bill have put in massive amounts of work in and it's going to be really great with what they're doing. And we're also seeking money through Nevada plants, but that's through them. If we get it, we'll get it. If not, but hopefully we'll get to. Nevada Division of Forestry. And we appreciate that the city has renewed the Tree City USA because that gives us points.”

Councilmember FitzSimons “Did you get that application, Craig?”

Manager Roisum “Yeah I'm working with Cayenne and getting access to it.”

Councilmember FitzSimons “Again, that's an application to be a Tree City USA to get to qualify for extra grants and whatnot. Again, another bonus of being a city.”

Councilmember Livreri “So that'll be Thursday, too. Sorry, I was going to have to ask you the date because I remember we're 26th, 25th. So, Thursday, April 25th.”

Maggie Orr “Yes, Thursday, April 25, so we can do something at the school.”

Councilmember Livreri “We're going to try to do an actual Arbor Day event. Last year we did one, but it was more of on the rush and on the fly to get things done. Hopefully it'll better.”

Mayor Rowe “Any questions for Joe?”

d. Public Utilities

Councilman Jamin I. Hunter

Minutes:

Mayor Rowe “Any questions for Joe? Okay, public utilities, Mr. Hunter.”

Councilmember Hunter “Okay, my turn. I'm probably not the most popular. We've had lots

of talk about public utilities today, but I just want to tell you guys thank you for coming. I appreciate the input on these things. I think all of us do. Sometimes it seems like we get a little tense and a little things, and it seems like we're adversarial, but it's really not that way. We appreciate the input and the ideas that you guys provide. And so we will be working, I'll be working with the group, to get a workshop scheduled so that we can lay some of those numbers, some of those things out to people so you guys can kind of see where we can. We might find some places to be able to cut some things. And you'll be informed there for sure."

Patsy Dye "But can you manage to do it at night? Because a lot of people work, they can't come."

Councilmember Hunter "We will definitely accommodate something around the hours we can. Go ahead, Craig."

Manager Roisum "Just to add to that. There are things that we have been discussing that will help, that we're looking to try to do. Implementing demand charge for bigger customers, to try to put the cost where it's generated, if you will. But some of those ideas have come from the public or discussions that have more the merrier."

Councilmember Hunter "I just can't tell you guys how grateful I am for you guys and the opportunity to be able to work with you. I understand a large part of what you guys feel because I felt the same way before I sat up here and ran for this position, is I felt like, what is the purpose of this? We're spending all this money doing all these things. And as I have put in the time and gotten involved in doing this job, I've seen how much these people do to try to make sure that they are being effective in what they do and keeping our rates low and keeping those things. And I now see the benefit of being a city. I love this city. I have lived a lot of different places, grew up in a totally different place from here. And I love the city of Caliente. I'm grateful for the things we do have and that we do have the chance to have our own board that we can go to. And I know that we'll be able to get the help we need. And I was reading an article today of a guy who got a \$30,000 water bill in the city of Atlanta, Georgia. And he doesn't even have. It's a vacant piece of land. And he had to end up paying that bill because he didn't have a board to go to and complain. And I said, the benefit of being a city is that we do have a board. People have water leaks, and we've had to reduce that bill for them because we understand what it's like to have a \$2,000 water bill one month. Those things. So, thank you, guys, for letting us represent you. I hope that you'll take it serious and attend to the workshop and help us find some better solutions."

Mayor Rowe "Okay. Any questions for Mr. Hunter?"

e. Mayor's Report & City Hall/Depot

Mayor Steve Rowe

Minutes:

Mayor Rowe "My report, and I kind of reiterate what he said here. I appreciate everybody coming. I mean, we get chewed on and we get chewed on, but, hey, if we don't get input, we can't change and we can't work things out. If we get some ideas from people, that's great. Let's get this workshop going. Let's see what we can do. Whatever we can do, we'll try to do what we can do to lower things down, but we're doing what we can do right now.

Anybody have any other questions for me?"

Councilmember Rowe "I got a suggestion, not a question."

Mayor Rowe "Okay."

Councilmember Rowe "I suggested to take this table right here and put a longer table like this right there, and have our city attorney and our city manager move up here so that they can be a part of this and we can hear what's going on."

Councilmember Hunter "I think we ought to just move back to the depot where we've got a nice speaker system. Let's get the depot done and get it moving."

Members of the public "Yes."

Mayor Rowe "Okay. Yes sir."

Keith Larson "I just have one thing. I'm over at the extension office, and we've got plenty of radon kits, if anybody wants to test for radon. And I'll give you a little instruction and give you a kit. They're free for the month of February, January and February."

8. Public Comment

Minutes:

Mayor Rowe "Okay. All right, we'll move on to public comment. We have any public comment related to anything to do with the city? Yes, ma'am."

Jessica Hernandez "Jessica Hernandez, Lincoln County Record. My public comment is in relation to the amount of people here and the amount of messages that I received asking if I would live stream the meeting. I know Mary did, bless her. She was not required to do that, nor was she compensated for doing that. It's not something that I'm able to do. It wouldn't make as much sense as I've just moved here a year ago from Vegas. Most of my friends are not in this room. Right. If you guys could work on a way to live stream it. I asked two months ago. I know things don't happen like this, but the website populates June 1 meeting minutes first. All the meeting minutes are out of order. November shows up after March of last year. Agendas are posted without attachments, but they are attached if you get one here in person. So, you got to be real quick, right, to get one printed here. They're not available online with those attachments. And then the meeting minutes are not posted with those attachments. I can't verify lately because I do see that they are by Brenda. But back in May and prior, they were not. And we don't have meeting minutes for the latest meetings posted right now. On recordings, if we were to show up, any member of the public, not myself, I just happen to notice, right, if were to show up to request a recording as is available, there wouldn't be any names on the recording because people aren't required to say their names before they speak. So, if you're catching up from home, you can't. And then I think that was it. But Craig, I'll be calling you to find out how long the depot was leaking and how we discovered that. But we could do that on the phone, unless you want to say that."

Councilmember Hunter "Normally our normal depot council chambers, we do live stream everything there. But this is just a temporary situation. We don't have those facilities here to do that. But we do when we're in our normal position."

Jessica Hernandez "And I'm aware of that and I'm aware of the depot issues. But Mary was able to do it from her personal Facebook. If someone else could take over the responsibility of that. Again, I just don't think that I'm a good fit for that, seeing as how most of my friends on Facebook are in their early thirties and live in Vegas."

Mayor Rowe "Yes."

Diane Path "So I just wanted to finish his comment about the SR 317. Since I was new, I had received calls from people and I really didn't know what to do. So the first thing I did was call Varland and between."

Manager Roisum "Can you state your name."

Diane Path "Oh, yes, Diane Path. And so, between Varland and we brought in Jeff Fontaine and Mario Gomez, we come up with this solution. And this is where we're at right now. The plans from the engineering is to pave that road, hopefully as the weather breaks or this summer. That's what we're hoping for. So, we did get that accomplished. And I respectfully have one thing I want to add. Been involved tonight, but other nights that you're here. If you could take the sheriff first when he comes in, whoever that may be because they really need to be out there, not sitting here listening to just the private stuff going, unless they want to be. But if they're here, it would be great for them just to give their report because it takes them 5 seconds and then they can leave. And that's totally up to you. But I'm asking respectfully."

Sheriff Foremaster "I didn't ask her to say that. But honestly, I enjoy being here and listening to the concerns of the city. But if you are able to move me up, at least if there is an emergency and we need to leave, we've already given our report, but I plan on being here for the duration, on all city council meetings anyway."

Councilmember Hunter "We appreciate that."

Mayor Rowe "We have any other public comment? Okay we need to schedule date and review agenda topics."

9. Schedule date and review agenda topics for the next meeting

Minutes:

Manager Roisum "Next meeting February 1st, 6pm same place. I don't know of any specific requests but will carry over those that got tabled."

Clerk Northup "And I have received about three additional agenda requests that will also be on in the next meeting."


10. Adjournment

Minutes:

Mayor Rowe "Okay. All right. I adjourn this meeting."

8:11pm adjourned meeting.


Contact: City of Caliente is an Equal Opportunity employer and provider. Brenda Northup, City Clerk (bnorthup@cityofcaliente.com 775-726-3131) | Minutes published on 02/05/2024, adopted on 02/01/2024



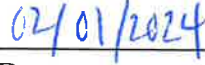
Steve Rowe, Mayor



Brenda Northup, City Clerk



Date



Date



City Council Meeting

Thursday, January 18, 2024 at 6:00 pm

PLEASE NOTE: THE COUNCIL MEMBERS MAY ADDRESS AGENDA ITEMS OUT OF SEQUENCE, COMBINE TWO OR MORE AGENDA ITEMS FOR CONSIDERATION, REMOVE AN ITEM OR DELAY DISCUSSION AT ANY TIME TO ACCOMMODATE PERSONS APPEARING BEFORE THE CITY COUNCIL OR TO AID IN THE EFFICIENCY AND EFFECTIVENESS OF THE MEETINGS.

MEETING LOCATION

Caliente City Hall - 151 Clover St., Caliente, NV

1. Opening Activities:

- a. Call to Order
- b. Pledge of Allegiance
- c. Roll Call

Attachments:

- Sign-In Sheet 01.18.2024 (Sign-In_Sheet_01.18.2024.pdf)

- d. Opening Remarks
- e. Confirmation of Compliance with Nevada Open Meeting Law

2. Public Comment

(See Note 2) related to the items on the agenda below. In consideration of others, who may also wish to provide public comment, please avoid repetition and limit your comments to no more than three (3) minutes.

3. Consent Agenda

- a. Approve/Deny Payment of Bills received by Council
- b. Approve/Deny Meeting Minutes for January 4, 2024
- c. Approve/Deny Allison's Pantry - Betsy Comella Business License

Attachments:

- Agenda Request - Betsy Comella (Agenda_Request_-_Betsy_Comella.pdf)
- Business License Application - Allison's Pantry - Betsy Comella (Business_License_Application_-_Allison_s_Pantry_-_Betsy_Comella.pdf)

4. Items for DISCUSSION/POSSIBLE ACTION of the Caliente City Council

- a. Approve/Deny Municipal Code Variance Request Form

Attachments:

- Municipal Code Variance Request Form (Municipal_Code_Variance_Request_Form.

pdf)

b. Approve/Deny Initiating Blind Bid with Minimum Appraisal Value at Auction for Disposal of City Properties

Attachments:

- **161 Clover Street Appraisal** (054-23__161_Clover_St__Commercial_Property_Appraisal.pdf)
- **Storage Building (Old Jail) Appraisal** (055-23_Storage_Building_Appraisal__003_.pdf)

c. Approve/Deny Electrical Work at City Sewer Ponds

d. Presentation/Discussion on the Nevada Main Street Program through Governor's Office of Economic Development

Attachments:

- **Agenda Request - Shari Davis and Susan Llewellyn** (Agenda_Request_-_Shari_Davis_and_Susan_Llewellyn.pdf)

e. Presentation from Resource Concepts Inc. and NDEP - Jill Sutherland & Ethen Mason

f. Approve/Deny Adopting Lincoln County Community Source Water Protection Plan

Attachments:

- **1 Fnl Draft Body_CSWPP Lincoln_January_2024** (1_Fnl_Draft_Body_CSWPP_Lincoln_January_2024.pdf)
- **Appx A_CSWPP Lincoln_January_2024** (Appx_A_CSWPP_Lincoln_January_2024.pdf)
- **Appx B_CSWPP Lincoln_January_2024** (Appx_B_CSWPP_Lincoln_January_2024.pdf)
- **Appx E_CSWPP Lincoln_January_2024** (Appx_E_CSWPP_Lincoln_January_2024.pdf)
- **Appx F_Body_CSWPP Lincoln_January_2024** (Appx_F_Body_CSWPP_Lincoln_January_2024.pdf)

g. Discussion Request on Pros and Cons of Unincorporating the City of Caliente

Attachments:

- **Agenda Request - Patsy Dye** (Agenda_Request_-_Patsy_Dye.pdf)

5. Update Concerning Ongoing Grants Administration

a. City Manager's Report

City Manager Roisum

6. Appointed/Contracted Personnel Reporting

a. City Manager's Report

City Manager Roisum

b. Public Works Manager's Report

Public Works Manager Perkins

c. Discussion of Legal Issues

City Attorney Katschke

d. Building Inspector's Report

Building Inspector Dixon

e. Discussion of Issues Related to Public Safety

7. Discussion of Council Members Responsibilities

a. Parks / Beautification Committee

Councilman Sean FitzSimons

b. Community Development/Planning

Councilman George T. "Tommy" Rowe

c. Tourism and the Boxcar Museum

Councilman Joseph Livreri

d. Public Utilities

Councilman Jamin I. Hunter

e. Mayor's Report & City Hall/Depot

Mayor Steve Rowe

8. Public Comment

(See Note 2) related to any matters concerning the City of Caliente. In consideration of others, who may also wish to provide public comment, please avoid repetition and limit your comments to no more than three (3) minutes.

9. Schedule date and review agenda topics for the next meeting

10. Adjournment

NOTE 1: Items on this agenda may be taken in a different order than listed. Items may be combined for consideration by the Council. Items may be pulled or removed from the agenda at any time.

NOTE 2: Public comment may be made on any issue and any discussion of those items related to the City of Caliente; provided that comment will be limited to areas relevant to and within the authority of the Council. No action will be taken on any items raised in the public comment period. At the discretion of the Chairman, public comment may be received prior to action on individual agenda items. Public Comment may not be limited based on viewpoint. Prior to the commencement and conclusion of a contested case or a quasi-judicial proceeding that may affect the due process rights of an individual the committee may refuse to consider public comment. See NRS 233B.126.

NOTE 3: We are pleased to make accommodations for members of the public who are disabled. Caliente City Hall, P.O, Box 1006, Caliente, NV 89008-1006, has been designated to coordinate compliance with the nondiscrimination requirements contained in the Dept. of Housing and Urban Development Regulations implementing Section 504 at 24 Code of Federal Regulations Part B. Persons with disabilities who require special accommodations or assistance (e.g. sign language interpreters or assistance listening device) at the meeting should notify City Hall at 775-726-3131, P.O. Box 1006, Caliente, NV 89008-1006. TDD Relay Service #800-326-6868 (Rural NV).

NOTE 4: In accordance with Federal law and U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, religion, age, disability (Not all prohibited bases apply to all programs.) To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 7200-6382 (TDD). USDA is an equal opportunity provider, employer, and lender.

STATE OF NEVADA]
COUNTY OF LINCOLN]
CITY OF CALIENTE]

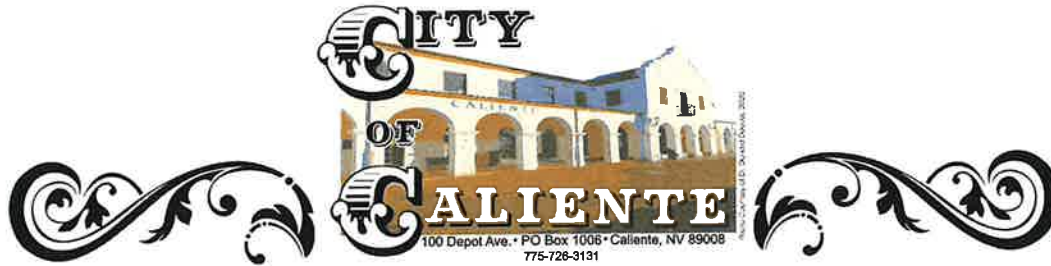
I, Brenda Northup, appointed City Clerk for the City of Caliente, affirm that, prior to 9:00 a.m. of the third working day before this meeting, a copy of this agenda was posted at the Caliente City Hall, 151 Clover St., Caliente, NV 89008 in said City of Caliente, in accordance with NRS 241.020, where the proceedings are pending.

POSTING DATE & TIME: _____

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.
.

Brenda Northup
City of Caliente Clerk

Contact: City of Caliente is an Equal Opportunity employer and provider. Brenda Northup, City Clerk
(bnorthup@cityofcaliente.com 775-726-3131) | Agenda published on 01/11/2024 at 2:52 PM



January 18, 2024

City of Caliente City Council Meeting

1. William Winters
2. Jody Wing
3. Kary Peers
4. Donna Mae Harrison
5. Maie Path
6. Bob Path
7. Jaelynn Howe
8. Susan Devroy
9. Greg Barlow
10. Sharon Barlow
11. Maggie Orr
12. Betsy Cometta
13. Lee Hill
14. Mary Lou - D
15. Jamie Van Roessel
16. Peter Oubry
17. Bob Hill
18. Patricia
19. Mike Wynn
20. SEAN HORLACHET
21. Kristy Kern
22. DR
23. Carl My



- 24. Roger Moya
- 25. Brian Moya
- 26. Frank Ando
- 27. JANINE WOODWORTH
- 28. DARRIN WOODWORTH
- 29. Dylan Frehner
- 30. Britt Laforett
- 31. GARY LAFORETT
- 32. Charlene Monn
- 33. Edward Frehner
- 34. Kristen
- 35. _____
- 36. _____
- 37. _____
- 38. _____
- 39. _____
- 40. _____
- 41. _____
- 42. _____
- 43. _____
- 44. _____
- 45. _____
- 46. _____
- 47. _____
- 48. _____



100 Depot Ave.
PO Box 1006
Caliente, NV 89008
775-726-3131

Municipal Code Variance Request

Project Information

Project Name _____

Project Location _____

Assessor's Parcel Number(s) _____

Existing Zoning _____ Gross Acres _____

Brief Description of Request _____

Variance from Caliente Municipal Code Section _____

Please attach Justification Letter for this request (see checklist).

Applicant Signature _____ Date _____

Applicant Information

Property Owner(s) _____

Mailing Address _____

Phone No _____ Email _____

Applicant (If different than Owner) _____

Mailing Address _____

Phone No _____ Email _____

Contact Person/Representative (if different than Owner) _____

Mailing Address _____

Phone No _____ Email _____



100 Depot Ave.
PO Box 1006
Caliente, NV 89008
775-726-3131

Municipal Code Variance Request Checklist

Please use the following list to prepare your complete application. If any information is missing, inaccurate or incomplete, the application will be deemed invalid and **will not** be accepted for processing.

- Application fee of \$100 is due upon submittal.
- Noticing Fees: Contact us to calculate your fee. \$10 per notice. The fee amount and number of public notices is determined by the type of project and a specified distance from the project.
- One (1) original signed application.
- One (1) legal description of the property plus one (1) copy.
- One (1) 8 ½" x 11" site plan to scale plus one (1) copy.
- Justification letter with evidence that the property was acquired in good faith and that because of the exceptional narrowness, shallowness or shape of the parcel at the time of the effective date of these regulations, or by reason of exceptional topographical conditions or other extraordinary or exceptional circumstances, the strict application of the terms of these regulations actually prohibits the practical use of applicant's property in the manner similar to that of other property owners in the zoning district where the property is located; and evidence of the ability and intention of the applicant to proceed with actual construction in accordance with the submitted site plan after issuance of the variance.

Commercial Property Appraisal Report



Located at:

**161 Clover Street, Caliente
Lincoln County, NV 89008**

Assessor Parcel Number:

003-181-11

Owned By:

City of Caliente

Valuation Date:

November 24, 2023

Date of Report:

December 30, 2023

Appraiser File Number:

054-23

MATHEWS APPRAISAL

www.mathewsappraisalinc.com





December 30, 2023

Grant Perkins
Public Works Manager
100 Depot Avenue, Caliente, Nevada
89008

Appraiser File #: 054-23
Property: Commercial Property located at 161 Clover St, Caliente, Lincoln County, Nevada 89008

Dear Mr. Perkins:

In compliance with your request and authorization, we have prepared an appraisal report of the commercial property, located at 161 Clover Street, Caliente, Lincoln County, Nevada 89008. The subject is identified as Lincoln County Assessor Parcel Number 003-181-11. The site area contains 5,600 square feet, or 0.13 acres.

The property includes an economically obsolete building that contains 5,420 square feet, which occupies nearly the entire lot area. This building was constructed in 1940 as a movie theater; however, the building has been vacant for many years, and is currently in very poor physical condition. The improvements do not contribute to the value of the property and are judged to be economically obsolete. We have concluded the highest and best use of the property is to hold for future redevelopment, when demand warrants new development.

The subject can be accessed directly from Clover Street, which borders the property to the north. All public utilities are available at the subject. The average daily traffic count is approximately 1,300 at the corner of Spring Street and Clover Street.

Based on the data included in the body of this report, we have concluded the *as is* market value of the fee simple interest, as of November 24, 2023, at:

Seventeen Thousand Dollars
(\$17,000)



This appraisal is intended to comply with the *Uniform Standards of Professional Appraisal Practice* (USPAP) as adopted by the Appraisal Foundation. This report is also intended to comply with the *Code of Professional Ethics of the Appraisal Institute*. The intended use is to assist Caliente in asset management purposes. The City of Caliente is the client and intended user.

This Letter of Transmittal must be used in conjunction with the following enclosed descriptive details, appraisal procedures and analysis and is not considered a report standing on its own merit.

Thank you for giving us the opportunity of appraising this property for you.

Sincerely,
Mathews Appraisal

Chris Mathews, MAI
Certified General Appraiser
Nevada License № A.0205456-CG
Expiration Date: August 31, 2024

Curtis Thygerson
Certified General Appraiser
Nevada License № A 0208894-CG
Expiration Date: August 31, 2025

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Addenda:

Appraiser's Qualifications
Engagement Letter
Zoning Code Excerpt
Public Record Information



Summary of Salient Facts

Subject:	Commercial property improved with economically obsolete theater building 161 Clover Street Caliente, Lincoln County, Nevada, 89008
Assessor Parcel Numbers:	003-181-11
Improvements:	The property includes an economically obsolete building that contains 5,420 square feet, which occupies nearly the entire lot area. This building was constructed in 1940 as a movie theater; however, the building has been vacant for many years, and is currently in very poor physical condition. The improvements do not contribute to the value of the property and are judged to be economically obsolete. We have concluded the highest and best use of the property is to hold for future redevelopment, when demand warrants new development.
Current Owner:	City of Caliente
Intended Use:	Asset Management
Intended User(s):	City of Caliente, and assignees
Client:	City of Caliente
Land Size:	5,600 square feet, or 0.13 acres
Zoning:	C3 – General Commercial, Caliente
Highest and Best Use as Improved:	Future Commercial Redevelopment
Highest and Best Use if Vacant:	Future Commercial Development
Property Rights Appraised:	Fee Simple Interest
Type(s) of Value:	<i>As Is</i> Market Value
Date of Report:	December 30, 2023
Last Date of Inspection:	November 24, 2023



Sale History:	No arm's length transfers of the subject property have been identified over the course of the last three years from the date of valuation. The property transferred to the City of Caliente from Olivia Olson, on August 31 st of 1999.
Current Listing/Contract(s):	We are unaware of any current listings, offerings, or pending sales of the property.
Marketing/Exposure Time:	Comparable properties which have been listed for sale have had typical marketing and exposure times of less than 12 months and this is deemed reasonable for the subject property.
Most Probable Buyer:	The most probable buyer of the subject property would be a speculative investor.
Hypothetical Conditions:	None
Extraordinary Assumptions:	None
Jurisdictional Exception:	None

VALUE INDICATIONS

Reconciled Value(s):	<u><i>As Is</i></u>
Value Conclusion(s)	\$17,000
Effective Date(s)	November 24, 2023
Property Rights	Fee Simple



Definitions

Assignment, Defined:

- An agreement between an appraiser and a client to provide a valuation service;
- The valuation service that is provided as a consequence of such an agreement.

Client, Defined:

The party or parties who engage an appraiser (by employment or contract) in a specific assignment.

Comment:

The client identified by the appraiser in an appraisal, appraisal review, or appraisal consulting assignment (or in the assignment work file) is the party or parties with whom the appraiser has an appraiser-client relationship in the related assignment and may be an individual, group or entity.

Highest and Best Use, Defined:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.

Intended Use, Defined:

The use or uses of an appraiser's reported appraisal, appraisal review or appraisal consulting assignment opinions and conclusions, as identified by the appraiser based on communication with the client at the time of the assignment.

Intended User, Defined:

The client and any other party as identified by name or type, as users of the appraisal, appraisal review or appraisal consulting report by the appraiser on the basis of communication with the client at the time of the assignment.

Fee Simple Ownership, Defined:

The absolute ownership unencumbered by any other interest or estate subject only to the four powers of government.

Leased Fee Ownership, Defined:

An ownership interest held by a landlord with the right of use and occupancy conveyed by lease to others; the rights of the lessor (the leased fee owner) and leased fee are specified by contract terms contained within the lease.



Market Value, Defined:

The following definition of market value is used by agencies that regulate federal financial institutions in the United States: a is a and will read it is always a roadway or in a

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.¹

Reasonable Exposure Time Opinion, Defined:

The estimated length of time the property interest being appraised would have been offered on the market **prior** to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based upon an analysis of past events assuming a competitive and open market.

Exposure time is always presumed to precede the effective date of the appraisal. Our value opinion is predicated on the exposure time estimate and is valid only as of the stated date of value.

Reasonable Marketing Time Opinion, Defined:

The reasonable marketing time is an opinion of the amount of time it might take to sell a property interest in real estate at the concluded market value level during the period immediately **after** the effective date of an appraisal.

Comment:

The marketing time does not imply some future value date and should not be used in that manner. Our value conclusion is valid only as of the valuation date.

Scope of Work, Defined:

The type and extent of research and analyses in an assignment.

¹ *Federal Register*, vol. 55, no. 163, August 22, 1990, pp. 34228 & 34229



Scope of Work

This appraisal is prepared for the City of Caliente, who is the client. The problem to be solved is to develop an opinion of the *as is* market value of the fee simple interest. The intended use is to assist in asset management. This appraisal is intended for the use of the City of Caliente and assignees.

Report Type:	This is a narrative appraisal report which is intended to comply with the <i>Uniform Standard of Professional Appraisal Practice Standards Rule 2-2(a)</i> . This format provides a detailed and complete description of the appraisal process, subject data and valuation.
Property Identification:	The subject is identified as the commercial property improved with an economically obsolete theater building, located at 161 Clover Street, Caliente, NV 89008, also identified as Lincoln County assessor parcel number 003-181-11.
Inspection:	An interior and exterior inspection of the subject property has been made, and photographs taken.
Market Area and Analysis of Market Conditions:	A complete analysis of market conditions has been made. We have access to databases for this market area and we have reviewed the market for sales and listings relevant to this analysis.
Highest and Best Use Analysis:	A complete <i>as vacant</i> and <i>improved</i> highest and best use analysis for the subject has been made. Physically possible, legally permissible, and financially feasible uses were considered, and the maximally productive use was concluded.
Type of Value:	<i>As Is</i> Market Value

Valuation Analyses

Cost Approach:	A cost approach was not applied as most market participants would not consider cost in their analysis of a property such as the subject.
Sales Comparison Approach:	A sales comparison approach was applied as there is adequate data to develop a value estimate and this approach reflects market behavior for this property type.
Income Approach:	An income approach is not applied, as this approach does not reflect market behavior this property type.



Subject Aerial Photograph:



Neighborhood Aerial Photograph:



Subject Photographs, Exterior



1. View looking southerly at the northern elevation.



2. View looking northwesterly at the southern elevation.



Subject Photographs, continued



3. Street scene looking westerly along Clark Street. The subject can be seen in the right foreground.



4. View looking northeasterly at the southern elevation.



Subject Photographs, continued



5. Street scene looking easterly along Clark Street.



6. View looking northerly at a western portion of the southern elevation.



Subject Photographs, Interior



7. Interior view of the theater



8. Additional interior view of the theater



Subject Photographs, continued



9. Additional interior view of the theater



10. View of the front of the building, near the entrance.



Subject Photographs, continued



11. Interior view of the lobby



Property Description

SITE

Assessor Parcel Nr:	003-181-11
Location:	161 Clover Street, Caliente, Lincoln County, Nevada, 89008.
Current Use:	The property is currently improved with an economically obsolete movie theater building that is vacant and occupies almost all of the site area.
Net Land Area:	The total land area is 5,600 square feet, or 0.13 acres .
Shape:	The subject site is rectangular in shape, as identified in the aerial photo and other exhibits included earlier.
Frontage/Access:	The subject has frontage along Clover Street, which borders the property to the north. Additional access is available to the rear, via Clark Street.
Topography:	Level
Soil Conditions:	The soil conditions observed at the subject property appear typical of the region and are assumed adequate to support normal development.
Utilities:	Public electric, water, and sewer utilities are identified at the property.
Environmental Issues:	There are no known or observed adverse environmental conditions at the subject property. Please reference Limiting Conditions and Assumptions regarding environmental assumptions.
Legal Description:	Lots 9 and 10 in Block 9, together with a plot of land 8 feet by 50 feet in the rear of said Lots 9 and 10 in Block 9, together with any and all improvements thereon. Township 4 S, Range 67 E, Section 8



Assessment and Taxes

Taxing Authority Lincoln County
Assessment Year 2023/24

The subject is identified as assessor parcel numbers 003-181-11, and the tax data for the property is summarized as follows:

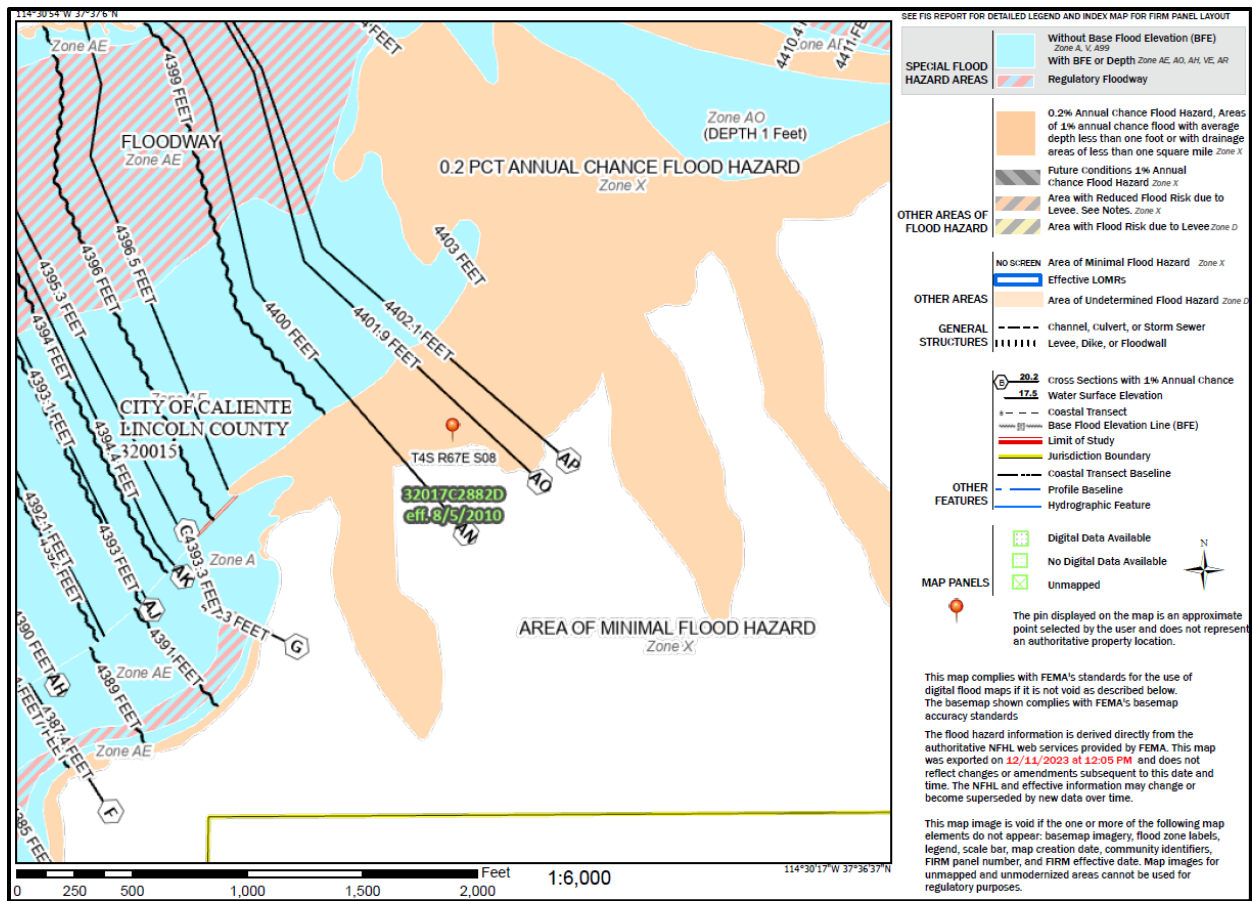
Assessed Values:	
Land:	\$6,231
Personal Property	\$0
Improvements:	<u>\$58,366</u>
Total Assessed Value:	\$64,597
Net Exemptions Value:	
	\$22,609
Tax Rate per \$100.00 Assessed:	<u>\$3.6600</u>
Real Estate Taxes as Assessed:	\$1,536.76
Less Cap Reduction:	\$0
Net Real Estate Taxes 2023/24:	\$1,536.76

Comments

Nevada legislation restricts annual real estate tax increases to 8%; however, no cap reductions have been identified for the subject property. The property is owned by the City of Caliente which is exempt from real estate taxes.



Flood Data



FEMA Map Number 32017C2882 D

FEMA Map Date August 5, 2010

Flood Zone Comments: As can be seen from the preceding flood map, the subject is located within Flood Zone X, as mapped by the Federal Emergency Management Agency (FEMA). This designation is used for areas with a 0.2% annual chance of flood hazard, with an average depth of less than one foot.



Zoning:**ZONING MAP**

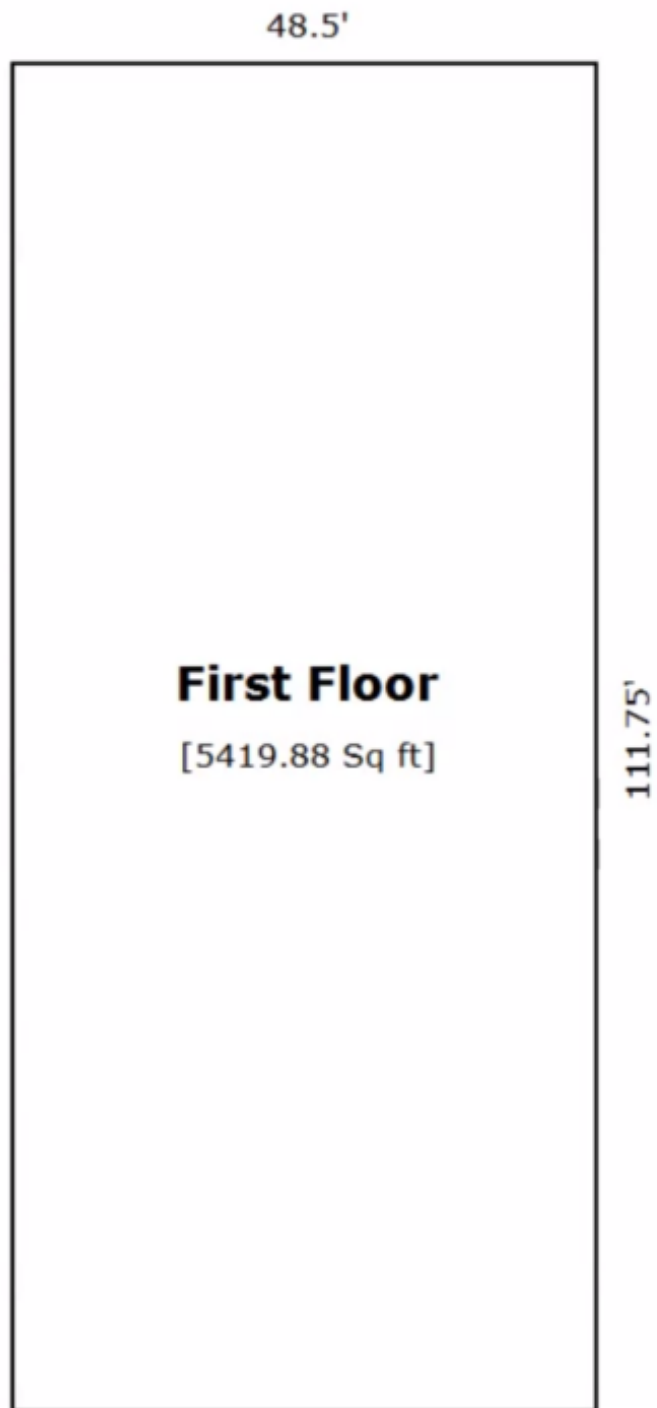
Zoning Code: C3 – General Commercial, by City of Caliente

Zoning Description: The purpose of the C3 (General Commercial) district is to provide areas where commercial activities may be established and maintained.

Zoning Comments: Based on surrounding land uses the existing designation is appropriate.



Building Sketch



EXISTING IMPROVEMENTS DESCRIPTION

Overview: The property includes an economically obsolete building that contains 5,420 square feet, which occupies nearly the entire lot area. This building was constructed in 1940 as a movie theater; however, the building has been vacant for many years, and is currently in very poor physical condition. The improvements do not contribute to the value of the property and are judged to be economically obsolete. We have concluded the highest and best use of the property is to hold for future redevelopment, when commercial demand warrants new development.

FOUNDATION, FRAME & EXTERIOR

Foundation: Concrete slab

Structural Frame: Wood/masonry

Exterior Doors/Windows: Three hollow-core metal double doors exist along the front, and two hollow-core metal personal entry doors exist at the rear. No windows currently exist.

Exterior Finish: Painted stucco

Roof/Cover: The roof cover has not been maintained and is mostly nonexistent, with a visible non-sealed roof structure.

INTERIOR

Interior Layout: The interior of the building includes a large theater room, as well as smaller entry/lobby areas.

Floor Cover: None

Walls/Ceilings: Generally unfinished

Lighting: None

Bathrooms: None

MECHANICAL SYSTEMS

No working mechanical systems.

SITE IMPROVEMENTS

At the existing economically obsolete building occupies nearly all of the site area, and no site improvements exist.

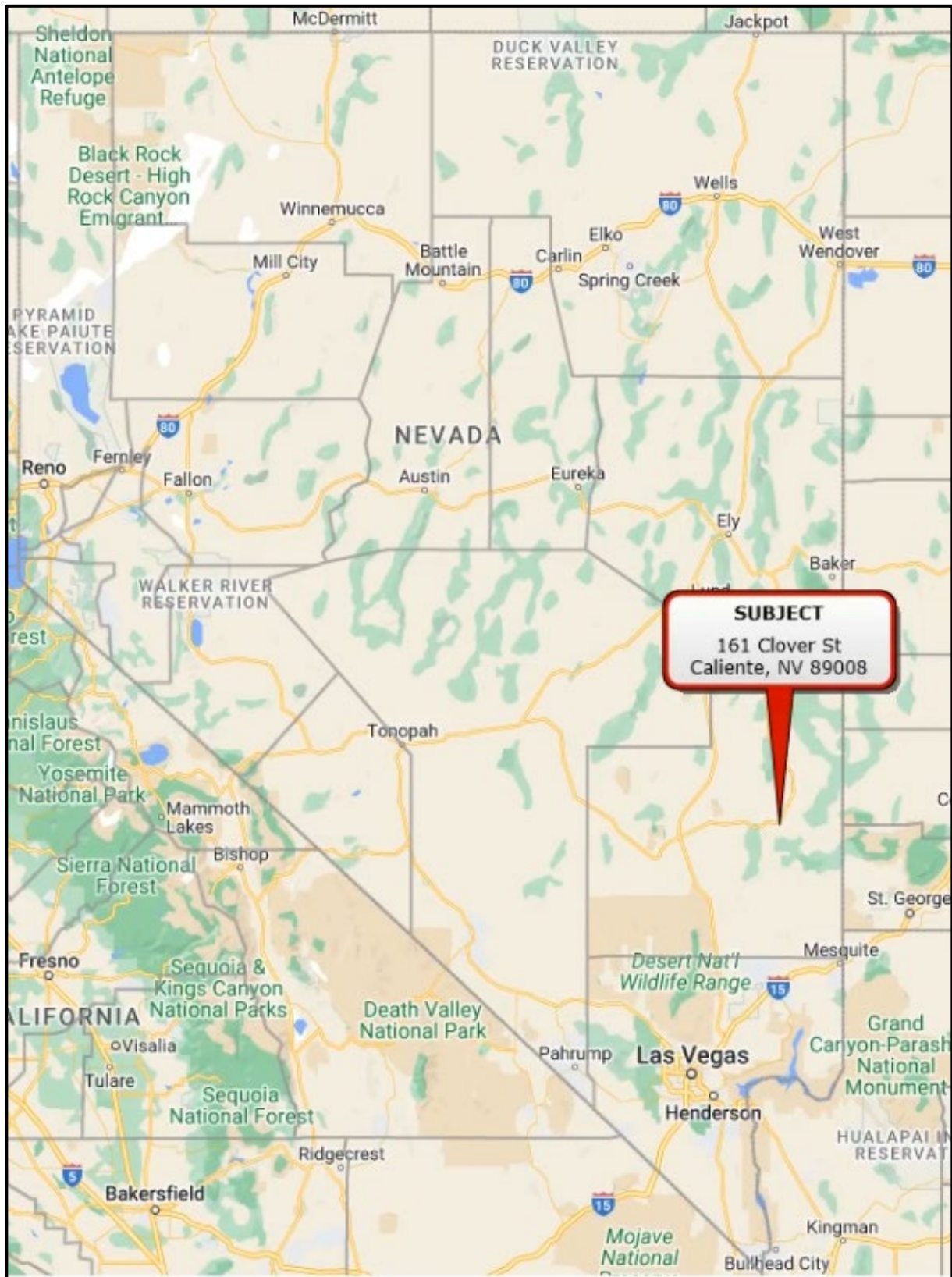


PROPERTY ANALYSIS

The subject was constructed in 1940 and has an actual age of 83 years. Buildings of this type generally have a total economic life of approximately 70 years, and the actual age exceeds the typical economic life. The building has been vacant for many years, and is poorly maintained, resulting in very poor physical condition. The building does not appear to be structurally sound. The cost to cure deferred maintenance would exceed the value contribution, and the existing building is judged to be economically obsolete. Due to demolition and removal costs, the existing improvements have a negative influence on value. As will be discussed in the Highest and Best Use section, it is our opinion that there is no immediate demand for new commercial development in the area, and it is our opinion that the highest and best use of the property is to hold for future redevelopment, when warranted by demand. The costs associated with demolishing and removing the existing improvements would be future expenses that could be discounted for time value consideration.



Nevada Location Map



Lincoln County Location Map



Description of Market Area

Much of the following information is compiled from the Lincoln County Master Plan, information from the Nevada Demographer, the Nevada Department of Employment Training and Rehabilitation, census data and other sources.

Background/Population

Lincoln County is in southeastern Nevada, north of Las Vegas and south of Ely. The county is adjacent to both Utah and Arizona on the east, Nye County to the west, White Pine County to the north, and Clark County to the south. Lincoln County is the third largest county in Nevada with a land area of 10,650 square miles or approximately 6,815,000 acres. The federal government manages approximately 98% of the county land area, with only approximately 148,000 acres held in private ownership. Most of the public lands are managed by the Bureau of Land Management, the Department of Defense, the U.S. Fish and Wildlife Service, and the U.S. Forest Service.

Lincoln County is a rural area with a total population estimated at 4,482, according to information available from the United States Census Bureau, as of July 2022. The current population represents an approximate 16% decrease from 2010, reported at 5,345, indicating an annual average growth rate of approximately -1.24%. The majority of residents are located in four primary community centers, identified as: Pioche, Panaca, Caliente, and Alamo, which are located along the U.S. Highway 93 corridor.

Panaca was the first permanent town in Lincoln County. It was settled by pioneers in 1864, who used the pasture land for their livestock. As of July 2021, the Census Reporter identifies the population for Panaca at 1,038 residents.

Pioche was settled soon after Panaca when silver mining operations began in 1868. Pioche rapidly became the largest mining town in southeastern Nevada and grew to a population of 7,000 by 1871; however, after the silver boom subsided in the 1880s, Pioche lost most of its former population. The Census Reporter identifies the population for Pioche at 1,158 residents.

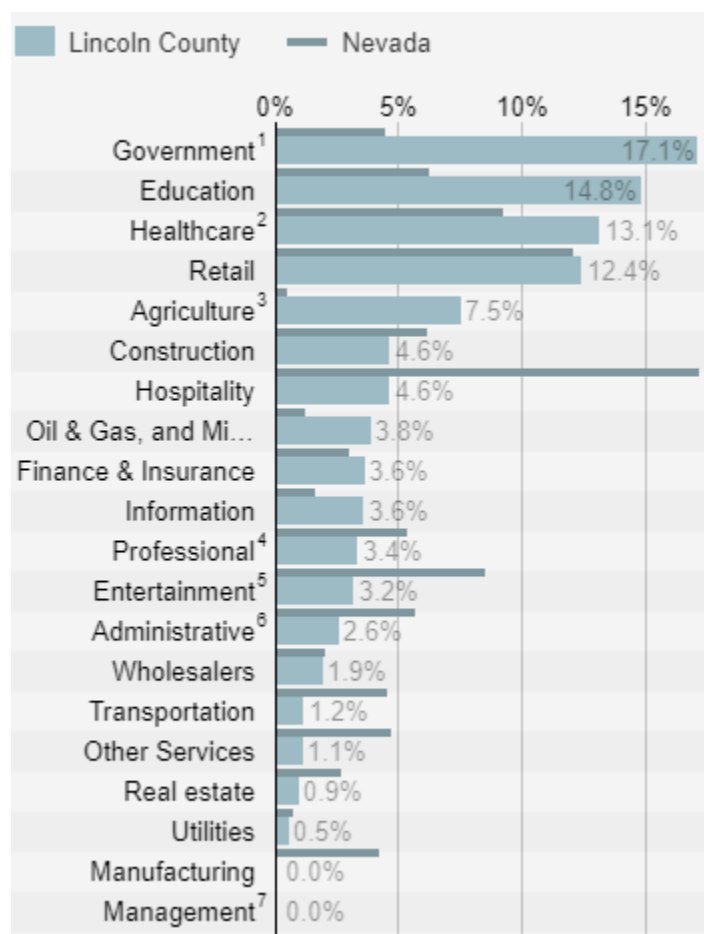
Caliente has been primarily a railroad community, founded in 1901 by the San Pedro, Los Angeles and Salt Lake Railroad. Approximately 35 trains pass through Caliente daily. Major institutions for Caliente include the Grover C. Dils Medical Center, the Caliente Youth Center, and the Bureau of Land Management offices. The Census Reporter identifies the population for Caliente at 976 residents. Caliente is the only incorporated city in Lincoln County.

The town of Alamo, located in the southwestern portion of the county, was founded in 1900. Like Panaca, Alamo is characterized by a block and street pattern laid out in the traditional large grid of the founding pioneers. Alamo is the agricultural center of the Pahrangat Valley. The Census Reporter identifies the population for Alamo at 1,154 residents.



Economic Base

Historically, mining and agricultural, and to a lesser extent, government, have been the most constant economic activities in Lincoln County. They were its original source of income and continue as a source of income to date. The relative importance in the economic picture has, however, changed in recent years. Agriculture, over time, has constituted a smaller share of employment and personal income sources. Mining has fluctuated from one decade to the next and currently employs only about 3.8% of the labor force. Wholesale and retail trade comprises approximately 12.4% of the labor force, while construction employs approximately 4.6%. The government sector employs 45.7% of the labor force and the service industry employs 30%. The service sector is considered to have potential for growth, due to the growing number of Las Vegas residents which are increasing their use of Lincoln County's outdoor recreational resources and Lincoln County's location between Las Vegas and Great Basin National Park. Other major employers for the county include the Union Pacific Railroad with facilities in Caliente, the Nevada Test Site, as well as the Lincoln County School District. The following graph indicates the percentage of civilian employees per industry in Lincoln County:



Active commercial areas in the county are limited primarily to the communities of Pioche and Caliente, while Alamo and Panaca have fewer businesses. Land and buildings are available for commercial businesses, but are either underutilized, vacant, or in need of repair. Many businesses rely on traffic from Highway 93 and special event weekends to carry them through



the year.

According to the Nevada Department of Employment, as of October 2023, Lincoln County has a total employment of 2,046, and Lincoln County's unemployment rate is estimated at 4.7%. The current unemployment rate reported for Lincoln County is slightly below the state average of 5.5%; however, the average weekly wage in Lincoln County, as of the 2nd Quarter 2023, is reported at \$866, which is well below the average weekly wage in Nevada, of \$1,133.

Housing

As of July 2022, a total of approximately 2,235 housing units exist in Lincoln County, of which approximately 76% are single-family homes, 19% are mobile homes, and 4.5% are multi-family units. Approximately 27% of the total homes are second homes used as investment homes or vacation homes and 72.9% are owner occupied. Approximately 68% of the homes in Lincoln County were constructed prior to 1990.

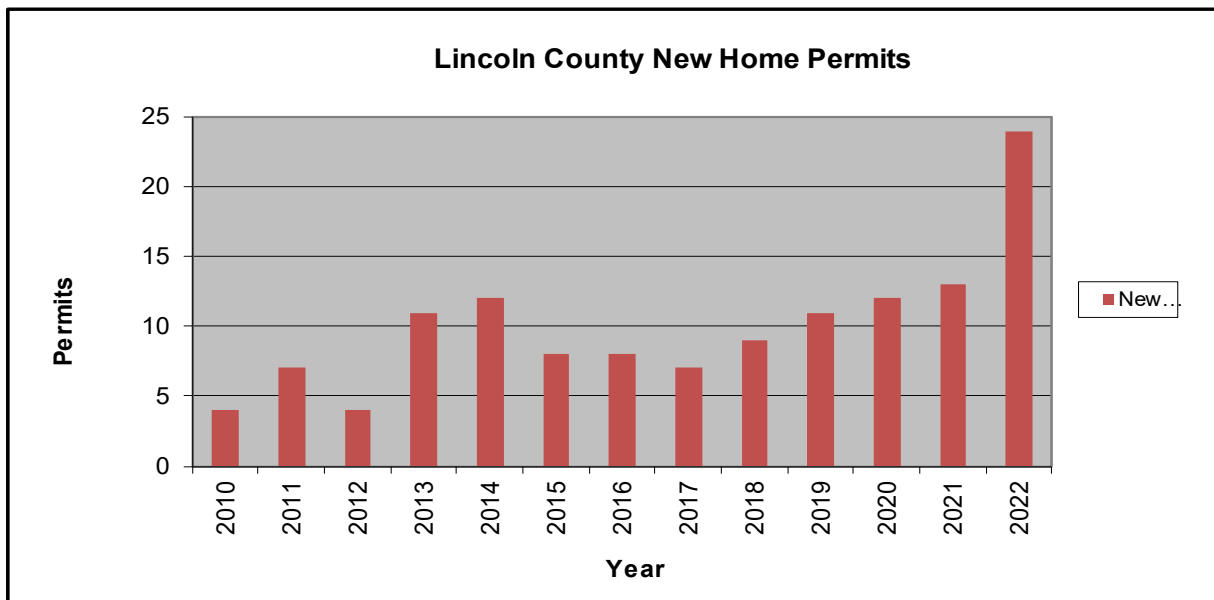
Market participants report that market conditions in the area are somewhat correlated to Las Vegas; however, overall supply and demand fundamentals are much more consistent resulting in far less volatility and much slower price changes.

Below is a chart that shows new home construction activity for Lincoln County since the beginning of 2010.



Lincoln County New Home Permits

Year	New Home Permits*
2010	4
2011	7
2012	4
2013	11
2014	12
2015	8
2016	8
2017	7
2018	9
2019	11
2020	12
2021	13
2022	24



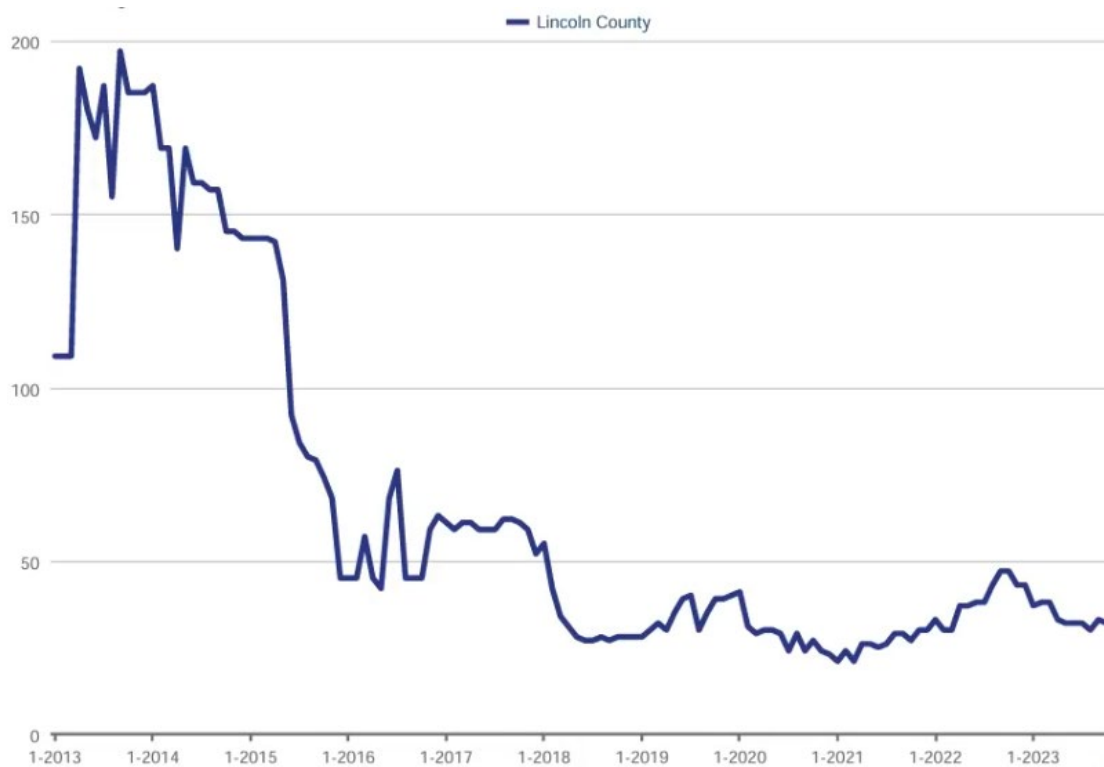
The data in the preceding chart is for new site-built homes in unincorporated Lincoln County. Due to a lack of reliable data the preceding chart excludes the City of Caliente and also excludes prefabricated homes. As can be seen from the preceding data, new home permits for unincorporated Lincoln County have ranged from 4 to 13 since 2010, with the exception of 2022, when 24 permits were issued.



Lincoln County Median Sales Price



Median Days on the Market



Lincoln County Commercial Market

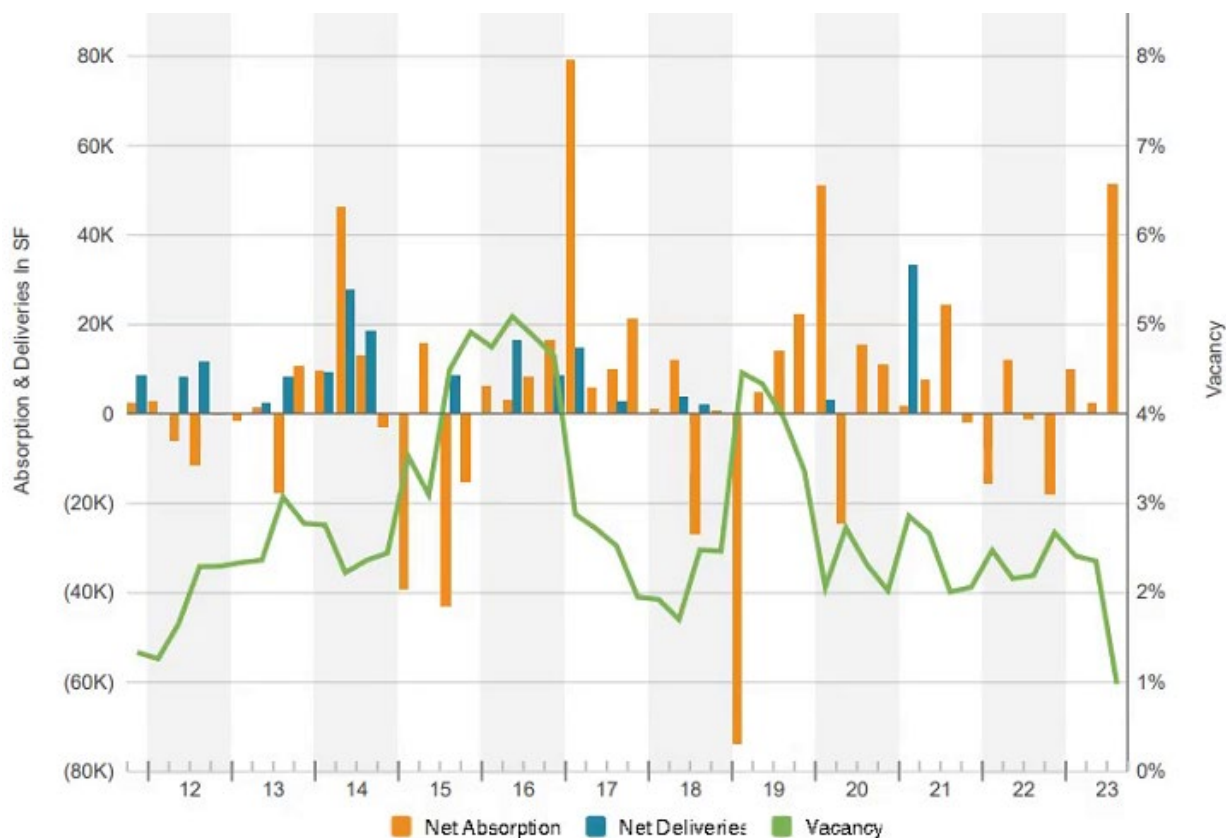
Very few multitenant commercial properties exist in Lincoln County. Most of the commercial space is owner occupied, and most office space is occupied by government entities. A very small pool of commercial tenants exists in the area. Many professionals that do work in Lincoln County are located in nearby Utah, in cities such as Cedar City and St. George, or in Las Vegas. We have identified very few new commercial buildings that have been constructed in the area over the past 10 years.



Rural Nevada and Surrounds Retail Market

The following charts identify current and historic: inventories, vacancies, absorption, deliveries, and rental rates for rural Nevada and rural areas bordering Nevada since 2013, based on information gathered from CoStar. Following the discussion of rural Nevada commercial market, is an analysis of the subject’s neighborhood.

Rural Nevada and Surrounds Retail Market Absorption/Deliveries/Vacancy Chart



Rural Nevada and Surrounds Retail Supply

Approximately 33,150 square feet of new retail space was completed in rural Nevada in 2021, and no new retail space is currently under construction. Retail construction activity has been low to non-existent since 2018, and demand for new commercial space in rural Nevada is limited.

Rural Nevada and Surrounds Retail Demand

Since 2013, demand for retail space in rural Nevada and surrounding rural areas has been stable. The rural Nevada average retail vacancy rate increased modestly between 2011 and 2015, from 1.33% to greater than 4.9%, before declining to 2.06% in 2021. The current vacancy rate is reported at 1.54%.



Rural Nevada and Surrounding Retail Market Vacancy/Rental Rate Chart



Rural Nevada and Surrounding Retail Rental Rates

Over the past 10 years, retail rental rates have increased modestly, from \$1.15 in 2013 to the current average retail rental rate at \$1.45 per square foot. This reflects an annual growth rate of 2.35%, which is generally consistent with inflation.

Rural Nevada and Surrounding Retail Conclusion

Over the past 10 years, retail rental rates and vacancies have been relatively stable.



Submarket Area Location Map



Submarket Area Description

General

Caliente, located in southeastern Nevada, is the largest city and the only incorporated community in Lincoln County, Nevada. It is located approximately 106 miles north of Las Vegas. Panaca is located approximately 13 miles to the north, Pioche is located approximately 22 miles to the north, and Ely is located approximately 115 miles to the north.

US Highway 93 is the main route to Caliente and runs through the town, parallel to the railroad track, providing direct access. US Highway 93 extends through the submarket area in a north/south direction. This highway extends southerly and intersects with Interstate 15 near Las Vegas, and extends northerly, providing access to eastern Nevada and eventually crossing into Idaho.

Evidence of the historical roots of this railroad town can be seen in its mission-style Caliente Railroad Depot. A line of “company row” houses are located northeast of downtown. Town services include restaurants, gas stations, motels, and a variety of stores. There are three city parks, a public swimming pool, shooting range, motocross racetrack, walking trails, ball fields, and mountain bike trails. Kershaw-Ryan State Park is located two miles south of the city centre.

The subject is located in a central portion of Caliente, on the south side of the railroad and US Highway 93, with frontage along Clover Street. The subject is in a commercial district, immediately bordered by the Caliente City Hall to the west and a hardware store to the east. Other buildings in the immediate surrounding area include a grocery store, pub, restaurant, and salon.

Caliente Commercial Market Overview

Caliente’s economy employs approximately 516 people. Local, state, and federal governments are the largest employers in Caliente comprising approximately 40.9% of the employed workforce. The largest industries are education, healthcare, hospitality, and the government. Some commercial properties in the area have been renovated over recent years, including buildings along the commercial strip that the subject is located in. The recent renovations indicate existing demand for commercial space.

Caliente Housing Market Overview

Overall housing market conditions within Caliente have been stable, with prices generally appreciating. The following charts reflect market trends for home sales in the area, based on data from MLS.



Caliente Median Days on the Market



Caliente Median Sales Price



Submarket Summary

The subject's neighborhood is a rural area, which has minimal demand for new development; however, recent renovations indicates there is potential for new development.



Highest and Best Use

Highest and best use may be defined as the reasonably probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.

1. **Legally Permissible:** What uses are permitted by zoning and other legal restrictions?
2. **Physically Possible:** To what use is the site physically adaptable?
3. **Financially Feasible:** Which possible and permissible use will produce any net return to the owner of the site?
4. **Maximally Productive:** Among the feasible uses which use will produce the highest net return, (i.e., the highest present worth)?

Legally Permissible

The subject is zoned C3 (General Commercial) by the City of Caliente, which is established to provide areas where commercial activities may be established and maintained. The existing building is legally permissible. If vacant, a wide range of commercial development would be legal.

Physically Possible

According to public record information the subject site contains a total of 5,600 square feet, or 0.13 acres. The building covers almost all the land area. The topography is level. Public electric, water, and sewer utilities are available. The subject has frontage along Clover Street, which provides paved access. Overall, it is our opinion that commercial development satisfies the physically possible test of highest and best use. If vacant, a new commercial development would be physically possible.

Economically Feasible/ Maximally Productive Use

Within the Market Area Analysis section, we have considered the general commercial market conditions in the area, and we have identified relatively stable supply and demand fundamentals. The existing commercial supply is generally in balance with the overall demand. Vacancies that exist consist primarily of older buildings where deferred maintenance is present. We have identified commercial buildings in the area that have been recently renovated, which provides evidence of demand for properties of this type; however, very few new commercial buildings have been constructed in the Caliente area over the recent past.

The subject was constructed in 1940 and has an actual age of 83 years. The building has been vacant for many years, and is poorly maintained, resulting in very poor physical condition. The



building does not appear to be structurally sound. It is our opinion that the cost to cure deferred maintenance would greatly exceed the value contribution, and the existing building is judged to be economically obsolete.

In our consideration of the redevelopment potential of the subject we interviewed two local contractors and asked their opinions about the subject.

John Ellis, owner of Ellis Construction, has purchased and renovated other buildings within the same commercial strip as the subject. John is of the opinion that the property could present significant challenges with redevelopment due to the sloping nature of the interior foundation. He suggested the front half of the building may be salvageable, however he thinks most people would just tear the entire building down and redevelop the property completely. He estimated that due to the structure of the property and it being attached on either side to other buildings that it would cost at the very least \$20,000 to tear the building down.

Kevin Roberts, another contractor in the area, estimated that the tear down of the building would cost at a minimum, \$20,000 to \$25,000.

Due to demolition and removal costs, the existing improvements have a negative influence on value. There is no immediate demand for new commercial development in the area, and it is our opinion that from an economically feasible perspective the property should be held for future redevelopment, when warranted by demand, at which time the existing improvements should be removed and a new commercial development constructed. If vacant, future commercial development would be considered economically feasible and maximally productive.

Highest and Best Use Conclusion

Based on our consideration of the legally permissible, physically possible, economically feasible, and maximally productive uses of the property, it is our opinion future commercial redevelopment of the property satisfies the tests of highest and best use from an improved perspective. If vacant, a wide range of future commercial development would satisfy the tests of highest and best use.



Valuation Methodology

Three basic approaches may be used to arrive at an estimate of market value. They are:

1. The Cost Approach
2. The Income Approach
3. The Sales Comparison Approach

Analyses Applied

A **cost analysis** was not applied due to the building being economically obsolete. Most market participants would give little consideration to the cost approach when making purchasing/selling decisions for properties such as the subject.

A **sales comparison analysis** was applied in our analysis of the property, as there is adequate data to develop a value opinion, and this approach reflects market behavior for this property type.

An **income analysis** was not applied in our analysis of the property, as this approach doesn't reflect market behavior for this property type.



Sales Comparison Approach

This approach is based on the principle of substitution, where a prospective investor would consider unit prices at comparable sales and listings. The subject consists of a commercial property that includes an economically obsolete movie theater building. The value is calculated as the value of the underlying land, less the present value of the future cost of removing the existing improvements.

We began our value analysis by examining comparable sales within Caliente. Our search included sales of buildings at the end of their economic lives, as well as land sales, which we have adjusted upward for the cost of removing the improvements at the subject. After an exhaustive search of the Caliente area, we broadened our search to include other areas of Lincoln County, White Pine County, Nye County, and other select areas of rural Nevada. The sales data compiled from these locations constitute the most current and relevant information available.

The following pages contain summaries of the comparables, and a map depicting the location of each relative to the subject, followed by abstract sheets with aerial photographs and detailed discussions regarding the attributes of the comparable properties relative to the subject property.



Summary of Comparable Sales

No.	Property Location	Year Built	Sale Date	Price	Size (Land SF)	Price Per Land SF
1	420 Nevada Northern Rail Way, Ely	1920	Oct-19	\$10,000	4,356	\$2.30
2	814 5 th Street, Hawthorne	NA	Oct-22	\$40,000	8,102	\$4.94
3	834 E Street, Hawthorne	1965	Mar-17	\$16,000	5,227	\$3.06
4	570 E Street, Hawthorne	1934	Nov-20	\$11,500	4,356	\$2.64
5	110 2 nd Street, Caliente	1976	Dec-23	\$80,000	17,206	\$4.65
6	75 Clover Street, Caliente	1896	Dec-21	\$82,000	18,324	\$4.48
7	NE Corner of Front Street & Spring Street, Caliente	NA	Dec-17	\$65,000	13,721	\$4.74
Subj.	161 Clover Street, Caliente	1940	---	---	5,600	---



Sales Map



Sale Abstract Number 1

APN: 002-062-01
Location: 420 Nevada Northern Rail Way, Ely, White Pine County, NV 89301
Grantor: Gregory and Debra Rivero
Grantee: Sweet Taylor Place, LLC
Recording Date: October 8, 2019
Document No.: 2019-383000
Legal Description: Lot 1 and N 12.4' of Lot 2, Block 25, Ely City Townsite, Township 16 N, Range 63 E, Section 15
Land Size: 0.10 Acres (4,356 SF)
Zoning: C-2 (General Commercial District), City of Ely
Overlay Districts: None
Utilities: All normal public utilities are immediately available.
Access: Paved access is available by way of Avenue D, which borders the property to the north, and E 11th Street, which borders the property to the west. Curbs, gutters, sidewalks, and streetlights exist along the property's frontage.
Topography: Level
Sale Price: \$10,000
Unit Price: \$2.30/SF of Land
Financing: Cash Equivalent
Remarks: This property includes an economically obsolete commercial building, containing 3,641 square feet, that was built in 1920. The building includes an unfinished basement, of 2,400 square feet. Adjacent properties include commercial properties.
Verified by: County Records



Sale Number 1 - Photographs



Sale Abstract Number 2

APN: 001-233-14
Location: 814 5th Street, Hawthorne, Mineral County, NV 89415
Grantor: Bob and Irma Enterprises Trust; Brian Lybarger, Successor Trustee
Grantee: Amber Sunderland
Recording Date: October 5, 2022
Document No.: 2022-182653
Legal Description: Lots 20, 21, and 22, Block 38, as shown on the official Plat of the Town of Hawthorns, recorded in the Office Records of Mineral County, Nevada on November 8, 1968, as Document No. 01455
Land Size: 0.186 Acres (8,102 SF)
Zoning: C-1 Commercial District, Mineral County
Overlay District: None
Utilities: All normal public utilities are immediately available.
Access: Paved access is directly available to this property by way of 5th Street (Veterans Memorial Highway), and H Street. Curbs, gutters, sidewalks, and streetlights exist along the property's frontage.
Topography: Level
Sale Price: \$40,000
Unit Price: \$4.94/SF of Land
Financing: Cash Equivalent
Remarks: This property includes a freestanding retail building, containing 992 square feet, which was built in 1948, and is at or near the end of its economic life. This property previously included a second building, containing 2,680 square feet; however, this second building was removed prior to the sale. The asking price was \$50,000, and the property sold for \$40,000 after 153 days on the market. Adjacent properties include other commercial developments.
Verified by: County Records, Deed



Sale Number 2 - Photographs

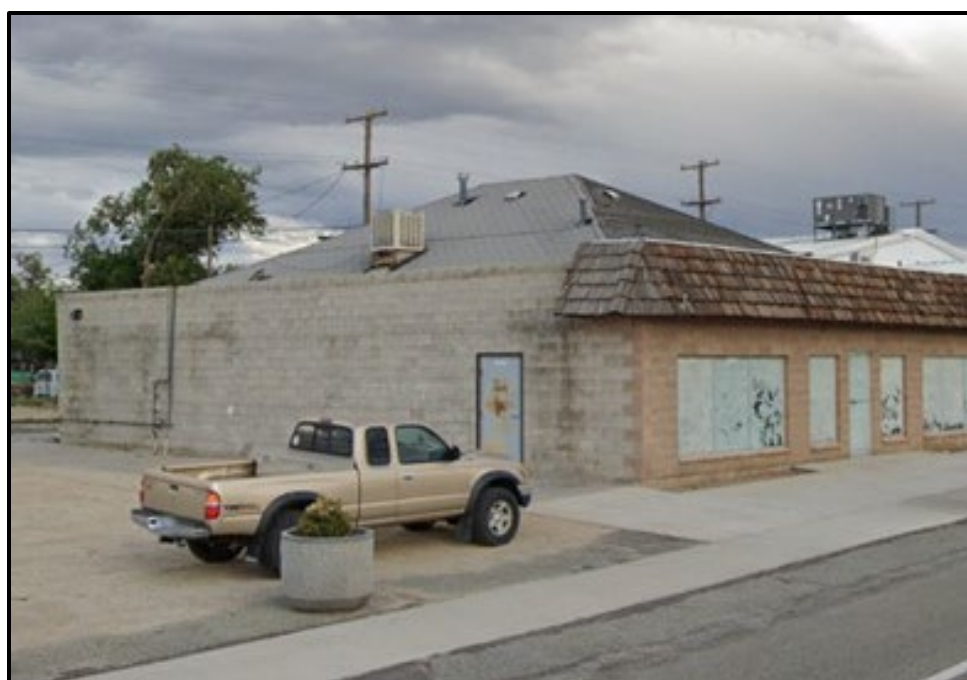


Sale Abstract Number 3

APN: 001-075-12
Location: 834 E Street, Hawthorne, Mineral County, NV 89415
Grantor: James A. and Sandra J. Essenpreis
Grantee: Alda Christine Earl and Teresa M. Blake
Recording Date: March 20, 2017
Document No.: 2017-165404
Legal Description: South 10' of Lot 16 and all of Lot 17, Block 75, Town of Hawthorne
Land Size: 0.12 Acres (5,227 SF)
Zoning: C-1 Commercial District, Mineral County
Overlay District: None
Utilities: All normal public utilities are immediately available.
Access: Paved access is directly available to this property by way of E Street (Veterans Memorial Highway). Curbs, gutters, sidewalks, and streetlights exist along the property's frontage.
Topography: Level
Sale Price: \$16,000
Unit Price: \$3.06/SF
Financing: Cash Equivalent
Remarks: This property includes a 3,000 square foot freestanding commercial building that was previously operated as a grocery store, and later a deli, but was vacant at the time of sale. This property was built in 1965, and is in a poor condition. Adjacent south is a restaurant/bar.
Verified by: County Records, Deed



Sale Number 3 - Photographs

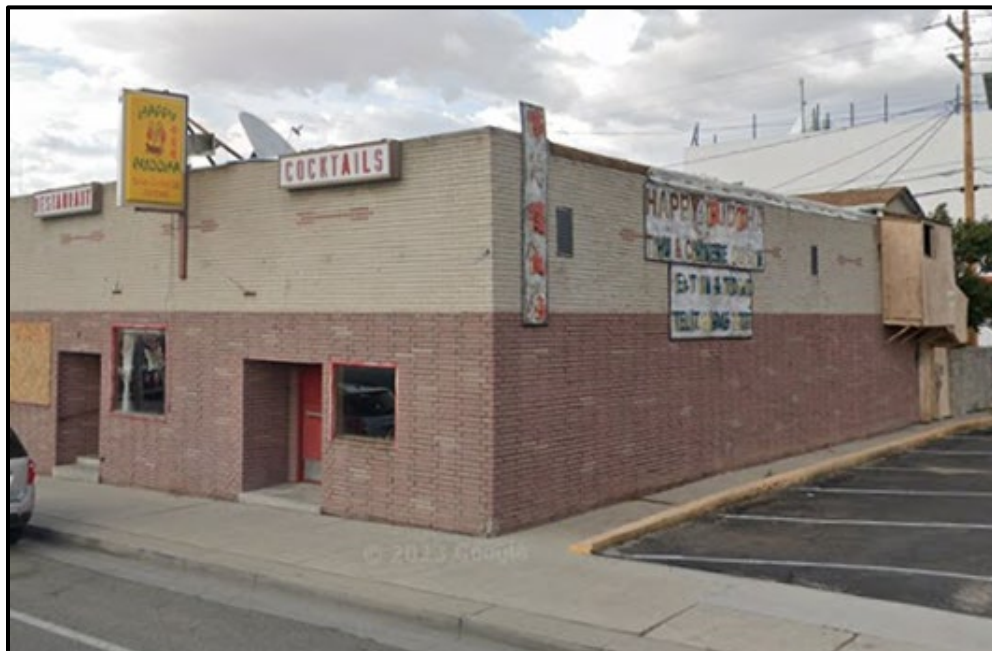


Sale Abstract Number 4

APN: 001-165-08
Location: 570 E Street, Hawthorne, Mineral County, NV 89415
Grantor: Walratchai Sae and Vilaivan Sae Wong
Grantee: Tammy C. Goforth and Staci L. Teeter
Recording Date: November 17, 2020
Document No.: 2020-174471
Legal Description: Lot 13, Block 45, as shown on the Official Plat of the Town of Hawthorne, recorded in the Official Records of Mineral County, Nevada, on November 8, 1968, as Document No. 01455
Land Size: 0.10 Acres (4,356 SF)
Zoning: C-1 Commercial District, Mineral County
Overlay Districts: None
Utilities: All normal public utilities are immediately available.
Access: Paved access is directly available to this property by way of E Street (Veterans Memorial Highway). Curbs, gutters, sidewalks, and streetlights exist along the property's frontage.
Topography: Level
Sale Price: \$11,500
Unit Price: \$2.64/ SF
Financing: Cash Equivalent
Remarks: This property includes a freestanding commercial building, containing 3,303 square feet, which was built in 1934, and is at or near the end of its economic life. The property was previously operated as a restaurant, but is now permanently closed. Adjacent properties include the El Capitan hotel/casino, and other commercial properties.
Verified by: County Records, Deed



Sale Number 4 - Photographs



Sale Abstract Number 5

APN: 003-143-01

Location: 110 Second Street, Caliente, Lincoln County, NV 89008

Grantor: Carl W. East, Trustee of the Carl W. East Trust (50%)
Danette Sue Stafford, Trustee of the Danni Stafford Trust (50%)

Grantee: Sean Craig

Recording Date: December 7, 2023

Document No.: 2023-166333

Legal Description: All Lots numbered 19 and 20 in Block A of the West end addition to the City of Caliente, as said Lots and Block are delineated on the Official Plat of said Subdivision, now on file in the Office of the County Recorder of said Lincoln County.

Land Size: 0.395 Acres (17,206 SF)

Zoning: R-1 (Single-Family Residential), City of Caliente

Overlay District: None

Utilities: All public utilities are immediately available at the property.

Access: Paved access is available by way of Second Street, which borders the property to the west, and US Highway 93, which borders the property to the south. Curbs gutters, sidewalks and streetlights exist along the property's frontage.

Topography: Level

Sale Price: \$80,000

Unit Price: \$4.65/ SF

Financing: Cash Equivalent

Remarks: This property is improved with a 1,920 square foot two-bedroom, two-bathroom mobile home, built in 1976, which is in a poor condition for its age. This property currently has a residential zoning designations; however, based on the property's frontage along Highway 93, adjacent to Family Dollar, commercial development likely would be allowable at this property. The property also includes a storage shed.

Verified by: Public Records, Deed



Sale Number 5 - Photographs



Sale Abstract Number 6

APN: 003-182-06
Location: 75 Clover Street, Caliente, Lincoln County, NV 89008
Grantor: Mountain Mercantile Inc.
Grantee: Eric and Darcy Medlin
Recording Date: December 13, 2021
Document No.: 2021-161789
Legal Description: A parcel of land in the SE ¼ of the NW ¼ of Section 8, Township 4 South, Range 67 East, M.B.D. & M., Lincoln County, Nevada.
Land Size: 0.421 Acres (18,324 SF)
Zoning: C-3 (General Commercial), City of Caliente
Overlay District: None
Utilities: All public utilities are immediately available at the property.
Access: Paved access is available by way of Clover Street, which borders the property to the north, and Bank Street, which borders the property to the west. The adjacent streets include curbs, gutters, sidewalks, and streetlights.
Topography: Level
Sale Price: \$82,000
Unit Price: \$4.48/ SF
Financing: Cash Equivalent
Remarks: This property is improved with an economically obsolete hotel building, built in 1896, containing approximately 2,500 square feet, which has been damaged in a fire. The property also includes an economically obsolete 1,430 square foot residential structure that was also built in 1896.
Verified by: Public Records, Deed



Sale Number 6 - Photographs



Sale Abstract Number 7

APN: 003-078-27

Location: Northeast corner of Front Street & Spring Street, Caliente, Lincoln County, NV 89008

Grantor: Brentwood Hepworth and Dorothea Dawn Hepworth, Trustees of Hepworth Family Trust

Grantee: Elliot Pavageau and Pat Sedillo

Recording Date: December 22, 2017

Document No.: 2017-153453

Legal Description: Lot 2 of Map of Reversion, recorded October 25, 2005 in Plat Book C, page 143, as File No. 125426, of plats Official Records, Lincoln County, Nevada

Land Size: 0.315 Acres (13,721 SF)

Zoning: C-3 (General Commercial), City of Caliente

Overlay District: None

Utilities: All public utilities are immediately available at the property.

Access: Paved access is available by way of US Highway 93, which borders the property to the west. Curbs gutters, sidewalks and streetlights exist along the property's frontage.

Topography: Level

Sale Price: \$65,000

Unit Price: \$4.74/ SF

Financing: Cash Equivalent

Remarks: This property is a vacant parcel of land located at the northeast corner of Front Street and Spring Street.

Verified by: Public Records, Deed



Sale Number 7 - Photographs



Analysis of Sale Comparables

The market comparables indicate prices per square foot, prior to adjustments, from a low of \$2.30 to a high of \$4.94. In our analysis of an appropriate unit value, we have adjusted for the differences between the comparable properties and the subject property.

Property Rights / Financing / Conditions of Sale:

The comparable properties represent the fee simple interests in closed arm's length sales, which were purchased in cash equivalent transactions and no adjustments for financing or conditions of sale are necessary.

Buyer Expenditures:

The subject and most of the comparable properties contain economically obsolete buildings that are in disrepair, however the costs to remove these buildings have been accounted for in the onsite improvements adjustments. No buyer expenditures are identified that would warrant adjustments to the market comparables.

Market Conditions:

Comparables 2, 5, and 6 transferred within the past 24 months, while Comparables 1, 3, 4, and 7 transferred within the past 81 months. Based on conversations with multiple market participants, and considering recent sales and other available market data, we have concluded that prices in the subject's market area have been relatively stable since mid-2022. The following table reflects the responses of several real estate brokers and market participants regarding price changes over recent years.

Market Participant	Company	Annual Price Changes
Anna McDonough	Sin City Realty	Increased by approximately 25% between 2019 and mid-2022, and then stabilized.
Justin Rozich	Real estate investor	Early 2022 to summer 2022 big price increase, then either decreasing or stable since
Tara Klaas	Klaas Realty	Overall prices have been stable over recent years
Jeffery Williams	Real estate investor	Prices have increased over recent years
Jason Woywod	Multifamily apartment Developer	Prices have increased over recent years

Market participant responses vary modestly; however, most report relatively stable market conditions in the area, since April 2022, and generally increasing prices between early 2020 and mid-2022. Based on the available market data, we have concluded that prices were stable prior to



April 2020, then increasing at an annual rate of 10%, until April 2022, and have been stable over the last 20 months.

Location:

The subject is located on Clover Street, in a central commercial district in Caliente. Comparables 5 through 7 are also located in commercial areas in Caliente, within 0.67 miles of the subject. Due to the location of Comparable 7, at the intersection of Spring Street and Front Street, a downward adjustment is made. The locations of Comparables 5 and 6 are judged to be somewhat similar to the subject.

Comparables 2, 3, and 4 are in Hawthorne, along E Street and 5th Street, both also known as US Highway 95. These properties are in more populated areas with higher traffic counts; therefore, appropriate downwards adjustments are made.

Comparable 1 is in Ely, along Nevada Northern Rail Way, which is judged to be a similar location as the subject.

Land Size:

The subject contains a total area of 5,600 square feet. Comparables 1, 2, 3, and 4 are similarly sized, ranging in size from 4,356 square feet to 8,102 square feet. Comparables 5, 6 and 7 are modestly larger, ranging in size from 13,721 square feet to 18,324 square feet. Larger properties generally transfer at lower unit prices per unit; however, the unit prices for the larger comparable sales are somewhat consistent with that of the smaller comparable sales. It does not appear that the modest differences in size identified for the comparable properties are significant influences on value, therefore, no size adjustments are made.

Onsite Improvements:

The subject was constructed in 1940, has been poorly maintained, and is judged to be economically obsolete. According to two separate contractors in the area, the existing improvements would cost a minimum of \$20,000 to remove, which equates to \$3.69 per square foot of building area, or \$3.57 per square foot of land area. The Marshall Valuation Services, a national recognized cost book, indicates demolition/removal costs for a Class D building at approximately \$4.66 per square foot of building area, which is modestly above the cost estimates provided by the local contractors.

The comparable properties all have similar potential for future commercial redevelopment/development. Comparable 7 is currently vacant, and Comparables 1 through 6 include improvements that are at or near the end of their economic lives. We have considered appropriate adjustments for the future costs associated with removing the economically obsolete improvements at the subject relative to the comparables. The subject and the comparables are in rural areas where limited demand for new commercial development exists, and these properties potentially could be held in their current conditions for many years. We don't anticipate that the existing improvements would be removed until demand warrants new development, and based on the time value of money the current value of these future expenses can be significantly discounted. It is also noted that existing improvements potentially could be used for intermediate purposes, such as storage.



The comparables vary in the amount of demolition costs that would be required. The following table outlines the adjustments made to each comparable as it relates to the subject, based and an adjustment factor of \$2.00 per square foot of building area. The adjustments are calculated as the differences between the costs per square foot of land area at the comparables relative to the subject.

Onsite Improvement Adjustment Table							
	Type	Building Size	Cost Per SF	Total Cost	Land Size	Cost Per SF of Land	Adjustment
Subject	Obsolete Building	5,400	\$2.00	\$10,800	5,600	\$1.93	
Comp 1	Obsolete Building	3,641	\$2.00	\$7,282	4,356	\$1.67	(\$0.26)
Comp 2	Obsolete Building	992	\$2.00	\$1,984	8,102	\$0.24	(\$1.68)
Comp 3	Obsolete Building	3,000	\$2.00	\$6,000	5,227	\$1.15	(\$0.78)
Comp 4	Obsolete Building	3,303	\$2.00	\$6,606	4,356	\$1.52	(\$0.41)
Comp 5	Obsolete Building	1,920	\$2.00	\$3,840	17,206	\$0.22	(\$1.71)
Comp 6	Obsolete Building	3,930	\$2.00	\$7,860	18,324	\$0.43	(\$1.50)
Comp 7	None	0	\$0.00	\$0	13,721	\$0.00	(\$1.93)

Zoning/Land Use:

The subject and comparable properties all have commercial potential; therefore, no adjustments are deemed necessary.

Shape/ Topography:

The shapes and topographies of the comparable properties would allow for similar type uses as the subject; therefore, no adjustments are necessary.

On the following page is the adjustment chart which summarizes the adjustments made.



Sales Adjustment Chart:

	Subject	Adj. Comp 1	Adj. Comp 2	Adj. Comp 3	Adj. Comp 4	Adj. Comp 5	Adj. Comp 6	Adj. Comp 7
Sale Date		Oct-19	Oct-22	Mar-17	Nov-20	Dec-23	Dec-21	Dec-17
Sale Price		\$10,000	\$40,000	\$16,000	\$11,500	\$80,000	\$82,000	\$65,000
Size (SF of land)	5,600	4,356	8,102	5,227	4,356	17,206	18,324	13,721
Price Per SF of land		\$2.30	\$4.94	\$3.06	\$2.64	\$4.65	\$4.48	\$4.74
Transactional Adjustments								
Property Rights Adj.	Fee Simple	0% \$0	0% \$0	0% \$0	0% \$0	0% \$0	0% \$0	0% \$0
Adjusted Price		\$10,000	\$40,000	\$16,000	\$11,500	\$80,000	\$82,000	\$65,000
Financing Adj.	Cash Equivalent	0% \$0	0% \$0	0% \$0	0% \$0	0% \$0	0% \$0	0% \$0
Adjusted Price		\$10,000	\$40,000	\$16,000	\$11,500	\$80,000	\$82,000	\$65,000
Conditions of Sale Adj	Typical	0% \$0	0% \$0	0% \$0	0% \$0	0% \$0	0% \$0	0% \$0
Adjusted Price		\$10,000	\$40,000	\$16,000	\$11,500	\$80,000	\$82,000	\$65,000
Buyer Expenditures Adj.	None	0% \$0	0% \$0	0% \$0	0% \$0	0% \$0	0% \$0	0% \$0
Adjusted Price		\$10,000	\$40,000	\$16,000	\$11,500	\$80,000	\$82,000	\$65,000
Months Since Sale		50	14	81	37	(0)	24	72
Market Conditions Adj	Stable/Improving	20.00% \$2,000	0.00% \$0	20.00% \$3,200	13.99% \$1,609	0.00% \$0	3.17% \$2,599	20.00% \$13,000
Adjusted Price		\$12,000	\$40,000	\$19,200	\$13,109	\$80,000	\$84,599	\$78,000
Adjusted Price Per SF		\$2.75	\$4.94	\$3.67	\$3.01	\$4.65	\$4.62	\$5.68
Property Adjustments								
Location	161 Clover St, Cali.	0.00% \$0.00	-5.00% -\$0.25	-5.00% -\$0.18	-5.00% -\$0.15	0.00% \$0.00	0.00% \$0.00	-5.00% -\$0.28
Land Size	5,600	0.00% \$0.00	0.00% \$0.00	0.00% \$0.00	0.00% \$0.00	0.00% \$0.00	0.00% \$0.00	0.00% \$0.00
Onsite Improvements	Obsolete	-9.32% -\$0.26	-34.10% -\$1.68	-21.25% -\$0.78	-13.69% -\$0.41	-36.68% -\$1.71	-32.48% -\$1.50	-33.93% -\$1.93
Zoning/Use	Commerical	0.00% \$0.00	0.00% \$0.00	0.00% \$0.00	0.00% \$0.00	0.00% \$0.00	0.00% \$0.00	0.00% \$0.00
Shape/Topography	Rectangular	0.00% \$0.00	0.00% \$0.00	0.00% \$0.00	0.00% \$0.00	0.00% \$0.00	0.00% \$0.00	0.00% \$0.00
Indication of Value Per SF of Land		\$2.50	\$3.01	\$2.71	\$2.45	\$2.94	\$3.12	\$3.47
Total % Net Adjustment		9%	-39%	-12%	-7%	-37%	-30%	-27%
Gross % Adjustment		29%	39%	46%	33%	37%	36%	59%



Sales Comparison Approach Conclusion

After appropriate adjustments, the range in adjusted prices per square foot is from \$2.45 to \$3.47, an average of \$2.88 per square foot. The primary adjustments we have made are for differences in market conditions, location, and onsite improvements. After analysis of each of the market comparables as they relate to the subject, we have reconciled an *as is* market value of the subject at \$3.00 per square foot. This concluded market value is well within the ranges indicated by the comparable properties, both prior to and after appropriate adjustments.

Summary of *As Is* Value

Indicated Value per Square Foot:	\$3.00
Subject Land Square Feet:	5,600
Indicated Value:	<hr/> \$16,800
Rounded:	\$17,000



Assumptions and Limiting Conditions

This appraisal assignment has been made with the following general assumptions:

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
5. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
7. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed, however, we are not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value opinion is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
8. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless non-compliance is stated, defined and considered in the appraisal report.
9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined and considered in the appraisal report.



10. It is assumed that all required licenses, certificates of occupancy, consents or other legislative or administrative authority from any local, state or national government or private entity or organization have been or can be obtained or renewed for any use on which the value opinion contained in this report is based.
11. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described, and that there is no encroachment or trespass unless noted in the report.

All reports issued by these appraisers are subject to the following general limiting conditions:

1. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
2. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.
3. The appraisers herein, by reason of this appraisal, are not required to give further consultation, testimony or be in attendance in court with reference to the property in question unless arrangements have been previously made.
4. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm with which the appraiser are connected) shall be disseminated to the public through advertising, public relations, news, sales or other media without the prior written consent and approval of the appraiser.
5. The American with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.



This appraisal has been developed and the report is provided subject to the following specific assumptions, extraordinary assumptions, hypothetical conditions and additional limiting conditions:

1. The property is free and clear of all unusual liens and encumbrances.



Certification of Value

The undersigned does hereby certify that, except as otherwise noted in this appraisal report, to the best of our knowledge and belief, ...

1. The statements of fact contained in this appraisal report are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and is our personal, impartial and unbiased professional analyses, opinions and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
4. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The appraisal assignment was not based on a requested minimum valuation, a specific valuation or the approval of a loan.
8. We have performed no services, as appraisers or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
9. Chris Mathews has made a personal inspection of the property that is the subject of this report.
10. No one provided significant professional assistance to the persons signing this report.
11. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice* (USPAP) as adopted by the Appraisal Standard's Board of the Appraisal Foundation.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. As of the date of this report, Chris Mathews, MAI, and Curtis Thygerson have completed the requirements under the continuing education program of the Appraisal Institute.



14. As of the date of this report, Chris Mathews, MAI, and Curtis Thygerson have completed the *Standards and Ethics Education Requirement of the Appraisal Institute*.
15. We are competent and qualified to perform the appraisal assignment. The appraisers' State licenses/certifications have not been revoked, suspended, canceled, or restricted.
16. This report is intended to comply with the reporting requirements of the *Uniform Standards of Professional Appraisal Practice*.
17. Based on our analysis of all the data used, we have developed an opinion of the *as is* market value, as of November 24, 2023, at:

Seventeen Thousand Dollars
(\$17,000)

Appraiser Chris Mathews
Chris Mathews, MAI

Date December 30, 2023

Appraiser Curtis Thygerson
Curtis Thygerson

Date December 30, 2023



ADDENDA

APPRAISER'S QUALIFICATIONS



Chris Mathews, MAI

LICENSING

Certified General Appraiser, State of Nevada, License No. A.0205456-CG
Certified General Appraiser, State of Utah, License No. 9021077-CG00

PROFESSIONAL DESIGNATION

MAI Designation - Appraisal Institute

Requirements fulfilled for MAI designation include:

- Demonstrate good moral character
- Earn a four-year degree from an accredited university
- Receive credit for 4,500 hours of specialized experience
- Pass the two day, four module, AI General Comprehensive Exam
- Receive credit for advanced coursework
- Complete Demonstration Report

EDUCATION

B.S., Real Estate, University of Nevada-Las Vegas, 2004
B.S., Finance, University of Nevada-Las Vegas, 2004

EXPERIENCE

Principal of Mathews Appraisal, St. George, Utah	2014 to Present
Appraiser at Anderson Valuation Group, Las Vegas, Nevada	2005 to 2014

Experience includes analysis and valuation of: hotels, apartments, retail centers, office complexes, industrial buildings, all types of vacant land, farms, and a wide range of special use properties.

Service Areas:

Nevada & Utah

UNLV	Real Estate Appraisal
UNLV	Analysis of Income Properties
Key Realty School	National USPAP Course
Key Realty School	Nevada Appraisal Law
Appraisal Institute	Income Valuation of Small, Mixed-Use Properties
Appraisal Institute	Basic Income Capitalization
Appraisal Institute	Advanced Income Capitalization
Appraisal Institute	Advanced Sales Comparison & Cost Approaches
Appraisal Institute	Report Writing and Valuation Analysis
Appraisal Institute	Advanced Applications
Appraisal Institute	Advanced Market and Highest and Best Use
Appraisal Institute	Review Theory – General
McKissock	Supervisor-Trainee Course
Appraisal Institute	UASFLA: Practical Applications
McKissock	Appraisal of Self-Storage Facilities
McKissock	Appraisal of Industrial Incubators

Types of Properties Appraised:

Hotels	Taverns	Automobile Dealerships
Multi-Family	Gas Stations	Mobile Home Parks
Retail Centers	Convenience Stores	RV Parks
Professional Office	Churches	Residential Subdivisions
Medical Office	Right-of-Ways	Airport Hangars
Industrial	Water Rights	Mini-Storage
Vacant Land	LIHTC	Fractional Interests
Restaurants	Market Feasibility Studies	Cell Towers
Agricultural	Easements	Single Family Residential

Purposes of Appraisals:

- Real Estate Lending
- Asset Monitoring
- Real Estate Tax Considerations
- Estate Management
- Condemnation
- Acquisitions
- Dispositions
- Divorce Settlements
- Various Other Litigation Purposes

APPRAISER CERTIFICATE

STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY

NOT TRANSFERABLE

REAL ESTATE DIVISION

NOT TRANSFERABLE

This is to Certify That : CHRIS L MATHEWS

Certificate Number: A.0205456-CG

Is duly authorized to act as a CERTIFIED GENERAL APPRAISER from the issue date to the expiration date at the business address stated here in, unless the certificate is sooner revoked, cancelled, withdrawn, or invalidated.

Issue Date: August 9, 2022

Expire Date: August 31, 2024

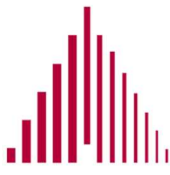
In witness whereof, THE DEPARTMENT OF BUSINESS AND INDUSTRY, REAL ESTATE DIVISION, by virtue of the authority vested in Chapter 645C of the Nevada Revised Statutes, has caused this Certificate to be issued with its Seal printed thereon. This certificate must be conspicuously displayed in place of business.

FOR: MATHEWS APPRAISAL
304 S JONES BLVD #3345
LAS VEGAS, NV 89107

REAL ESTATE DIVISION

SHARATH CHANDRA
Administrator





Curtis Thygerson, Certified General Appraiser

LICENSING

Certified General Appraiser, State of Hawaii, License No. CGA-1570
Certified General Appraiser, State of Nevada, License No. A.0208894-
CG Certified General Appraiser, State of Washington, License No.
23023953

PROFESSIONAL DESIGNATION

Candidate for Designation, Appraisal Institute

EDUCATION

B.S., Finance, Southern Utah University, 2020

EXPERIENCE

Appraiser at Mathews Appraisal, Las Vegas, Nevada	2023 to Present
Appraisal Intern at Mathews Appraisal, Las Vegas, Nevada	2020 to 2023

Experience includes analysis and valuation of: hotels, apartments, retail centers, office complexes, industrial buildings, all types of vacant land, farms, and a wide range of special use properties.

COURSE WORK

SUU	Real Estate Finance
SUU	Financial Institutions and Markets
SUU	Investments
SUU	Managerial Finance I & II
McKissock	General Appraiser Income Capitalization
McKissock	Market Analysis Highest and Best Use Analysis
McKissock	General Appraiser Site Valuation and Cost Approach
McKissock	General Appraiser Sales Comparison Approach
McKissock	Expert Witness for Commercial Appraisers
McKissock	Advanced Market and Highest and Best Use
McKissock	National USPAP Course
McKissock	Commercial Appraisal Review
McKissock	Statistics, Modeling and Finance

APPRAISER CERTIFICATE

STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY REAL ESTATE DIVISION

Change A change in the name of the business or the location of an office must be made to the Division within **ten days** after any change has been made. Attach this certificate, pocket card and original intern registrations, if any, to a completed change form (536) and location of records form (555).

Renewal As a courtesy, the Real Estate Division will send a renewal notice to your business address approximately 45 days prior to your renewal date. Renewal information is online at red.nv.gov.



APPRAISER CERTIFICATE

STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY

NOT TRANSFERABLE

REAL ESTATE DIVISION

NOT TRANSFERABLE

This is to Certify That : CURTIS THYGERSON

Certificate Number: A.0208894-CG

Is duly authorized to act as a CERTIFIED GENERAL APPRAISER from the issue date to the expiration date at the business address stated here in, unless the certificate is sooner revoked, cancelled, withdrawn, or invalidated.

Issue Date: August 10, 2023

Expire Date: August 31, 2025

In witness whereof, THE DEPARTMENT OF BUSINESS AND INDUSTRY, REAL ESTATE DIVISION, by virtue of the authority vested in Chapter 645C of the Nevada Revised Statues, has caused this Certificate to be issued with its Seal printed thereon. This certificate must be conspicuously displayed in place of business.

FOR: C&T INVESTING LLC
1593 N ROME WAY
APPLE VALLEY, UK 84737

REAL ESTATE DIVISION

SHARATH CHANDRA
Administrator



ENGAGEMENT LETTER



October 23, 2023

Grant Perkins
Public Works Manager
City of Caliente
100 Depot Avenue
Caliente, Nevada 89008

Re: Appraisal Quotations of Time and Charges

Dear Mr. Perkins:

Please accept this letter as a quotation of time and charges to complete appraisals of the properties outlined below, located in Caliente, Nevada.

The scope of these assignments would include developing value opinions of the fee simple interests. The intended use of the appraisals would be to assist Caliente in the potential deposition of the properties.

Appraisal Fees

APN	Description	Fee
003-18-111	0.13 acres improved with old theater	\$2,250
003-07-717	0.05 acres improved with old building	\$2,000

Total Appraisal Fee: \$4,250

My value analyses for each property would include the most applicable approach. I can complete my appraisals and deliver the reports within 60 days of the engagement date.



As authorization to proceed, please return a signed copy of this letter. If I can be of further assistance, do not hesitate to contact me.

Sincerely,
Mathews Appraisal

Chris Mathews

Chris Mathews, MAI
Certified General Appraiser
Nevada License Nº A.0205456-CG
Expiration Date: August 31, 2024



Signature of Authorized Representative

Date 10/24/2023

ZONING CODE EXCERPT

C3 – General Commercial, by City of Caliente

The purpose of the C3 (General Commercial) district is to provide areas where commercial activities may be established and maintained.

Land Use Code 500

General Industrial - light industry, trucking and warehousing, service, repair, etc.

PUBLIC RECORD INFORMATION

775-962-8000

TOGGLE HIGH CONTRAST 

TOGGLE FONT SIZE 

Open Mon.-Thurs., 7 a.m.-5 p.m.

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Parcel 003-181-11

Owners

CITY OF CALIENTE
 PO BOX 1006
 CALIENTE, NV 89008-0000

Parcel Summary

Location	161 CLOVER STREET
Use Code	500: General Industrial - light industry, trucking and warehousing, service, repair, etc.
Tax District	3.0: CALIENTE CITY
Acreage	.1290
Block	9
Exemptions	361.060A: COUNTY OWNED (100%)



Value History

	2023	2022	2021	2020	2019	2018	2017
Total Building Value	\$58,366	\$53,060	\$52,534	\$50,837	\$55,157	\$52,531	\$52,011
Total Extra Features Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Secured Pers Prop	\$0	\$0	\$0	\$0	\$0	\$0	\$0

	2023	2022	2021	2020	2019	2018	2017
Total Land Value	\$6,231	\$6,231	\$6,231	\$6,231	\$6,231	\$5,934	\$5,934
Taxable Value	\$64,597	\$59,291	\$58,766	\$57,069	\$61,389	\$58,466	\$57,946
Net Exemptions Value	\$22,609	\$20,752	\$20,568	\$19,974	\$21,486	\$20,463	\$20,281
Net Assessed Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	V/I	Dcl Value	Ownership	Red Flag
113317	113317	1999-08-31		Improved	\$0	Grantor: OLSON, OLIVIA Grantee: CITY OF CALIENTE	

Buildings

Building # 1, Section # 1, OLD MOVIE THEATER, Storage Warehouse

Type	Model	Heated Sq Ft	YrBlt	WAY
COMM	406	5400	1940	1940

Structural Elements

Type	Description	Code	Details
EW_C	EXT WALL-Commercial	804	Block with Stucco
HEAT_C	HEAT-Commercial	1	Default Heat
ST	Number of Stories (COMM)	1.00	
WH	Average Wall Height (COMM)	14.00	
SHP	Shape (COMM)	2	Rectangular

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
GBA	5,400	100%	5,400

Extra Features

None

Land Lines

Code	Description	Zone	Front	Depth	Land Units	Unit Type	Acreage	Sq Ft	Total Adj	Value	Notes
500	General Industrial - light industry, trucking and warehousing, service, repair, etc.				1.00	SITE	0.13	5,600.00	1.00	\$6,231	

Personal Property

None

Disclaimer

All parcel data on this page is for use by the Lincoln County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Lincoln County Assessor's Office as of December 11, 2023. Page 94

Storage Building Appraisal Report



Located:

**West of Spring Street, south of Main
Street, Caliente, Lincoln County, NV
89008**

Assessor Parcel Numbers:

003-077-17

Owned By:

City of Caliente

Valuation Date:

November 24, 2023

Date of Report:

December 30, 2023

Appraiser File Number:

055-23

MATHEWS APPRAISAL

www.mathewsappraisalinc.com





December 30, 2023

Grant Perkins
Public Works Manager
100 Depot Avenue, Caliente, Nevada
89008

Appraiser File #: 055-23
Property: Storage Building located west of Spring Street, south of Main Street, Caliente, Lincoln County, Nevada 89008

Dear Mr. Perkins:

In compliance with your request and authorization, we have prepared an appraisal report of the storage building, located west of Spring Street, south of Main Street, Caliente, Lincoln County, Nevada 89008. The subject is identified as Lincoln County Assessor Parcel Number 003-077-17. The site area contains 0.05 acres, or 2,170 square feet.

The property includes an economically obsolete storage building that contains 1,762 square feet, which occupies nearly the entire lot area. This building was constructed in 1905 and is currently in very poor physical condition. The improvements do not contribute to the value of the property and are judged to be economically obsolete. We have concluded the highest and best use of the property is to hold for future redevelopment, when warranted by demand.

The subject can be accessed directly from an unnamed gravel right-of-way, which borders the property to the south. All public utilities are available at or near the subject.

Based on the data included in the body of this report, we have concluded the *as is* market value of the fee simple interest, as of November 24, 2023, at:

Five Thousand Five Hundred Dollars
(\$5,500)



This appraisal is intended to comply with the *Uniform Standards of Professional Appraisal Practice* (USPAP) as adopted by the Appraisal Foundation. This report is also intended to comply with the *Code of Professional Ethics of the Appraisal Institute*. The intended use is to assist Caliente in asset management purposes. The City of Caliente is the client and intended user.

This Letter of Transmittal must be used in conjunction with the following enclosed descriptive details, appraisal procedures and analysis and is not considered a report standing on its own merit.

Thank you for giving us the opportunity of appraising this property for you.

Sincerely,
Mathews Appraisal

Chris Mathews, MAI
Certified General Appraiser
Nevada License № A.0205456-CG
Expiration Date: August 31, 2024

Curtis Thygerson
Certified General Appraiser
Nevada License № A 0208894-CG
Expiration Date: August 31, 2025

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Addenda:

- Appraiser’s Qualifications
- Engagement Letter
- Zoning Code Excerpt
- Public Record Information



Summary of Salient Facts

Subject:	Property improved with economically obsolete storage building, located west of Spring Street, south of Main Street Caliente, Lincoln County, Nevada, 89008
Assessor Parcel Numbers:	003-077-17
Improvements:	The property includes an economically obsolete storage building that contains 1,762 square feet, which occupies nearly the entire lot area. This building was constructed in 1905 and is currently in very poor physical condition. The improvements do not contribute to the value of the property and are judged to be economically obsolete. We have concluded the highest and best use of the property is to hold for future redevelopment, when warranted by demand.
Current Owner:	City of Caliente
Intended Use:	Asset Management
Intended User(s):	City of Caliente, and assignees
Client:	City of Caliente
Land Size:	0.05 acres or 2,170 square feet.
Zoning:	R1 – Single Family Residential, City of Caliente
Highest and Best Use as Improved:	Future Commercial or Residential Redevelopment.
Highest and Best Use if Vacant:	Future Commercial or Residential Development
Property Rights Appraised:	Fee Simple Interest
Type(s) of Value:	<i>As Is</i> Market Value
Date of Report:	December 30, 2023
Last Date of Inspection:	November 24, 2023
Sale History:	No arm's length transfers of the subject property have been identified over the course of the last three years from the date of valuation. The property was purchased by the City of Caliente from Kaye Findlay, and etal, in June, 2011, at a price of \$12,023. In the deed the City acknowledged that the building was in "dilapidated condition".



Current Listing/Contract(s):	We are unaware of any current listings, offerings, or pending sales of the property.
Marketing/Exposure Time:	Comparable properties which have been listed for sale have had typical marketing and exposure times of less than 12 months and this is deemed reasonable for the subject property.
Most Probable Buyer:	The most probable buyer of the subject property would be a speculative investor.
Hypothetical Conditions:	None
Extraordinary Assumptions:	None
Jurisdictional Exception:	None

VALUE INDICATIONS

Reconciled Value(s):	<u><i>As Is</i></u>
Value Conclusion(s)	\$5,500
Effective Date(s)	November 24, 2023
Property Rights	Fee Simple



Definitions

Assignment, Defined:

- An agreement between an appraiser and a client to provide a valuation service;
- The valuation service that is provided as a consequence of such an agreement.

Client, Defined:

The party or parties who engage an appraiser (by employment or contract) in a specific assignment.

Comment:

The client identified by the appraiser in an appraisal, appraisal review, or appraisal consulting assignment (or in the assignment work file) is the party or parties with whom the appraiser has an appraiser-client relationship in the related assignment and may be an individual, group or entity.

Highest and Best Use, Defined:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.

Intended Use, Defined:

The use or uses of an appraiser's reported appraisal, appraisal review or appraisal consulting assignment opinions and conclusions, as identified by the appraiser based on communication with the client at the time of the assignment.

Intended User, Defined:

The client and any other party as identified by name or type, as users of the appraisal, appraisal review or appraisal consulting report by the appraiser on the basis of communication with the client at the time of the assignment.

Fee Simple Ownership, Defined:

The absolute ownership unencumbered by any other interest or estate subject only to the four powers of government.

Leased Fee Ownership, Defined:

An ownership interest held by a landlord with the right of use and occupancy conveyed by lease to others; the rights of the lessor (the leased fee owner) and leased fee are specified by contract terms contained within the lease.



Market Value, Defined:

The following definition of market value is used by agencies that regulate federal financial institutions in the United States: a is a and will read it is always a roadway or in a

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.¹

Reasonable Exposure Time Opinion, Defined:

The estimated length of time the property interest being appraised would have been offered on the market **prior** to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based upon an analysis of past events assuming a competitive and open market.

Exposure time is always presumed to precede the effective date of the appraisal. Our value opinion is predicated on the exposure time estimate and is valid only as of the stated date of value.

Reasonable Marketing Time Opinion, Defined:

The reasonable marketing time is an opinion of the amount of time it might take to sell a property interest in real estate at the concluded market value level during the period immediately **after** the effective date of an appraisal.

Comment:

The marketing time does not imply some future value date and should not be used in that manner. Our value conclusion is valid only as of the valuation date.

Scope of Work, Defined:

The type and extent of research and analyses in an assignment.

¹ *Federal Register*, vol. 55, no. 163, August 22, 1990, pp. 34228 & 34229



Scope of Work

This appraisal is prepared for the City of Caliente, who is the client. The problem to be solved is to develop an opinion of the *as is* market value of the fee simple interest. The intended use is to assist asset management. This appraisal is intended for the use of the City of Caliente and assignees.

Report Type:	This is a narrative appraisal report which is intended to comply with the <i>Uniform Standard of Professional Appraisal Practice Standards Rule 2-2(a)</i> . This format provides a detailed and complete description of the appraisal process, subject data and valuation.
Property Identification:	The subject is identified as the property improved with the economically obsolete storage building, located west of Spring Street, south of Main Street, Caliente, NV 89008, also identified as Lincoln County assessor parcel number 003-077-17.
Inspection:	An interior and exterior inspection of the subject property has been made, and photographs taken.
Market Area and Analysis of Market Conditions:	A complete analysis of market conditions has been made. We have access to databases for this market area and we have reviewed the market for sales and listings relevant to this analysis.
Highest and Best Use Analysis:	A complete <i>as vacant</i> and <i>improved</i> highest and best use analysis for the subject has been made. Physically possible, legally permissible, and financially feasible uses were considered, and the maximally productive use was concluded.
Type of Value:	<i>As Is</i> Market Value

Valuation Analyses

Cost Approach:	A cost approach was not applied as most market participants would not consider cost in their analysis of a property such as the subject.
Sales Comparison Approach:	A sales comparison approach was applied as there is adequate data to develop a value estimate and this approach reflects market behavior for this property type.
Income Approach:	An income approach is not applied, as this approach does not reflect market behavior this property type.



Subject Aerial Photograph:



Neighborhood Aerial Photograph:



Subject Photographs, Exterior



1. Street scene looking easterly along the unnamed right-of-way bordering the property to the south.



2. View looking northerly at the southern and western elevations.



Subject Photographs, continued



3. View looking northerly at the southern elevation.



4. View looking northerly at the southern and eastern elevations.



Subject Photographs, continued

5. Street scene looking westerly along the unnamed right-of-way that borders the property to the south. A portion of the property can be seen in the right foreground.



Subject Photographs, Interior



6. Interior view looking north



7. Additional interior view looking north



Subject Photographs, continued



8. Interior view looking south



9. Additional interior view looking south.



Subject Photographs, continued



10. Interior view of the ceiling.



Property Description

SITE

Assessor Parcel Nr:	003-077-17
Location:	West of Spring Street, south of Main Street, Caliente, Lincoln County, Nevada, 89008.
Current Use:	The property is currently improved with an economically obsolete storage building that occupies almost all the site area.
Net Land Area:	The total land area is 0.05 acres or 2,170 square feet.
Shape:	The subject site is rectangular in shape, as identified in the aerial photo and other exhibits included earlier.
Frontage/Access:	The subject has frontage along an unnamed gravel right-of-way, which borders the property to the south. The nearest paved road is Spring Street, approximately 80 feet to the east.
Topography:	Level
Soil Conditions:	The soil conditions observed at the subject property appear typical of the region and are assumed adequate to support normal development.
Utilities:	Public electric, water, and sewer utilities are identified at or near the property.
Environmental Issues:	There are no known or observed adverse environmental conditions at the subject property. Please reference Limiting Conditions and Assumptions regarding environmental assumptions.
Legal Description:	Part of Lot 5, Block 1 Township 4 S, Range 67 E, Section 8



Assessment and Taxes

Taxing Authority Lincoln County
Assessment Year 2023/24

The subject is identified as assessor parcel numbers 003-077-17, and the tax data for the property is summarized as follows:

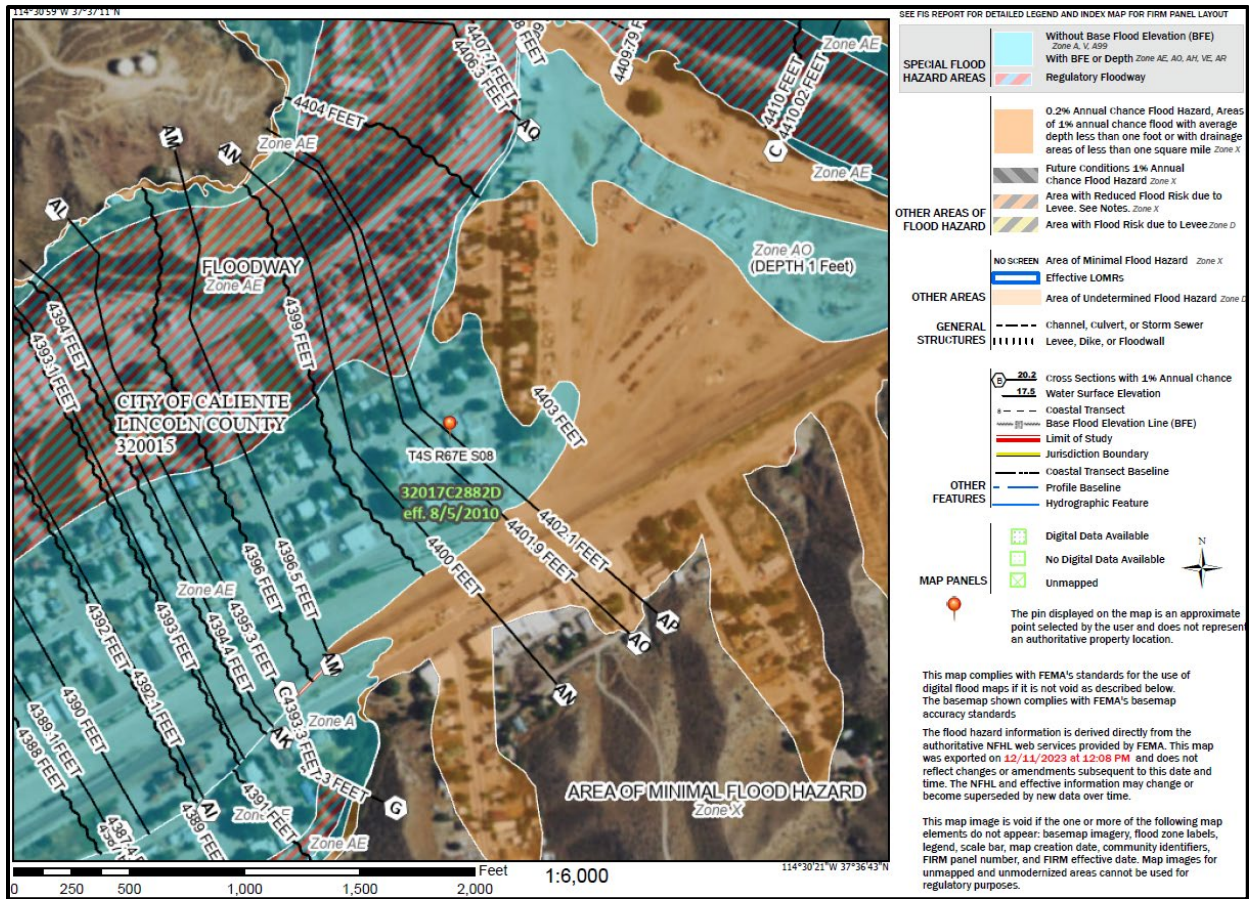
Assessed Values:	
Land:	\$2,414
Personal Property	\$0
Improvements:	<u>\$13,023</u>
Total Assessed Value:	\$15,437
Net Exemptions Value:	
	\$5,403
Tax Rate per \$100.00 Assessed:	<u>\$3.6600</u>
Real Estate Taxes as Assessed:	\$367.24
Less Cap Reduction:	\$0
Net Real Estate Taxes 2023/24:	\$367.24

Comments

Nevada legislation restricts annual real estate tax increases to 8%; however, no cap reductions have been identified for the subject property. The property is owned by the City of Caliente which is exempt from real estate taxes.



Flood Data



FEMA Map Number 32017C2882 D

FEMA Map Date August 5, 2010

Flood Zone Comments: As can be seen from the preceding flood map, the subject is located within Flood Zone AE, as mapped by the Federal Emergency Management Agency (FEMA). This designation is used for areas with a 1% annual chance of flooding and a 26% chance over the life of a 30-year mortgage. Flood control improvements are generally required in this area.

Zoning:**ZONING MAP**

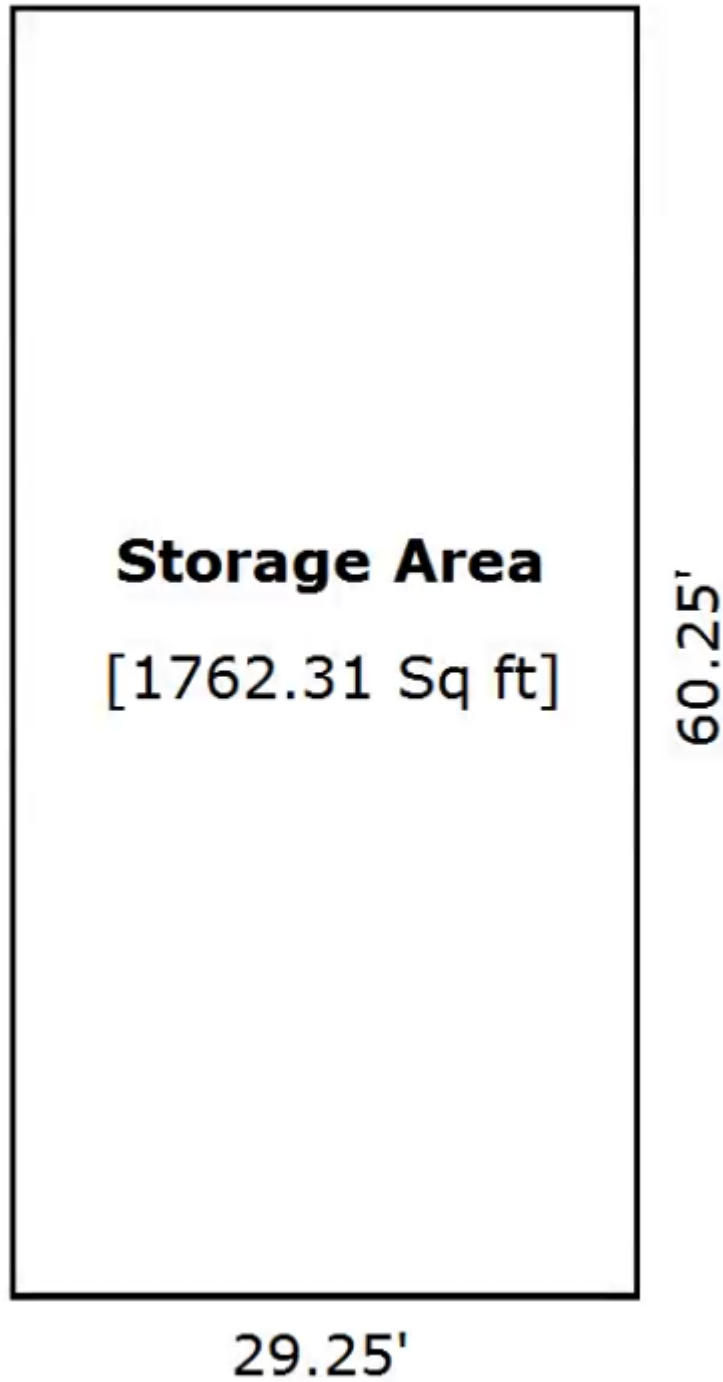
Zoning Code: R1 – Single Family Residential, by City of Caliente

Zoning Description: The R1 (Single Family Residential) district is established to provide for the development of single-family residential use and to prohibit the development of incompatible uses that are detrimental to the residential environment.

Zoning Comments: The subject is surrounded by residential properties, and based on surrounding land uses either residential or commercial development likely would be allowable.



Building Sketch



EXISTING IMPROVEMENTS DESCRIPTION

Overview: The property includes an economically obsolete storage building that contains 1,762 square feet, which occupies nearly the entire lot area. This building was constructed in 1905 and is currently in very poor physical condition. The improvements do not contribute to the value of the property and are judged to be economically obsolete. We have concluded the highest and best use of the property is to hold for future redevelopment, when warranted by demand.

FOUNDATION, FRAME & EXTERIOR

Foundation: Concrete slab

Structural Frame: Masonry block

Exterior Doors/Windows: Double metal panel doors with barred windows with no glass

Exterior Finish: Stucco

Roof/Cover: The roof cover has not been maintained and is mostly nonexistent, with a visible non-sealed roof structure.

INTERIOR

Interior Layout: Unfinished storage space

Floor Cover: None

Walls/Ceilings: Masonry block; open ceilings

Lighting: Incandescent fixtures

MECHANICAL SYSTEMS

No working mechanical systems.

SITE IMPROVEMENTS

At the existing economically obsolete building occupies nearly all of the site area, and no site improvements exist.

PROPERTY ANALYSIS

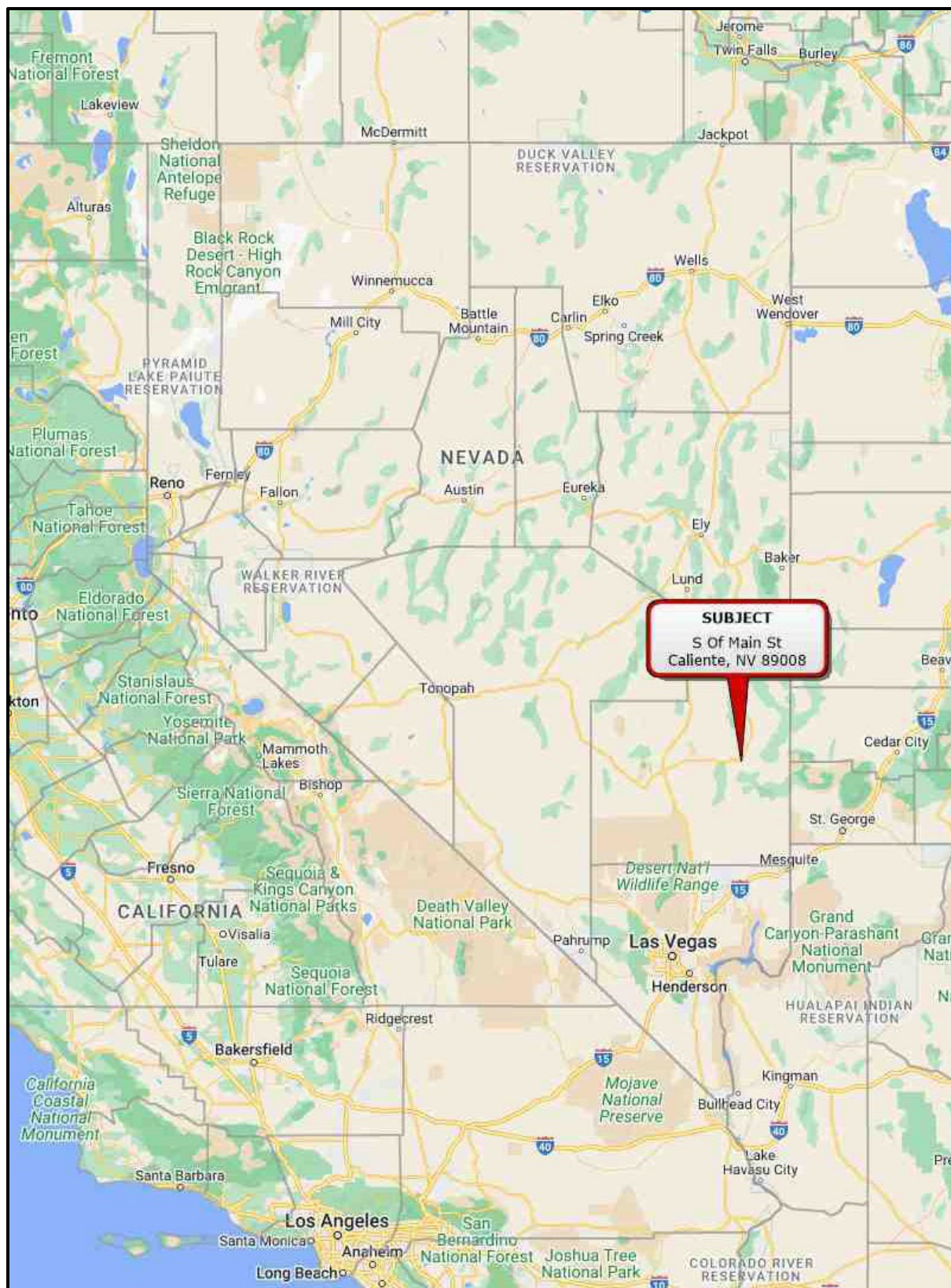
The subject was constructed in 1905 and has an actual age of 118 years. Buildings of this type generally have a total economic life of approximately 70 years, and the actual age exceeds the typical economic life. The building is poorly maintained, resulting in very poor physical condition. The cost to cure deferred maintenance would exceed the value contribution, and the existing building is judged to be economically obsolete. Due to demolition and removal costs, the existing improvements have a negative influence on value. As will be discussed in the Highest and Best Use section, it is our opinion that there is no immediate demand for new



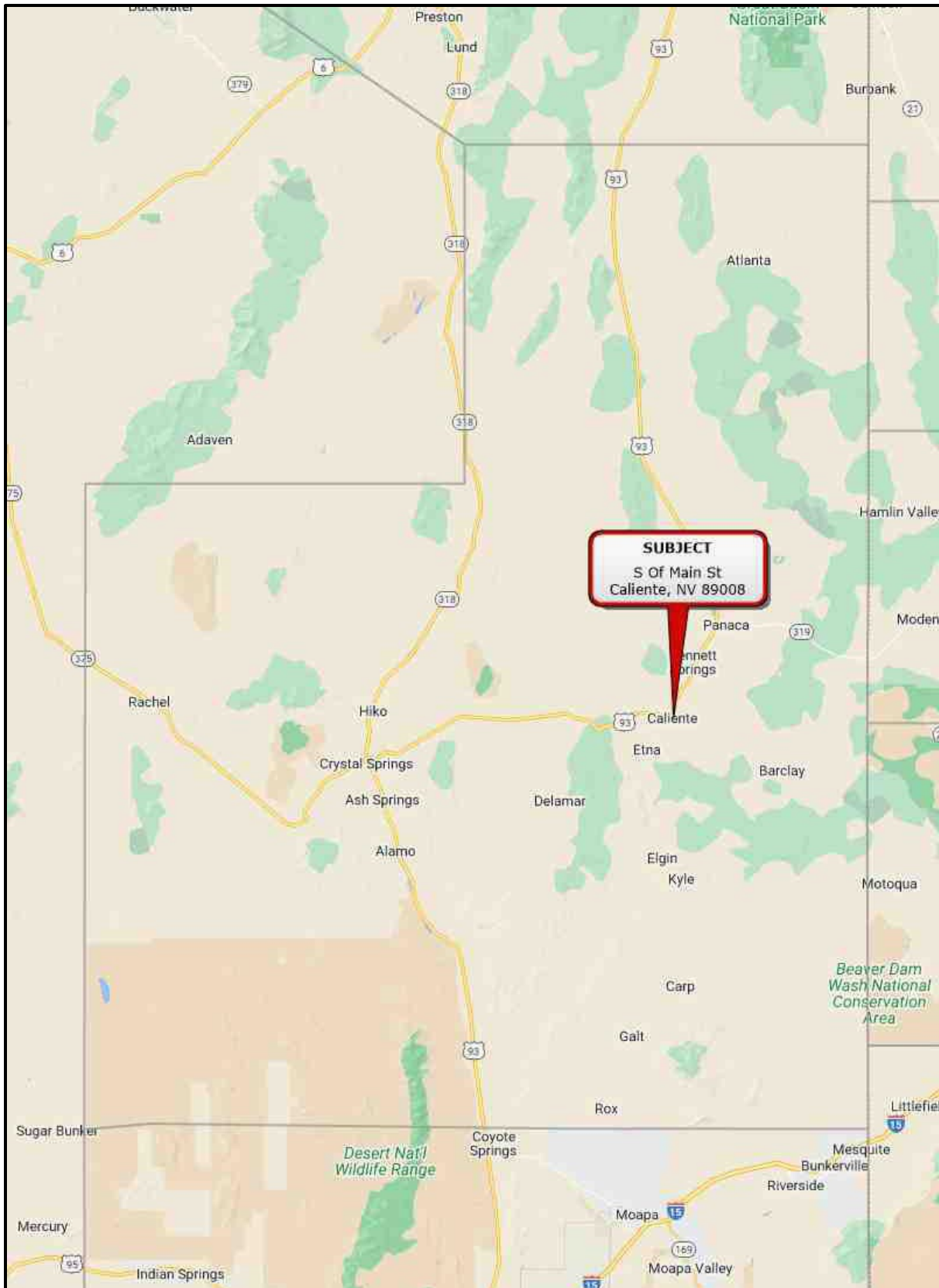
development in the area, and it is our opinion that the highest and best use of the property is to hold for future redevelopment, when warranted by demand. The costs associated with demolishing and removing the existing improvements would be future expenses that could be discounted for time value consideration.



Nevada Location Map



Lincoln County Location Map



Description of Market Area

Much of the following information is compiled from the Lincoln County Master Plan, information from the Nevada Demographer, the Nevada Department of Employment Training and Rehabilitation, census data and other sources.

Background/Population

Lincoln County is in southeastern Nevada, north of Las Vegas and south of Ely. The county is adjacent to both Utah and Arizona on the east, Nye County to the west, White Pine County to the north, and Clark County to the south. Lincoln County is the third largest county in Nevada with a land area of 10,650 square miles or approximately 6,815,000 acres. The federal government manages approximately 98% of the county land area, with only approximately 148,000 acres held in private ownership. Most of the public lands are managed by the Bureau of Land Management, the Department of Defense, the U.S. Fish and Wildlife Service, and the U.S. Forest Service.

Lincoln County is a rural area with a total population estimated at 4,482, according to information available from the United States Census Bureau, as of July 2022. The current population represents an approximate 16% decrease from 2010, reported at 5,345, indicating an annual average growth rate of approximately -1.24%. The majority of residents are located in four primary community centers, identified as: Pioche, Panaca, Caliente, and Alamo, which are located along the U.S. Highway 93 corridor.

Panaca was the first permanent town in Lincoln County. It was settled by pioneers in 1864, who used the pasture land for their livestock. As of July 2021, the Census Reporter identifies the population for Panaca at 1,038 residents.

Pioche was settled soon after Panaca when silver mining operations began in 1868. Pioche rapidly became the largest mining town in southeastern Nevada and grew to a population of 7,000 by 1871; however, after the silver boom subsided in the 1880s, Pioche lost most of its former population. The Census Reporter identifies the population for Pioche at 1,158 residents.

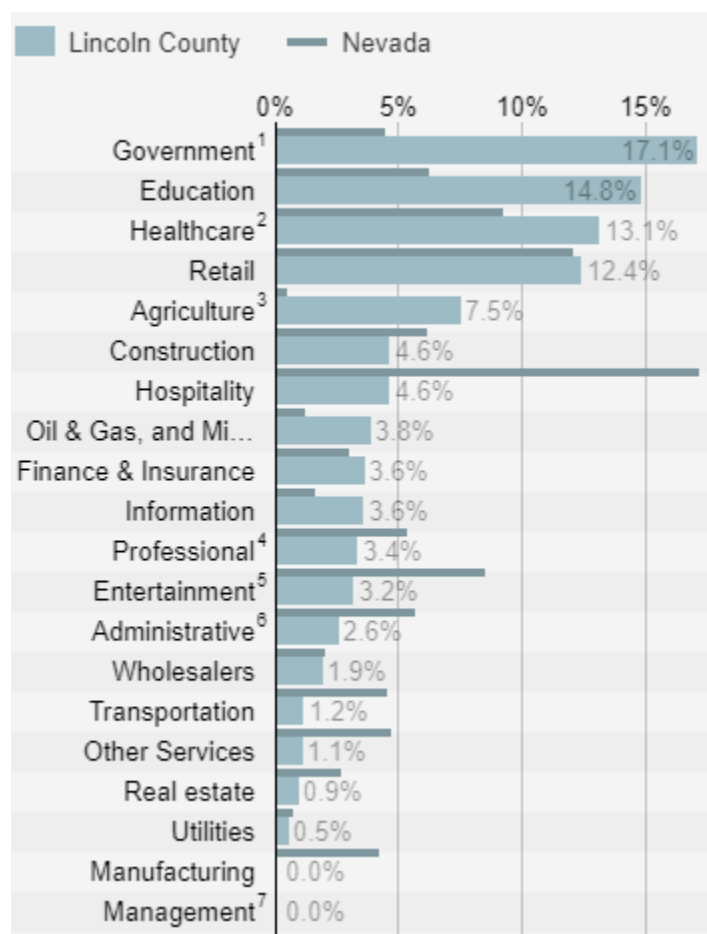
Caliente has been primarily a railroad community, founded in 1901 by the San Pedro, Los Angeles and Salt Lake Railroad. Approximately 35 trains pass through Caliente daily. Major institutions for Caliente include the Grover C. Dils Medical Center, the Caliente Youth Center, and the Bureau of Land Management offices. The Census Reporter identifies the population for Caliente at 686 residents. Caliente is the only incorporated city in Lincoln County.

The town of Alamo, located in the southwestern portion of the county, was founded in 1900. Like Panaca, Alamo is characterized by a block and street pattern laid out in the traditional large grid of the founding pioneers. Alamo is the agricultural center of the Pahrangat Valley. The Census Reporter identifies the population for Alamo at 1,154 residents.



Economic Base

Historically, mining and agricultural, and to a lesser extent, government, have been the most constant economic activities in Lincoln County. They were its original source of income and continue as a source of income to date. The relative importance in the economic picture has, however, changed in recent years. Agriculture, over time, has constituted a smaller share of employment and personal income sources. Mining has fluctuated from one decade to the next and currently employs only about 2.5% of the labor force. Wholesale and retail trade comprises approximately 10.5% of the labor force, while construction employs approximately 4%. The government sector employs 45.7% of the labor force and the service industry employs 30%. The service sector is considered to have potential for growth, due to the growing number of Las Vegas residents which are increasing their use of Lincoln County's outdoor recreational resources and Lincoln County's location between Las Vegas and Great Basin National Park. Other major employers for the county include the Union Pacific Railroad with facilities in Caliente, the Nevada Test Site, as well as the Lincoln County School District. The following graph indicates the percentage of civilian employees per industry in Lincoln County:



Active commercial areas in the county are limited primarily to the communities of Pioche and Caliente, while Alamo and Panaca have fewer businesses. Land and buildings are available for commercial businesses, but are either underutilized, vacant, or in need of repair. Many businesses rely on traffic from Highway 93 and special event weekends to carry them through



the year.

According to the Nevada Department of Employment, as of October 2023, Lincoln County has a total employment of 2,046, and Lincoln County's unemployment rate is estimated at 4.7%. The current unemployment rate reported for Lincoln County is slightly below the state average of 5.5%; however, the average weekly wage in Lincoln County, as of the 2nd Quarter 2023, is reported at \$866, which is well below the average weekly wage in Nevada, of \$1,133.

Housing

As of July 2022, a total of approximately 2,235 housing units exist in Lincoln County, of which approximately 76% are single-family homes, 19% are mobile homes, and 4.5% are multi-family units. Approximately 27% of the total homes are second homes used as investment homes or vacation homes and 72.9% are owner occupied. Approximately 68% of the homes in Lincoln County were constructed prior to 1990.

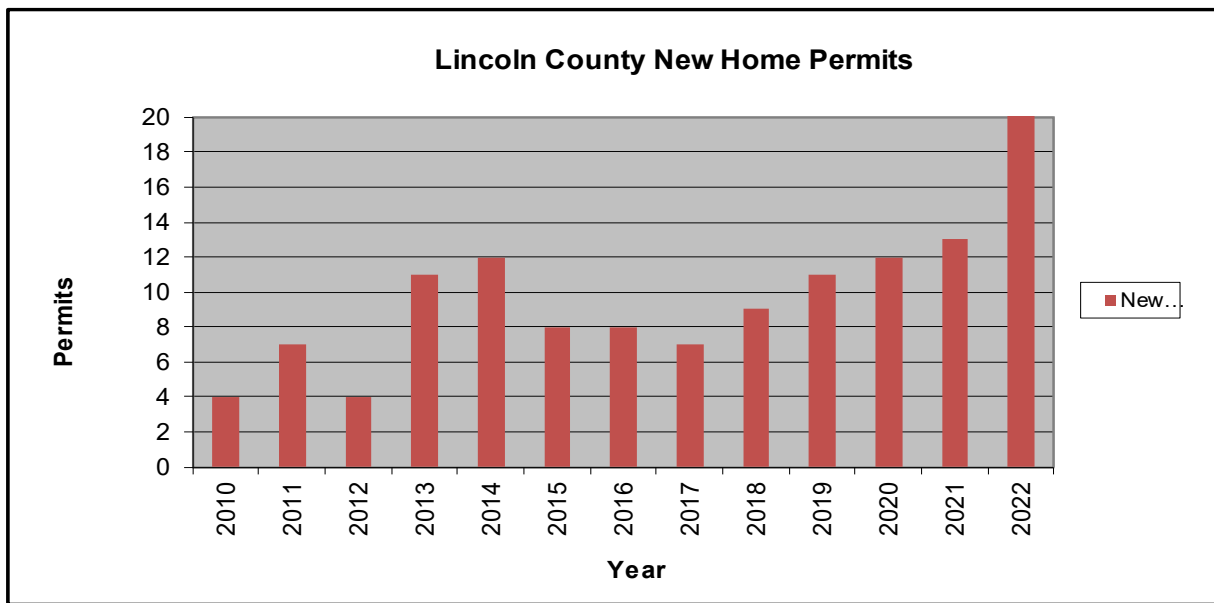
Market participants report that market conditions in the area are somewhat correlated to Las Vegas; however, overall supply and demand fundamentals are much more consistent resulting in far less volatility and much slower price changes.

Below is a chart that shows new home construction activity for Lincoln County since the beginning of 2010.



Lincoln County New Home Permits

Year	New Home Permits*
2010	4
2011	7
2012	4
2013	11
2014	12
2015	8
2016	8
2017	7
2018	9
2019	11
2020	12
2021	13
2022	24



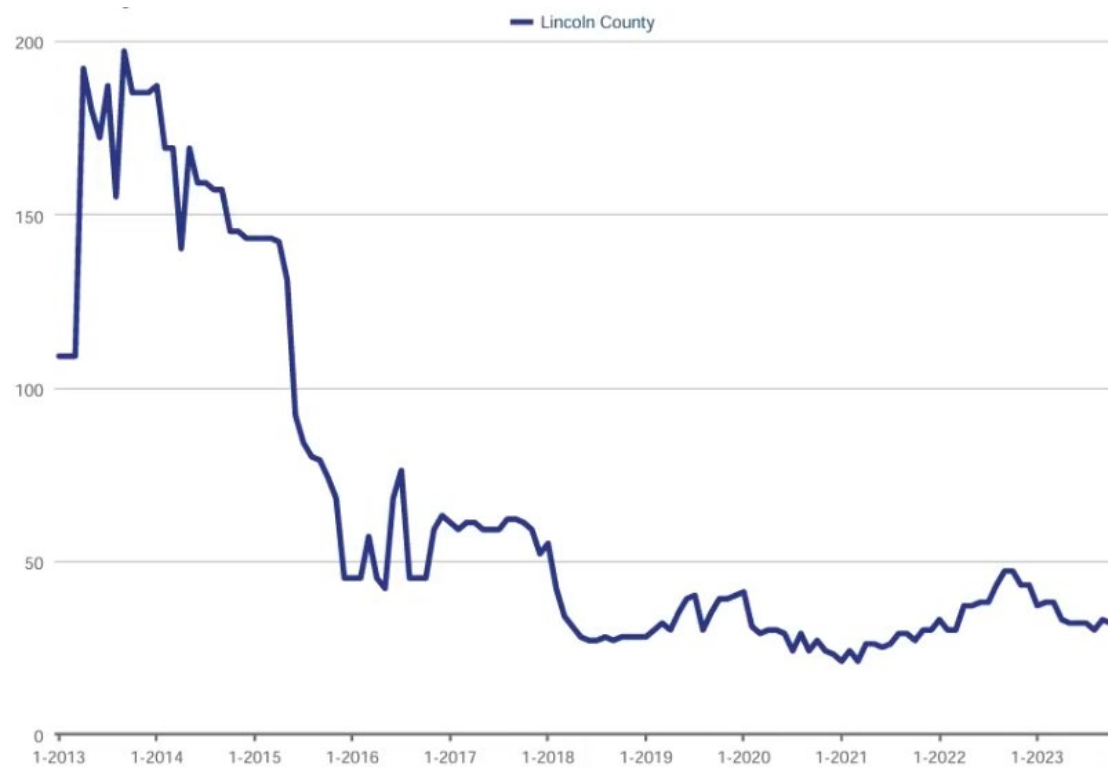
The data in the preceding chart is for new site-built homes in unincorporated Lincoln County. Due to a lack of reliable data the preceding chart excludes the City of Caliente and also excludes prefabricated homes. As can be seen from the preceding data, new home permits for unincorporated Lincoln County have ranged from 4 to 13 since 2010, with the exception of 2022, when 24 permits were issued.



Lincoln County Median Sales Price



Median Days on the Market



Lincoln County Commercial Market

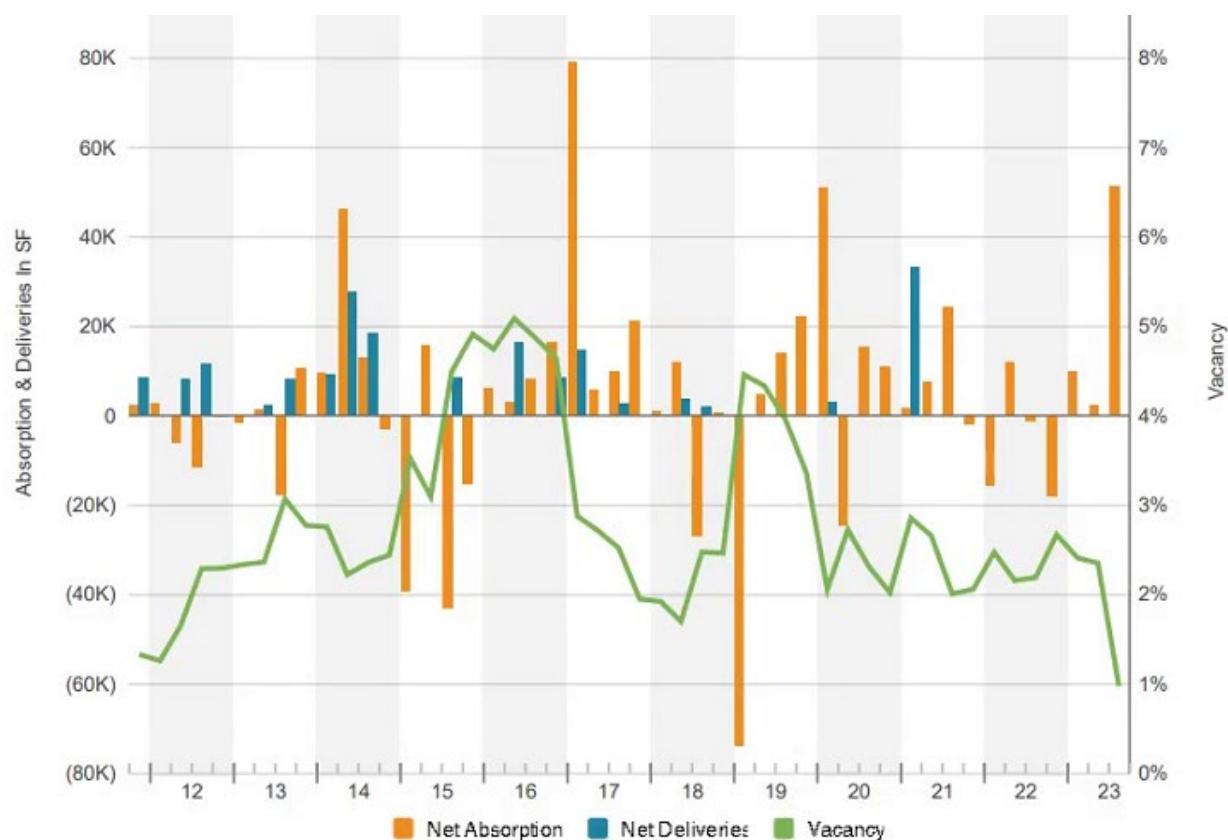
Very few multitenant commercial properties exist in Lincoln County. Most of the commercial space is owner occupied, and most office space is occupied by government entities. A very small pool of commercial tenants exists in the area. Many professionals that do work in Lincoln County are located in nearby Utah, in cities such as Cedar City and St. George, or in Las Vegas. We have identified very few new commercial buildings that have been constructed in the area over the past 10 years.



Rural Nevada and Surrounds Retail Market

The following charts identify current and historic: inventories, vacancies, absorption, deliveries, and rental rates for rural Nevada and rural areas bordering Nevada since 2013, based on information gathered from CoStar. Following the discussion of rural Nevada commercial market, is an analysis of the subject's neighborhood.

Rural Nevada and Surrounds Retail Market Absorption/Deliveries/Vacancy Chart



Rural Nevada and Surrounds Retail Supply

Approximately 33,150 square feet of new retail space was completed in rural Nevada in 2021, and no new retail space is currently under construction. Retail construction activity has been low to non-existent since 2018, and demand for new commercial space in rural Nevada is limited.

Rural Nevada and Surrounds Retail Demand

Since 2013, demand for retail space in rural Nevada and surrounding rural areas has been stable. The rural Nevada average retail vacancy rate increased modestly between 2011 and 2015, from 1.33% to greater than 4.9%, before declining to 2.06% in 2021. The current vacancy rate is reported at 1.54%.



Rural Nevada and Surrounding Retail Market Vacancy/Rental Rate Chart



Rural Nevada and Surrounding Retail Rental Rates

Over the past 10 years, retail rental rates have increased modestly, from \$1.15 in 2013 to the current average retail rental rate at \$1.45 per square foot. This reflects an annual growth rate of 2.35%, which is generally consistent with inflation.

Rural Nevada and Surrounding Retail Conclusion

Over the past 10 years, retail rental rates and vacancies have been relatively stable.



Submarket Area Location Map



Submarket Area Description

General

Caliente, located in southeastern Nevada, is the largest city and the only incorporated community in Lincoln County, Nevada. It is located approximately 106 miles north of Las Vegas. Panaca is located approximately 13 miles to the north, Pioche is located approximately 22 miles to the north, and Ely is located approximately 115 miles to the north.

US Highway 93 is the main route to Caliente and runs through the town, parallel to the railroad track, providing direct access. US Highway 93 extends through the submarket area in a north/south direction. This highway extends southerly and intersects with Interstate 15 near Las Vegas, and extends northerly, providing access to eastern Nevada and eventually crossing into Idaho.

Evidence of the historical roots of this railroad town can be seen in its mission-style Caliente Railroad Depot. A line of “company row” houses are located northeast of downtown. Town services include restaurants, gas stations, motels, and a variety of stores. There are three city parks, a public swimming pool, shooting range, motocross racetrack, walking trails, ball fields, and mountain bike trails. Kershaw-Ryan State Park is located two miles south of the city centre.

The subject is located in a central portion of Caliente, surrounded by residential and commercial properties

Caliente Commercial Market Overview

Caliente’s economy employs approximately 516 people. Local, state, and federal governments are the largest employers in Caliente comprising approximately 40.9% of the employed workforce. The largest industries are education, healthcare, hospitality, and the government. Some commercial properties in the area have been renovated over recent years, including buildings along the commercial strip that the subject is located in. The recent renovations indicate existing demand for commercial space.

Caliente Housing Market Overview

Overall housing market conditions within Caliente have been stable, with prices generally appreciating. The following charts reflect market trends for home sales in the area, based on data from MLS.



Caliente Median Days on the Market



Caliente Median Sales Price



Submarket Summary

The subject's neighborhood is a rural area, which has minimal demand for new development; however, recent renovations indicates there is potential for new development.



Highest and Best Use

Highest and best use may be defined as the reasonably probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.

1. **Legally Permissible:** What uses are permitted by zoning and other legal restrictions?
2. **Physically Possible:** To what use is the site physically adaptable?
3. **Financially Feasible:** Which possible and permissible use will produce any net return to the owner of the site?
4. **Maximally Productive:** Among the feasible uses which use will produce the highest net return, (i.e., the highest present worth)?

Legally Permissible

The subject is zoned R1 (Single Family Residential) by the City of Caliente, which is established to provide for the development of single-family residential use and to prohibit the development of incompatible uses that are detrimental to the residential environment. The subject is surrounded by residential and commercial properties, and it is our opinion that from an improved perspective the existing storage building is legally permissible. If vacant, is our opinion that residential or commercial uses would be legally permissible.

Physically Possible

According to public record information the subject site contains a total of 0.05 acres or 2,170 square feet. The building covers most of the land area. The topography is level. Public electric, water, and sewer utilities are identified at or near the property. The subject is accessible from a graveled public right-of-way, which borders the property to the south. The nearest paved road is Spring Street, located approximately 80 feet to the east. The existing storage building is a physically possible use of the property. If vacant, a small single family residential development, or commercial development would be physically possible.

Economically Feasible/ Maximally Productive Use

Within the Market Area Analysis section, we have considered the general commercial market conditions in the area, and we have identified relatively stable supply and demand fundamentals. The existing supply of commercial and residential properties is generally in balance with the overall demand. Commercial vacancies that exist consist primarily of older buildings where deferred maintenance is present. We have identified commercial buildings in the area that have been recently renovated, which provides evidence of demand for properties of this type; however, very few new commercial buildings have been constructed in the Caliente area over the



recent past. New residential development in the area has also been slow.

The existing storage building at the subject was constructed in 1905 and has an actual age of 118 years. The building has been poorly maintained, resulting in a very poor physical condition. It is our opinion that the cost to cure deferred maintenance would greatly exceed the value contribution, and the existing building is judged to be economically obsolete. The building is currently being used for store storage purposes, which is considered an appropriate interim use until demand exists for an alternative residential or commercial use.

Based on information available from local contractors, as well as the Marshall Valuation Service, the cost to remove the existing improvements likely would be in the range of \$3.50 to \$4.50 per square foot of building area. Due to demolition and removal costs, the existing improvements have a negative influence on value. There is no immediate demand for new commercial or residential development in the area, and it is our opinion that from an economically feasible perspective the property should be held for future redevelopment, when warranted by demand, at which time the existing improvements should be removed and a new development constructed. If vacant, future residential or commercial development would be considered economically feasible and maximally productive.

Highest and Best Use Conclusion

Based on our consideration of the legally permissible, physically possible, economically feasible, and maximally productive uses of the property, it is our opinion future residential or commercial redevelopment of the property satisfies the tests of highest and best use from an improved perspective. If vacant, a range of future residential or commercial development would satisfy the tests of highest and best use.



Valuation Methodology

Three basic approaches may be used to arrive at an estimate of market value. They are:

1. The Cost Approach
2. The Income Approach
3. The Sales Comparison Approach

Analyses Applied

A **cost analysis** was not applied due to the building being economically obsolete. Most market participants would give little consideration to the cost approach when making purchasing/selling decisions for properties such as the subject.

A **sales comparison analysis** was applied in our analysis of the property, as there is adequate data to develop a value opinion, and this approach reflects market behavior for this property type.

An **income analysis** was not applied in our analysis of the property, as this approach doesn't reflect market behavior for this property type.



Sales Comparison Approach

This approach is based on the principle of substitution, where a prospective investor would consider unit prices at comparable sales and listings. The subject consists of a property that includes an economically obsolete storage building. The value is calculated as the value of the underlying land, less the present value of the future cost of removing the existing improvements.

We began our value analysis by examining comparable sales within Caliente. Our search included sales of buildings at the end of their economic lives, as well as land sales, which we have adjusted upward for the cost of removing the improvements at the subject. After an exhaustive search of the Caliente area, we broadened our search to include other areas of Lincoln County, White Pine County, Nye County, and other select areas of rural Nevada. The sales data compiled from these locations constitute the most current and relevant information available.

The following pages contain summaries of the comparables, and a map depicting the location of each relative to the subject, followed by abstract sheets with aerial photographs and detailed discussions regarding the attributes of the comparable properties relative to the subject property.

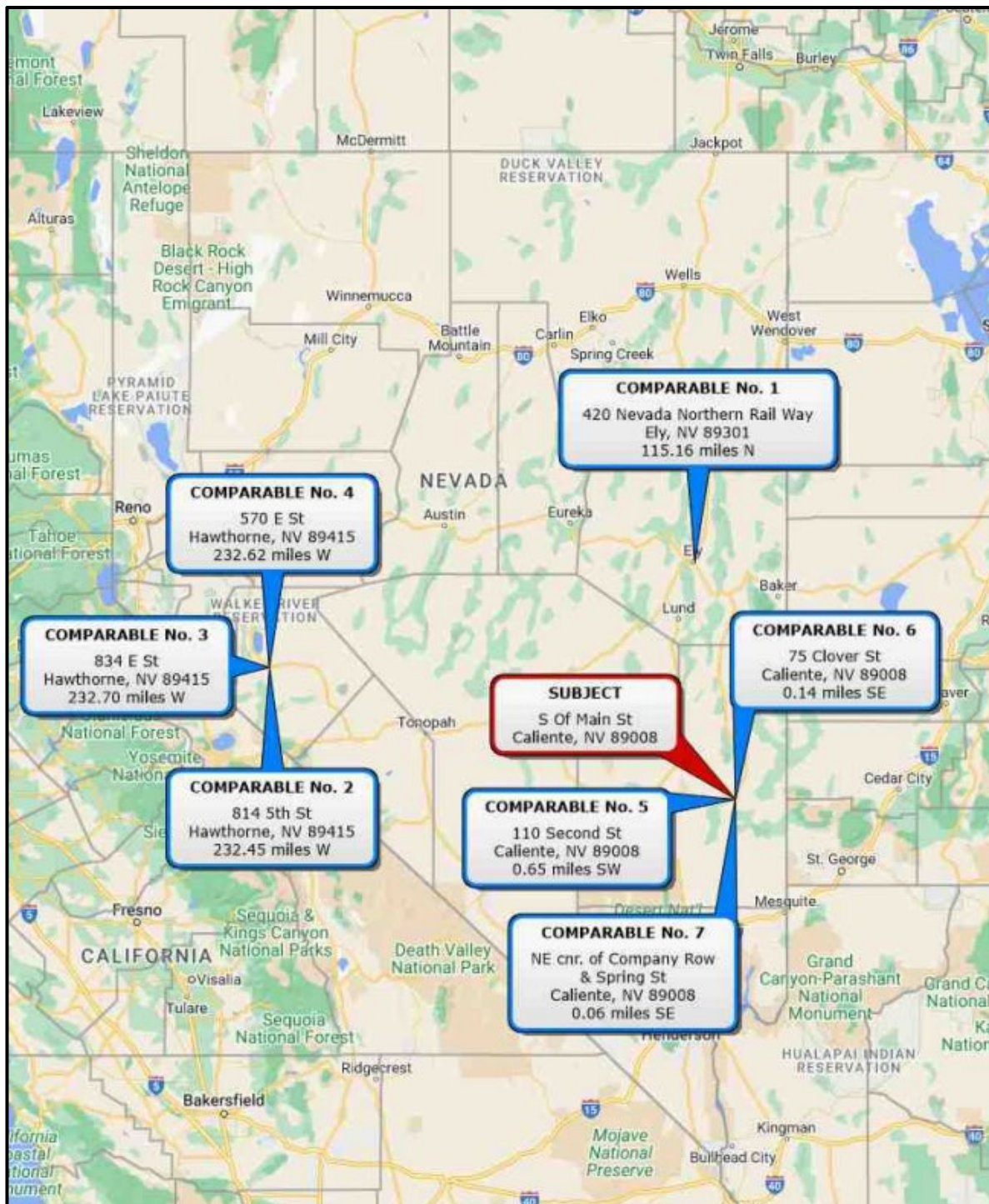


Summary of Comparable Sales

No.	Property Location	Year Built	Sale Date	Price	Size (Land SF)	Price Per Land SF
1	420 Nevada Northern Rail Way, Ely	1920	Oct-19	\$10,000	4,356	\$2.30
2	814 5 th Street, Hawthorne	NA	Oct-22	\$40,000	8,102	\$4.94
3	834 E Street, Hawthorne	1965	Mar-17	\$16,000	5,227	\$3.06
4	570 E Street, Hawthorne	1934	Nov-20	\$11,500	4,356	\$2.64
5	110 2 nd Street, Caliente	1976	Dec-23	\$80,000	17,206	\$4.65
6	75 Clover Street, Caliente	1896	Dec-21	\$82,000	18,324	\$4.48
7	NE Corner of Front Street & Spring Street, Caliente	NA	Dec-17	\$65,000	13,721	\$4.74
Subj.	161 Clover Street, Caliente	1940	---	---	5,600	---



Sales Map



Sale Abstract Number 1

APN: 002-062-01
Location: 420 Nevada Northern Rail Way, Ely, White Pine County, NV 89301
Grantor: Gregory and Debra Rivero
Grantee: Sweet Taylor Place, LLC
Recording Date: October 8, 2019
Document No.: 2019-383000
Legal Description: Lot 1 and N 12.4' of Lot 2, Block 25, Ely City Townsite, Township 16 N, Range 63 E, Section 15
Land Size: 0.10 Acres (4,356 SF)
Zoning: C-2 (General Commercial District), City of Ely
Overlay Districts: None
Utilities: All normal public utilities are immediately available.
Access: Paved access is available by way of Avenue D, which borders the property to the north, and E 11th Street, which borders the property to the west. Curbs, gutters, sidewalks, and streetlights exist along the property's frontage.
Topography: Level
Sale Price: \$10,000
Unit Price: \$2.30/SF of Land
Financing: Cash Equivalent
Remarks: This property includes an economically obsolete commercial building, containing 3,641 square feet, that was built in 1920. The building includes an unfinished basement, of 2,400 square feet. Adjacent properties include commercial properties.
Verified by: County Records



Sale Number 1 - Photographs



Sale Abstract Number 2

APN: 001-233-14
Location: 814 5th Street, Hawthorne, Mineral County, NV 89415
Grantor: Bob and Irma Enterprises Trust; Brian Lybarger, Successor Trustee
Grantee: Amber Sunderland
Recording Date: October 5, 2022
Document No.: 2022-182653
Legal Description: Lots 20, 21, and 22, Block 38, as shown on the official Plat of the Town of Hawthorns, recorded in the Office Records of Mineral County, Nevada on November 8, 1968, as Document No. 01455
Land Size: 0.186 Acres (8,102 SF)
Zoning: C-1 Commercial District, Mineral County
Overlay District: None
Utilities: All normal public utilities are immediately available.
Access: Paved access is directly available to this property by way of 5th Street (Veterans Memorial Highway), and H Street. Curbs, gutters, sidewalks, and streetlights exist along the property's frontage.
Topography: Level
Sale Price: \$40,000
Unit Price: \$4.94/SF of Land
Financing: Cash Equivalent
Remarks: This property includes a freestanding retail building, containing 992 square feet, which was built in 1948, and is at or near the end of its economic life. This property previously included a second building, containing 2,680 square feet; however, this second building was removed prior to the sale. The asking price was \$50,000, and the property sold for \$40,000 after 153 days on the market. Adjacent properties include other commercial developments.
Verified by: County Records, Deed



Sale Number 2 - Photographs



Sale Abstract Number 3

APN: 001-075-12
Location: 834 E Street, Hawthorne, Mineral County, NV 89415
Grantor: James A. and Sandra J. Essenpreis
Grantee: Alda Christine Earl and Teresa M. Blake
Recording Date: March 20, 2017
Document No.: 2017-165404
Legal Description: South 10' of Lot 16 and all of Lot 17, Block 75, Town of Hawthorne
Land Size: 0.12 Acres (5,227 SF)
Zoning: C-1 Commercial District, Mineral County
Overlay District: None
Utilities: All normal public utilities are immediately available.
Access: Paved access is directly available to this property by way of E Street (Veterans Memorial Highway). Curbs, gutters, sidewalks, and streetlights exist along the property's frontage.
Topography: Level
Sale Price: \$16,000
Unit Price: \$3.06/SF
Financing: Cash Equivalent
Remarks: This property includes a 3,000 square foot freestanding commercial building that was previously operated as a grocery store, and later a deli, but was vacant at the time of sale. This property was built in 1965, and is in a poor condition. Adjacent south is a restaurant/bar.
Verified by: County Records, Deed



Sale Number 3 - Photographs

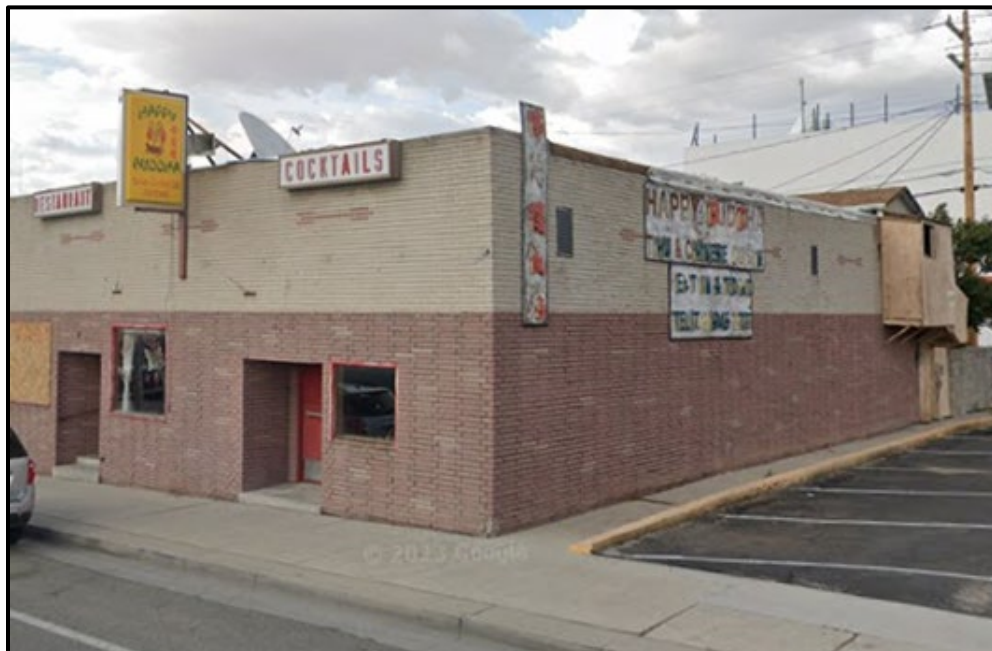


Sale Abstract Number 4

APN: 001-165-08
Location: 570 E Street, Hawthorne, Mineral County, NV 89415
Grantor: Walratchai Sae and Vilaivan Sae Wong
Grantee: Tammy C. Goforth and Staci L. Teeter
Recording Date: November 17, 2020
Document No.: 2020-174471
Legal Description: Lot 13, Block 45, as shown on the Official Plat of the Town of Hawthorne, recorded in the Official Records of Mineral County, Nevada, on November 8, 1968, as Document No. 01455
Land Size: 0.10 Acres (4,356 SF)
Zoning: C-1 Commercial District, Mineral County
Overlay Districts: None
Utilities: All normal public utilities are immediately available.
Access: Paved access is directly available to this property by way of E Street (Veterans Memorial Highway). Curbs, gutters, sidewalks, and streetlights exist along the property's frontage.
Topography: Level
Sale Price: \$11,500
Unit Price: \$2.64/ SF
Financing: Cash Equivalent
Remarks: This property includes a freestanding commercial building, containing 3,303 square feet, which was built in 1934, and is at or near the end of its economic life. The property was previously operated as a restaurant, but is now permanently closed. Adjacent properties include the El Capitan hotel/casino, and other commercial properties.
Verified by: County Records, Deed



Sale Number 4 - Photographs



Sale Abstract Number 5

APN: 003-143-01

Location: 110 Second Street, Caliente, Lincoln County, NV 89008

Grantor: Carl W. East, Trustee of the Carl W. East Trust (50%)
Danette Sue Stafford, Trustee of the Danni Stafford Trust (50%)

Grantee: Sean Craig

Recording Date: December 7, 2023

Document No.: 2023-166333

Legal Description: All Lots numbered 19 and 20 in Block A of the West end addition to the City of Caliente, as said Lots and Block are delineated on the Official Plat of said Subdivision, now on file in the Office of the County Recorder of said Lincoln County.

Land Size: 0.395 Acres (17,206 SF)

Zoning: R-1 (Single-Family Residential), City of Caliente

Overlay District: None

Utilities: All public utilities are immediately available at the property.

Access: Paved access is available by way of Second Street, which borders the property to the west, and US Highway 93, which borders the property to the south. Curbs gutters, sidewalks and streetlights exist along the property's frontage.

Topography: Level

Sale Price: \$80,000

Unit Price: \$4.65/ SF

Financing: Cash Equivalent

Remarks: This property is improved with a 1,920 square foot two-bedroom, two-bathroom mobile home, built in 1976, which is in a poor condition for its age. This property currently has a residential zoning designations; however, based on the property's frontage along Highway 93, adjacent to Family Dollar, commercial development likely would be allowable at this property. The property also includes a storage shed.

Verified by: Public Records, Deed



Sale Number 5 - Photographs



Sale Abstract Number 6

APN: 003-182-06
Location: 75 Clover Street, Caliente, Lincoln County, NV 89008
Grantor: Mountain Mercantile Inc.
Grantee: Eric and Darcy Medlin
Recording Date: December 13, 2021
Document No.: 2021-161789
Legal Description: A parcel of land in the SE ¼ of the NW ¼ of Section 8, Township 4 South, Range 67 East, M.B.D. & M., Lincoln County, Nevada.
Land Size: 0.421 Acres (18,324 SF)
Zoning: C-3 (General Commercial), City of Caliente
Overlay District: None
Utilities: All public utilities are immediately available at the property.
Access: Paved access is available by way of Clover Street, which borders the property to the north, and Bank Street, which borders the property to the west. The adjacent streets include curbs, gutters, sidewalks, and streetlights.
Topography: Level
Sale Price: \$82,000
Unit Price: \$4.48/ SF
Financing: Cash Equivalent
Remarks: This property is improved with an economically obsolete hotel building, built in 1896, containing approximately 2,500 square feet, which has been damaged in a fire. The property also includes an economically obsolete 1,430 square foot residential structure that was also built in 1896.
Verified by: Public Records, Deed



Sale Number 6 - Photographs



Sale Abstract Number 7

APN: 003-078-27

Location: Northeast corner of Front Street & Spring Street, Caliente, Lincoln County, NV 89008

Grantor: Brentwood Hepworth and Dorothea Dawn Hepworth, Trustees of Hepworth Family Trust

Grantee: Elliot Pavageau and Pat Sedillo

Recording Date: December 22, 2017

Document No.: 2017-153453

Legal Description: Lot 2 of Map of Reversion, recorded October 25, 2005 in Plat Book C, page 143, as File No. 125426, of plats Official Records, Lincoln County, Nevada

Land Size: 0.315 Acres (13,721 SF)

Zoning: C-3 (General Commercial), City of Caliente

Overlay District: None

Utilities: All public utilities are immediately available at the property.

Access: Paved access is available by way of US Highway 93, which borders the property to the west. Curbs gutters, sidewalks and streetlights exist along the property's frontage.

Topography: Level

Sale Price: \$65,000

Unit Price: \$4.74/ SF

Financing: Cash Equivalent

Remarks: This property is a vacant parcel of land located at the northeast corner of Front Street and Spring Street.

Verified by: Public Records, Deed



Sale Number 7 - Photographs



Analysis of Sale Comparables

The market comparables indicate prices per square foot, prior to adjustments, from a low of \$2.30 to a high of \$4.94. In our analysis of an appropriate unit value, we have adjusted for the differences between the comparable properties and the subject property.

Property Rights / Financing / Conditions of Sale:

All the comparables represent arms-length sales of fee-simple interests. No unusual financing terms or conditions of sale are identified for any of the Comparables that would warrant adjustments.

Buyer Expenditures:

The subject and most of the comparable properties contain economically obsolete buildings that are in disrepair, however the costs to remove these buildings have been accounted for in the onsite improvements adjustments. No buyer expenditures are identified that would warrant adjustments to the market comparables.

Market Conditions:

Comparables 2, 5, and 6 transferred within the past 24 months, while Comparables 1, 3, 4, and 7 transferred within the past 81 months. Based on conversations with multiple market participants, and considering recent sales and other available market data, we have concluded that prices in the subject's market area have been relatively stable since mid-2022. The following table reflects the responses of several real estate brokers and market participants regarding price changes over recent years.

Market Participant	Company	Annual Price Changes
Anna McDonough	Sin City Realty	Increased by approximately 25% between 2019 and mid-2022, and then stabilized.
Justin Rozich	Real estate investor	Early 2022 to summer 2022 big price increase, then either decreasing or stable since
Tara Klaas	Klaas Realty	Overall prices have been stable over recent years
Jeffery Williams	Real estate investor	Prices have increased over recent years
Jason Woywod	Multifamily apartment Developer	Prices have increased over recent years

Market participant responses vary modestly; however, most report relatively stable market conditions in the area, since April 2022, and generally increasing prices between early 2020 and mid-2022. Based on the available market data, we have concluded that prices were stable prior to



April 2020, then increasing at an annual rate of 10%, until April 2022, and have been stable over the last 20 months.

Location:

The subject is located west of Spring Street, south of Main Street, in a central portion of Caliente. The property is adjacent to other commercial properties; however, lacks frontage along a main thoroughfare. The frontage and overall commercial appeal of the comparable properties are superior to the subject, warranting downward adjustments.

Land Size:

The subject contains a total area of 2,170 square feet. The comparables are modestly larger, ranging in size from 4,356 square feet to 18,324 square feet. Larger properties generally transfer at lower unit prices per unit; however, the unit prices for the larger comparable sales are somewhat consistent with that of the smaller comparable sales. It does not appear that the differences in size identified for the comparable properties are significant influences on value, therefore, no size adjustments are made.

Onsite Improvements:

The subject was constructed in 1905, has been poorly maintained, and is judged to be economically obsolete. Based on information available from local contractors, as well as the Marshall Valuation Service, the cost to remove the existing improvements likely would be in the range of \$3.50 to \$4.50 per square foot of building area.

The comparable properties all have similar potential for future redevelopment/development. Comparable 7 is currently vacant, and Comparables 1 through 6 include improvements that are at or near the end of their economic lives. We have considered appropriate adjustments for the future costs associated with removing the economically obsolete improvements at the subject relative to the comparables. The subject and the comparables are in rural areas where limited demand for new development exists, and these properties potentially could be held in their current conditions for many years. We don't anticipate that the existing improvements would be removed until demand warrants new development, and based on the time value of money these future expenses can be significantly discounted. It is also noted that existing improvements potentially could be used for interim purposes, such as storage.

The comparables vary in the amount of demolition costs that would be required. The table on the following page outlines the adjustments made to each comparable as it relates to the subject, based and an adjustment factor of \$2.00 per square foot of building area. The adjustments are calculated as the differences between the costs per square foot of land area at the comparables relative to the subject.



Onsite Improvement Adjustment Table							
Type		Building Size	Cost Per SF	Total Cost	Land Size	Cost Per SF of Land	Adjustment
Subject	Obsolete Building	1,762	\$2.00	\$3,524	2,170	\$1.62	
Comp 1	Obsolete Building	3,641	\$2.00	\$7,282	4,356	\$1.67	\$0.05
Comp 2	Obsolete Building	992	\$2.00	\$1,984	8,102	\$0.24	(\$1.38)
Comp 3	Obsolete Building	3,000	\$2.00	\$6,000	5,227	\$1.15	(\$0.48)
Comp 4	Obsolete Building	3,303	\$2.00	\$6,606	4,356	\$1.52	(\$0.11)
Comp 5	Obsolete Building	1,920	\$2.00	\$3,840	17,206	\$0.22	(\$1.40)
Comp 6	Obsolete Building	3,930	\$2.00	\$7,860	18,324	\$0.43	(\$1.20)
Comp 7	None	0	\$0.00	\$0	13,721	\$0.00	(\$1.62)

As can be seen in the chart above, the improvements at Comparables 1 and 4 are similar to the subject, and downward adjustments are made to the other comparables.

Zoning/Land Use:

The subject is currently used for storage and is adjacent to commercial properties; however, the property is zoned for residential use and is also adjoined by residential properties. I have concluded that commercial or residential development may be possible. The zoning and use potential of Comparable 5 is similar to the subject. The other comparables currently have commercial zoning designations and may allow for more intensive development; therefore, downward adjustments are made.

Shape/ Topography:

The shapes and topographies of the comparable properties would not restrict the use potentials; therefore, no adjustments are necessary.

On the following page is the adjustment chart which summarizes the adjustments made.



Land Sales Adjustment Chart:

	Subject	Adj. Comp 1		Adj. Comp 2		Adj. Comp 3		Adj. Comp 4		Adj. Comp 5		Adj. Comp 6		Adj. Comp 7	
Sale Date		Oct-19		Oct-22		Mar-17		Nov-20		Dec-23		Dec-21		Dec-17	
Sale Price		\$10,000		\$40,000		\$16,000		\$11,500		\$80,000		\$82,000		\$65,000	
Size (SF of Land)	2,170	4,356		8,102		5,227		4,356		17,206		18,324		13,721	
Price Per SF of Land		\$2.30		\$4.94		\$3.06		\$2.64		\$4.65		\$4.48		\$4.74	
Transactional Adjustments															
Property Rights Adj.	Fee Simple	0%	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0
Adjusted Price		\$10,000		\$40,000		\$16,000		\$11,500		\$80,000		\$82,000		\$65,000	
Financing Adj.	Cash Equivalent	0%	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0
Adjusted Price		\$10,000		\$40,000		\$16,000		\$11,500		\$80,000		\$82,000		\$65,000	
Conditions of Sale Adj	Typical	0%	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0
Adjusted Price		\$10,000		\$40,000		\$16,000		\$11,500		\$80,000		\$82,000		\$65,000	
Buyer Expenditures Adj.	None	0%	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0
Adjusted Price		\$10,000		\$40,000		\$16,000		\$11,500		\$80,000		\$82,000		\$65,000	
Months Since Sale		50		14		81		37		(0)		24		72	
Market Conditions Adj	Stable/Improving	20.00%	\$2,000	0.00%	\$0	20.00%	\$3,200	13.99%	\$1,609	0.00%	\$0	0.00%	\$0	20.00%	\$13,000
Adjusted Price		\$12,000		\$40,000		\$19,200		\$13,109		\$80,000		\$82,000		\$78,000	
Adjusted Price Per SF		\$2.75		\$4.94		\$3.67		\$3.01		\$4.65		\$4.48		\$5.68	
Property Adjustments															
Location	S. of Main St. Cali.	-10.00%	-\$0.28	-15.00%	-\$0.74	-15.00%	-\$0.55	-15.00%	-\$0.45	-10.00%	-\$0.46	-10.00%	-\$0.45	-15.00%	-\$0.85
Land Size	2,170	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00
Onsite Improvements	Obsolete	0.00%	\$0.00	-27.93%	-\$1.38	-12.96%	-\$0.48	0.00%	\$0.00	-30.11%	-\$1.40	-26.82%	-\$1.20	-28.57%	-\$1.62
Zoning/Use	Commerical/Residential	-5.00%	-\$0.14	-5.00%	-\$0.25	-5.00%	-\$0.18	-5.00%	-\$0.15	0.00%	\$0.00	-5.00%	-\$0.22	-5.00%	-\$0.28
Shape/Topography	Rectangular	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00
Indication of Value Per SF of Land		\$2.34		\$2.57		\$2.46		\$2.41		\$2.78		\$2.60		\$2.92	
Total % Net Adjustment		2%		-48%		-20%		-9%		-40%		-42%		-38%	
Gross % Adjustment		35%		48%		53%		34%		40%		42%		69%	



Sales Comparison Approach Conclusion

After appropriate adjustments, the range in adjusted prices per square foot is from \$2.34 to \$2.92. The primary adjustments we have made are for differences in: market conditions, location, onsite improvements, and zoning/use. After analysis of each of the market comparables as they relate to the subject, we have reconciled an *as is* market value for the subject at \$2.50 per square foot. This concluded market value is within the ranges indicated by the comparable properties, both prior to and after appropriate adjustments.

Summary of *As Is* Value by Sales Comparison Approach

Indicated Value per Square Foot:	\$2.50
Subject Land Square Feet:	2,170
Indicated Value:	\$5,425
Rounded:	\$5,500



Assumptions and Limiting Conditions

This appraisal assignment has been made with the following general assumptions:

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
5. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
7. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed, however, we are not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value opinion is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
8. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless non-compliance is stated, defined and considered in the appraisal report.
9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined and considered in the appraisal report.



10. It is assumed that all required licenses, certificates of occupancy, consents or other legislative or administrative authority from any local, state or national government or private entity or organization have been or can be obtained or renewed for any use on which the value opinion contained in this report is based.
11. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described, and that there is no encroachment or trespass unless noted in the report.

All reports issued by these appraisers are subject to the following general limiting conditions:

1. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
2. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.
3. The appraisers herein, by reason of this appraisal, are not required to give further consultation, testimony or be in attendance in court with reference to the property in question unless arrangements have been previously made.
4. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm with which the appraiser are connected) shall be disseminated to the public through advertising, public relations, news, sales or other media without the prior written consent and approval of the appraiser.
5. The American with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.



This appraisal has been developed and the report is provided subject to the following specific assumptions, extraordinary assumptions, hypothetical conditions and additional limiting conditions:

1. The property is free and clear of all unusual liens and encumbrances.



Certification of Value

The undersigned does hereby certify that, except as otherwise noted in this appraisal report, to the best of our knowledge and belief, ...

1. The statements of fact contained in this appraisal report are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and is our personal, impartial and unbiased professional analyses, opinions and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
4. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The appraisal assignment was not based on a requested minimum valuation, a specific valuation or the approval of a loan.
8. We have performed no services, as appraisers or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
9. Chris Mathews has made a personal inspection of the property that is the subject of this report.
10. No one provided significant professional assistance to the persons signing this report.
11. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice* (USPAP) as adopted by the Appraisal Standard's Board of the Appraisal Foundation.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. As of the date of this report, Chris Mathews, MAI, and Curtis Thygerson have completed the requirements under the continuing education program of the Appraisal Institute.



14. As of the date of this report, Chris Mathews, MAI, and Curtis Thygerson have completed the *Standards and Ethics Education Requirement of the Appraisal Institute*.
15. We are competent and qualified to perform the appraisal assignment. The appraisers' State licenses/certifications have not been revoked, suspended, canceled, or restricted.
16. This report is intended to comply with the reporting requirements of the *Uniform Standards of Professional Appraisal Practice*.
17. Based on our analysis of all the data used, we have developed an opinion of the *as is* market value, as of November 24, 2023, at:

Five Thousand Five Hundred Dollars
(\$5,500)

Appraiser Chris Mathews
Chris Mathews, MAI

Date December 30, 2023

Appraiser Curtis Thygerson
Curtis Thygerson

Date December 30, 2023



ADDENDA

APPRAISER'S QUALIFICATIONS



Chris Mathews, MAI

LICENSING

Certified General Appraiser, State of Nevada, License No. A.0205456-CG
Certified General Appraiser, State of Utah, License No. 9021077-CG00

PROFESSIONAL DESIGNATION

MAI Designation - Appraisal Institute

Requirements fulfilled for MAI designation include:

- Demonstrate good moral character
- Earn a four-year degree from an accredited university
- Receive credit for 4,500 hours of specialized experience
- Pass the two day, four module, AI General Comprehensive Exam
- Receive credit for advanced coursework
- Complete Demonstration Report

EDUCATION

B.S., Real Estate, University of Nevada-Las Vegas, 2004
B.S., Finance, University of Nevada-Las Vegas, 2004

EXPERIENCE

Principal of Mathews Appraisal, St. George, Utah	2014 to Present
Appraiser at Anderson Valuation Group, Las Vegas, Nevada	2005 to 2014

Experience includes analysis and valuation of: hotels, apartments, retail centers, office complexes, industrial buildings, all types of vacant land, farms, and a wide range of special use properties.

Service Areas:

Nevada & Utah

UNLV	Real Estate Appraisal
UNLV	Analysis of Income Properties
Key Realty School	National USPAP Course
Key Realty School	Nevada Appraisal Law
Appraisal Institute	Income Valuation of Small, Mixed-Use Properties
Appraisal Institute	Basic Income Capitalization
Appraisal Institute	Advanced Income Capitalization
Appraisal Institute	Advanced Sales Comparison & Cost Approaches
Appraisal Institute	Report Writing and Valuation Analysis
Appraisal Institute	Advanced Applications
Appraisal Institute	Advanced Market and Highest and Best Use
Appraisal Institute	Review Theory – General
McKissock	Supervisor-Trainee Course
Appraisal Institute	UASFLA: Practical Applications
McKissock	Appraisal of Self-Storage Facilities
McKissock	Appraisal of Industrial Incubators

Types of Properties Appraised:

Hotels	Taverns	Automobile Dealerships
Multi-Family	Gas Stations	Mobile Home Parks
Retail Centers	Convenience Stores	RV Parks
Professional Office	Churches	Residential Subdivisions
Medical Office	Right-of-Ways	Airport Hangars
Industrial	Water Rights	Mini-Storage
Vacant Land	LIHTC	Fractional Interests
Restaurants	Market Feasibility Studies	Cell Towers
Agricultural	Easements	Single Family Residential

Purposes of Appraisals:

- Real Estate Lending
- Asset Monitoring
- Real Estate Tax Considerations
- Estate Management
- Condemnation
- Acquisitions
- Dispositions
- Divorce Settlements
- Various Other Litigation Purposes

APPRAISER CERTIFICATE

STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY

NOT TRANSFERABLE

REAL ESTATE DIVISION

NOT TRANSFERABLE

This is to Certify That : CHRIS L MATHEWS

Certificate Number: A.0205456-CG

Is duly authorized to act as a CERTIFIED GENERAL APPRAISER from the issue date to the expiration date at the business address stated here in, unless the certificate is sooner revoked, cancelled, withdrawn, or invalidated.

Issue Date: August 9, 2022

Expire Date: August 31, 2024

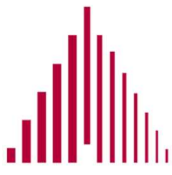
In witness whereof, THE DEPARTMENT OF BUSINESS AND INDUSTRY, REAL ESTATE DIVISION, by virtue of the authority vested in Chapter 645C of the Nevada Revised Statutes, has caused this Certificate to be issued with its Seal printed thereon. This certificate must be conspicuously displayed in place of business.

FOR: MATHEWS APPRAISAL
304 S JONES BLVD #3345
LAS VEGAS, NV 89107

REAL ESTATE DIVISION

SHARATH CHANDRA
Administrator





Curtis Thygerson, Certified General Appraiser

LICENSING

Certified General Appraiser, State of Hawaii, License No. CGA-1570
Certified General Appraiser, State of Nevada, License No. A.0208894-
CG Certified General Appraiser, State of Washington, License No.
23023953

PROFESSIONAL DESIGNATION

Candidate for Designation, Appraisal Institute

EDUCATION

B.S., Finance, Southern Utah University, 2020

EXPERIENCE

Appraiser at Mathews Appraisal, Las Vegas, Nevada	2023 to Present
Appraisal Intern at Mathews Appraisal, Las Vegas, Nevada	2020 to 2023

Experience includes analysis and valuation of: hotels, apartments, retail centers, office complexes, industrial buildings, all types of vacant land, farms, and a wide range of special use properties.

COURSE WORK

SUU	Real Estate Finance
SUU	Financial Institutions and Markets
SUU	Investments
SUU	Managerial Finance I & II
McKissock	General Appraiser Income Capitalization
McKissock	Market Analysis Highest and Best Use Analysis
McKissock	General Appraiser Site Valuation and Cost Approach
McKissock	General Appraiser Sales Comparison Approach
McKissock	Expert Witness for Commercial Appraisers
McKissock	Advanced Market and Highest and Best Use
McKissock	National USPAP Course
McKissock	Commercial Appraisal Review
McKissock	Statistics, Modeling and Finance

APPRAISER CERTIFICATE

STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY REAL ESTATE DIVISION

Change A change in the name of the business or the location of an office must be made to the Division within **ten days** after any change has been made. Attach this certificate, pocket card and original intern registrations, if any, to a completed change form (536) and location of records form (555).

Renewal As a courtesy, the Real Estate Division will send a renewal notice to your business address approximately 45 days prior to your renewal date. Renewal information is online at red.nv.gov.



APPRAISER CERTIFICATE

STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY

NOT TRANSFERABLE

REAL ESTATE DIVISION

NOT TRANSFERABLE

This is to Certify That : CURTIS THYGERSON

Certificate Number: A.0208894-CG

Is duly authorized to act as a CERTIFIED GENERAL APPRAISER from the issue date to the expiration date at the business address stated here in, unless the certificate is sooner revoked, cancelled, withdrawn, or invalidated.

Issue Date: August 10, 2023

Expire Date: August 31, 2025

In witness whereof, THE DEPARTMENT OF BUSINESS AND INDUSTRY, REAL ESTATE DIVISION, by virtue of the authority vested in Chapter 645C of the Nevada Revised Statues, has caused this Certificate to be issued with its Seal printed thereon. This certificate must be conspicuously displayed in place of business.

FOR: C&T INVESTING LLC
1593 N ROME WAY
APPLE VALLEY, UK 84737

REAL ESTATE DIVISION

SHARATH CHANDRA
Administrator



ENGAGEMENT LETTER



October 23, 2023

Grant Perkins
Public Works Manager
City of Caliente
100 Depot Avenue
Caliente, Nevada 89008

Re: Appraisal Quotations of Time and Charges

Dear Mr. Perkins:

Please accept this letter as a quotation of time and charges to complete appraisals of the properties outlined below, located in Caliente, Nevada.

The scope of these assignments would include developing value opinions of the fee simple interests. The intended use of the appraisals would be to assist Caliente in the potential deposition of the properties.

Appraisal Fees

APN	Description	Fee
003-18-111	0.13 acres improved with old theater	\$2,250
003-07-717	0.05 acres improved with old building	\$2,000

Total Appraisal Fee: \$4,250

My value analyses for each property would include the most applicable approach. I can complete my appraisals and deliver the reports within 60 days of the engagement date.



As authorization to proceed, please return a signed copy of this letter. If I can be of further assistance, do not hesitate to contact me.

Sincerely,
Mathews Appraisal

Chris Mathews

Chris Mathews, MAI
Certified General Appraiser
Nevada License Nº A.0205456-CG
Expiration Date: August 31, 2024



Signature of Authorized Representative

Date 10/24/2023

ZONING CODE EXCERPT

R1 – Single Family Residential, by City of Caliente

The R1 (Single Family Residential) district is established to provide for the development of single-family residential use and to prohibit the development of incompatible uses that are detrimental to the residential environment.

Land Use Code 400

General Commercial

PUBLIC RECORD INFORMATION

775-962-8000

TOGGLE HIGH CONTRAST

TOGGLE FONT SIZE

Open Mon.-Thurs., 7 a.m.-5 p.m.

Departments

Residents

Businesses

Visitors

Pay

Contact

Parcel 003-077-17

Owners

CALIENTE CITY
PO BOX 1006
CALIENTE, NV 89008

Parcel Summary

Location	0
Use Code	400: General Commercial
Tax District	3.0: CALIENTE CITY
Acreage	.0500
Block/Lot	1/5
Exemptions	361.060A: COUNTY OWNED (100%)



Value History

	2023	2022	2021	2020	2019	2018	2017
Total Building Value	\$13,023	\$11,840	\$11,723	\$11,377	\$11,466	\$10,920	\$10,811
Total Extra Features Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Secured Pers Prop	\$0	\$0	\$0	\$0	\$0	\$0	\$0

	2023	2022	2021	2020	2019	2018	2017
Total Land Value	\$2,414	\$2,414	\$2,414	\$2,414	\$2,414	\$2,300	\$2,300
Taxable Value	\$15,437	\$14,254	\$14,137	\$13,791	\$13,880	\$13,220	\$13,111
Net Exemptions Value	\$5,403	\$4,989	\$4,948	\$4,827	\$4,858	\$4,627	\$4,589
Net Assessed Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	V/I	Dcl Value	Ownership	Red Flag
GBS 138609	138609	2011-06-29	GRANT BARGAIN SALE DEED	Improved	\$12,023	Grantor: FINDLAY, KAYE H. ET AL Grantee: CALIENTE CITY	

Buildings

None

Extra Features

Code	Description	Length	Width	Units	AYB	Notes
GARDETCB1	GARAGE, CONC BLK, UNFINISHED INTERIOR			1798.00	1905	old storage warehouse. less than 25% good.

Land Lines

Code	Description	Zone	Front	Depth	Land Units	Unit Type	Acreage	Sq Ft	Total Adj	Value	Notes
400	General Commercial				1.00	SITE	0.05	2,170.00	1.00	\$2,414	

Personal Property

None

Disclaimer

All parcel data on this page is for use by the Lincoln County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Lincoln County Assessor's Office as of December 15, 2023.



CITY OF CALIENTE COUNCIL MEETING AGENDA REQUEST

Person/Organization requesting item: Shari Davis and Susan Llewellyn

Contact info: sadavis@goed.nv.gov, 775-221-9610

Date of Council meeting: January 18th, 2024

Action requested: (what, when, where, why)

Presentation/discussion regarding the Nevada Main Street program through the Governor's Office of Economic Development.

Shari Davis 1/9/24
Signature Date

mlhup 1/9/24
Received Date

Community Source Water Protection Plan

– *for* –

Public Water Systems in Lincoln County, Nevada



Prepared by

The Lincoln County Source Water Protection
Local Planning Team:

Alamo Sewer and Water District

City of Caliente Public Works

Lincon County Conservation District

Lincon County Emergency Management

Lincon County Planning Department

Lincon County Water District

NDEP Bureau of Safe Drinking Water, ISWPP Coordinator

Nevada Rural Water Association

Panaca Farmstead Association

Pioche Public Utilities

Resource Concepts, Inc., ISWPP Contractor

DRAFT
January 2024

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2023 Acknowledgements

The community source water protection partners in Lincoln County appreciate the meeting accommodations offered by the City of Caliente and the Lincoln County Water District during the planning process, as well as the technical and funding assistance provided by the Nevada Division of Environmental Protection (NDEP), Resource Concepts, Inc. , and the Nevada Rural Water Association. The Local Planning Team wishes to recognize the following organizations whose involvement made the development of this document possible.

Organizations

Utilities

- Alamo Sewer and Water District
- City of Caliente Public Works
- Lincoln County Water District
- Panaca Farmstead Association
- Pioche Public Utilities

Source Water Protection Partners

- Lincoln County Conservation District
- Lincoln County Emergency Management
- Lincoln County Planning Department

Technical Resources

- NDEP Bureau of Safe Drinking Water
- Nevada Rural Water Association
- Resource Concepts, Inc., ISWPP Contractor

Contact one of the utilities listed above or the Lincoln County Planning Department for more information about the Community Source Water Protection Plan in your area. For general information, reach out the Coordinator of Nevada's Integrated Source Water Protection Program at the NDEP, Bureau of Safe Drinking Water.

Acronyms

Acronym	Definition
CSWP Plan	Community Source Water Protection Plan
ISWPP	Integrated Source Water Protection Program
NDEP	Nevada Division of Environmental Protection
RCI	Resource Concepts, Inc.
Team	Local Planning Team

Executive Summary

The Community Source Water Protection Plan (CSWP Plan) for Public Water Systems in Lincoln County outlines measures that each community has identified to safeguard public drinking water sources from contamination. Source water in Nevada is defined as untreated water from streams, rivers, lakes, springs, or underground aquifers that is used for public water supplies. Source water protection is the first line of defense to ensure clean and safe drinking water to sustain communities in Lincoln County.

The Nevada Division of Environmental Protection (NDEP), Bureau of Safe Drinking Water administers the Integrated Source Water Protection Program (ISWPP), a voluntary program aimed at preventing the contamination of public drinking water supplies. In 2021, the Lincoln County Board of Commissioners authorized participation in the program (Appendix B); public water systems within the county collaborated to complete this community-driven plan in 2023.

The Local Planning Team (Team), comprised of representatives from public water systems in Lincoln County, local stakeholders, and local government, held regular meetings to assess community needs throughout the development of the CSWP Plan. The group identified four goals to steer the CSWP Plan development:

- Goal 1:** Ensure ongoing protection of drinking water for present and future generations.
- Goal 2:** Foster community-wide education and involvement in source water protection.
- Goal 3:** Equip stakeholders with tools for informed decision-making.
- Goal 4:** Promote county-wide coordination.

Public water systems in Lincoln County are distributed across nine hydrographic areas and rely on groundwater and springs as their sources of drinking water. A comprehensive assessment (Appendix C) was conducted to estimate groundwater flow rates, directions, and recharge areas. An inventory was then compiled of potential contaminant sources, facilities, or activities that might pose a risk of releasing pollutants near water supplies (Appendix D). This detailed information was then evaluated by the Team to map “Source Water Protection Areas” (Appendix A) and develop strategies for accomplishing source water protection in their communities:

- Education and outreach,
- Collaborate with local and regional partners,
- Include source water protection in local plans and policies,
- Address wellhead and spring vulnerability,
- Consider watersheds in future planning, and
- Plan for future land uses.

To guide implementation of these strategies, specific activities are outlined in an Action Plan (Appendix E) and in a stand-alone community-based Education & Outreach Plan (Appendix F). These voluntary measures can be implemented as technical and financial resources become available.

To ensure its continued effectiveness, this CSWP Plan will be reviewed periodically to address changing conditions. This document serves as a valuable tool to foster collaboration between water purveyors, local and regional partners, and community members - all contributing to the protection of water quality for sources of public drinking water throughout Lincoln County.

Revision History

Revision Date	Description

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Appendices *(Provided as Separate PDF Files)*

- Appendix A. Source Water Protection Area Maps
- Appendix B. Meeting and Public Participation Documentation
- Appendix C. Capture Zone Evaluation Report *(Contains Sensitive Information*)*
- Appendix D. Potential Contaminant Source Summary *(Contains Sensitive Information*)*
- Appendix E. Action Plan
- Appendix F. Public Education and Outreach Plan

** Contact the Lincoln County Planning Department, City of Caliente
or your local public water system for review.*

1.0 Introduction

Clean water is a precious and important resource for any community to survive and thrive. In Nevada, one of the driest landscapes in the Western United States, sustainable sources of clean drinking water are limited in quantity and quality. Source water is used to define drinking water in the natural environment (surface or groundwater) before it is withdrawn, treated, and distributed to the public by a regulated public water system. Protecting the quality of drinking water sources, whether groundwater, lakes, streams, or springs, is a critical first step in safeguarding the health and future of communities in Lincoln County.

1.1 Source Water Protection

Source water protection in Nevada is a voluntary program which strives to protect drinking water sources by promoting community planning and voluntary measures to prevent contamination caused by human activities. Developing and implementing a Community Source Water Protection Plan (CSWP Plan) unites local water purveyors, stakeholders, and the public in the long-term commitment to preserve water quality for future generations. Moreover, the CSWP Plan serves as a valuable tool for local representatives to effectively communicate the importance of building each community around clean drinking water sources.

In the multi-barrier approach to provide clean drinking water (Figure 1), source water protection is the first line of defense for a community to reduce the chance that contaminants will end up in their drinking water. Source Water Protection Areas represent areas where a community has established a precautionary boundary to safeguard their drinking water sources and protect water quality. Within these boundaries, education, monitoring, and land use planning can be employed to comprehensively manage surface water and groundwater resources. Communities and public water systems can utilize these boundaries to

develop specific management strategies that will protect their water supply from contamination. Source Water Protection Area maps are provided in Appendix A.



Figure 1. Multi Barrier Approach to Provide Clean Drinking Water

1.2 CSWP Plan Purpose and Goals

Source water protection planning is a voluntary, community-led process. A Local Planning Team (Team), consisting of representatives from public water systems and various stakeholders, conducted an assessment to determine the necessity of source water protection in Lincoln County. As a result, a long-term vision was established to ensure clean and safe drinking water supplies, with four overarching goals:

- Goal 1:** Ensure ongoing protection of drinking water for present and future generations.
- Goal 2:** Foster community-wide education and involvement in source water protection.
- Goal 3:** Equip stakeholders with tools for informed decision-making.
- Goal 4:** Promote county-wide coordination.

The goals are numbered for reference and ease of use and do not imply priority. The goals envisioned

by the Team guide the selection of management strategies and development of an action plan to achieve source water protection in Lincoln County.

The “Nevada Integrated Source Water Protection Program” (ISWPP) guidance document, issued by the Nevada Division of Environmental Protection (NDEP) in 2010, serves as an update to the 1994 State Wellhead Protection Program. This document provides a fundamental framework for the local plan development process and outlines the criteria that must be met for a CSWP Plan to obtain State endorsement. By obtaining State endorsement, the local community becomes eligible for additional technical support from NDEP to facilitate the implementation of management strategies outlined in the CSWP Plan. The development of this CSWP Plan has been undertaken with the objective of achieving State endorsement.

1.3 Team Formation Summary

On November 15, 2021, Resource Concepts, Inc. (RCI), the technical assistance provider for the ISWPP, presented the CSWP Plan development process and assistance opportunities to the Lincoln County Board of Commissioners. As a result of the presentation, the Lincoln County Board of Commissioners issued a signed letter to the State, formally requesting participation in the program. Subsequently, RCI extended formal invitations to community public water systems and other local stakeholders, encouraging their involvement in the program. An invitation to join the Team was extended to the Nevada State Parks who declined but participated in facilitating data collection.

Once the Team was formed, a “kick-off” meeting was held on January 27, 2022, hosted by the City of Caliente at City Hall. Team meetings were held throughout the CSWP Plan development process to review technical information and develop community-specific strategies for source water protection; invitations to these meetings were provided at least one week in advance via email and phone call. Meeting agendas and notes and relevant working documents were shared with the Team by email, in print, and on OneDrive. Meeting information is provided in Appendix B.

The Team, described in Table 1-1, was formed early in the planning process to develop this CSWP Plan. All Team members provided technical and planning information regarding their water system or specific area of expertise.

Table 1-1. Local Planning Team

Organization	Title	Contact Information
Pioche Public Utilities	Water System Manager	(775) 962-5840
Alamo Sewer & Water General Improvement District	System Manager	(775) 725-3377
City of Caliente	Public Works Manager	(775) 726-3131
Lincoln County	Planning Department	(775) 962-8071
Lincoln County Conservation District	Conservation District Program Manager	(775) 726-3101 ext. 102
Lincoln County Fire Protection District	Fire Chief / Emergency Manager	(775) 962-8077
Lincoln County Water District	General Manager	(775) 962-8068
Nevada Division of Environmental Protection – Bureau of Safe Drinking Water	Integrated Source Water Protection Program Coordinator	(775) 687-4670
Nevada Rural Water Association	Source Water Protection Specialist	(775) 841-4222
Panaca Farmstead Association	Water System Manager	(775) 728-4282
Resource Concepts, Inc.	ISWPP Technical Assistance	(775) 883-1600

1.4 Description of Planning Area

1.4.1 Location and Setting

Lincoln County encompasses 10,633 square miles in Southeastern Nevada (Figure 2). White Pine County is situated to the north, Nye County to the west, and Clark County to the south. It is bordered by Utah and a small part of Arizona to the east. The 2020 U.S. Census estimates the county population at 4,499 citizens.

This county-wide CSWP Plan considers 16 active public water systems across Lincoln County that manage 22 active wells and two springs. The majority of the population served by these public water systems reside in Alamo, the City of Caliente, Panaca, and Pioche (Figure 2). For purpose of this CSWP Plan, the term “community” collectively refers to the public water systems, residents, and local government located within areas of Lincoln County.

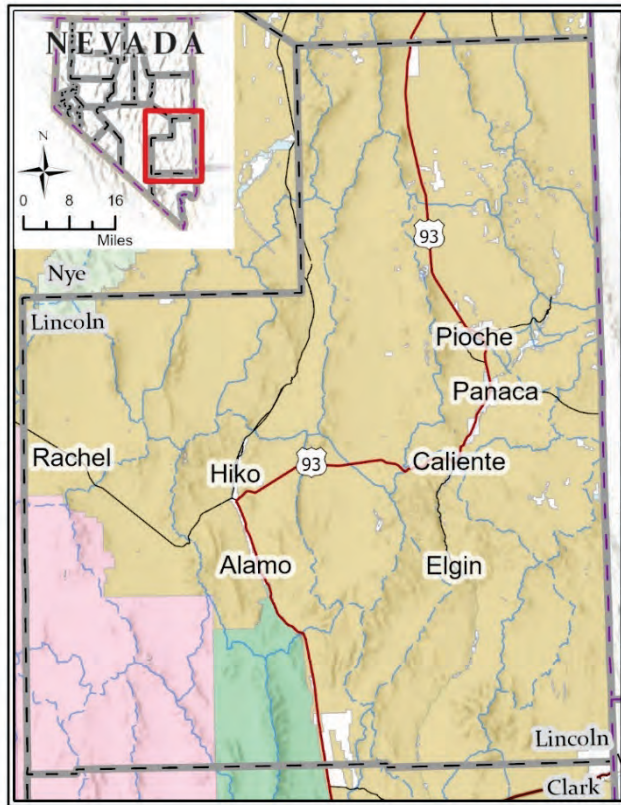


Figure 2. Location Map

1.4.2 Public Water Systems

A public water system is defined by Nevada Revised Statutes (NRS) 445A.235 as “a system, regardless of ownership, which provides the public with water for human consumption through pipes or other constructed conveyances, if the system has 15 or more service connections, as defined in NRS 445A.843, or regularly serves 25 or more persons.” There are two types of public water systems in Lincoln County that are regulated by the State of Nevada: Community and Non-Transient Non-Community.

Community Water System – Has at least 15 service connections used by year-round residents of the area served by the water system or regularly serves at least 25 year-round residents of the area served by the water system (NRS 445A.808), e.g., municipal water systems operated by a county, town, or mobile home parks.

Transient Non-Community Water System – Does not regularly serve at least 25 of the same persons (i.e., transient) for more than six months of the year (NRS 445A.848), e.g., convenience stores, restaurants, parks, campgrounds, or gas stations.

This CSWP Plan encompasses a total of 19 public water systems (16 active and three inactive in 2023), consisting of five “Community” systems and 14 “Transient Non-Community” systems. The public water systems rely on various water sources, including the following:

- Community Water Systems: 11 active wells, 10 inactive wells, and one active spring.
- Transient Non-Community Water Systems: 12 active wells, one active spring, six inactive wells, and two inactive springs.

During the planning process, future water sources were taken into consideration as potential means of water supply to support community growth or supplement existing sources. These future water sources were particularly relevant to Pioche Public Utilities, Pioche Public Utilities Castleton, and the Lincoln County Water District.



2.0 Existing Plans and Studies

During the development of this CSWP Plan, an array of local and county-wide plans, as well as water source investigations, were reviewed. From each of these sources, key policies and pertinent information regarding source water protection were highlighted for consideration by the Team. To be successful, this CSWP Plan must fit into the existing planning framework in the community.

that guide county decisions, investments, and improvements towards achieving the overall vision for the county. In relation to source water protection, key goals and policies from various plans within Lincoln County have been compiled and presented in Table 2-1. This table provides a consolidated overview of the important objectives and guidelines for safeguarding source water within the county, aligning with the broader vision of sustainable water management.

2.1 Lincoln County

Lincoln County has developed several strategic documents that outline long-term goals and policies

Table 2-1. Lincoln County Plans

Lincoln County Master Plan (2007):	
Guides the county’s growth, management of natural resources, provision of public services and facilities and the protection of the public’s health, safety and welfare.	
Goal CNR-1: Mitigate environmental impacts related to growth	Policy CNR-1G: Proposed development should be designed to be compatible with riparian areas and playas to protect wildlife habitat, floodways, water quality and quantity and scenic values. New development should be consistent with adopted guidelines.
Goal PSF-1: Maintain adequate levels of county services and infrastructure as the county grows in population.	Policy PSF-1F: Require commercial and industrial development to be connected to community water and sewer systems unless it can be demonstrated to the County Engineer that alternative services are adequate.
Goal AL-CN-1: Conserve natural areas of the Pahrangat Valley	
Lincoln County Public Lands Policy Plan (2015):	
Provides policies on the use and management of public lands as natural, recreational, and cultural resources.	
Policy 2-1: Support the concept of Multiple Use Management as an overriding philosophy for management of the public lands based on multiple use and sustainable yield concepts, and in a way that will conserve and enhance our natural resources.	Policy 14-3: Support a coordinated effort to protect wellhead protection areas and municipal watersheds from undue degradation through proactive zoning and development controls, pursuant to, and by developing a Wellhead Protection Ordinance in consultation with community water providers. Lands identified for disposal within wellhead areas should be conserved through the Recreation and Public Purposes Act (R&PP) process or direct disposal to the County to protect community water resources.

2.2 City of Caliente

The City of Caliente Master Plan (Envision Caliente, 2011) offers goals and policies to ensure adequate services (water, wastewater, power, access) are available for existing and future development in the Caliente. Protection of water quality for ground and surface water is specifically addressed by the elements as outlined in Table 2-2. Flood mitigation is a special concern for Caliente because public water system wells have previously been damaged by flooding (Envision Caliente, Section 11.2.1), requiring both well rehabilitation and replacement.

2.3 Existing Wellhead Protection Plans

A Wellhead Protection Plan is a pollution prevention and management plan used to help public water systems protect underground sources of drinking water. Nevada’s prior wellhead protection program has been replaced by the current ISWPP. In the development of this CSWP Plan, the information contained in the existing Wellhead Protection Plans was thoroughly reviewed. This involved examining the previously identified potential contaminant sources, management strategies, and the delineation of wellhead protection areas. Notably, three community water systems in Lincoln County have prior approved Wellhead Protection Plans:

- 1) City of Caliente (January 2004)
- 2) Pioche Public Utilities (July 2002, revised July 2004)
- 3) Alamo Sewer and Water General Improvement District (September 2005)

The insights and information derived from these existing Wellhead Protection Plans were incorporated into the development of the CSWP Plan, ensuring a comprehensive approach to protecting source water throughout the county.

2.4 Vulnerability Assessment & Source Water Assessment Programs

The Vulnerability Assessment Program and Source Water Assessment Program are programs administered by the NDEP Bureau of Safe Drinking Water. These NDEP programs play a critical role in assessing the vulnerability of water systems to categories of contaminants. More information about the NDEP programs can be accessed at <http://ndep.nv.gov/bsdw/>. The data compiled by NDEP was considered by the Team during the locally driven source water protection planning effort. Water source and potential contaminant source information (e.g., well locations, well construction, aquifer properties, and past locations of potential contaminants) was reviewed and used during individual water system investigations.

Table 2-2. City of Caliente Master Plan

Envision Caliente, Master Plan, City of Caliente, Nevada	
<p>Goal 2: Protect Caliente’s natural resources, mitigate environmental impacts of new development, protect life and property.</p>	<p>Policy 2-4: New development will safeguard the quantity and quality of ground water supplies.</p> <p>Policy 2-6: Development near riparian areas, wetlands, and playas should be designed to protect wildlife habitats, floodways, water quality and quantity, and scenic values.</p>

3.0 Plan Development

3.1 Existing Source Water Protection Measures

In Lincoln County, there are already some measures in place to accomplish the goals of this plan and protect sources of drinking water for local communities. These include:

- Wellhead Protection Plans for three of the “Community” public water systems in Lincoln County.
- Lincoln County and City of Caliente Master Plan goals and policies.
- Lincoln County Public Land Policy.
- Ordinances for ensuring adequate water and sewer services to existing and proposed development.
- Lincoln County & City of Caliente Hazard Mitigation Plan.
- Operations and maintenance and emergency response plans for individual public water systems.

However, some of these measures need updating to reflect water sources currently in use by the public water systems and some need additional detail to inform communities about potential vulnerabilities of their drinking water sources to contamination. In response, local representatives engaged in the ISWPP county-wide planning process to consider a comprehensive scope of strategies for source water protection.

3.2 Source Water Protection Area Development

Source Water Protection Areas represent the land surrounding water supply sources where a community chooses to manage activities to protect against contamination. Several steps were taken by the Team to consider where these precautionary boundaries should be established; this led to the development of the Source Water Protection Areas mapped in Appendix A.

3.2.1 Water Source Inventory

Public water systems in Lincoln County rely primarily on groundwater as their primary source of drinking water. These water sources are distributed across nine State-identified hydrographic areas. Source water protection planning considered all active and key inactive public water systems, as well as planned future public water supplies in Lincoln County.



Comprehensive information on each well and spring, including active, inactive, and future sites, are described in Appendix C, the Capture Zone Evaluation Report. Discussions with the Team enabled a comprehensive assessment of each water source, resulting in the development of Source Water Protection Areas and management strategies for the water systems, as listed in Table 3-1. Active systems (as of August 2023), except for those managed solely by and for the Nevada State Parks, are included in this plan.

3.2.2 Capture Zone Calculations

Capture zones are useful for delineating and visualizing the portion of an aquifer that contributes water to a well or spring within a certain period of time. Capture zones can be determined using simple or complex numerical methods to estimate “time-of-travel” for a contaminant to reach a well or spring.

Table 3-1. Water Source Summary

Public Water System Number and Name	Number of Wells and/or Springs	Water System Type
NV0000005: Alamo Sewer & Water GID	5	Community
NV0000013: Caliente Public Utilities	6	Community
NV0000077: Alien Cowpoke (Inactive)	1	Transient Non-Community
NV0000185: Panaca Farmstead Association	5	Community
NV0000186: Pioche Public Utilities	6	Community
NV0000187: Pioche Public Utilities Castleton	2	Community
NV0000188: Eagle Valley Resort	2	Transient Non-Community
NV0000399: LCWS Ranch	1	Transient Non-Community
NV0000876: Narconon Nevada Rainbow Canyon (Inactive)	1	Transient Non-Community
NV0000898: UNR 4H Camp and Learning Center	2	Transient Non-Community
NV0002119: Green Valley Grocery	1	Transient Non-Community
NV0002192: Little A Le Inn	1	Transient Non-Community
NV0002563: Camp Frias Frontier	2	Transient Non-Community
NV0004106: Pahrangat National Wildlife Refuge FWS	1	Transient Non-Community
Lincoln County Water District	3	Future water supply

Note: The water system numbers, names and status are from the Bureau of Safe Drinking Water (NDWIS, August 2023).

Calculation of capture zones was based on ISWPP guidelines and considered: aquifer properties, well construction (drillers logs), water levels, well pumping rates, and topography. A combination of three methods was utilized to map capture zones:

- 1) Analytical method (WhEAM 2000) calculating 2-, 5-, 10-, and 20-year time-of-travel (Figure 3),
- 2) Fixed radius with 1,200-foot and 100-foot criteria, and
- 3) Hydrogeologic mapping (suitable for springs and wells in confined canyons characteristic of several of the water systems in Lincoln County).



Figure 3. 2-, 5-, 10-, and 20-year Time-of-Travel Capture Zones

Calculation methods, individual well parameters, and pertinent aquifer lithology are presented in Appendix C of this CSWP Plan.

3.2.3 Potential Contaminant Source Inventory and Evaluation

Many types of human activities have the potential to release contaminants into the environment that will travel to our drinking water supplies (Figure 4). An inventory of potential contaminant sources was developed to assist the Team in designing strategies to reduce the risk of future contamination. It was compiled and mapped using existing documents (Section 2.0), multiple on-line databases, meetings with water system operators, and field surveys in the communities.

Comprehensive descriptions of the data sources, methods, and results of the inventory are presented in Appendix D of this CSWP Plan.

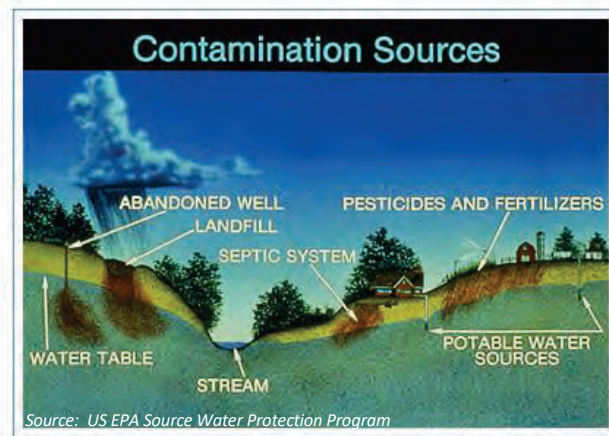


Figure 4. Potential Drinking Water Contamination

3.3 Source Water Protection Area Characteristics

Designation of Source Water Protection Area boundaries is a planning tool which can help the community protect and conserve their drinking water sources and maintain water quality for future generations. Development of Source Water Protection Areas involved a systematic process that incorporated Geographic Information System mapping, hydrologic analysis, and Team discussions. In addition to capture zone mapping, the Team reviewed land-use and zoning, land management practices, jurisdictional boundaries,

anticipated future development, and the inventory of potential contaminant sources. A combination of these factors was used to delineate the management area boundaries surrounding wells and springs.

Two levels of management areas were developed for source water protection by the Team in Lincoln County: “Source Water Protection Areas” and “100-foot Buffers”.

“Source Water Protection Areas” represent areas where each community has established a precautionary boundary to safeguard the water quality of its drinking water sources, typically considering the 10 or 20-year time-of-travel estimate. Within this boundary, education, communication, and land use planning can provide more comprehensive management of aquifers and surface waters vulnerable to human activity.

“100-foot Source Water Protection Buffers” represent the land immediately surrounding an individual well or spring where contamination from human activity is more likely to reach the drinking water supply system. Within this boundary, the public water system can focus on controlling activities and improving security to protect their water supply from becoming contaminated.

Descriptions of the priorities identified by each community are presented in Table 3-2, with accompanying maps provided in Appendix A. The naming of the Source Water Protection Areas is based on their relative locations, allowing for easy reference, and does not necessarily correspond to an individual public water system name.



Table 3-2. Source Water Protection Area Summary

SWPA Name / Public Water Systems included in SWPA	Source Water Protection Priorities
Alamo GID SWPA Alamo Sewer and Water GID	<ul style="list-style-type: none"> • Industrial wastewater disposal for desired future development, • Inactive wells, • Flood hazard areas near active and inactive wells, • Accidental fuel spills at gas stations or along the highway, • Commercial and automotive PCSs within the town of Alamo, and • Agricultural PCSs in the Pahrnagat Valley.
Alamo North SWPA Alamo Sewer and Water GID Camp Frias Frontier UNR 4H Camp & Learning Center LCWS Ranch	<ul style="list-style-type: none"> • On-site sewage disposal systems (septic systems), • Inactive wells, • Agricultural PCSs in the Pahrnagat, and • Accidental fuel spills at gas stations or along the highway.
Caliente SWPA Caliente Public Utilities	<ul style="list-style-type: none"> • Accidental spills from the railroad, which parallels Clover Creek upstream of Caliente for over 30 miles, • Wildland fire in the Clover Creek watershed destabilizing soils and hydrology, • Agricultural PCSs in the Meadow Valley Wash and Clover Creek watersheds, • Inactive wells, • Accidental fuel spills at gas stations or along the highway, and • PCSs near active wells (rail yard, fuel storage, vehicle storage, etc.).
Pioche 1 SWPA Pioche 2 SWPA Pioche Public Utilities	<ul style="list-style-type: none"> • Wastewater storage and disposal is upgradient of supply wells, including both Pioche Public Utilities wastewater treatment plant and increasing numbers of on-site disposal systems (septic systems), • Planning for future wastewater treatment and disposal facilities, • Individual PCSs upgradient of wells (fuel storage, past mining, etc.), and, • Establishing a buffer around proposed future well locations.
Castleton* 1 SWPA Castleton* 2 SWPA Pioche Public Utilities Castleton	<ul style="list-style-type: none"> • Risk to the spring development and hydrology from wildland fire, and • Contingency planning for water quality and quantity impairment under low flow drought conditions.
Panaca 1 SWPA Panaca 2 SWPA Panaca Farmstead Association	<ul style="list-style-type: none"> • Inactive shallow wells, • Flooding hazards near active and inactive wells, and • Agricultural PCSs in the Panaca area.
Rainbow Canyon SWPA Narconon Nevada	<ul style="list-style-type: none"> • On site sewage disposal systems, and • Watershed based concerns similar to the Caliente SWPA.
Rachel SWPA Alien Cowpoke Little A Le Inn	<ul style="list-style-type: none"> • On site sewage disposal systems, and • Accidental fuel spills at gas stations or along the highway.
Eagle Valley SWPA Eagle Valley Resort	<ul style="list-style-type: none"> • Dispersed recreation dumping waste, • On site sewage disposal systems, and • Flooding hazard for active or inactive wells.
Ash Springs SWPA Green Valley Grocery	<ul style="list-style-type: none"> • Waste dumping and potential vandalism in the spring area, and • On-site sewage disposal systems (septic systems).
Pahrnagat NWR SWPA Pahrnagat NWR FWS	<ul style="list-style-type: none"> • Administrative facilities: fuel and chemical storage, equipment maintenance, chemical mixing (pesticides/herbicides), and on-site sewage disposal systems.
LCWD 1, 2, and 3 SWPAs Lincoln County Water District	<ul style="list-style-type: none"> • Vandalism, and • Establishing precautionary boundaries around future water sources.

**Spelling is Caselton for the town on Nevada maps, however BSDW databases use "Pioche Public Utilities Castleton."*

3.4 Contingency Measures for Water Sources

This CSWP Plan incorporates contingency planning to provide local communities and community public water systems with guidance and direction in the event of significant contamination to their drinking water sources, be it an aquifer or spring. The contingency planning process considers factors such as the timeframes required for a public water system to transition to an alternative water source, the quantity and quality of available alternate water sources, and the utilization of local resources.

Contingency plans may encompass a range of measures designed to address different scenarios,

such as implementing conservation strategies to extend the use and availability of water supplies, groundwater remediation, additional treatment infrastructure, or the development of new water sources. Public water systems are required to have both short-term and long-term plans in place as outlined in Table 3-3.

In addition to the requirements shown in Table 3.3, the “Community” public water systems in Lincoln and northeastern Clark County have formal and informal agreements of support during emergencies (interviews with water system operators). The “Lincoln County & City of Caliente Hazard Mitigation Plan” also outlines hazards (drought, fire, flood) to public water supplies and identifies mitigation measures.

Table 3-3. Required Contingency Measures

Emergency Plan:		
Short-term solutions to an immediate shutdown (i.e., response to quantity problems, contaminant threat, or natural disaster).	PWSs coordinate with Nevada Division of Emergency Management through County emergency management representatives for: <ul style="list-style-type: none"> • spill response/emergency notification, • distribution systems, • available resources, and • pump stations and storage tanks. 	Short-term solutions to an immediate shutdown: <ul style="list-style-type: none"> • Operational Adjustments • Boiled Water • Bottled Water or Portable Water Trucks • Water Conservation and Rationing Backup Generators Long-Term solutions: <ul style="list-style-type: none"> • Water supplies supplemented by a new source, requiring an agreement with an adjacent water system or a new replacement well.
Operation and Maintenance Manual:		
Provides information on the purpose, function, operation, and interaction of system facilities.	Each PWS is required to maintain an Operations and Maintenance Manual under NAC 445A, 6667, for use by operators and facility personnel.	<ul style="list-style-type: none"> • Establishes the capabilities and limitations of the system. • Outlines procedures to control system processes.
Water Conservation Plan:		
Outlines procedures to follow during water shortages due to drought, overuse, or contamination.	Defines water conservation enforcement measures NAC 445.	<ul style="list-style-type: none"> • Requires analysis of effectiveness of proposed conservation measures. • Requires analysis of effectiveness of conservation-based water rate structure.
Cross Connection Control Plan:		
<ul style="list-style-type: none"> • Describes how to prevent unauthorized connections to PWSs that could potentially contaminate the system during loss of pressure. • Identifies activities needed to ensure that no unprotected service connections exist between PWSs and sources of contamination. 		

3.5 Source Water Protection Management Strategies

The Team developed management strategies to achieve the CSWP Plan goals (Section 1.2) based on an understanding of their community needs that is informed by the data and mapping developed through this planning process. These management strategies serve as the foundation for the Action Plan, which is aimed at addressing source water protection concerns throughout Lincoln County and within individual communities (Section 4.0 and Appendix E).

A summary of the management strategies established to implement source water protection in Lincoln County is provided in Table 3-4. These strategies serve as a comprehensive framework for protecting and preserving the quality and availability of community drinking water resources.



Table 3-4. Management Strategies

Education and Outreach
<p>Community education and outreach play a pivotal role in raising awareness among the public about the origin of their drinking water and the critical importance of safeguarding it from pollution. The importance of community education and outreach are highlighted as <u>Goal 2</u> of this CSWP Plan.</p> <p>By engaging in community-wide education programs, the CSWP Plan aims to accomplish long-term objectives that foster community development while concurrently preserving and protecting water quality. These educational initiatives help individuals understand the sources and processes involved in providing safe drinking water by encouraging a sense of responsibility and ownership among community members.</p>
Collaborate with Local and Regional Partners
<p>Effective coordination and collaboration between public water systems and local and regional partners are crucial for promoting source water protection awareness and ensuring successful implementation of source water protection measures. Recognizing the significance of this collaboration, the CSWP Plan incorporates a management strategy that emphasizes the importance of sharing relevant information and fostering coordinated efforts among stakeholders.</p> <p>This management strategy serves two key goals of the CSWP Plan, namely <u>Goal 1</u> and <u>Goal 4</u>. Goal 1 emphasizes the need to preserve the quality of public sources of drinking water, while Goal 4 focuses on the establishment of partnerships and cooperative relationships to enhance source water protection.</p>
Include Source Water Protection in Plans and Policies
<p>Integrating source water protection into the county's planning framework serves as a foundation for enhancing development standards and codes, should the county opt to do so. This management strategy enables meaningful discussions between public water systems and planners regarding land-use activities within Source Water Protection Areas, aligning with <u>Goal 1</u> and <u>Goal 4</u> of the CSWP Plan.</p>
Address Wellhead and Spring Vulnerability
<p>In order to advance <u>Goal 1</u> and <u>Goal 3</u> of the CSWP Plan, the Team prioritized wellhead and spring maintenance activities. These activities are crucial for addressing areas of concern related to the vulnerability of wellheads and springs across Lincoln County, thus safeguarding source water protection.</p>
Consider Watershed in Planning
<p>Recognizing that the majority of water sources in Lincoln County are underground aquifers, incorporating watershed considerations into source water protection planning is a pragmatic approach, particularly for public water sources situated in "shallow" or "unconfined" aquifers, as these aquifers typically have a closer surface-to-groundwater connection. This management strategy has been developed to address <u>Goal 1</u> and <u>Goal 4</u> of the CSWP Plan.</p>
Plan for Future Land Uses
<p>A key component of the Integrated Source Water Protection Program is to consider possible future water sources to enable communities across Lincoln County to make informed decisions regarding their community development and future water needs. This management strategy is designed to address <u>Goal 1</u> and <u>Goal 3</u> of this CSWP Plan.</p>

4.0 Plan Implementation

4.1 Action Plan

The Action Plan, included as Appendix E, is a comprehensive guide developed by the Team to support the protection of local water sources and address community interests and concerns. It serves as a practical tool that builds upon the Management Strategies outlined in Section 3.5 of the CSWP Plan.

The Action Plan provides specific Actions that each community and the county can take to achieve the goals of the CSWP Plan. It considers numerous factors such as current land use, future development needs, county planning, hazard mitigation, regional collaboration, and public outreach.

Each Action lists the following information:

- 1) **Management Strategy:** Describes the overarching approach for implementing the Action.
- 2) **Action Description:** Provides a detailed description of the activity to be undertaken.
- 3) **Priority Ranking:** Assigns a level of relative importance to each Action.
- 4) **Source Water Protection Partners:** Identifies the stakeholders and organizations involved in implementing each Action.
- 5) **Type of Assistance Needed:** Specifies the type of support or assistance required to carry out the Action, e.g., technical expertise, funding, or other resources.
- 6) **Expected Schedule for Implementation:** Outlines the anticipated timeline or schedule for executing an Action.

Furthermore, Appendix E provides a list of potential funding sources to support the implementation of the Action Plan.

4.2 Community Source Water Protection Plan Updates

The CSWP Plan is designed to be a dynamic, “living” document that can adapt to changing community needs and the evolving landscape of drinking water sources in Lincoln County. Regular updates to the CSWP Plan are essential to ensure the ongoing protection of drinking water resources.

The Team involved in the development of the CSWP Plan suggested that it is appropriate to meet at least once every other year (starting in 2024) to revisit the plan, assess the need for updates, and follow up on the implementation of the Action Plan. These periodic meetings provide an opportunity to evaluate the effectiveness of the CSWP Plan, incorporate latest information or data, and address emerging challenges or opportunities.

For technical assistance with CSWP Plan updates, you can contact the NDEP, Bureau of Safe Drinking Water, Integrated Source Water Protection Coordinator at (775) 687-9503.



5.0 Public Participation

Public participation and community engagement are an integral component of the Nevada ISWPP and for the development of the CSWP Plan. The program emphasizes a voluntary, community-based approach that involves local stakeholders in the planning and decision-making processes. By actively involving the public, local agencies, and stakeholders, the CSWP Plan aims to promote community awareness, education, and collaboration in source water protection efforts across Lincoln County.

5.1 Stakeholder Participation

During the development of the CSWP Plan, presentations were made to public water systems, the County Board of Commissioners, and the Caliente City Council to raise awareness about source water protection and engage key stakeholders. Regular meetings were held with public water systems, local agencies, and other stakeholders to involve them in the planning process and gather their input; meeting notes and agendas from these meetings are included in Appendix B of the CSWP Plan.

The Nevada Rural Water Association (NvRWA) played a significant role in enhancing public education and outreach efforts. They conducted visits and presentations to small public water systems in Lincoln County, distributed informational pamphlets, and provided training opportunities for water system operators.

5.2 Source Water Protection Educational Message

Public education and outreach play a vital role in achieving Goal 2 of the CSWP Plan, which aims to foster community-wide education and involvement in source water protection. The Education and Outreach Management Strategy was developed by the Team to promote local and county-wide awareness about the protection of drinking water sources through various Actions described in the



Action Plan (Appendix E). Knowledge leads to understanding, which may change attitudes and lead to behavior and actions that support source water protection now and for future generations.

The Public Education and Outreach Plan, outlined in Appendix F of the CSWP Plan, includes various messages that highlight the importance of source water protection, and the actions individuals and communities can take to safeguard drinking water sources. These messages serve as key communication points to raise awareness and promote responsible actions. The CSWP Plan seeks to empower the public to contribute to source water protection efforts and ensure the sustainability of drinking water resources.

The following messages are highlights from the Public Education and Outreach Plan (Appendix F), which provides Lincoln County with a set of tools to promote source water protection discussion and public outreach messaging. Nevada Rural Water is a key partner in providing education assistance.

Where does the water in your tap come from?

Drinking water in Lincoln County comes mostly from groundwater, however, there are a few springs too. Groundwater is underneath the Earth's surface and is stored in an underground aquifer that you cannot see. Springs are formed when the groundwater reaches the surface through an opening in the ground. Community public water systems pump the water out of the aquifer or spring, clean it, and send it right to your tap. Your drinking water is 100% safe to drink thanks to YOUR public water system operators!

Why is it important to protect drinking water at the source?

Once your drinking water becomes polluted, it is extremely costly and difficult to clean. You have the power to support YOUR water system operators as they implement strategic safeguards, such as source water protection, to avoid and/or control contamination threats and incidents which may pollute your drinking water.

What is Source Water Protection?

Source water protection is a community effort to prevent pollution of the sources of your drinking water. You have the power to prevent the contamination of your drinking water.

What are Source Water Protection Areas?

In Lincoln County, Source Water Protection Areas are management boundaries surrounding public drinking water sources; these typically cover a broad area where certain human activities and natural occurrences have the potential to impact sources of public drinking water.

Why is it important to protect water at the source?

Protecting sources of public drinking water before pollution enters lessens potential health issues and reduces the costs associated with water treatment. Residents of Lincoln County you can help protect your source water by managing land uses and human-caused sources of contamination preventing pollution before it enters your drinking water supply.

What contaminates the water we drink?

There are numerous pollutants that can contaminate both surface and groundwater. Some contaminants are a result of improper disposal of common household and business products (e.g., cleaning products, waste oil, pet waste, fertilizers, and pesticides), other contaminants are byproducts of various industries. Improper use, storage, or disposal of contaminants may threaten your drinking water.



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 - Camp Frias Frontier (PWS ID# NV0002563)
 - Eagle Valley Resort (PWS ID# NV0000188)
 - Echo Canyon State Park (PWS ID# NV0002123)
 - Green Valley Grocery (PWS ID# NV0002119)
 - Kershaw Ryan State Park (PWS ID# NV0002121)
 - Little A Le Inn (PWS ID# NV0002192)
 - Narconon Nevada Rainbow Canyon (PWS ID# NV0000876)
 - Pahranaagat National Wildlife Refuge FWS (PWS ID# NV0004106)
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- U.S. Geological Survey. 2003. Quaternary fault and fold database of the United States: U.S. Geological Survey Open-File Report 03-417.

Appendices

(Provided as Separate PDF Files)

- Appendix A. Source Water Protection Area Maps
- Appendix B. Meeting and Public Participation Documentation
- Appendix C. Capture Zone Evaluation Report (*Contains Sensitive Information**)
- Appendix D. Potential Contaminant Source Summary (*Contains Sensitive Information**)
- Appendix E. Action Plan
- Appendix F. Public Education and Outreach Plan

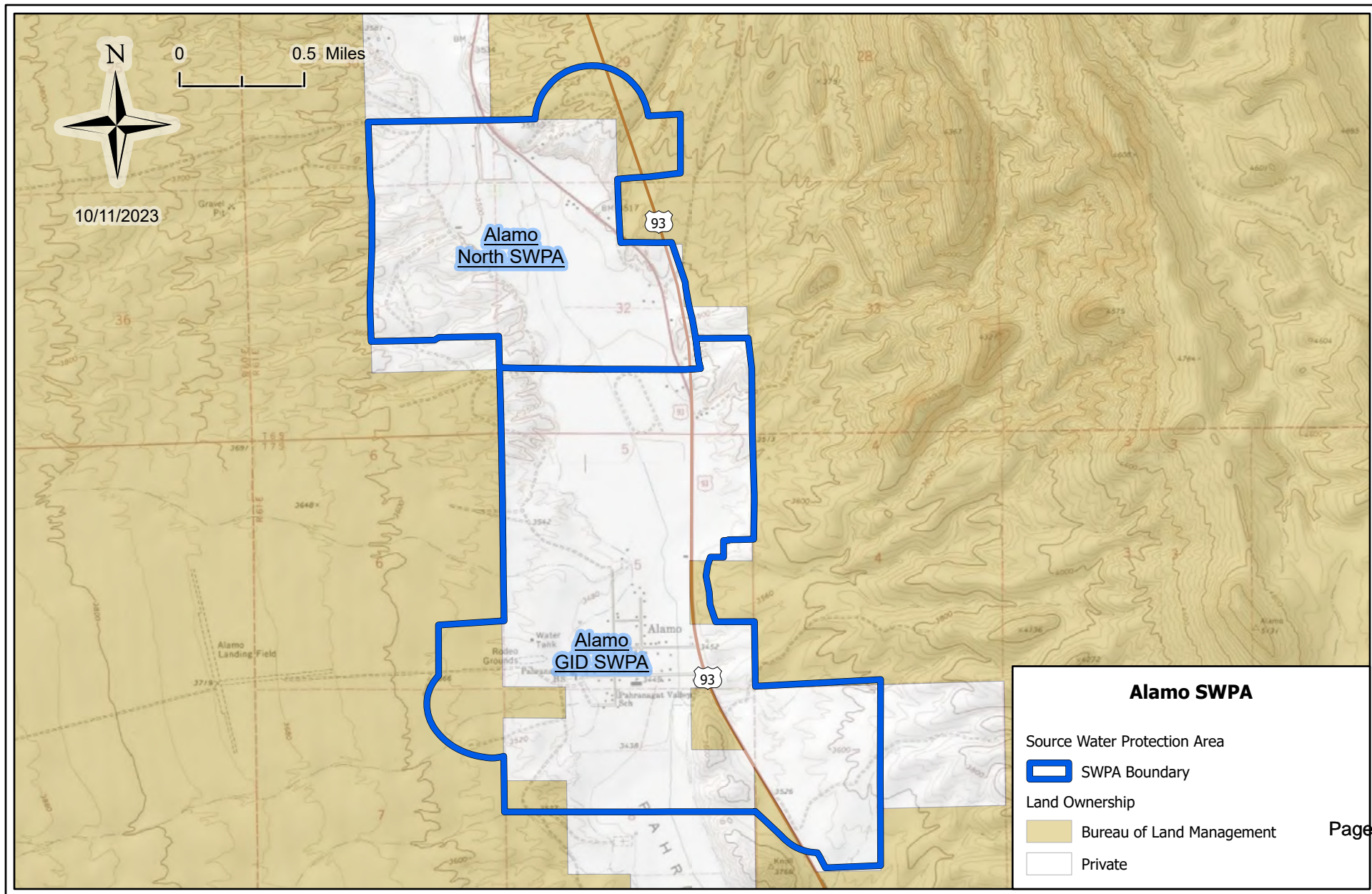
** Contact the Lincoln County Planning Department, City of Caliente
or your local public water system for review.*

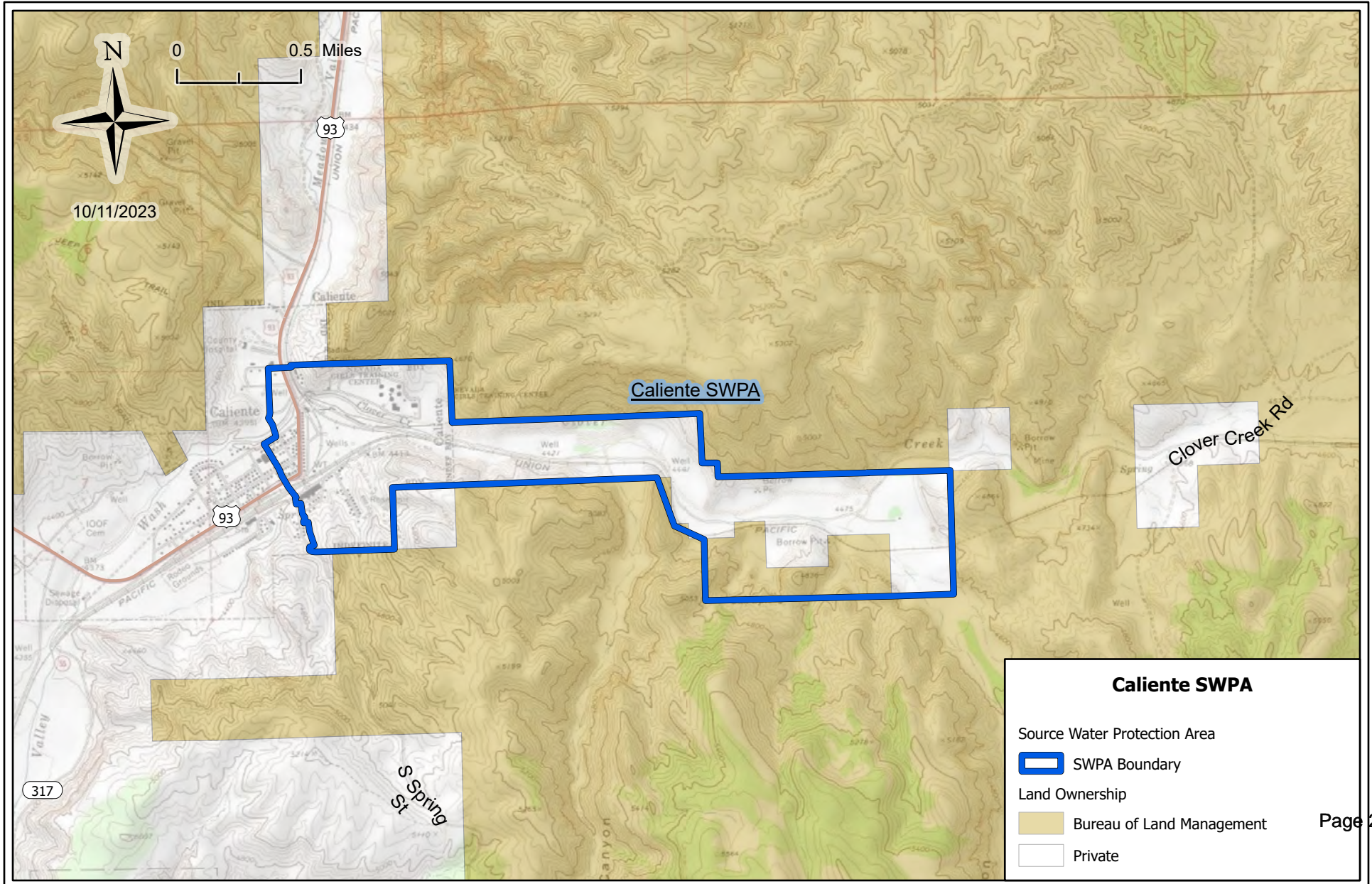
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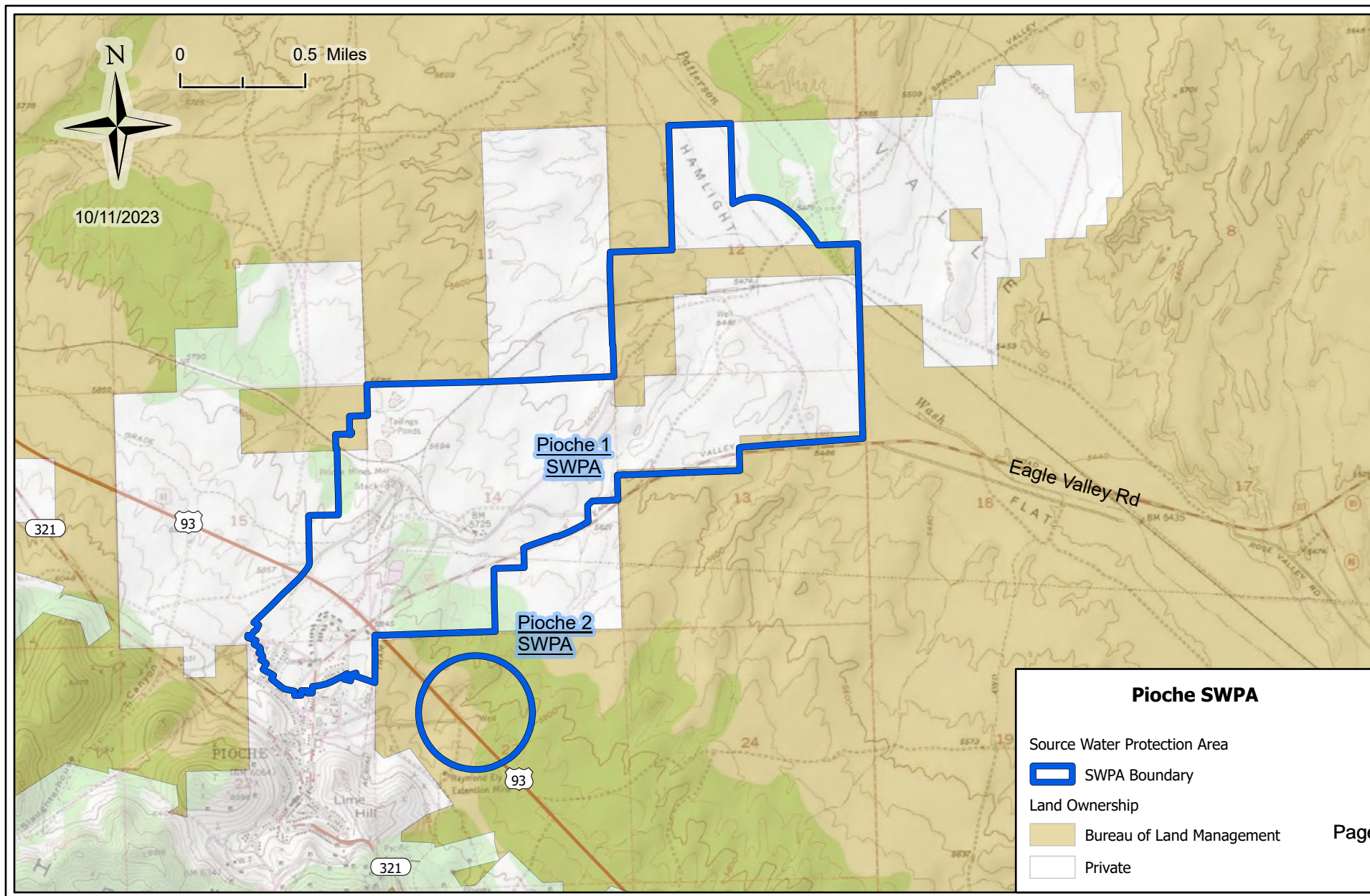
Appendix A

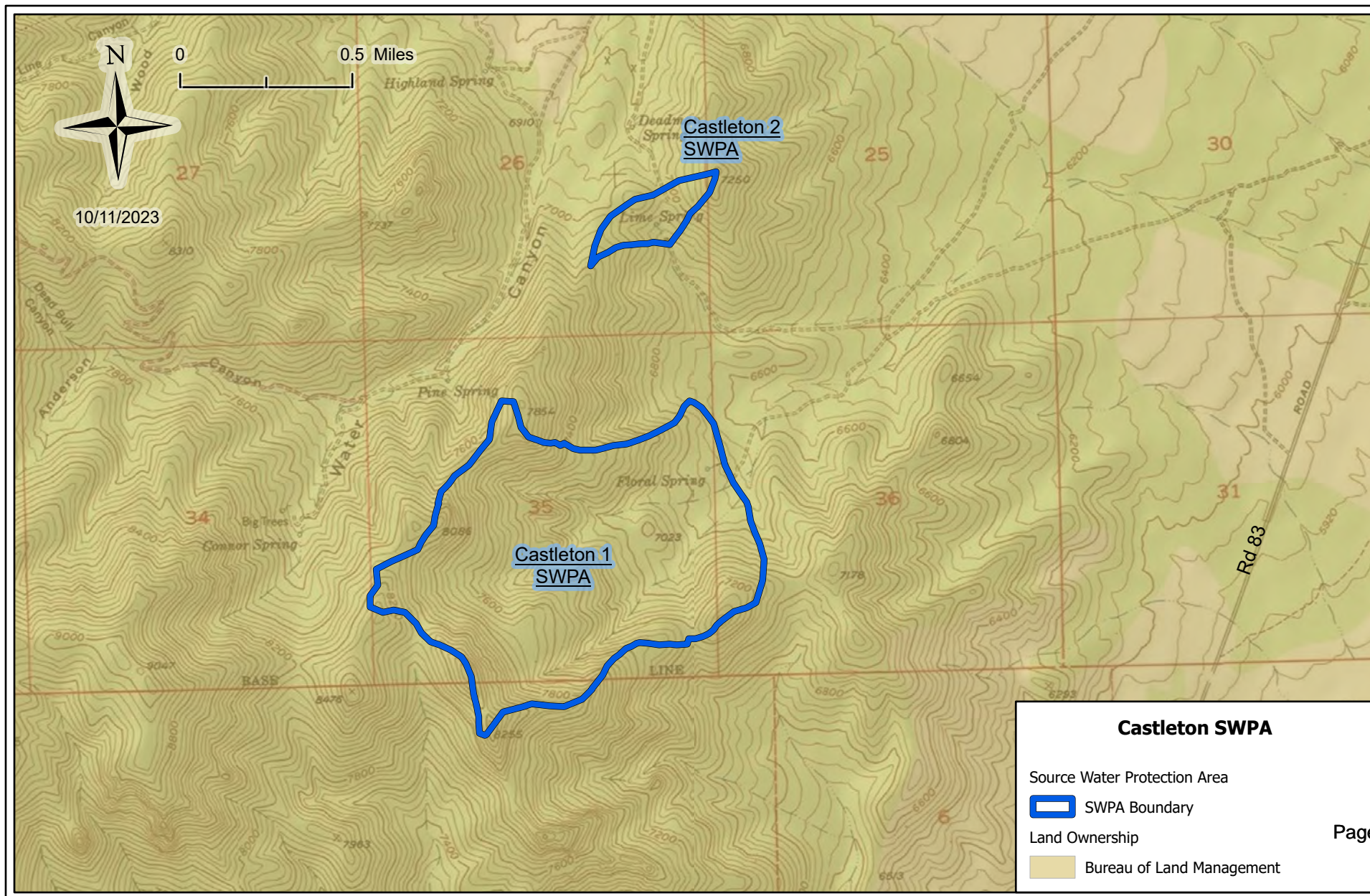
Source Water Protection Area Maps

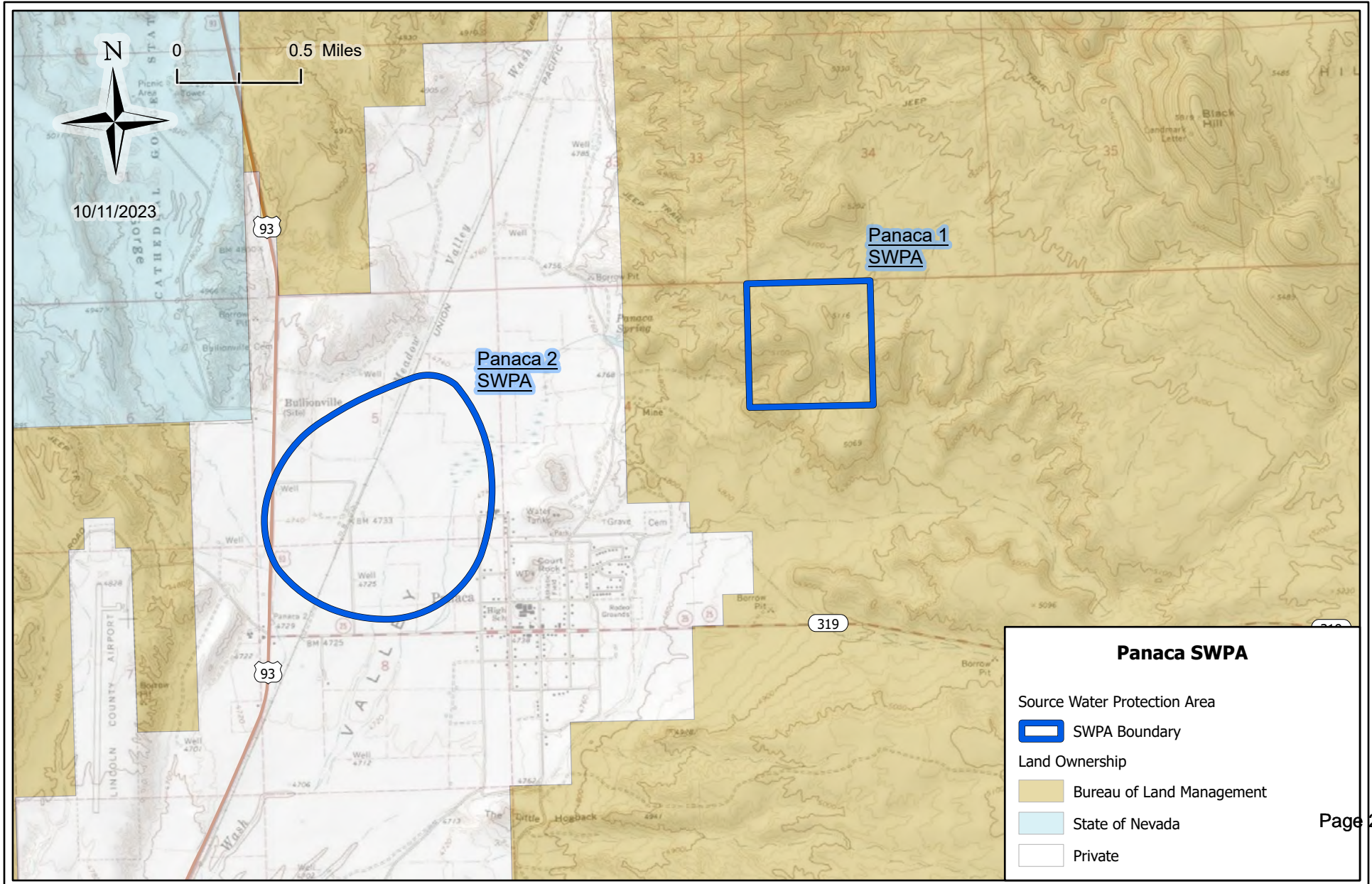
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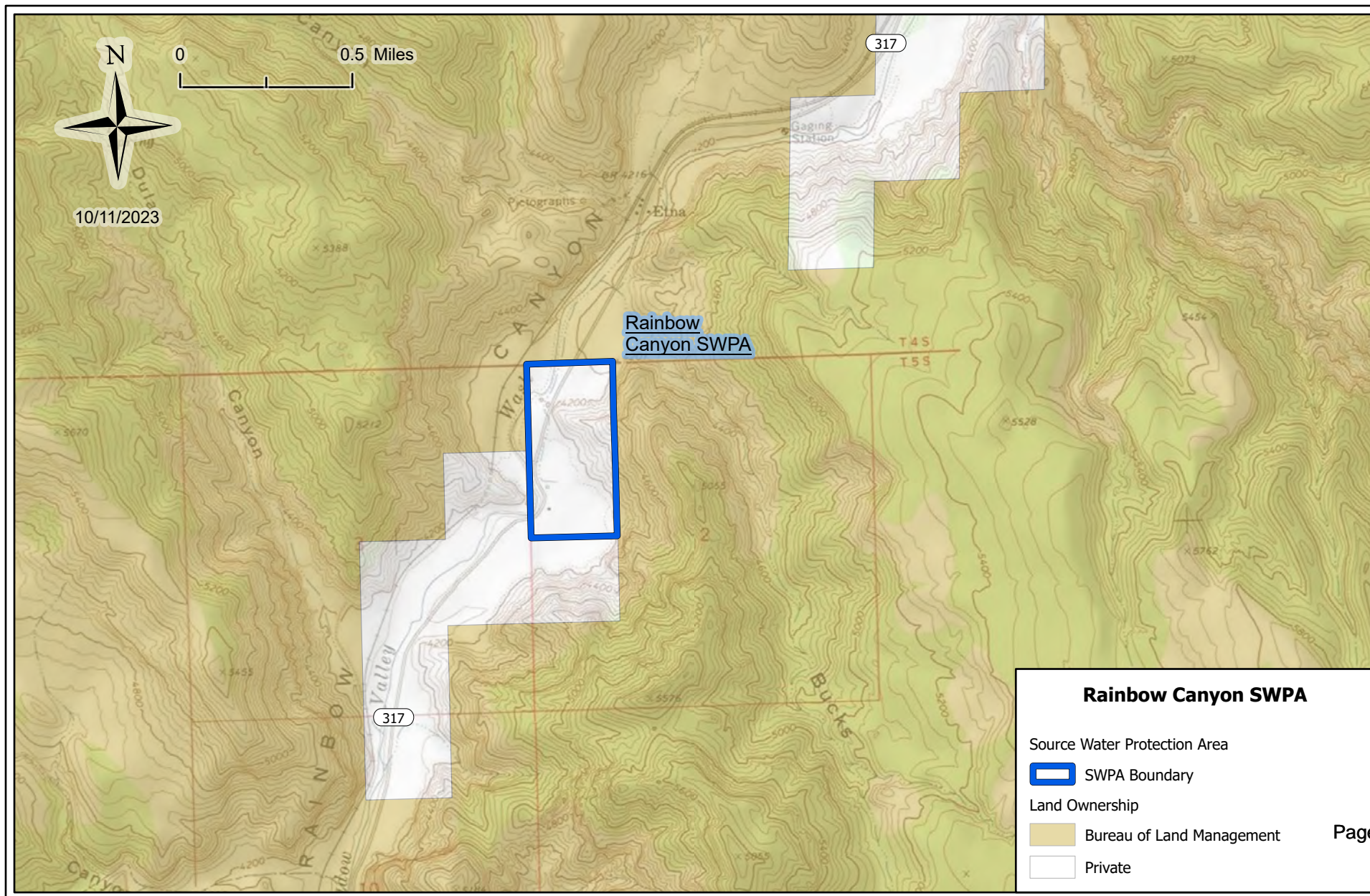


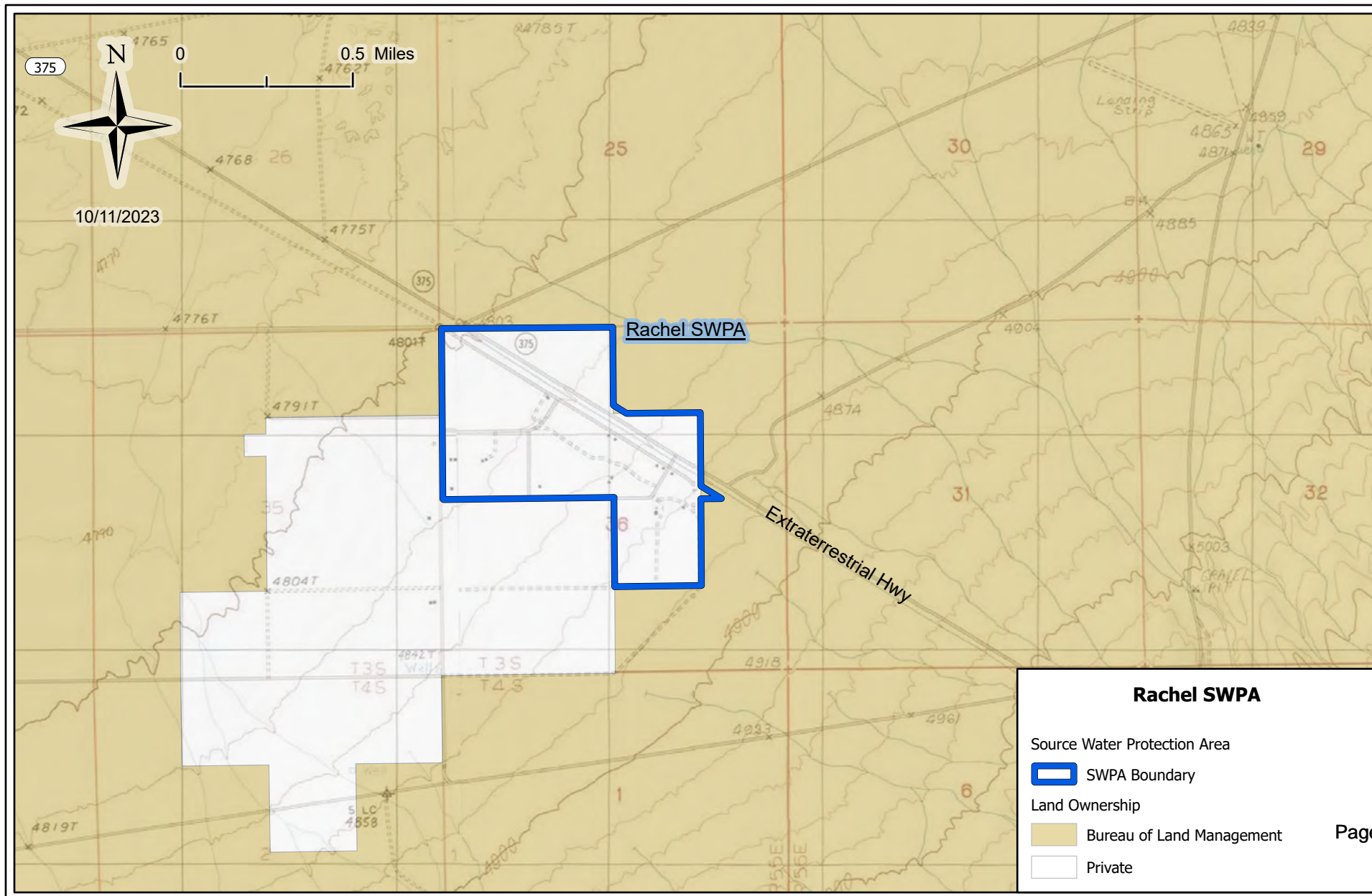


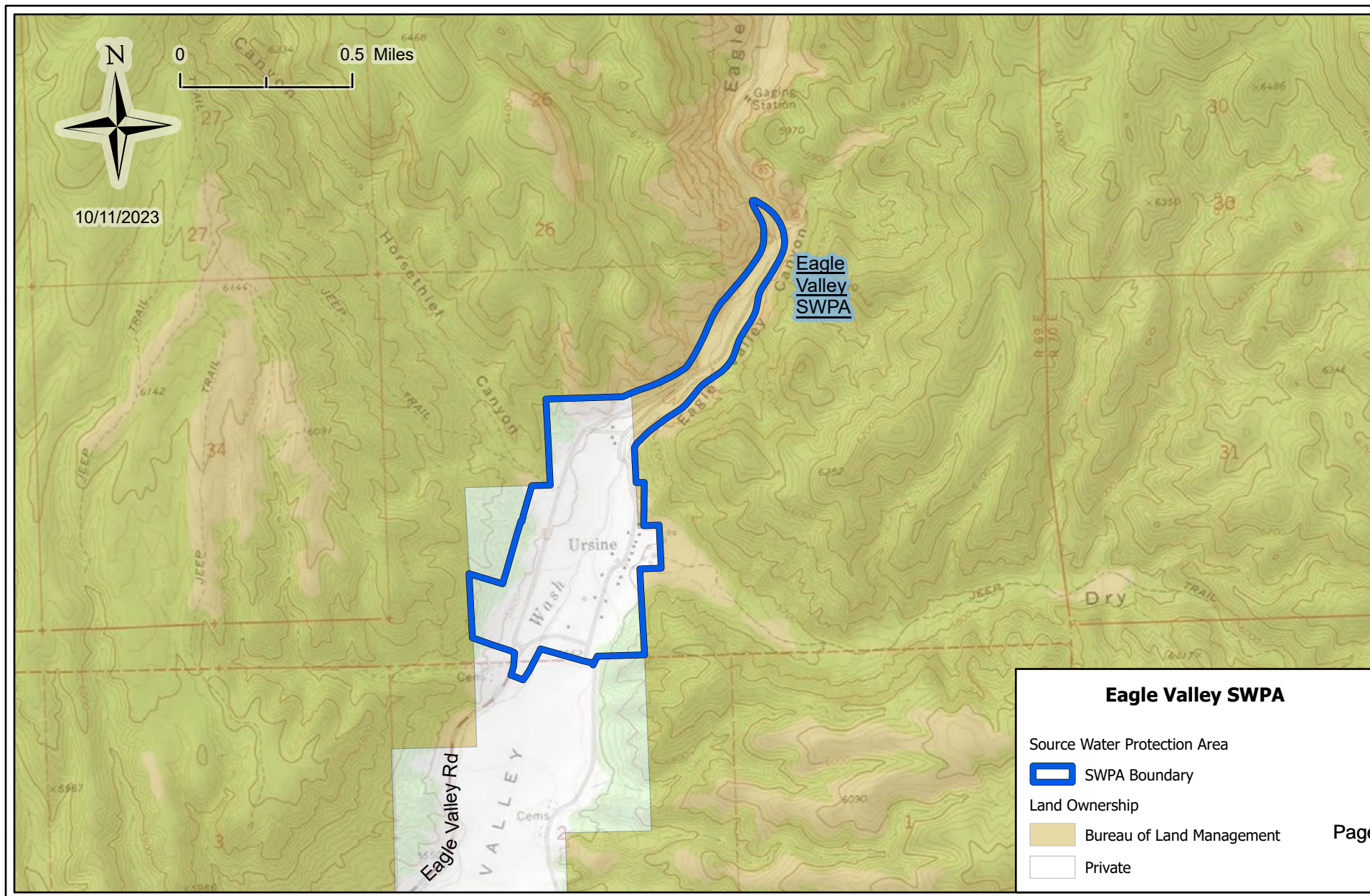


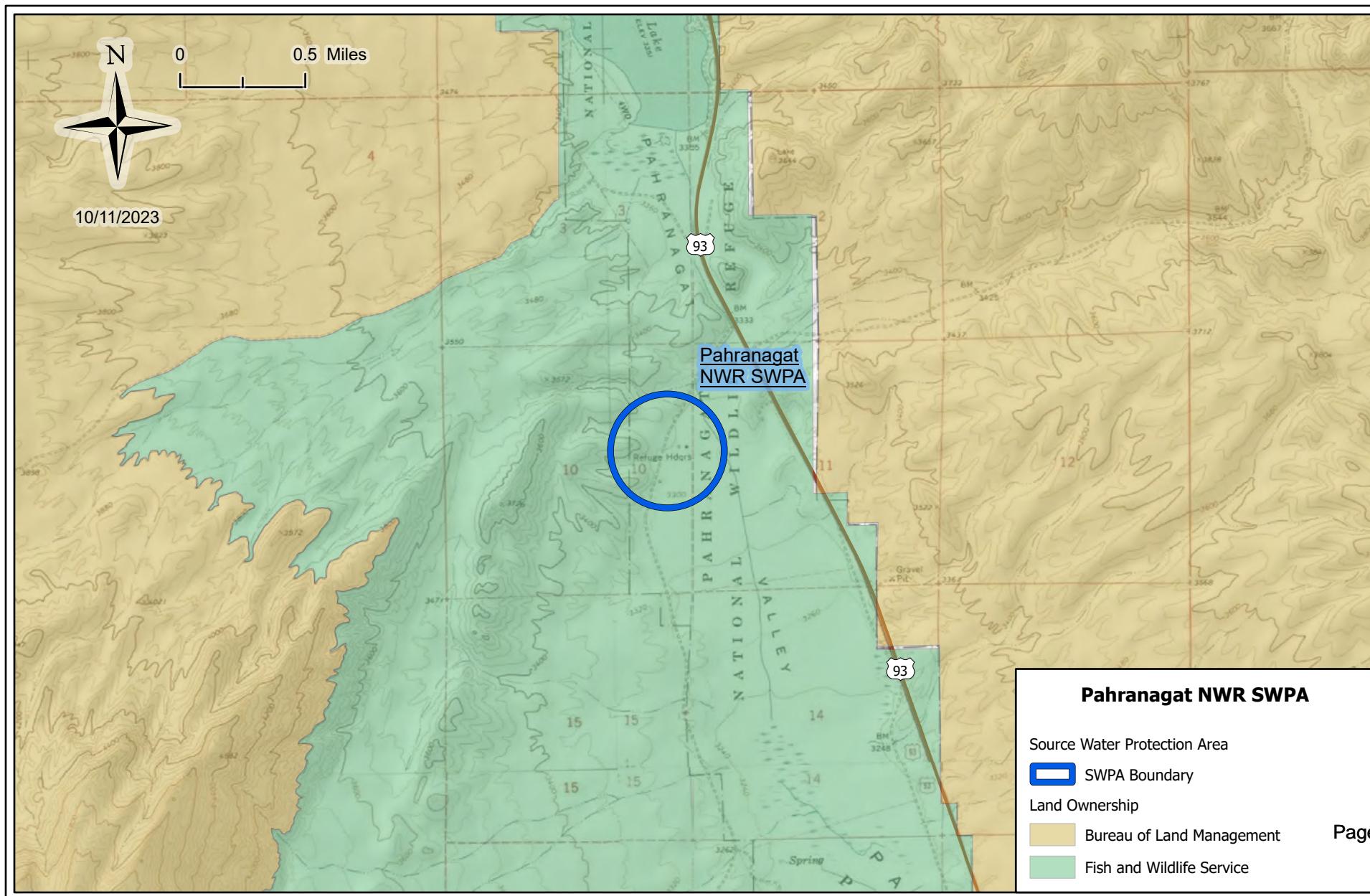












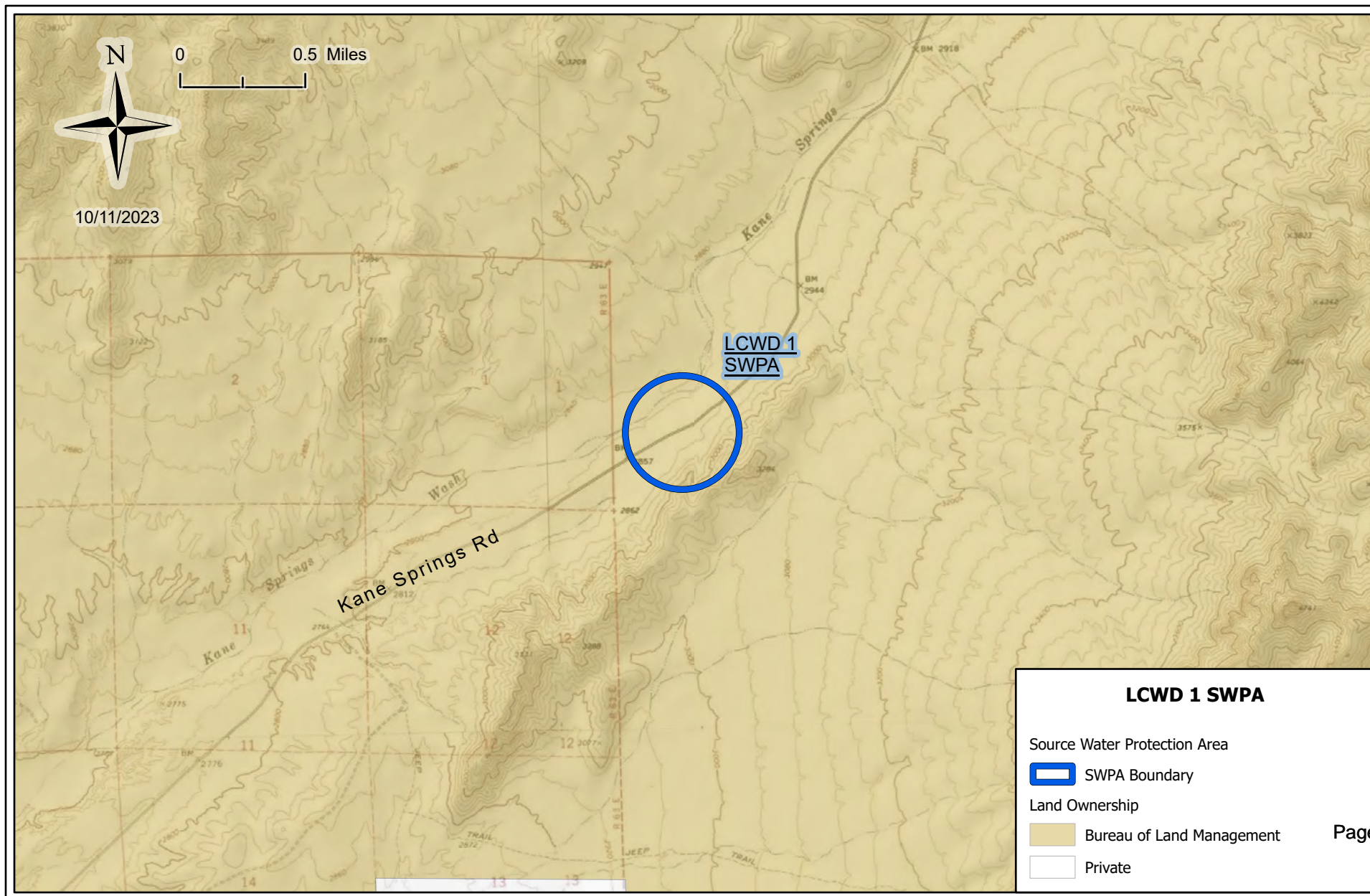
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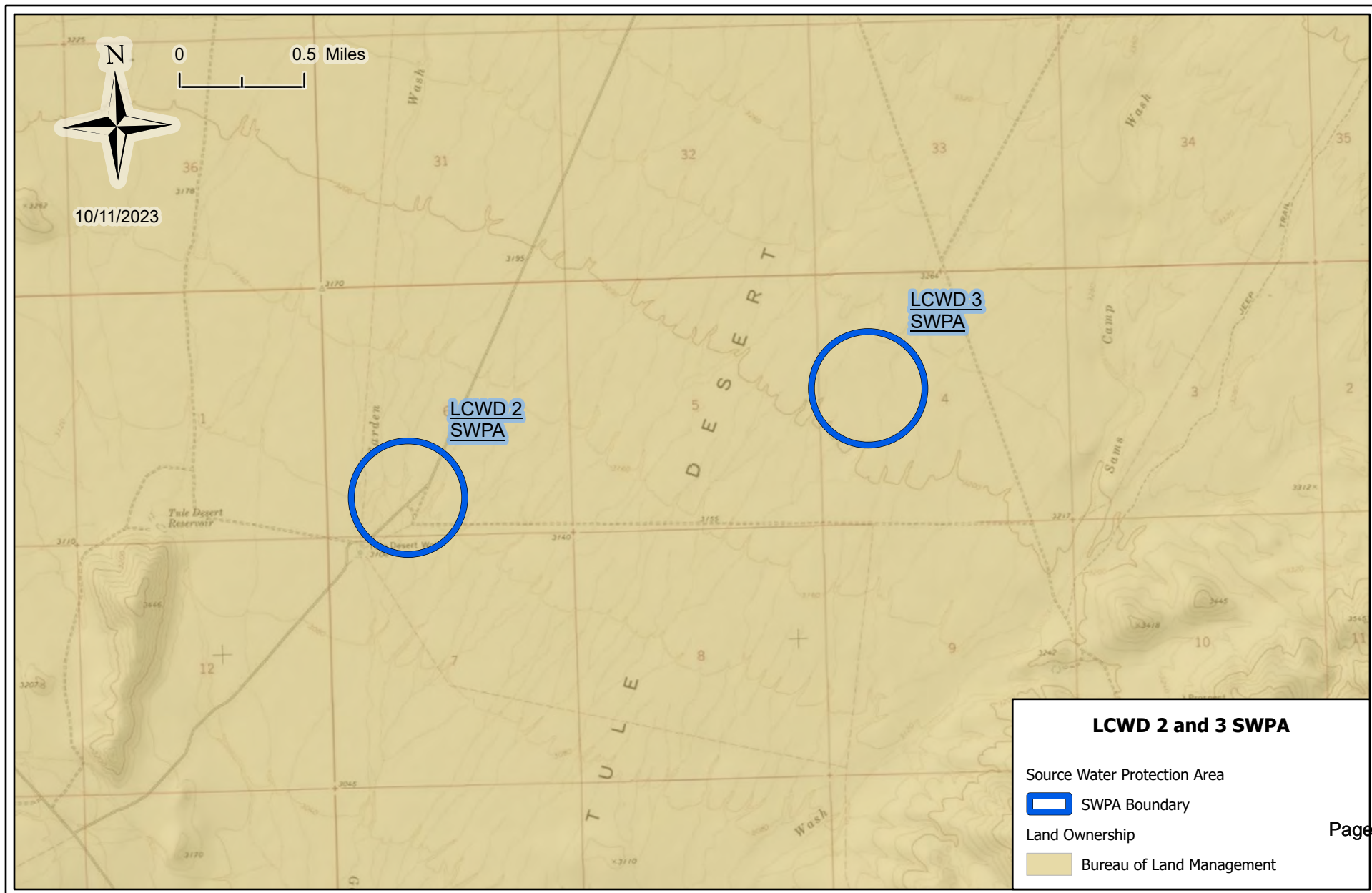
Source Water Protection Area

- SWPA Boundary

Land Ownership

- Bureau of Land Management
- Fish and Wildlife Service





Appendix B

Meeting and Public Participation Documentation

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Appendix B

Meeting and Public Participation Documentation

The following pages document the initiation, meeting, and public participation for the development of the Community Source Water Protection Plan for Public Water Systems in Lincoln County, Nevada.

[This page intentionally left blank.]



Integrated Source Water Protection Program
NDEP Bureau of Safe Drinking Water
901 Stewart Street, Suite 4001
Carson City, Nevada 89701

November 10, 2021

Subject: Participation in the State of Nevada's Integrated Source Water Protection Program

The Panaca Farmstead Association has reviewed the Integrated Source Water Protection Program Fact Sheet prepared by your office and discussed the program with your consultant Resource Concepts, Inc (RCI). We understand RCI will coordinate the development and activities of a local planning team and provide technical assistance.

Technical assistance will focus on delineation of protections areas around community drinking water sources and the identification of management strategies to protect those sources. We understand there is no cost to the water system for the development of the Community Source Water Protection Plan.

The Panaca Farmstead Association will provide data and designate staff to participate in the collaborative effort to develop a Source Water Protection plan for communities in Lincoln County.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kim Lee', is written over a solid black horizontal line.

Kim Lee

Panaca Farmstead Association- President of the Board

Lincoln County Water District
1005 Main Street, Suite 103, P. O. Box 936,
Panaca, NV 89042, (775) 962-8068

NOTICE OF PUBLIC MEETING/AGENDA

MONDAY, NOVEMBER 15, 2021 12:00 PM
LCWD BOARD ROOM, SUITE 102, PANACA TOWNCENTER,
PANACA, NV

For those who cannot attend a call in number of 775-962-8099 is available.
Action may be taken on items denoted "For Possible Action."

1. Call to order, open meeting compliance, roll call, prayer and pledge of allegiance.
2. Public Comment and Discussion. Comments are limited to five (5) minutes. No action may be taken on a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action will be taken.
3. Discussion/For Possible Action: Approve/Modify minutes from the Lincoln County Water District (LCWD), August 23, 2021 meeting.
4. Discussion/For Possible Action: Approval of vouchers paid on check date, September 7, 2021, September 15, 2021, October 4, 2021, October 18, 2021, November 1, 2021 and November 15, 2021. (Invoices are available for public review at the Water District Office prior to the meeting).
5. Discussion: Board and Staff member reports – May include but not limited to meetings attended, actions taken, agreements, project(s) status, future needs arising since last meeting and other relevant information for the Board.
6. Vidler Update.
7. Discussion/For Possible Action: Approve or Deny continuing water monitoring efforts in Garden and Coal Valleys starting January 2022.
8. Discussion/For Possible Action: Approve or Deny Reimbursement to Lincoln County Power District for their POD to the BLM, to provide power for the Tule Desert Pipeline Project, up to \$ 90,000.
9. Discussion/For Possible Action: Approve or Deny second ammended interlocal contract between Lincoln County and Lincol County Water District for District Attorneys office to provide legal services.
10. Discussion/For Possible Action: Ammendment of the Southwest Gas/Lincoln County Water District MOU.

Lincoln County Water District

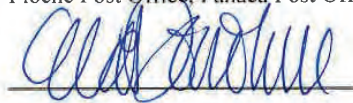
1005 Main Street, Suite 103, P. O. Box 936,
Panaca, NV 89042, (775) 962-8068

11. Discussion/For Possible Action: Approve or Deny membership in the Nevada Water Resource Association and attendance of Board Members and staff to the annual conference in January 31st - February 3rd in Las Vegas, Nevada.
12. Discussion/For Possible Action: Approve/Deny an agreement with Lincoln Estates regarding water rights in basin 170, Penoyer Valley (Sand Springs Valley).
13. Discussion/For Possible Action: Presentation from RCI about the Integrated Source Water Protection Program and possible approval of letter of support.
14. Discussion/For Possible Action: 2020-2021 Annual Audit Report Presented by Daniel C. McArthur, Ltd.
15. Discussin/For Possible Action: 2020-2021 Vidler Audit Presented by Daniel C. McArthur, Ltd.
16. Discussion: The Lincoln County Water District's Draft Water Resource Plan.
17. Public Comment and Discussion. Comments are limited to five (5) minutes. No action may be taken on a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action will be taken.
18. Adjourn.

State of Nevada, County of Lincoln

AFFIDAVIT OF POSTING

I, Eva Donohue, Administrative Assistant, Lincoln County Water District, posted this notice and agenda on November 9, 2021 at the following locations: Nevada Public Notice Website, Lincoln County Courthouse and Pioche Post Office, Panaca Post Office, Caliente City Hall and Alamo Annex and those requesting it.



Eva Donohue

NOTE: Items with a designated time will be heard at that time, or as soon thereafter as the Board can accommodate it. All other items that do not have designated times will be heard at the discretion of the Board. Items may be taken out of the order presented on the agenda at the discretion of the Chairperson.

If you wish to speak on any item on the agenda, public comment can be taken on each item, limited to 5 minutes, at the discretion of the Chairperson. Reasonable effort will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call Wade Poulsen, General Manager, in advance so that arrangements may be conveniently made.



*Board of County Commissioners
Lincoln County, Nevada*

P.O. Box 90 – Pioche, Nevada 89043
Telephone (775) 962-8077
Fax (775) 962-5180

COUNTY COMMISSIONERS

Jared Brackenbury, Chair
Bevan Lister, Vice-Chair
Mike Reese
Keith Pearson
Varlin Higbee

DISTRICT ATTORNEY

Dylan V. Frehner

COUNTY CLERK

Lisa C. Lloyd

November 15, 2021

Integrated Source Water Protection Program
NDEP Bureau of Safe Drinking Water
901 Stewart Street, Suite 4001
Carson City, NV 89701-5249

RE: Lincoln County's Request to participate in the Integrated Source Water Protection Program, or ISWPP

To Whom it may concern,

Please regard this letter as an official request to participate in the State of Nevada Integrated Source Water Protection Program or ISWPP. We understand that the Nevada Division of Environmental Protection administers the ISWPP for the purpose of providing technical assistance to both the County and local individual public water systems on drinking water quality protection and preservation.

We also appreciate the time and information provided by Jill Sutherland of Resource Concepts, Inc. The presentation given to us on this day further describes and enforces the importance of the protection and quality of the County's drinking water supply.

We look forward to coordination with RCI and participation within the program. We will also identify a liaison to facilitate future County involvement and work with RCI, NDEP, the communities and the water providers toward successful completion of the plan.

Yours very truly,

Jared Brackenbury
Chair

Lincoln County Water District
1005 Main Street, Suite 103, P. O. Box 936,
Panaca, NV 89042, (775) 962-8068

MINUTES
MONDAY, NOVEMBER 15, 2021 12:00 PM
LCWD BOARD ROOM, SUITE 102, PANACA TOWNCENTER
PANACA, NV

Action may be taken on items denoted "For Possible Action."

1. Call to order, open meeting compliance, roll call, prayer and pledge of allegiance.
Meeting called to order at 2:24 P.M. Present: Bevan Lister, Varlin Higbee, Mike Reese, Jared Brackenburg and Wade Poulsen - General Manager, Wayne Klomp - Legal Counsel and Eva Donohue - Administrative Assistant. Absent: Keith Pearson
2. Public Comment and Discussion.
 - No Public Comment
3. Discussion/Possible Action: Approve/Modify minutes from the Lincoln County Water District (LCWD) August 23, 2021 meeting.
Motion by Jared Brackenburg to approve the minutes for the August 23, 2021 meeting, 2nd by Varlin Higbee, Mike Reese, abstained from vote, motion passes unanimously.
4. Discussion/For Possible Action: Approval of vouchers paid on check date, September 7, 2021, September 15, 2021, October 4, 2021, October 18, 2021, November 1, 2021 and November 15, 2021. (Invoices are available for public review at the Water District Office prior to the meeting).
Motion by Jared Brackenburg to approve vouchers for the September 7, 2021, September 15, 2021, October 4, 2021, October 18, 2021, November 1, 2021 and November 15, 2021, 2nd by Mike Reese, motion passes unanimously.
5. Discussion: Board and Staff member reports
Wade:
 - Gave the board his evaluation form to prepare for his evaluation in December.
 - State revolving fund, feel like it is a waste of time. There is no money available for new systems, only there for existing water. The Lincoln County Regional Development Authority are going to apply for 2 ½ million dollars to finish the final design for the Tule Desert Pipeline. When it comes to rural Nevada, there is no money, grant or otherwise, out there that can be used for new development.
 - NSE had another meeting, feel like it is all the same.
 - Everything else is on the agenda.
6. Vidler Update:
 - *No Vidler Update*

Lincoln County Water District

1005 Main Street, Suite 103, P. O. Box 936,
Panaca, NV 89042, (775) 962-8068

7. Discussion/For Possible Action: Approve or Deny continuing water monitoring efforts in Garden and Coal Valleys starting January 2022.
 - ***Motion by Jared Brackenbury, to continue basin monitoring starting in January 2022, and revisiting it as needed, 2nd by Varlin Higbee, motion passes unanimously.***
8. Discussion/For Possible Action: Approve or Deny Reimbursement to Lincoln County Power District for their POD to the BLM, to provide power for the Tule Desert Pipeline Project, up to \$90,000.
 - ***Motion by Jared Brackenbury to approve paying the Lincoln County Power District for their POD to the BLM, to provide power for the Tule Desert Pipeline Project, up to \$90,000, 2nd by Mike Reese, motion passes unanimously.***
9. Discussion/For Possible Action: Approve or Deny second amended interlocal contract between Lincoln County and Lincoln County Water District for District Attorneys office to provide legal services.
 - ***Motion by Jared Brackenbury to approve the second amended interlocal contract between Lincoln County and Lincoln County Water District for District Attorneys Office, 2nd by Mike Reese, motion passes unanimously.***
10. Discussion/For Possible Action: Amendment of the Southwest Gas/Lincoln County Water District MOU.
 - ***Motion by Jared Brackenbury to approve the amendment of the Southwest Gas/Lincoln County Water District MOU, 2nd by Mike Reese, motion passes unanimously.***
11. Discussion/For Possible Action: Approve or Deny membership in the Nevada Water Resource Association and attendance of Board Members and staff to the annual conference in January 31st- February 3rd in Las Vegas, Nevada.
 - ***Motion by Jared Brackenbury to approve membership in the Nevada Water Resource Association and attendance of Board Members and staff to the annual conference in January 31st-February 3rd in Las Vegas, Nevada, 2nd by Mike Reese, motion passes unanimously.***
12. Discussion/For Possible Action: Approve/Deny an agreement with Lincoln Estates regarding water rights in basin 170, Pennoyer Valley (Sand Springs Valley).
 - ***Motion by Jared Brackenbury to continue discussion and have legal counsel research and begin the conversation, 2nd by Varlin Higbee, motion passes unanimously.***

Lincoln County Water District
1005 Main Street, Suite 103, P. O. Box 936,
Panaca, NV 89042, (775) 962-8068

13. Discussion/For Possible Action: Presentation from RCI about the Integrated Source Water Protection Program and possible approval of letter of support.
 - ***Motion by Jared Brackenbury to approve the letter and piggyback the letter from the county with Wade being the authority to sign and be the leason 2nd by Mike Reese, motion passes unanimously.***
14. Discussion/For Possible Action: 2020-2021 Annual Audit Report Presented by Daniel C. McArthur, Ltd.
 - ***Item is tabled***
15. Discussion/For Possible Action: 2020-2021 Vidler Audit Presented by Daniel C. McArthur, Ltd.
 - ***Item is tabled***
16. Discussion: The Lincoln County Water District's Draft Water Resource Plan.
 - ***More information requested***
17. Public Comment and Discussion.
 - ***No Public Comment***
18. *Adjourn 4:10 P.M.

Minutes submitted for approval on December 20, 2021 by Eva Donohue, LCWD Administrative Assistant.



Approved by:



Signature

Bevan Lister

Print Name

Chariman

Title



LINCOLN COUNTY BOARD OF COMMISSIONERS

November 15, 2021
Commission Chambers
Lincoln County Courthouse
181 Main Street
Pioche, Nevada

Commissioners

Jared Brackebury, Chair
Bevan Lister
Varlin Higbee
Keith Pearson
Michael Reese

#1-CALL TO ORDER/ROLL CALL/INVOCATION/PLEDGE OF ALLEGIANCE

The meeting was called to order at 9:00 a.m. Clerk Lisa Lloyd called the roll.

PRESENT: JARED BRACKENBURY LISA LLOYD, Clerk
BEVAN LISTER DYLAN FREHNER, District Attorney
VARLIN HIGBEE
MIKE REESE
ABSENT: KEITH PEARSON

There is a quorum present and the agenda was posted on 11-8-21 to comply with the open meeting law. The invocation was given by Bevan and Jared led the Pledge of Allegiance.

#2-PUBLIC COMMENT

Jared called for public comment. Dylan advised a sign has been posted upstairs to call his office if anyone wants to attend the meeting in person. They will be let into the building. Varlin advised the 4H is interested in building a camp in LC; they've settled on a couple areas in Alamo (Ash Springs and JFDI).

#3-REORGANIZATION OF THE BOARD

Mike indicated he would like to be involved with NACO and legislative issues in the future. Mike accepted the American Lands Counsel. Bevan will keep landfill, Planning/Building. SLUPAC is assigned to Mike. Kevin's previous assignments are moved to Mike, except for landfill, Planning/Building. Museum and Library are also added to Mike's responsibilities. After discussion, the Board agreed to assign Planning/Building to Mike as well. Mike will be the backup on that. LCAI is assigned to Mike. **Bevan made a motion to adjust assignments as discussed; seconded by Varlin. All voted in favor.**

CONSENT AGENDA

#4 Approve/Deny minutes of the October 18 and November 1 meetings.

#5 Approve/Deny original and renewed business licenses according to staff recommendations (an itemized list of business licenses is available for public review in the Building Department prior to the meeting).

Varlin made a motion to approve the consent agenda except for the minutes; seconded by Bevan. Mike abstained. Motion carried.

#6-VOUCHERS

Recorder/Auditor Amy Elmer presented the cash balances sans payroll. General County has an ending fund balance of \$1,890,761.85 with \$353,760 left for transfer to the Detention Center. Federal In Lieu has an ending fund balance of \$1,291,652.03 with \$356,514.65 remaining for transfer to Dispatch. Grants has an ending fund balance of \$503,447.23. Detention Center has an ending fund balance of \$135,491.85. Drug Court Fund is in the red by \$672.98. Amy doesn't want this paid from Fund 113. She suggested it be moved back to District Court. Denice suggested Indigent Funding be used to cover the Drug Court fund. There was some discussion about augmenting the District Court Specialty Fund, Fund 113. The Board needs to identify \$30,000 from Fund 10 for Amy to do the augmentation. The Board will discuss this further on the next agenda. **Varlin made a motion to approve paying the current Drug Court voucher from Fund 10; seconded by Bevan. All voted in favor.** Amy discussed the \$400,000 budgeted for Dispatch. **Bevan made a motion to approve the vouchers (he disagrees with the concept of sending county tax money to the state for them to decide how much should be returned to our schools); seconded by Varlin. All voted in favor.**

LINCOLN COUNTY COMMISSION
REGULAR SESSION
NOVEMBER 15, 2021

#7-HIGHWAY COMMISSION

This item was covered under separate agenda.

#8-LINCOLN COUNTY FIRE DISTRICT

This item was covered under separate agenda.

#9-OFFICER/DEPARTMENT HEAD REPORTS

Clerk Lisa Lloyd reported the Special Session started last week. She is already busy working on the 2022 election. Treasurer Shawn Frehner presented the monthly report. Shawn discussed the ARPA revenues she was asked to fill out by Denice. Shawn took the audited financials to fill out the information. She explained to the Board how it was filled out so if they needed to make changes they could. Today is the last day for open enrollment. There is one employee that hasn't done their spousal affidavit. Craig Roisum received the information from the Sheriff. We're still waiting on our VT address to be updated online in order to submit our report. Once the address is corrected and Craig can submit without hiccup, it goes to a general review board. After that, it goes to Mary (who is over NV). She'll review it and then negotiations begin. Once Mary receives application, it can be 60 to 90 days. PPU Manager Nathan Adams is still working on the Housing parcel map. They hope to replace the sewer line soon. Planning/Building Director Cory Lytle advised there are a couple contractors looking at the previously approved ADA ramps. They're looking to use COVID-19 funds. Commissioners' Administrative Assistant/Grants Administrator Denice Brown advised December 7-9 is the EPA cleanup workshop. Airport Road in Pioche is moving forward. She had a teleconference with J&J Construction, who is doing the Fairgrounds. They need a down payment as they have to order early in order to lock in prices. Denice advised him to submit the bills and she will pay them in December. She'll then do a reimbursement through SNPLMA. Total is about \$100,000. The three new SNPLMA grants have been submitted. Denice received notification EPWG grants will be coming forward. There is a RTC meeting this Thursday. Denice and Ronda are working on a grant via BLM to fund an officer. DA Dylan Frehner advised they're extremely busy. Maxine's representation of victims in the county has increased from a couple people to 12-15 people. Dylan will be gone December 3-9 but will call in for vouchers on the December 6 meeting. Dylan has court today and may miss the Water District meeting. IT Director Tracy Lee is back at work. Assessor Mark Holt is back home as well. LC Workforce is doing well. Enrollments are up.

#10-COVID-19 SICK LEAVE POLICY

This item concerns the policy governing employees' sick leave due to COVID-19. The Board previously adopted a policy governing COVID-19 leave but it was eliminated last year. POOL/PACT's newest policy was presented to the Board. There are some employees that are being forced to take leave without pay if others aren't willing to donate. Many aren't willing to donate as they're worried they're going to get COVID-19 and be out for 10 days. Mike suggested the Board advance hours but those would have to be put back in a bank. LC doesn't run leave time; we can't. There are no guarantees ensuring employees will "stick around". This policy also provides benefits for part-time employees; they'd still be paid while out on COVID-19 leave. Adoption of this policy will not increase our costs to POOL/PACT. If this leave is used, it goes towards their hours. They don't get paid more. Part-time is still limited to 1,039. The previous policy sunset on December 31, 2021. The proposed policy is nearly identical with the exception of the dates. The policy relates solely to positive test for COVID-19. If someone is sick in your home you can receive up to 2/3 rate of pay on emergency pay. If you want your full pay check, you have to take the other 1/3 out of your regular leave. It doesn't say the employee has to leave their sick leave first. Leave may be taken in increments agreed upon by employer/employee. Amy will use her existing emergency leave application from last year as it provides all necessary information. Employees will obtain, and submit, documentation from/to Amy's office. **Bevan made a motion to approve the policy as updated with the caveat of a maximum additional cost to the county of \$40,000, effective retroactively to October 1, 2021; seconded by Varlin. All voted in favor.**

#11-CHRISTMAS/NEW YEAR'S DAYS OFF

This item concerns the days off for Christmas and New Year's. Are we closing the building, are part-timers still being required to work? Amy asked how we're handling part-time employees. Because Christmas Day is Saturday, employees get a full day Friday. Those under contract get ½ a day off on the 23rd. The contract employees are the only ones covered; this doesn't do anything for non-contract employees and part-time

employees. The Board agreed this should apply to all employees, contract, non-contract, and part-time. Toni Acuff asked if her full-time employees need to use their leave for the first half of the 23rd. Yes, if they'd like the full day off. If something comes up on the second half of the day, do employees get overtime? No and it isn't a holiday either. They receive regular pay on the 23rd as they still will have not worked their full 40 hours and it isn't a holiday. Essential personnel will be exempt; they're already covered by a union contract. Full-time employees get half the 23rd; they will most likely take the first half of the day as annual leave. Part-time employees will be the only ones left to work. Toni advised Nutrition will have to be shut down on the 23rd. All employees get December 31st off so there is no issue. **Varlin made a motion to give a ½ day with pay on the 23rd for all employees (except for those governed differently by contract); seconded by Bevan. All voted in favor.**

#12-PIOCHE PUBLIC UTILITIES PART-TIME EMPLOYEE

Bevan made a motion to approve hiring Rebecca Herbert as part-time office clerk for Pioche Public Utilities, effective November 16, 2021; seconded by Varlin. All voted in favor.

#13-LINCOLN COUNTY REGIONAL DEVELOPMENT AUTHORITY

Jeff Fontaine addressed the Board concerning activities of the LC Regional Development Authority. Economic development is directly related to community development. LCRDA applied for grants from OHV Commissioner and NV State Parks to build kiosks around the communities. The Road Department erected the kiosks and did a great job. The maps inside and brochures were done via contract with a grant through NV State Parks. USDA power feasibility study for Alamo Industrial Park is ongoing. They're going to look at on-site solar in AIP as well. There is a lot of money through American Rescue Plan Funds and the Bipartisan Infrastructure bill that will be signed today. Jeff introduced members of the Sixco Nevada team. They've toured several parts of LC with regards to pinyon juniper projects. No action was taken on this item.

#14-GRANTS

Varlin made a motion to approve Change Order #2 for Silver Sabre Electric, LLC, work on Alamo Landing Field in the amount of \$4,928.70; seconded by Bevan. All voted in favor.

#15-GRANTS

Varlin made a motion to approve Addendum #1 for Armstrong Consultants, LLC for additional construction inspection services on the Alamo Landing Field in the amount of \$11,280; seconded by Bevan. All voted in favor.

#16-TREASURER IN TRUST PROPERTY

Bevan made a motion to approve the order directing the County Treasurer to sell property held in trust (auction is tentatively set for April 2022); seconded by Mike. All voted in favor

#17-GRANT WRITING CLASS

Varlin made a motion to approve Denice Brown's attendance at a grant writing class in the amount of \$500; seconded by Bevan. All voted in favor.

#18-SALARY INCREASE FOR HUMAN SERVICES DIRECTOR

This item was tabled.

#19-\$.05 COUNTY TAX ON DIESEL FUEL

Dylan state the master plan needs to be updated prior to moving forward with this ordinance, which would impose a \$.05 county tax on diesel fuel pursuant to NRS 373.062. More public outreach is needed for greater support from the residents. A press release needs to be created. No action was taken on this item.

#20-SOLID WASTE ROLL-OFF TRUCK

The Board discussed the possibility of an interfund loan to make this purchase. **Bevan made a motion to approve the purchase of a roll-off truck for Solid Waste, with the agreed purchase price that includes interest; seconded by Mike. All voted in favor.**

#21-875 TANK ROAD IN PIOCHE

This item concerned the acquisition by LC of Assessor's Parcel 001-111-21 located at 875 Tank Road in Pioche. This parcel would be purchased by the Greenfield Environmental Multistate Trust, LLC, to address environmental and flooding issues. This is a privately-owned piece of property. Purchasing this property will allow for cleanup of tailings. The property owner has allowed for the purchase of his property by Multistate Trust. **Varlin made a motion to approve LC's acquisition of APN 001-111-21; seconded by Bevan. All voted in favor.**

#22-PUBLIC NUISANCE ON PARCEL 001-111-21

This item was tabled.

#23-NEVADA'S INTEGRATED SOURCE WATER PROTECTION PROGRAM

Bevan made a motion to approve the letter to the NV Department of Environmental Protection requesting participation in Nevada's Integrated Source Water Protection Program; seconded by Mike. All voted in favor.

#24-ALAMO INDUSTRIAL PARK

This item was tabled.

#25-HOLIDAYS

This item was redundant and handled under Item 11.

#26-MANDATORY COVID-19 VACCINATION

This item concerns federal OSHA Emergency Temporary Standard Released 11/04/21 regarding mandatory vaccination for employers with 100 or more employees and its application to LC. If this goes into effect and is ruled valid, it will apply to LC. It is currently held up in the 5th circuit. Bevan believes if we parse our employees into subdistricts, it will show they're not all employees of LC. Bevan supports mandating the employees to choose whether or not they want a vaccination. Recorder/Auditor Amy Elmer advised that even LCFD employees are LC employees. All employees are claimed under LC's tax ID number for all reports. They're all LC employees as they're all attached to LC's tax ID number. We have 130-150 employees. Varlin commented OSHA is a federal agency; there hasn't been a bill passed through Congress that allows them this authority. It is unconstitutional and they don't have the authority to do that here. This mandate will not be enforced on his watch. Amy responded if the Board moves forward, she will be left with no choice but for certain duties for her office to be assigned to someone else. She doesn't want her name attached to OSHA, PACT, or Worker's Comp reports moving forward if the Board moves in that direction. No action was taken on this item.

#27-BROADBAND PRIORITIES IN LC

There was a teleconference last week involving several county and state entities. There is a large amount of funding coming available through the infrastructure bill. We must write a plan. Bevan stated he would like to see fiber to every house, but he didn't know if that was feasible. All of our libraries have fiber except Pioche. We need to work with the phone company with regards to our connection to outside our county. The target continues to move with regards to what is considered high speed broadband. John Christian is going to do an analysis of his network with regards to speeds, etc. He is looking to get service to Rachel. There are programs to help subsidize low income people. There are programs that help with devices to connect to broadband as well. One of LCTS's issues is that they don't qualify for grants; they have to take out loans. The rate payers have to pay it back. This is a program of grants. The county can apply for grants and then partner with LCTS on the grants. These aren't required to be paid back. There is a need to gather information from the community on what they believe are priorities. We have the opportunity to attract well educated people to our community that work from home if we improve our broadband. Jared suggested the goal should be fiber to every home then we can work down from there if it isn't a possibility. No action was taken on this item.

#28-COMMISSIONER REPORTS

Commissioner Varlin Higbee met with Workforce; they got a really good report from the auditor. 4H has selected two potential sites for their new camp, JFDI and Ash Springs. Commissioner Bevan Lister had a conversation with the State Lands office. We would have to negotiate with NDOW to allow for a camp at Ash

Springs. Bevan isn't comfortable with the county being the landowner as we'd be liable for maintenance and operation. Bevan met with Jeff and the group concerning broadband issues. Bevan met with Pioche Town Board; they're trying to figure things out with regards to additional rate increases. There will be another rate increase in the spring so they can maintain operations. Commissioner Mike Reese asked how he becomes informed with regards to the committees he's been assigned. Commissioner Jared Brackenbury attended a Room Tax meeting. They set aside \$10,000 for the man doing the Road Trip program.

#29-PUBLIC COMMENT

Jared called for public comment. Melissa Clary of Pioche discussed Item 21 and the parcel acquisition. She asked how this relates to the flooding issues and what the county's plan is to construct a catch basin. Bevan outlined the nature of this property, which is a natural catch basin. Melissa asked for regular updates on the site and how flooding is being addressed.

#30-ADJOURN

There being no further business for the Board to attend to, the meeting was adjourned at 1:55 p.m.

Attest: _____ Approve: _____

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Lincoln County – LCWD Phone Meeting
January 21, 2022
10:00am-10:40 (Pacific)



MEETING NOTES for January 21, 2022

Lincoln County Water District – Planning Meeting with Wade Poulsen

Attending

Wade Poulsen - LCWD

Jill Sutherland – RCI

Erin Smith - RCI

Purpose

Investigate LCWD interest in ISWPP, outreach, and wellhead/source. Address how an ISWPP could help Lincoln County’s water plan address water quality issues for non-PWS.

Discussion

LCWD Interests:

- *Vandalism: folks are shooting at the wells, little existing protection/barriers, some have concrete barricades. Wells are secured locked, so nothing can fall down well casing, but get vandalized.*
- *Flood zones: interest in keeping wells out of or protected in flood zones, may want more information about flood vulnerability.*
- *BLM land: all wells are located on BLM land. Could wellhead protection be an acre or two aboveground surrounding well head?. Interested in what advantage a source water protection area would provide to the LCWD. What would the BLM do that might hinder LVWD?*
- *More production: acknowledged that LCWD will need to increase production and/or create more wells (future wells).*

LCWD Questions:

- *What will the BLM allow LCWD to do?*

RCI talking points:

- *Explained basic/broad process of ISWPP*
- *If incorporated into county-wide plan, BLM and FS should recognize County plans when they go through the NEPA process.*
- *Discussed usefulness of designating future well locations in Plan, also discussed potentially a watershed approach (gave Winnemucca/Humboldt County example).*

Next Steps

- *Wade to send Google Earth dropped pins on wellhead locations (KMZ file) and well log numbers*
- *Erin – look up BLM and FS land management plans for area in Lincoln County*



Agenda

Source Water Protection Program

Source Water Protection Program

Lincoln County Team Meeting

Date: January 27, 2022

Time: 9 to 11 a.m.

Where: The Depot, Caliente, NV

1. Welcome, Sign In, Introductions
2. Source Water Protection Program Overview
3. Existing Wellhead Protection Plans in Lincoln County
4. Plan Components
5. Local Planning Team
6. Community Goals for Source Water Protection
7. Preliminary Timeline and Next Steps



Community Source Water Protection Plan

Kick-Off Meeting January 27, 9:00 a.m.

The Depot, Caliente, NV

Sign In Sheet

NAME	PHONE	EMAIL	AREA OF EXPERTISE/INTEREST
Trevor Laird	775-277-0144	alamoswater@kturbos.net	Alamo Sewer & Water
NATHAN ADAMS	775 962 1627	NADAMS@LINCOLN.NV.COM	PUBLIC WATER & WASTEWATER
WADE POUKSEN	775-962-1674	WPOUKSEN@LINCOLN.NV.COM	Lincoln County Water District
Cory Lytle	775-962-8071	clittle@lincoln.nv.com	LC PLANNING AND BUILDING
Kim Lee	775-962-1515	Kim@LeeGBC.com	PANACA Farmstead
GRANT PERKINS	775-962-1282	GPERKINS@CITYOFCALIENTE.COM	CITY OF CALIENTE
Jill Sutherland	775- 863-1600	Jill@RCI-NV.COM	RCI - ISWAP
Erin Smith	916 847 1044	erin@rci-nv.com	RCI - Service Water Protection
Kelli Nevills	978 260-121		

*Jesse

j.j.howard@parks.nv.gov Nevada State Parks



Lincoln County Kickoff Meeting Notes

Community Source Water Protection Planning Group

Thursday, January 27, 2022
9:00am-11:00am (Pacific)
The Depot, Caliente, NV

Attending

STAKEHOLDER	CONTACT INFORMATION		AFFILIATION
Trevor Laird	775-272-0144	alamowater@lcturbo.net	Alamo Sewer & Water General Improvement District (Alamo GID)
Nathan Adams	775-962-1627	nadams@lincolnnv.com	Pioche Public Utilities (Pioche PU)
Wade Poulsen	775-962-1674	wpoulsen@lincolnnv.com	Lincoln County Water District (LCWD)
Cory Lytle	775-962-8071	clytle@lincolnnv.com	Lincoln County Planning & Building (LCPB)
Kim Lee	755-962-1515	kim@leegbc.com	Panaca Farmstead Association (Panaca FA)
Grant Perkins	775-962-1282	gperkins@cityofcaliente.com	City of Caliente (Caliente)
Kelli Nevills	775-400-4521	kellin@nvrwa.org	Nevada Rural Water Association (NVRWA)
Erin Smith	916-847-1044	erin@rci-nv.com	Resource Concepts, Inc. (RCI)
Jill Sutherland	775-883-1600	jill@rci-nv.com	Resource Concepts, Inc. (RCI)

Purpose & Overview

The goal of this meeting was to bring together essential members of Lincoln County’s water suppliers and managers to discuss adopting a county-wide Source Water Protection Program and to address individual project interests and concerns for future planning purposes.

Development of a fully adopted Community Source Water Protection Plan will improve funding possibilities for projects that aid source water protection, offer resources for communities to make informed decisions regarding protection of their drinking water sources, and provide a community greater leverage for future planning and development.

Discussion

Source Water Protection Program Overview

Meeting began with a brief introduction and overview of a Community Source Water Protection Plan (CSWPP) - including protection of water quality using time-of-travel capture zone models for public wells. These models are used to advise stakeholders in the decision-making process when establishing a Source Water Protection Area and CSWPP. A CSWPP is a voluntary program that is tailored specifically to each community’s unique source water protection needs.

Existing Wellhead Protection Plans in Lincoln County

Existing Wellhead Protection Plans (WHPPs) in Lincoln County include: Alamo (2005), Caliente (2004), Pioche (2002, revised 2004). Presently, these WHPPs are not widely used by water providers. Significant



changes to community needs calls for updating the WHPPs with the goal of incorporating source water protection elements into the County Master Plan. A new community-wide plan or CSWPP would be developed with the intent to be used as a resource for water providers and for planning purposes.

Plan Components & Community Goals for Source Water Protection

Interest from the group involved development planning to encourage growth yet wisely protect source water in Lincoln County communities. Elements of a CSWPP has the potential to:

- Help inform developers about the County and Utilities water sources and provide direction to engage with the different entities.
- Help identify infrastructure improvements that protect source water and encourage economic development.
- Consider septic system density and potential effects on source water, balanced with cost, the need for wastewater disposal, and need for sewer infrastructure.
- Investigate innovative septic management systems (septic systems managed by a utility).
- Explore pathways for funding projects (e.g., septic to sewer conversion, infrastructure development, economic incentives).
- Consider power infrastructure to support water and wastewater projects that protect source water.
- Review how renewable energy projects in the County have a potential nexus to water quality.
- Consider how industrial development and source water protection can be encouraged in areas served by septic systems.

Multiple options were discussed for encouraging source water protection within the existing planning framework:

- Opportunity to inform the Master Plan update.
- Opportunity to inform the on-going water resources plan update.
- Building a source water protection component into the development review process. Several examples, successfully implemented in other communities were discussed, including: notifications to water systems, spill coordination planning, development code updates, and water plan updates (to include a water quality component).
- Lincoln County communities may consider some of these measures and develop unique approaches addressing their local challenges.
- Water sources on public land identified in this plan can elevate consideration by public land management agencies in their planning process (BLM and NRCS).

The team reviewed RCI's information about existing water sources and potential contaminant sources:

- Utility managers reviewed summary information and mapping with RCI after the meeting.
- The City of Mesquite has new wells located in Lincoln County.
- Model "time of travel" capture zones for water sources for 2, 5, 10 and 20 years.



Local Planning Team

The team identified some additional contacts to potentially join the source water protection discussions:

- Coordinate with Planning team to loop in the County Commissioners.
- Conservation District
- Team offered to contact or provide contact info for several privately owned public water system contacts (e.g., JFDI, Windmill Ridge, Pahrnagat Wildlife Refuge, Eagle Valley Resort, etc.)

Next Steps

Preliminary models will be run for the public water systems and distributed to each utility prior to next meeting which has been set for: Thursday, March 10th, 2022 @ 9AM, The Depot in Caliente. With a third meeting tentatively scheduled for Thursday, May 12th, 2022 @ 9AM, The Depot in Caliente.

Other follow up items:

- RCI – provide examples of Code and Master Plan language to Lincoln County Planning.
- Coordinate with Alamo to reach out to privately owned systems in his area.
- Coordinate with Lincoln County Water District to reach out to others who should be invited to the discussion.



Agenda

Source Water Protection Program

Source Water Protection Program

Lincoln County Team Meeting

Date: March 10, 2022

Time: Noon to 2 p.m.

Where: The Depot, Caliente, NV

1. Welcome & Sign In
2. Refine plan goals from 1/27/2022 Meeting
3. Review Time-of-Travel model results for wells
4. Develop "Source Water Protection Area" criteria
5. Introduce management strategies and contingency plans
6. Next steps



Community Source Water Protection Plan

Lincoln County Team Meeting - March 10, Noon to 2pm

The Depot, Caliente, NV

Sign In Sheet

NAME	PHONE	EMAIL	AREA OF EXPERTISE/INTEREST
NATHAN ADAMS	775 962 1627	NADAMS@LINCOLN.NV.GOV	
Trevor Laird	775-277-0194	aturnowater@lcturbowater.com	
WADE POUlsen	775-962-1674	WPOULSEN@lincoln.nv.gov	
Cory Lytle	775 962-8071	clittle@lincoln.nv.gov	
Maggie Orr	775 962 1123	sidecoats@yahoo.com	conservation district
GRANT PERKINS	775-962-1282	GPERKINS@CITYOFCALIENTE.COM	CITY OF CALIENTE
Jill Sutherland	775-883-1600	Jill@RCI-NV.COM	RCI
Eric Smith		Virtual	RCI
Amanda Goff		Virtual	Panaca
Kelli Nevills		Virtual	NvRWA



Lincoln County 2nd Meeting Notes

Community Source Water Protection Planning Group

Thursday, March 10, 2022
12-2pm (Pacific)
The Depot, Caliente, NV

Attending

STAKEHOLDER	CONTACT INFORMATION		AFFILIATION
Trevor Laird	775-272-0144	alamowater@lcturbo.net	Alamo Sewer & Water General Improvement District (Alamo GID)
Nathan Adams	775-962-1627	nadams@lincolnnv.com	Pioche Public Utilities (Pioche PU)
Wade Poulsen	775-962-1674	wpoulsen@lincolnnv.com	Lincoln County Water District (LCWD)
Cory Lytle	775-962-8071	clytle@lincolnnv.com	Lincoln County Planning & Building (LCPB)
Amanda Goff	775-728-4282	amanda@panacawater.com	Panaca Farmstead Association (Panaca FA)
Grant Perkins	775-962-1282	gperkins@cityofcaliente.com	City of Caliente (Caliente)
Maggie Orr	775-962-1123	sideoatsg@yahoo.com	Lincoln County Conservation District (LCCD)
Kelli Nevills	775-400-4521	kellin@nvrwa.org	Nevada Rural Water Association (NvRWA)
Erin Smith	916-847-1044	erin@rci-nv.com	Resource Concepts, Inc. (RCI)
Jill Sutherland	775-883-1600	jill@rci-nv.com	Resource Concepts, Inc. (RCI)

Purpose & Overview

The purpose of this meeting was to review concepts of source water protection previously discussed in our Kick-Off Meeting (January 27, 2022), as they relate to individual and county-wide community needs in Lincoln County. Plan development happens at the local level to promote stewardship of local water resources. The Integrated Source Water Protection Program (ISWPP) recognizes that each community has unique project interests and promotes local planning to protect sources of drinking water through development of a county-wide Community Source Water Protection Plan (CSWP Plan).

Source Water Protection Areas (SWPAs) are locally adopted management area boundaries used in the planning process. These can be developed by:

- Evaluating time-of-travel (TOT) capture zones for each water supply source within a community, usually for 2-, 5-, 10-, and sometimes 20-year TOT. Preliminary capture delineations were provided by RCI for discussion at the meeting.
- SWPAs consider TOT capture zones but can go further to encompass specific community source water protection goals, such as improving watershed management and accommodating future development.
- Where potential contaminant sources (PCS) are identified within SWPAs, then community-determined management strategies and contingency plans can be developed to help protect the quality of sources of drinking water.



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Discussion

Review Source Water Protection Concepts from Kick-Off Meeting

The meeting began with a brief overview of a CSWP Plan. RCI provides technical assistance through the NDEP Bureau of Safe Drinking Water (BSDW) to help communities develop and implement source water protection through the basic elements of a CSWP Plan:

- 1) Formation of a local planning team,
- 2) Inventory and delineation of public water supply sources,
- 3) Contaminant source inventory,
- 4) Development of contaminant source management strategies,
- 5) Management and sharing of information.

Review Time-of-Travel Models for each Community

The planning team identified current and future wells to be included in their CSWPP during our earlier Kick-Off Meeting. Capture zones for these water supply sources were modeled and mapped using the EPA approved WhAEM2000 program and included models for the 2-, 5-, 10-, and 20-year TOT. In cases with limited well data available, a fixed radius of 1,200 ft and 3,000 ft were delineated in lieu of TOT models, but consistent with NDEP Vulnerability Assessment Program (VAP) criteria. Capture zones were mapped along with potential contaminant sources (PCSs) for each community to allow for planning and delineation of SWPAs.

Develop Source Water Protection Areas

Alamo GID

The community of Alamo, serviced by Alamo GID, is influenced by the Pahranaagat Wash and has portions of the capture zones within the FEMA 100-year flood zone.

- Keep existing Wellhead Protection Area from 2005 Wellhead Protection Program.
- Add a new delineation for W07 (Sandhill Well) out to the 20-year capture zone. Flooding concerns were noted at this location.
- Add a new delineation for W08 (AIP Well), look at the larger upgradient sub-watershed area, and extend the SWPA to consider the highway corridor. The community plans to encourage development here and address potential contaminant sources.
- Potentially extend the SWPA south along the drain (seen in aerial imagery) through the central flood zone of wash. On-going work by the conservation projects along the drain.
- Consider the bench where the wastewater treatment plant is located.

City of Caliente

The City of Caliente's capture zones are largely influenced by Clover Creek and in part by Meadow Valley Wash, therefore source water protection may warrant a watershed-based approach.

- Keep wells W02, W03, and W04 for emergency backup supply.
- Use new models for W01, W05, and W06 to the 2-year TOT capture zone.
- Include a watershed component for portions of Clover Creek and Meadow Valley Wash.



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- Consider including Antelope Canyon, including might complement Vegetation management plans coordinated with the BLM. PJ can lead to increased runoff and erosion.
- Key concern a potential railroad accident in Clover Creek. Coordinate with LEPC regarding existing plans.

Pioche PU

The community of Pioche, serviced by Pioche PU, is interested in incorporating several inactive wells into their planning strategy for future use by the utility. Additionally, Floral Springs in Castleton is located near another spring (Lime Spring) that Pioche PU is interested in for future uses.

- Consider updated delineations for W01 (Blanchard Well), W03 (Murray Well), and W04 (Clay Well).
- Add new delineation for W02 (Rodeo Well).
- Consider a 1,200 ft fixed radius for future use wells, Roadside Well and Old Mill Well.
- For Castleton, keep the existing Wellhead Protection Area from 2004 Wellhead Protection Program and add watershed area surrounding Lime Spring located just north of Floral Spring.

Panaca FA

The community of Panaca, serviced by Panaca FA, is located adjacent to Meadow Valley Wash where one community water source lies within the FEMA 100-year flood zone.

- Use a sub-watershed approach for W05, the primary water supply well.
- Use a modified watershed approach for W03, the backup water supply well.

Lincoln Co Water District

Water supply wells operated by LCWD are located at the southern end of Lincoln County in a presently uninhabited area.

- For key producing wells, a fixed radius of 1,200 ft will be considered as their SWPA.
- Consider making the larger wellfield area a protected area or an area of interest.

Consider Management Strategies and Contingency Plans

Alamo GID

Alamo GID's main interest involves potentially adding a sewer connection to the future Industrial Park, where the AIC Well is located. By adding a sewer connection, risk of groundwater contamination from future industrial/commercial septic systems near the AIC Well will be adequately managed. Additionally, Alamo GID has several disconnected and inactive wells that they would like to abandon. Unused wells can be a potential contaminant sources to nearby active wells, proper abandonment/plugging of these wells will lower risk of direct contamination to the aquifer.

City of Caliente

There is a closely linked nexus between surface water and groundwater in the City of Caliente. Risk management needs in Caliente primarily involve the railroad, which closely bisects their wellfield, and upgradient watershed hazards. A city-wide spill response plan may provide a management strategy that



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can help mitigate the risk of the railroad, rail yard, and any upgradient spills that threaten downgradient water sources. Additionally, incorporating a watershed approach in their plan provides greater resources to help manage upstream uses.

Pioche PU

Due to the number of homes with septic systems and expansion in this area of Pioche, Pioche PU may consider relocation and development of their wastewater treatment to the lower pond located east of town, making septic-to-sewer connections more feasible in this area of growth. Power supply is an area of concern and may need to be included in the contingency plan. Erosion around the Murray and Clay Well require corrective action to improve wellhead security.

Pioche PU manages Pioche Castleton Utility and Floral Spring, where a future line from Lime Spring may be added. Easements may need to be obtained for areas surrounding Floral and Lime Spring. Additionally, installation of a spring box at Lime Spring and fencing surrounding both spring boxes is of interest to Pioche PU.

Panaca FA

The primary supply well (W05) for the Panaca community is located in a fractured rock aquifer to the east of town and is not near any potential sources of contamination, however, planning for the possible treatment of arsenic is of interest to Panaca FA. Additionally, remediation of erosion along the north outlet of the W05 wellfield may be considered to improve wellhead security. Panaca FA also, has several wells they would like to plug in the area located near W03, the emergency supply well. Unused wells can be PSCs, linking surface water directly to groundwater.

Lincoln Co Water District

The well locations for LCWD are remote and do not have significant issues with potential sources of contamination. Wellhead security is the most significant need for improvement. Building wellhouses, screens/barriers, and the installation of cameras can help mitigate this area of concern.

Next Steps

Preliminary SWPAs will be delineated, and a potential contaminant inventory will be developed prior to next meeting which has been set for: Wednesday, May 11th, 2022 @ 10AM, The Depot in Caliente.

Other follow up items:

- LCPB – supply land use maps for Alamo’s AIC (WELL 8)
- LCPB – supply 2017 Capital Improvement Stormwater Plan
- Pioche PU – supply RCI with well logs/driller’s logs for their future wells
- Pioche PU – to look into water rights
- RCI – to get updated pump rates and water levels from LCWD



Agenda

Source Water Protection Program

Lincoln County Team Meeting

Date: May 24th, 2022

Time: Noon to 2 p.m.

Where: The Depot, Caliente, NV

1. Welcome & Sign In

2. Brief recap and overview

Refresh our minds on why and how sources of drinking water can be protected through local planning.

3. Review proposed Source Water Protection Areas (SWPAs)

Discuss and finalize the SWPAs, which are the proposed management area boundaries around water sources.

4. Develop management strategies

Management strategies to protect your sources of drinking water are locally driven. We will get creative! Different strategies can be tailored to address individual water sources, specific community challenges, and broad county-wide objectives.

5. Next steps



Lincoln County Meeting Notes

Community Source Water Protection Planning Group

Tuesday, May 24, 2022
12 – 2pm (Pacific)
The Depot, Caliente, NV

Attending

STAKEHOLDER	CONTACT INFORMATION		AFFILIATION
Nathan Adams	775-962-1627	nadams@lincolnnv.com	Pioche Public Utilities (Pioche PU)
Amber Pike	775-357-6675	lincolncountycdvn@gmail.com	Conservation District
Wade Poulsen	775-962-1674	wpoulsen@lincolnnv.com	Lincoln County Water District (LCWD)
Eric Holt	775-962-2376	Eholt.em@gmail.com	Panaca Farmstead
Grant Perkins	775-962-1282	gperkins@cityofcaliente.com	City of Caliente (Caliente)
Christopher Berkey	702-540-6107	christopherb@nvrwa.org	Nevada Rural Water Association
Erin Smith	916-847-1044	erin@rci-nv.com	Resource Concepts, Inc. (RCI)
Jill Sutherland	775-883-1600	jill@rci-nv.com	Resource Concepts, Inc. (RCI)

Purpose & Overview

The goals of this meeting are to review how, through local planning:

- 1) Drinking water sources can be protected.
- 2) Finalize SWPAs and management boundaries.
- 3) Develop county-wide and locally scaled management strategies to protect source water.

Discussion

Review Source Water Protection and Plan Development

Local planning measures that address source water protection take into account well construction, aquifer parameters, proximity to potential contaminate sources (PCSs), and community goals and concerns. With this information, two-dimensional capture zones are modeled, PCSs are mapped over the capture zones. SWPAs are delineated by balancing risk from PCSs and capture zone models. With PCSs and SWPAs mapped, the planning team will evaluate risk and community need to develop management strategies.

Discuss Proposed SWPAs

With the PCSs and capture zones mapped, SWPAs can be delineated by either time-of-travel models, fixed radius, natural geologic or hydrologic boundaries, jurisdictional boundaries, or by a combination of all these delineation methods.

Review of Mapped Information:

- List of PCSs by community.
- Variations of mapped SWPAs to make final mapping decisions.



- Online viewer with map layers: HUC-12, hydrologic unit, capture zones, PCS, SWPAs, Lincoln County parcel map.

Develop Management Strategies for Source Water Protection

Community Goals:

- 1) Ensure that drinking water remains protected for both, present and future.
- 2) Have community wide education and involvement in source water protection.
- 3) Have tools to make informed planning decisions.
- 4) Have county-wide coordination.

Community Concerns:

Panaca Farmstead

- W05 on BLM land likely has groundwater flow from north to south.
- Consider putting a 1,200ft radius around W05.
- Need assistance to abandon multiple wells near W03.

City of Caliente

- Likely a parcel/capture zone hybrid SWPA is best choice.
- Contingency plan should address railroad spills. There is an existing Emergency Plan with the railroad, where the railroad is responsible for notification.

Pioche Public Utilities & Pioche Castleton

- Pioche P.U. prefers capture zone models for SWPA rather than by parcel.
- Castleton has a fire concern for Floral Spring and other nearby spring. Springs are near area of critical concern.
- Drilling a well in Castleton could be added to the contingency plan for that community.

Lincoln County Water District

- Concerned with wellhead security and flooding, particularly at Toquop Gap (Well: FF-1).

Next Steps

Begin compiling a draft document to be reviewed by all parties of the Team. This document will encompass the previously discussed source water protection goals and address specific community and county-wide management strategies developed to achieve these goals.

- Follow up with Bureau of Corrective Actions (BCA) to add City of Caliente and nearby systems to be added to distribution email and phone list.
- Follow up with railroad to update notification email/phone list.
- Research existing writing or language that says, sharing of private or sensitive information is not prohibited.
- Look into SRF funding for Pioche Castleton.



Lincoln County Meeting Notes

Community Source Water Protection Planning Group

Wednesday, February 8, 2023

1 – 3pm (Pacific)

Caliente Volunteer Fire Department, Caliente, NV

Attending

STAKEHOLDER	CONTACT INFORMATION		AFFILIATION
<i>Nathan Adams</i>	775-962-1627	nadams@lincolnnv.com	Pioche Public Utilities (Pioche PU)
<i>Amber Pike</i>	775-357-6675	lincolncountycdvn@gmail.com	Lincoln County Conservation District (LCCD)
<i>Wade Poulsen</i>	775-962-1674	wpoulsen@lincolnnv.com	Lincoln County Water District (LCWD)
<i>Eric Holt</i>	775-962-2376	Eholt.em@gmail.com	Panaca Farmstead Association
<i>Grant Perkins</i>	775-962-1282	gperkins@cityofcaliente.com	City of Caliente (Caliente)
<i>Cory Lytle</i>	775-962-8071	clytle@lincolnnv.com	Lincoln County Planning Department
<i>Trevor Laird</i>	775-277-0144	alamowater@lcturbonet.com	Alamo Sewer & Water General Improvement District (Alamo SWGID)
<i>Christopher Berkey</i>	702-540-6107	christopherb@nvrwa.org	Nevada Rural Water Association (NvRWA)
<i>Erin Smith</i>	916-847-1044	erin@rci-nv.com	Resource Concepts, Inc. (RCI)
<i>Jill Sutherland</i>	775-883-1600	jill@rci-nv.com	Resource Concepts, Inc. (RCI)
<i>Alison Cramer</i>	775-883-1600	alison@rci-nv.com	Resource Concepts, Inc. (RCI)
<i>Ethan Mason</i>	775-687-9311	e.mason@ndep.nv.gov	NDEP Bureau of Safe Drinking Water – ISWPP Coordinator

Purpose & Overview

The purpose of this meeting was to:

- 1) Provide the Local Planning Team (Team) with an overview/update on what has been accomplished towards completing the Lincoln County Community Source Water Protection Plan (CSWP Plan),
- 2) Review preliminary management strategies, and
- 3) Further develop individual action items for each public water system/community and county-wide.

Discussion

Welcome and Introductions

Greetings followed with an introduction of Ethan Mason (NDEP ISWPP Coordinator) to the Team.

Brief Recap and Overview

The Team reviewed the status of and timeline for the CSWP Plan and associated appendices. The draft CSWP Plan materials were made available to the Team via a link to OneDrive. The draft CSWP Plan timeline is as follows:



- Appendix A, Source Water Protection Area Draft Maps, were provided as handouts to the Team during the meeting and were reviewed by the Team for final updates.
- Appendix B, "Documentation", provides an on-going record of the Team meetings and public involvement.
- Appendix C, Capture Zone Evaluation Draft Technical Report, is available as a draft for the Team to review.
- Appendix D, Potential Contaminant and Source Water Protection Areas Draft Technical Reports, will be made available as a draft for the Team to review in early March.
- Appendix E, Draft Action Plan was reviewed in the meeting and is addressed later in these notes. A revised draft will be ready for the Team to review by the end of February.
- Appendix F, Education and Outreach Draft Plan is being developed and organized by NvRWA, timeline to be determined.

Group Discussion

Preliminary Management Strategies

RCI provided the Team with an overview of the CSWP Plan goals and preliminary strategies to achieve those goals, as developed from previous Team meetings and individual conversations with Team members.

The identified goals are the desired outcomes for the CSWP Plan and will broadly enable source water protection in Lincoln County. The CSWP Plan goals include:

- 1) Ensure that drinking water remains protected for the present and future,
- 2) Have community-wide education and involvement in source water protection,
- 3) Have tools to make informed planning decisions, and
- 4) Have county-wide coordination.

Management strategies are the means to achieving the CSWP Plan goals. They represent avenues specific to the unique needs or concerns of each community. Several preliminary management strategies were discussed, including:

- Include Source Water Protection in Plans and Policies,
- Collaborate with Local and Regional Partners,
- Education and Outreach,
- Address Wellhead and Spring Vulnerability,
- Plan for Future Uses, and
- Consider Watersheds in Planning

The Team discussed the SWPAs and made the following recommendations:

- As suggested by RCI, designate the 20-year capture zone as the Zone 1 SWPA and a 100-foot wellhead buffer as the Zone 2 SWPA. This will encourage source water protection in close proximity to existing and potential future wells.
- The draft Action Plan is organized by geography. Revise the Action Plan format to distinguish what measures are specific to community water system; address the NTNC and NC water systems separately or under the County-Wide actions. Consider revising the map for the Pahrangat Valley area to show the Alamo SWGID service area.

The Team discussed the timing of on-going planning efforts in Lincoln County and how the CSWP Plan should complement updates to other community plans, for example:



- The CSWP Plan could be a “sub-plan” under the Natural Resources section of the Lincoln County Master Plan. Preparation of the draft Master Plan update is anticipated by end of 2023 with adoption in 2024.
- The Fire District has secured funding for the update of the Hazard Mitigation plan for Lincoln County and the City of Caliente in 2023.
- The City of Caliente Master Plan was updated in 2012 and no major plan updates are anticipated.

Develop Action Items for Appendix E, Action Plan

Action items are specific tasks that were identified by the Team to be implemented following the local adoption of the CSWP Plan and NDEP endorsement. The Team shared many excellent suggestions for all of the public water systems included in the CSWP Plan as well as for county-wide action items. The draft Action Plan, which includes updates from this meeting, is attached.

Public Education and Outreach

Nevada Rural Water has been exploring local avenues to promote education about the importance of drinking water sources, for example: presentations at the local libraries in Lincoln County, water operator education in southern Nevada, and assistance with webpage posts. The NvRWA will assist with this component of the CSWP Plan and can be instrumental in implementation of education and outreach.

Next Steps

Local Planning Team

- Review draft CSWP Plan sections and submit comments to RCI.
 - CSWP Plan materials are available for download and comment on OneDrive. Please let RCI know if you would like PDF or paper copies to review rather than using OneDrive.

NvRWA

- Draft education and outreach sections of the CSWP Plan.
 - Coordinate with RCI regarding format and schedule for these sections.

RCI

- Coordinate with Team to schedule next meeting dates.
- Prepare the following updates:
 - Update Draft Action Plan with Team meeting comments.
 - Update the SWPA maps with 100-ft buffer SWPA.
 - Consider changes to SWPA maps for the Pahrnagat Valley area.
 - Provide the Team with a draft of Appendix D in early March.
 - Draft the main body of the CSWP Plan.
- Post updates of materials and documents on OneDrive for review and comment. In addition, send PDFs of materials and documents to LCWD and Alamo SWGID for their review and comment.

[OneDrive Link: CSWP Plan - Draft Reports](#)

DRAFT Lincoln County, County-Wide – Action Plan						
Management Strategy		Action Description	Priority	Source Water Protection Partners	Type of Assistance Needed	Expected Schedule
LC1	Include Source Water Protection in Plans and Policies	Communicate with the Lincoln County Fire Protection District and Emergency Management team to update the Lincoln County & City of Caliente Hazard Mitigation Plan to include Source Water Protection.	High	Lincoln County Fire Protection District, City of Caliente, Lincoln County Planning Department	Technical Assistance, GIS Assistance	2023 - 2024
LC2	Include Source Water Protection in Plans and Policies	Consider incorporating source water protection measures in the Natural Resource section of the Lincoln County Master Plan.	High	Lincoln County Planning Department, Public Water Systems, ISWPP	Technical Assistance, GIS Assistance	2023 - 2024
LC3	Include Source Water Protection in Plans and Policies	Consider including source water protection in updates of other planning documents, for example: Lincoln County Public Lands Policy.	Low	Lincoln County Planning Department	Technical Assistance, GIS Assistance	2024 - 2026
LC4	Include Source Water Protection in Plans and Policies	Consider developing GIS data layer and mapping tools related to source water protection.	Low	Lincoln County Planning Department, Public Water Systems, NvRWA, ISWPP	Technical Assistance, GIS Assistance	On-going
LC5	Collaborate with Local and Regional Partners	Coordinate with public land managers to build recognition of local water supplies and source water protection efforts.	Low	Lincoln County Conservation District, BLM, Lincoln County Planning Department, Public Water Systems, NvRWA	Technical Assistance	2024 - 2026
LC6	Collaborate with Local and Regional Partners	Coordinate with public land managers and private landowners to address wildfire risk in watersheds with Source Water Protection Areas.	Moderate	Lincoln County Planning Department, Lincoln County Fire Protection District, Lincoln County Conservation District, NvRWA, BLM, Nevada Division of Forestry, Public Water Systems	Technical Assistance, Funding Assistance for Projects	2024 - 2026

DRAFT Lincoln County, County-Wide – Action Plan						
Management Strategy		Action Description	Priority	Source Water Protection Partners	Type of Assistance Needed	Expected Schedule
LC7	Collaborate with Local and Regional Partners	Schedule a biennial meeting with the local planning team to discuss source water protection accomplishments and potential plan updates. Prefer to meet in early February of even years.	Moderate	Local Planning Team, ISWPP, NvRWA	Technical Assistance, Coordination Assistance	Every 2 years starting February 2024
LC8	Collaborate with Local and Regional Partners	Consider coordinating with public land managers and private landowners to expand source water protection knowledge around popular areas known for dispersed camping in Eagle Valley, for example: no-dumping signage, Source Water Protection Area signage.	Moderate	Lincoln County Planning Department, Public Water Systems in Eagle Valley, BLM	Funding Assistance	2024
LC9	Education and Outreach	Make publicly available the Lincoln County Community Source Water Protection Plan.	High	Lincoln County Planning Department, Public Water Systems	Technical Assistance, IT Assistance	2023
LC10	Education and Outreach	Participate in educational event for children (K-12) related to source water protection, for example: STEM Nights, classroom presentations.	Moderate	NvRWA, Lincoln County Library System, Public Water Systems	Technical Assistance, Educational Materials	On-going
LC11	Education and Outreach	Consider outreach and education about why and how to protect source water for Non-Community and Non-Transient Non-Community Public Water Systems.	Moderate	Lincoln County Planning Department, NvRWA, ISWPP	Technical Assistance, Educational Materials	On-going

DRAFT Alamo Sewer and Water GID – Action Plan						
Management Strategy		Action Description	Priority	Source Water Protection Partners	Type of Assistance Needed	Expected Schedule
ASW1	Education and Outreach	Provide education to the public and small business owners about the importance of source water protection, for example: proper disposal of waste materials, septic systems, private wells, responsible maintenance of equipment/machinery.	Low	NvRWA	Technical Assistance, Educational Materials	On-going
ASW2	Address Wellhead and Spring Vulnerability	Investigate funding for abandonment of orphaned, inactive, or existing unused wells.	High	Nevada Division of Environmental Protection, NvRWA	Technical Assistance, Financial Assistance	2023 - 2024
ASW3	Address Wellhead and Spring Vulnerability	Manage or monitor activities and potential contaminant sources in the Zone 2 SWPA (100-foot radius around wellheads).	Moderate	Nevada Division of Environmental Protection	Technical Assistance, Financial Assistance	As Needed
ASW4	Plan for Future Uses	Explore wastewater disposal options for future industrial development areas.	Low	Lincoln County Planning Department, Nevada Division of Environmental Protection	Technical Assistance, Financial Assistance	As Needed
Implemented	Collaborate with Local and Regional Partners	Promote a spill-response program for small business owners located within a source water protection area. – <i>Identified in 2005 WHPP</i>	N/A	N/A	N/A	Completed
Implemented	Education and Outreach	Inform high school machine shop with an Aboveground Storage Tank of risk to a source water protection area. – <i>Identified in 2005 WHPP</i>	N/A	N/A	N/A	Completed

DRAFT Alamo Sewer and Water GID – Action Plan						
Management Strategy		Action Description	Priority	Source Water Protection Partners	Type of Assistance Needed	Expected Schedule
Implemented	Address Wellhead and Spring Vulnerability	Well 04 has a shallow screened interval (12 feet), less than the required 50 feet. – <i>Identified in 2005 WHPP</i>	N/A no longer for public consumption	N/A	N/A	Completed
Implemented	Address Wellhead and Spring Vulnerability	Improve security measures around Wells 01, 02, 03, 05, 06, and AIP. – <i>Identified in 2005 WHPP</i>	N/A no longer for public consumption	N/A	N/A	Completed

DRAFT City of Caliente Public Utilities – Action Plan						
Management Strategy		Action Description	Priority	Source Water Protection Partners	Type of Assistance Needed	Expected Schedule
C1	Include Source Water Protection in Plans and Policies	Consider incorporating source water protection measures in the City of Caliente Master Plan.	Low	ISWPP	Technical Assistance	As Needed
C2	Collaborate with Local and Regional Partners	Review coordination with local and State emergency managers to ensure Public Water Systems are notified of upstream spills along Clover Creek or Meadow Valley Wash.	High	Lincoln County Fire Protection District, Union Pacific Railroad, Nevada Department of Transportation, Nevada Division of Environmental Protection (Bureau of Corrective Actions)	Technical Assistance	2023 - 2024
C3	Education and Outreach	Provide education to the public and small business owners about the importance of source water protection, for example: proper disposal of waste materials, septic systems, private wells, responsible maintenance of equipment/machinery.	Low	NvRWA	Technical Assistance, Educational Materials	On-going
C4	Address Wellhead and Spring Vulnerability	Manage or monitor activities and potential contaminant sources in the Zone 2 SWPA (100-foot radius around wellheads).	Moderate	Nevada Division of Environmental Protection	Technical Assistance, Financial Assistance	As Needed

DRAFT City of Caliente Public Utilities – Action Plan						
Management Strategy		Action Description	Priority	Source Water Protection Partners	Type of Assistance Needed	Expected Schedule
C5	Consider Watershed in Planning	Coordination with partners on vegetation management and fire risk in the Clover Creek watershed.	Moderate	Lincoln County Conservation District, Lincoln County Fire Protection District, Lincoln County Planning Department, BLM	Technical Assistance, Financial Assistance	On-going
Implemented	Address Wellhead and Spring Vulnerability	Abandon Well 02. – <i>Identified in 2004 WHPP</i>	N/A	N/A	N/A	Completed

DRAFT Lincoln County Water District – Action Plan						
Management Strategy		Action Description	Priority	Source Water Protection Partners	Type of Assistance Needed	Expected Schedule
LCWD1	Include Source Water Protection in Plans and Policies	Consider including source water protection in updates of the Lincoln County Water Plan.	High	Lincoln County Planning Department	Technical Assistance	2024 - 2026
LCWD2	Collaborate with Local and Regional Partners	Coordinate with public land managers to inform them of Source Water Protection Areas.	Moderate	Lincoln County Planning Department, BLM	N/A	2023 - 2024
LCWD3	Address Wellhead and Spring Vulnerability	Facilitate securing funding for wellhead improvement projects, for example: signage, walls, fencing, and wellhouses.	Moderate	Nevada Division of Environmental Protection	Technical Assistance, Funding Assistance	2023 - 2026
LCWD4	Address Wellhead and Spring Vulnerability	Manage or monitor activities and potential contaminant sources in the Zone 2 SWPA (100-foot radius around wellheads).	Moderate	Nevada Division of Environmental Protection	Technical Assistance, Financial Assistance	As needed

DRAFT Panaca Farmstead Association – Action Plan						
Management Strategy		Action Description	Priority	Source Water Protection Partners	Type of Assistance Needed	Expected Schedule
PFA1	Address Wellhead and Spring Vulnerability	Investigate funding for abandoning orphaned wells in Source Water Protection Areas.	Moderate	Nevada Division of Environmental Protection, NvRWA	Technical Assistance, Financial Assistance	2024
PFA2	Address Wellhead and Spring Vulnerability	Manage or monitor activities and potential contaminant sources in the Zone 2 SWPA (100-foot radius around wellheads).	Moderate	Nevada Division of Environmental Protection	Technical Assistance, Financial Assistance	As needed
PFA3	Address Wellhead and Spring Vulnerability	Consider investigating risk of flooding and erosion around wellheads.	Low	Nevada Division of Environmental Protection	Technical Assistance, Financial Assistance	As Needed

DRAFT Pioche & Castleton Public Utilities – Action Plan						
Management Strategy		Action Description	Priority	Source Water Protection Partners	Type of Assistance Needed	Expected Schedule
PPU1	Collaborate with Local and Regional Partners	Consider making an inventory of orphaned wells or privately used wells, for example: using tax records, Pioche Public Utilities provider service list.	Low	Lincoln County Planning Department	Technical Assistance	As Needed
PPU2	Education and Outreach	Promote public education about the importance of protecting source water, for example: outreach flyers about private wells, proper disposal of waste, septic systems.	Moderate	NvRWA	Technical Assistance, Educational Materials	On-going
PPU3	Address Wellhead and Spring Vulnerability	Monitor root growth at Floral Spring. – <i>Identified in 2004 WHPP</i>	Completed / High	N/A	N/A	On-going
PPU4	Address Wellhead and Spring Vulnerability	Improve erosion control around wellheads and spring developments.	High	NvRWA, Nevada Division of Environmental Protection	Technical Assistance, Financial Assistance	2023 - 2024
PPU5	Address Wellhead and Spring Vulnerability	Consider conducting a hydrologic study and/or additional monitoring of wells in the area for future investigation of septic infiltration into groundwater.	Low	NvRWA	Technical Assistance	As Needed
PPU6	Address Wellhead and Spring Vulnerability	Manage or monitor activities and potential contaminant sources in the Zone 2 SWPA (100-foot radius around wellheads).	Moderate	Nevada Division of Environmental Protection	Technical Assistance, Financial Assistance	As Needed
PPU7	Plan for Future Uses	Consider securing the land around wells and springs to provide a source water protection buffer, for example: Lime Spring and Old Mill Well.	Moderate	Nevada Division of Environmental Protection (Office of Financial Assistance)	Technical Assistance, Financial Assistance	Future

DRAFT Pioche & Castleton Public Utilities – Action Plan						
Management Strategy		Action Description	Priority	Source Water Protection Partners	Type of Assistance Needed	Expected Schedule
PPU8	Plan for Future Uses	Investigate feasibility of relocating the wastewater treatment facility to a location down gradient from water supply wells.	Low	Nevada Division of Environmental Protection, NvRWA	Technical Assistance, Financial Assistance	Future
PPU9	Plan for Future Uses	Plan for future conversions to sewer system, for example: review development standards and building codes.	Low	Lincoln County Planning Department, NvRWA	Technical Assistance, Financial Assistance	2024 - 2026
PPU10	Consider Watershed in Planning	Acknowledge the value of watershed management in protecting source water for Floral and Lime Springs, for example: wildfire risk management, fencing, and spring development.	Low	Lincoln County Conservation District, Lincoln County Planning Department, BLM, NvRWA	Technical Assistance	2024 - 2026



Agenda

Source Water Protection Program

Lincoln County Team Meeting

Date: February 8th, 2023

Time: 1 p.m. – 3 p.m.

Where: The Fire Hall, Caliente, NV

1. Welcome & Introductions

- Introduce new people to the Team.

2. Brief Recap and Overview

- Recap on what has been done toward completing the Community Source Water Protection Plan (Plan).
- Overview of the draft Technical Reports available on OneDrive, [Sections of the Draft Plan](#)

3. Group Discussion

- Review preliminary management strategies.
- Action items to implement source water protection.
- Avenues for public education and outreach component of the Plan.

4. Next Steps

- Schedule for plan development.
- Plan approval.

Links to documentation on OneDrive:

1. [Meeting Materials](#)
2. [Sections of the Draft Plan](#)

Place Holder

- Public Water System Adoption
 - County Adoption
 - City Adoption
 - NDEP Endorsement
-

Appendix E

Action Plan

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ACTION PLAN: COUNTY-WIDE						
Management Strategy		Action Description	Priority	Source Water Protection Partners	Type of Assistance Needed	Expected Schedule
LC1	Include Source Water Protection in Plans and Policies	Communicate with the Lincoln County Fire Protection District and Emergency Management team to update the Lincoln County & City of Caliente Hazard Mitigation Plan to include Source Water Protection.	High	Lincoln County Fire Protection District, City of Caliente, Lincoln County Planning Department	Technical Assistance, GIS Assistance	2023 - 2024
LC2	Include Source Water Protection in Plans and Policies	Consider incorporating source water protection measures in the Natural Resource section of the Lincoln County Master Plan.	High	Lincoln County Planning Department, Public Water Systems, ISWPP	Technical Assistance, GIS Assistance	2023 - 2024
LC3	Include Source Water Protection in Plans and Policies	Consider including source water protection in updates of other planning documents, for example: Lincoln County Public Lands Policy.	Low	Lincoln County Planning Department	Technical Assistance, GIS Assistance	2024 - 2026
LC4	Include Source Water Protection in Plans and Policies	Consider developing GIS data layer and mapping tools related to source water protection.	Low	Lincoln County Planning Department, Public Water Systems, NvRWA, ISWPP	Technical Assistance, GIS Assistance	On-going
LC5	Collaborate with Local and Regional Partners	Coordinate with public land managers to build recognition of local water supplies and source water protection efforts.	Low	Lincoln County Conservation District, BLM, Lincoln County Planning Department, Public Water Systems, NvRWA	Technical Assistance	2024 - 2026
LC6	Collaborate with Local and Regional Partners	Coordinate with public land managers and private landowners to address wildfire risk in watersheds with Source Water Protection Areas.	Moderate	Lincoln County Planning Department, Lincoln County Fire Protection District, Lincoln County Conservation District, NvRWA, BLM, Nevada Division of Forestry, Public Water Systems	Technical Assistance, Funding Assistance for Projects	2024 - 2026

ACTION PLAN: COUNTY-WIDE						
Management Strategy		Action Description	Priority	Source Water Protection Partners	Type of Assistance Needed	Expected Schedule
LC7	Collaborate with Local and Regional Partners	Schedule a biennial meeting with the local planning team to discuss source water protection accomplishments and potential plan updates. Prefer to meet in early February of even years.	Moderate	Local Planning Team, ISWPP, NvRWA	Technical Assistance, Coordination Assistance	Every 2 years starting February 2024
LC8	Collaborate with Local and Regional Partners	Consider coordinating with public land managers and private landowners to expand source water protection knowledge around popular areas known for dispersed camping in Eagle Valley, for example: no-dumping signage, Source Water Protection Area signage.	Moderate	Lincoln County Planning Department, Public Water Systems in Eagle Valley, BLM	Funding Assistance	2024
LC9	Education and Outreach	Make publicly available the Lincoln County Community Source Water Protection Plan.	High	Lincoln County Planning Department, Public Water Systems	Technical Assistance, IT Assistance	2023
LC10	Education and Outreach	Participate in educational event for children (K-12) related to source water protection, for example: STEM Nights, classroom presentations.	Moderate	NvRWA, Lincoln County Library System, Public Water Systems	Technical Assistance, Educational Materials	On-going
LC11	Education and Outreach	Consider outreach and education about why and how to protect source water for Non-Community and Non-Transient Non-Community Public Water Systems.	Moderate	Lincoln County Planning Department, NvRWA, ISWPP	Technical Assistance, Educational Materials	On-going
LC12	Address Wellhead and Spring Vulnerability	Coordinate with NDEP on the availability of, and eligibility for, funding to address emerging contaminants.	High	Lincoln County Planning Department, Nevada Division of Environmental Protection, Public Water Systems, ISWPP	Technical Assistance, Funding Assistance	As Needed

ACTION PLAN: ALAMO SEWER & WATER GID						
Management Strategy		Action Description	Priority	Source Water Protection Partners	Type of Assistance Needed	Expected Schedule
ASW1	Education and Outreach	Provide education to the public and small business owners about the importance of source water protection, for example: proper disposal of waste materials, septic systems, private wells, responsible maintenance of equipment/machinery.	Low	NvRWA	Technical Assistance, Educational Materials	On-going
ASW2	Address Wellhead and Spring Vulnerability	Investigate funding for abandonment of orphaned, inactive, or existing unused wells.	High	Nevada Division of Environmental Protection, NvRWA	Technical Assistance, Funding Assistance	2023 - 2024
ASW3	Address Wellhead and Spring Vulnerability	Manage or monitor activities and potential contaminant sources in the 100-Foot Buffer Area around wellheads.	Moderate	Nevada Division of Environmental Protection	Technical Assistance, Funding Assistance	As Needed
ASW4	Address Wellhead and Spring Vulnerability	Coordinate with NDEP on the availability of, and eligibility for, funding to address emerging contaminants.	High	Nevada Division of Environmental Protection, ISWPP	Technical Assistance, Funding Assistance	As Needed
ASW5	Plan for Future Uses	Explore wastewater disposal options for future industrial development areas.	Low	Lincoln County Planning Department, Nevada Division of Environmental Protection	Technical Assistance, Funding Assistance	As Needed
Implemented	Collaborate with Local and Regional Partners	Promote a spill-response program for small business owners located within a source water protection area. – Identified in 2005 WHPP	N/A	N/A	N/A	Completed
Implemented	Education and Outreach	Inform high school machine shop with an Aboveground Storage Tank of risk to a source water protection area. – Identified in 2005 WHPP	N/A	N/A	N/A	Completed

ACTION PLAN: ALAMO SEWER & WATER GID						
Management Strategy		Action Description	Priority	Source Water Protection Partners	Type of Assistance Needed	Expected Schedule
Implemented	Address Wellhead and Spring Vulnerability	Well 04 has a shallow screened interval (12 feet), less than the required 50 feet. – <i>Identified in 2005 WHPP</i>	N/A no longer for public consumption	N/A	N/A	Completed
Implemented	Address Wellhead and Spring Vulnerability	Improve security measures around Wells 01, 02, 03, 05, 06, and AIP. – <i>Identified in 2005 WHPP</i>	N/A no longer for public consumption	N/A	N/A	Completed

ACTION PLAN: CITY OF CALIENTE PUBLIC UTILITIES						
Management Strategy		Action Description	Priority	Source Water Protection Partners	Type of Assistance Needed	Expected Schedule
C1	Include Source Water Protection in Plans and Policies	Consider incorporating source water protection measures in the City of Caliente Master Plan.	Low	ISWPP	Technical Assistance	As Needed
C2	Collaborate with Local and Regional Partners	Review coordination with local and State emergency managers to ensure Public Water Systems are notified of upstream spills along Clover Creek or Meadow Valley Wash.	High	Lincoln County Fire Protection District, Union Pacific Railroad, Nevada Department of Transportation, Nevada Division of Environmental Protection (Bureau of Corrective Actions)	Technical Assistance	2023 - 2024
C3	Education and Outreach	Provide education to the public and small business owners about the importance of source water protection, for example: proper disposal of waste materials, septic systems, private wells, responsible maintenance of equipment/machinery.	Low	NvRWA	Technical Assistance, Educational Materials	On-going
C4	Address Wellhead and Spring Vulnerability	Manage or monitor activities and potential contaminant sources in the 100-Foot Buffer Area around wellheads.	Moderate	Nevada Division of Environmental Protection	Technical Assistance, Funding Assistance	As Needed
C5	Address Wellhead and Spring Vulnerability	Coordinate with NDEP on the availability of, and eligibility for, funding to address emerging contaminants.	High	Nevada Division of Environmental Protection, ISWPP	Technical Assistance, Funding Assistance	As Needed

ACTION PLAN: CITY OF CALIENTE PUBLIC UTILITIES						
Management Strategy		Action Description	Priority	Source Water Protection Partners	Type of Assistance Needed	Expected Schedule
C6	Consider Watershed in Planning	Coordination with partners on vegetation management and fire risk in the Clover Creek watershed.	Moderate	Lincoln County Conservation District, Lincoln County Fire Protection District, Lincoln County Planning Department, BLM	Technical Assistance, Funding Assistance	On-going
Implemented	Address Wellhead and Spring Vulnerability	Abandon Well 02. – <i>Identified in 2004 WHPP</i>	N/A	N/A	N/A	Completed

ACTION PLAN: LINCOLN COUNTY WATER DISTRICT						
Management Strategy		Action Description	Priority	Source Water Protection Partners	Type of Assistance Needed	Expected Schedule
LCWD1	Include Source Water Protection in Plans and Policies	Consider including source water protection in updates of the Lincoln County Water Plan.	High	Lincoln County Planning Department	Technical Assistance	2024 - 2026
LCWD2	Collaborate with Local and Regional Partners	Coordinate with public land managers to inform them of Source Water Protection Areas.	Moderate	Lincoln County Planning Department, BLM	N/A	2023 - 2024
LCWD3	Address Wellhead and Spring Vulnerability	Facilitate securing funding for wellhead improvement projects, for example: signage, walls, fencing, and wellhouses.	Moderate	Nevada Division of Environmental Protection	Technical Assistance, Funding Assistance	2023 - 2026
LCWD4	Address Wellhead and Spring Vulnerability	Manage or monitor activities and potential contaminant sources in the 100-Foot Buffer Area around wellheads.	Moderate	Nevada Division of Environmental Protection	Technical Assistance, Funding Assistance	As needed

ACTION PLAN: PANACA FARMSTEAD ASSOCIATION						
Management Strategy		Action Description	Priority	Source Water Protection Partners	Type of Assistance Needed	Expected Schedule
PFA1	Address Wellhead and Spring Vulnerability	Investigate funding for abandoning orphaned wells in Source Water Protection Areas.	Moderate	Nevada Division of Environmental Protection, NvRWA	Technical Assistance, Funding Assistance	2024
PFA2	Address Wellhead and Spring Vulnerability	Manage or monitor activities and potential contaminant sources in the 100-Foot Buffer Area around wellheads.	Moderate	Nevada Division of Environmental Protection	Technical Assistance, Funding Assistance	As needed
PFA3	Address Wellhead and Spring Vulnerability	Consider investigating risk of flooding and erosion around wellheads.	Low	Nevada Division of Environmental Protection	Technical Assistance, Funding Assistance	As Needed
PFA4	Address Wellhead and Spring Vulnerability	Coordinate with NDEP on the availability of, and eligibility for, funding to address emerging contaminants.	High	Nevada Division of Environmental Protection, ISWPP	Technical Assistance, Funding Assistance	As Needed

ACTION PLAN: PIOCHE / CASTLETON PUBLIC UTILITIES						
Management Strategy		Action Description	Priority	Source Water Protection Partners	Type of Assistance Needed	Expected Schedule
PPU1	Collaborate with Local and Regional Partners	Consider making an inventory of orphaned wells or privately used wells, for example: using tax records, Pioche Public Utilities provider service list.	Low	Lincoln County Planning Department	Technical Assistance	As Needed
PPU2	Education and Outreach	Promote public education about the importance of protecting source water, for example: outreach flyers about private wells, proper disposal of waste, septic systems.	Moderate	NvRWA	Technical Assistance, Educational Materials	On-going
PPU3	Address Wellhead and Spring Vulnerability	Monitor root growth at Floral Spring. – <i>Identified in 2004 WHPP</i>	Completed / High	N/A	N/A	On-going
PPU4	Address Wellhead and Spring Vulnerability	Improve erosion control around wellheads and spring developments.	High	NvRWA, Nevada Division of Environmental Protection	Technical Assistance, Funding Assistance	2023 - 2024
PPU5	Address Wellhead and Spring Vulnerability	Consider conducting a hydrologic study and/or additional monitoring of wells in the area for future investigation of septic infiltration into groundwater.	Low	NvRWA	Technical Assistance	As Needed
PPU6	Address Wellhead and Spring Vulnerability	Manage or monitor activities and potential contaminant sources in the 100-Foot Buffer Area around wellheads.	Moderate	Nevada Division of Environmental Protection	Technical Assistance, Funding Assistance	As Needed
PPU7	Address Wellhead and Spring Vulnerability	Coordinate with NDEP on the availability of, and eligibility for, funding to address emerging contaminates.	High	Nevada Division of Environmental Protection, ISWPP	Technical Assistance, Funding Assistance	As Needed

ACTION PLAN: PIOCHE / CASTLETON PUBLIC UTILITIES						
Management Strategy		Action Description	Priority	Source Water Protection Partners	Type of Assistance Needed	Expected Schedule
PPU8	Plan for Future Uses	Consider securing the land around wells and springs to provide a source water protection buffer, for example: Lime Spring and Old Mill Well.	Moderate	Nevada Division of Environmental Protection (Office of Financial Assistance)	Technical Assistance, Funding Assistance	Future
PPU9	Plan for Future Uses	Investigate feasibility of relocating the wastewater treatment facility to a location down gradient from water supply wells.	Low	Nevada Division of Environmental Protection, NvRWA	Technical Assistance, Funding Assistance	Future
PPU10	Plan for Future Uses	Plan for future conversions to sewer system, for example: review development standards and building codes.	Low	Lincoln County Planning Department, NvRWA	Technical Assistance, Funding Assistance	2024 - 2026
PPU11	Consider Watershed in Planning	Acknowledge the value of watershed management in protecting source water for Floral and Lime Springs, for example: wildfire risk management, fencing, and spring development.	Low	Lincoln County Conservation District, Lincoln County Planning Department, BLM, NvRWA	Technical Assistance	2024 - 2026

Appendix F

Public Education and Outreach Plan

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Attachment B	Online Resources
Attachment C	Terms Defined
Attachment D	Examples of Educational Information

Acronyms & Abbreviations

Acronym/ Abbreviation	Definition
BSDW	Bureau of Safe Drinking Water
BWPC	Bureau of Water Pollution Control
CSWP Plan	Community Source Water Protection Plan
Education Plan	Public Education and Outreach Plan
ISWPP	Integrated Source Water Protection Program
NDEP	Nevada Division of Environmental Protection
PWSs	Public water systems
Team	Local Planning Team

Introduction

The local planning team (Team) recognizes that Community Source Water Protection (CSWP) Plan success depends on the willingness of the community to support source water protection. Additionally, the Team understands that public education and participation is an important strategy to build public support, promote voluntary protection efforts, and enable community members to be stewards of their local drinking water sources.

Goal-2 of the CSWP Plan promotes community-wide education and involvement in source water protection. The Action Plan (Appendix E) outlines various education and outreach Actions aimed at accomplishing this goal. This Public Education and Outreach Plan (Education Plan) presents an array of resources that can be used to implement community-wide education and outreach.

Education Leaders

Effective leadership in public education and outreach plays a crucial role for organizing engaging events that will motivate a community towards the singular goal of safeguarding drinking water sources for future generations. Table 1-1 provides contact information for education leaders that are committed to fostering community support for source water protection and were part of the development of this CSWP Plan.

Location of Useful CSWP Plan Information

This CSWP Plan contains detailed information about source water protection and about each public water system that can be used when conducting public education and outreach activities. Some key CSWP Plan information includes:

- Names and affiliations of the individuals who helped prepare this CSWP Plan (Table 1-1 of Section 1.3.1 of the CSWP Plan).
- Source Water Protection Area maps (Appendix A).
- Inventory maps of potential contaminants that are of concern for protecting drinking water quality (Appendix D).
- Management strategies that implement the CSWP Plan goals established by the Team (Section 3.5 of the CSWP Plan).
- Contingency measures describe what a community and public water system has in place to manage water quality and supply issues (Section 3.4 of the CSWP Plan).
- The Action Plan outlines implementation of the Education and Outreach management strategy of the CSWP Plan (Appendix E).

Table 1-1. Lincoln County Technical Assistance Contacts

Organizations	Phone Number	Email Address
Local Planning Team: (see CSWP Plan, Section 1.3.1, Table 1-1 for contact information)		
Educational Resources:		
Lincoln County Conservation District	(775) 357-6675	Lincolncountycdncv@gmail.com
Nevada Rural Water Association, Source Water Protection Coordinator	(775) 841-4222	christopherb@nvrwa.org
Nevada Division of Environmental Protection, Integrated Source Water Protection (ISWPP) Coordinator	(775) 687-9311	e.mason@ndep.nv.gov

Education Focus

The Team identified key target audiences for specific public education and outreach activities and messaging. This Education Plan has been prepared to help target audiences gain an understanding of public drinking water sources and to develop an interest in participating in community source water protection.

Target audiences and their role in source water protection is provided below.

Target Audiences

K-12 Students:

School students are integral to spreading information through a community. Promoting education related to where their water comes from, how water sources become polluted, and how to keep their water clean, can complement existing science and technology curriculums.

Homeowners / Small Business Owners:

Local residents and businesses owners are integral to developing community support and participation around source water protection issues. This target audience is most likely to benefit from increased knowledge of septic system operation and maintenance, as well as proper disposal of household hazardous waste and prescription drugs.

Community Leaders:

Community leaders, such as water system advisory boards and land-use managers, make recommendations and decisions that have the potential to impact source water quality. Increasing their fundamental knowledge about source water protection concepts and locations of Source Water Protection Areas helps to inform decision-making processes and garner their continuing support. .

Education Tools

A range of educational tools is available to enhance community understanding of drinking water sources and to promote support for source water protection. These tools can be effectively utilized alongside local educational programs, community events, and at public meetings. Examples are provided in Table 2-1. These and other tools are often accessible through the technical assistance contacts shown in Table 1-1.

Table 2-1. Educational Tools and Descriptions

Educational Tools	Description
<p>Physical Watershed Model (Attachment A, Education Plan) Contact for technical assistance (Table 1-1) or http://www.enviroscares.com/nonpoint-source.html</p>	<ul style="list-style-type: none"> • Fun hands-on activity showing how various contaminants can be moved throughout a watershed. • Facilitates audience engagement about sources of pollution and what they can do to prevent it.
<p>Physical Groundwater Model (Attachment A, Education Plan) Contact for technical assistance (Table 1-1) or</p> <p>Awesome Aquifer Kits Awesome Aquifer - Groundwater Education Kit – The Groundwater Foundation</p>	<ul style="list-style-type: none"> • Demonstrates how contaminants can infiltrate into the ground and contaminate drinking water wells. • Illustrates how groundwater travels through an aquifer.
<p>Source Water Protection Area Maps (Appendix A, CSWP Plan)</p>	<ul style="list-style-type: none"> • Displays management boundaries for protecting drinking water sources. • Raises awareness about vulnerability of drinking water sources. • Educates communities about waste management within designated Source Water Protection Areas.
<p>Website Sources (Attachment B, Education Plan)</p>	<ul style="list-style-type: none"> • Free, convenient, accessible educational materials. • Rich multimedia content with up-to-date information based on global research. • Includes interactive aspects to enhance the learning experience.

Outreach Tactics

Team members serve as CSWP Plan ambassadors within their respective communities. With support from organizations such as Nevada Rural Water Association and the Nevada Division of Environmental Protection (NDEP) Integrated Source Water Protection (ISWPP) Program (Table 1-1), communities can get involved to learn about their sources of drinking water.

Outreach is the process of engaging the interest of target audiences in Lincoln County. Specific tactics and content are outlined in Table 2-2 to enhance community understanding of drinking water sources and to guide them on what they can do to assist their water purveyors in protecting those resources. When implementing these tactics:

- plan the desired message,
- know how an audience should utilize the information,
- recognize the channels through which the information will be disseminated, and
- identify how each tactic will be evaluated for effectiveness.

Table 2-2. Outreach Tactics and Content

Tactics	Application Methods and Content
<p>Fact sheets / brochures / handouts / flyers / water bill inserts:</p> <p>Can be distributed in the mail, at libraries, community centers, builder associations, rotary club meetings, economic development authorities, etc.</p>	<ul style="list-style-type: none"> • Source Water Protection factsheet, knowledge of where your water comes from and how to protect it. • Source Water Protection Area map for each community or water system service area. • How to maintain your septic system. • Proper maintenance of private wells. • Potential sources of contamination.
<p>Presentations and on-site education:</p>	<ul style="list-style-type: none"> • CSWP Plan presentation to County Commissioners, local water boards, Chamber of Commerce, etc. • Proper septic system maintenance for local homeowners. • Watershed and/or groundwater model presentation at schools, libraries, and community events.
<p>Employee trainings:</p>	<ul style="list-style-type: none"> • Safe materials handling. • Emergency spill response. • Source Water Protection Area awareness.
<p>Source water site signage:</p>	<ul style="list-style-type: none"> • “Drinking Water Source” signage at spring heads. • Fencing and signage around wellheads.
<p>Public water system annual Consumer Confidence Report:</p>	<ul style="list-style-type: none"> • Incorporate source water protection information into the annual consumer confidence report.

Sample Educational Messages and Discussion Points

Engaging an audience is important because it enhances attention, learning, participation, connection, motivation, and overall impact. By engaging their audiences, education leaders in this Education Plan can create a more meaningful and effective exchange of information and ideas related to source water protection. It is important to bring the source water protection concepts into a person's own experience to facilitate engagement and information retention. The following questions can help to kick start open communication.

Where does the water in your tap come from?

Your drinking water in Lincoln County comes mostly from groundwater, however, there are a few springs that supply drinking water as well! Groundwater is underneath the Earth's surface and is stored in underground aquifers that are made of rock, sand, and gravel. Springs are formed when groundwater pushes up to the Earth's surface through openings in the ground. Your community public water systems pump the water out of the aquifer or spring, clean it, and send it right to your tap! Your drinking water is 100% safe to drink thanks to YOUR public water system operators!



Why is it important to protect drinking water at the source?

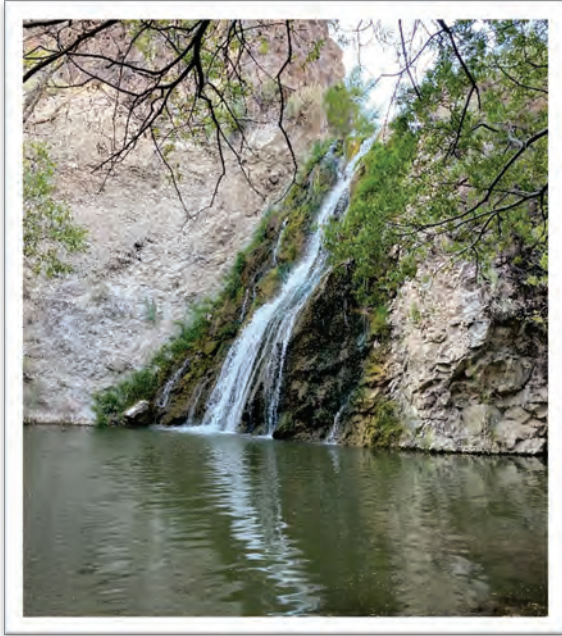
Groundwater and springs can be polluted from various human activities and natural occurrences. Once the source of your drinking water becomes polluted, it is extremely costly and difficult to clean. You have the power to support YOUR water system operators as they implement strategic safeguards to avoid or control contamination threats and incidents which may pollute your drinking water.

What is Source Water Protection?

Source water protection is a community-driven effort to prevent drinking water from becoming polluted. Source water protection identifies sources of public drinking water and any possible threats to water quality, then develops management boundaries and tools through the development of a CSWP Plan. Lincoln County has their own CSWP Plan – check it out! You have the power to prevent the contamination of your drinking water.

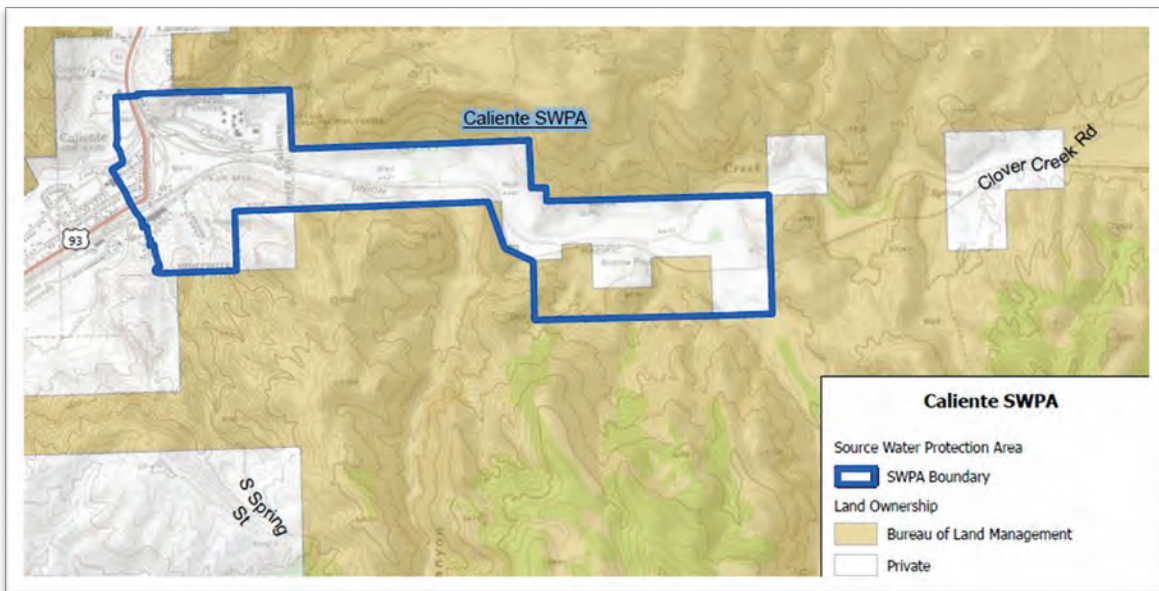
What are Source Water Protection Areas?

In Lincoln County, Source Water Protection Areas are management boundaries surrounding public drinking water sources, as illustrated on your source water protection figures in the CSWP Plan. Typically, Source Water Protection Areas include a broad recharge area surrounding your drinking water sources. Recharge areas are where groundwater from rain or snow soaks into the ground and fills up your aquifer. In the case of springs, the smaller watershed directly up-gradient from the spring head often becomes the source water protection area.



What contaminates the water we drink?

There are numerous pollutants that can contaminate the surface and groundwater. Some contaminants are a result of improper disposal of common household products, such as cleaning products, waste oil, pet waste, fertilizers, and pesticides. When improperly used, stored, or disposed of, these contaminants can pose a risk to your drinking water. Other pollutants can come from improper maintenance of the byproducts of certain types of industries, making local industries and businesses important participants in the source water protection efforts.



Ways to Measure Education and Outreach Success

Evaluation plays a crucial role in assessing the impact of key messages and tactics used in outreach, as well as in identifying areas for improvement. To assess effectiveness, it is important to determine the most suitable metric for evaluating each tactic; these can either be quantitative or qualitative measurements. It is essential to consider the desired outcomes of the outreach activity, the key audience(s), and the resources available.



Quantitative Measurements:

Refers to things that are measurable or countable, such as the amount of information provided. Examples of quantitatively measuring effectiveness include:

- Number of presentations delivered and number of people in attendance.
- Number of materials distributed (e.g., pamphlets, flyers, emails, etc.).
- Quantity of inquiries based on materials/presentations provided (e.g., phone calls, e-mails, and in-person participation).

Qualitative Measurements:

Relates to the quality or value of the information provided. Examples of qualitative evaluation for public education and outreach include:

- Survey presentation participants about content and knowledge gained.
- For public websites hosting source water protection information, provide a way for the public to give feedback or ask questions.
- Email/mail a questionnaire to individuals hooked into a public water system.

Education Outreach Tips

Education and outreach should be personalized and tailored to each community and each target audience. Some communities want short, to-the-point presentations, while other communities enjoy detailed presentations with graphics and interactive materials. Students and young children tend to ask a lot of questions and retain information better with hands-on activities. Depending on the tactics selected, you may need to create additional communication materials.

A few tips to remember when creating any communication materials:

- Keep it simple and to the point – let the audience ask questions if they want more information,
- Use words your audience will understand and explain all scientific topics in detail,
- Allow whitespace – do not fill every space in your presentation/conversation, and
- Be consistent with your messaging.

Always consider:

- Who is my audience and what do they need to know?
- What are my resources and budget?
- How much time do I have?
- How will I follow up to see if it was effective? And when?

Be consistent with your messages and always include a call to action, such as:

- “To learn more about how to dispose of household hazardous waste check out...”
- “Learn more about what Lincoln County is doing to protect your drinking water at...”
- “Learn more about septic system maintenance, visit...”



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Public Education and Outreach

Attachment A

Using the Models in Outreach: An Example

Outreach using watershed (e.g., Enviroscope, etc.) and groundwater (e.g., Awesome Aquifer, etc.) models is appropriate for community events or schools. It is recommended that presentations can be somewhat brief (30 minutes) or can extend for up to one hour depending on your audience and the event structure.

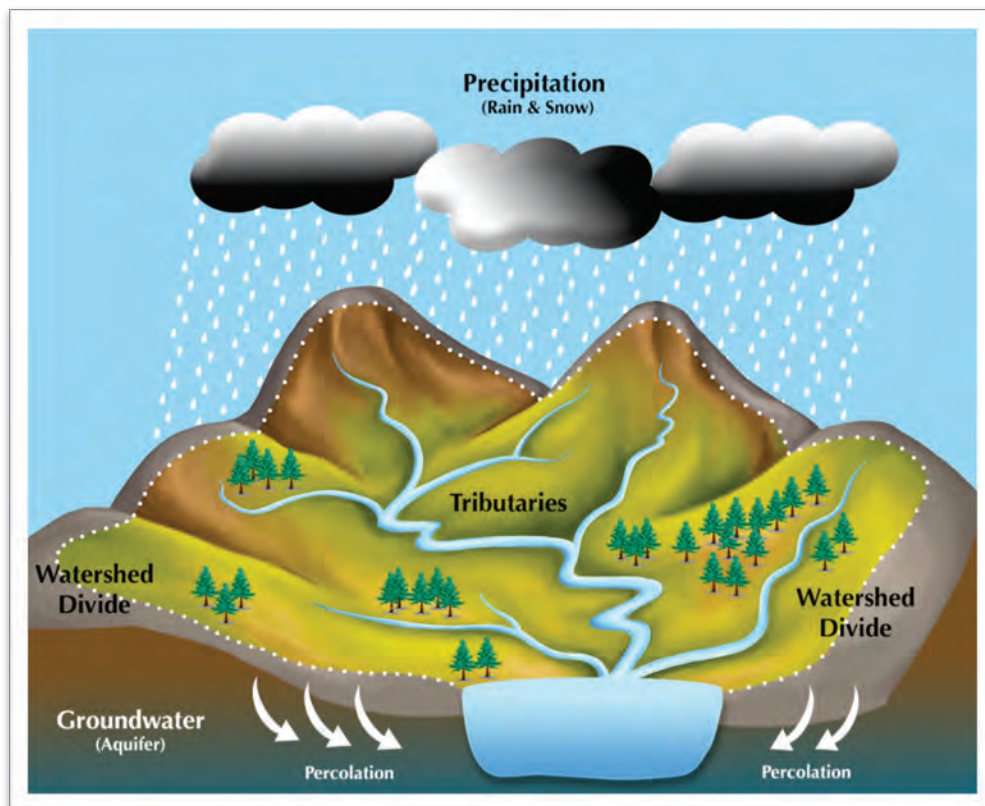
Surface Water:

When you turn on the tap in your home, where does the water come from?

Depending on the answers the discussion can evolve. A discussion regarding what the sewer does, rainfall quantities, and how groundwater is recharged might be appropriate.

What is a watershed?

A watershed is the area of land from which the water drains into nearby water bodies, such as a river, stream, or underground aquifer. A watershed is a difficult concept to grasp, drawing a diagram can help facilitate a discussion. The following figure (Hudson River Watershed Alliance, 2023) is an example.



Demonstration of the Watershed Model

- ✓ Invite participants to come close to see the watershed model and ask if they know:
 - What is a contaminant?* Discuss various forms such as oil and grease, factory chemicals, fertilizer, etc. Use cool aid packets or another water-soluble substance and sprinkle around the model to demonstrate various forms of man-made contaminants.
 - How much rainfall does the community receive each year?* Discuss average rainfall and then rain on the watershed. Watch the rain flow down the drainages and take the contaminants along. Discuss infiltration, pull the plug, and move to the groundwater model.
- ✓ Discuss the importance of individual actions to protect source water and drinking water.

Groundwater:

What is an aquifer?

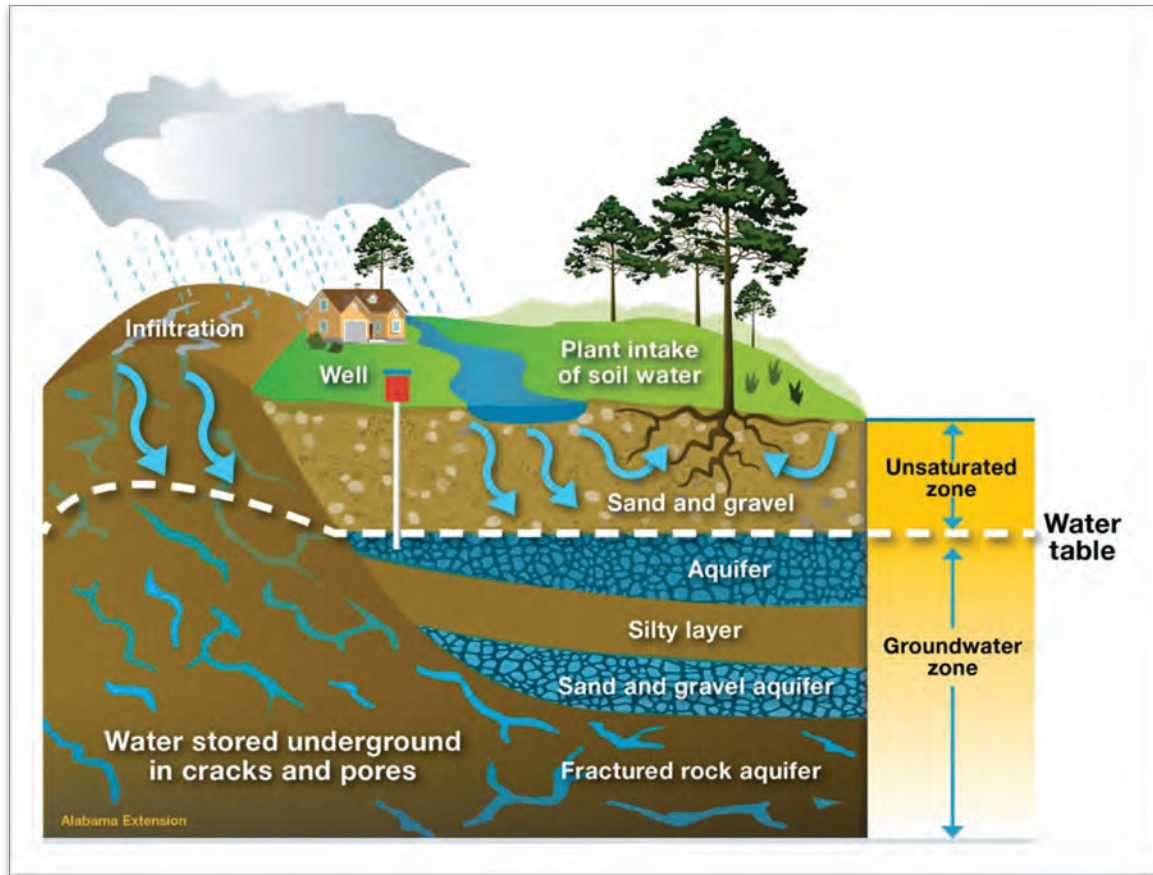
An aquifer is an underground body of water that sits in permeable material such as sand, gravel, and fractured rock. This water is accessed by drilling down to the depth of the water (or aquifer) and installing a well, which acts like a giant straw.

What happens when groundwater becomes contaminated?

Contaminants can be human-made or naturally occurring. If a contaminant is not managed, stored, or disposed of properly it has the potential to leak through the soil, eventually reaching an underground aquifer where people get their water. And once an aquifer becomes polluted, it is very difficult and expensive to clean, in some cases a polluted aquifer is too polluted and must be abandoned.

Demonstration of the Groundwater Model or Awesome Aquifer Kits

- ✓ Simulate pumping from a well. Discuss aquifers, pumping, water movement, etc.
- ✓ Use food coloring to illustrate contamination of groundwater. Discuss types of contaminants, movement with groundwater pumping, etc.
- ✓ Talk about infiltration and how the pollution in the watershed model can end up in the groundwater.
- ✓ Revisit the question: ***Why is it important to protect drinking water at the source?***



Share the Source Water Protection Area Maps of the Community

- ✓ Discuss Source Water Protection Areas and what they mean for each community.
- ✓ Discuss different common chemicals or products that are more or less harmful to the environment. Open the conversation and walk through the importance of thinking about the chemicals we use and how we use them.
- ✓ Discuss proper disposal methods, and the importance of keeping contaminants out of the irrigation ditches.
- ✓ Reiterate that each person makes a difference to source water protection by his or her actions and choices they make every day.

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Public Education and Outreach

Attachment B

Online Resources

For more information on your drinking water and source water protection go to:

What is Groundwater? https://www.youtube.com/watch?v=oNWAerr_xEE&t=51s

What is a Watershed? <https://www.youtube.com/watch?v=QOrVotzBNto>

Nevada Source Water Protection. <https://ndep.nv.gov/water/source-water-protection>

Nevada Integrated Source Water Protection Program. <https://ndep.nv.gov/water/source-water-protection/integrated-source-water-protection>

Nevada Source Water Assessment Program. <https://ndep.nv.gov/water/source-water-protection/source-water-assessment>

Nevada Drinking Water. <http://water.epa.gov/drink/local/nv.cfm>

After the Storm: A Citizen's Guide to Understanding Stormwater.
<https://www.youtube.com/watch?v=fn736F34QyQ>

This EPA link is excellent regarding water quality and household wells.
http://water.epa.gov/drink/info/well/upload/2003_06_03_privatewells_pdfs_household_wells.pdf

Nevada Project Wet. <https://ndep.nv.gov/water/rivers-streams-lakes/water-education-and-outreach/project-wet>

EPA. <https://www.epa.gov/ground-water-and-drinking-water>

National Groundwater Association. <https://wellowner.org/>

Enviroscape. [EnviroScape: Environmental Education Products \(envirosapes.com\)](https://www.enviroscape.com/)

The Groundwater Foundation. [Awesome Aquifer - Groundwater Education Kit – The Groundwater Foundation](https://www.gwfoundation.org/awesome-aquifer-groundwater-education-kit-the-groundwater-foundation)

EPA. <https://www.epa.gov/ground-water-and-drinking-water>

Note: Links may change but you can search for key words above that describe each link!

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Public Education and Outreach

Attachment C

Terms Defined

Aquifer: a naturally occurring, underground area of water-soaked sand or gravel.

Best Management Practices: are barriers, methods, measures, or practices designed to prevent or reduce water pollution.

Bureau of Safe Drinking Water: the mission of BSDW is *to protect public health and the environment by providing oversight, guidance, and support, while fostering collaboration with safe drinking water partners*. This is accomplished by providing regulatory oversight for the Public Water System Supervision Program in Nevada, reviews compliance data from approximately 600 public water systems (PWSs) based on State and Federal regulations and conducts Source Water Assessments and Vulnerability Assessment Reports for Nevada PWSs. Through the NDEP, the Source Water Protection Program is administered through the BSDW to help communities protect their drinking water.

Bureau of Water Pollution Control: the mission of the State of Nevada Bureau of Water Pollution Control (BWPC) is to protect the waters of the State from the discharge of pollutants. The BWPC regulates all discharges to waters of the State through issuing permits and enforcing the State's water pollution control laws and regulations, and staff provides technical assistance to dischargers. Through the NDEP, BWPC helps communities protect their drinking water.

Contamination: introduction of an undesirable chemical or biological substance not normally present in source water.

Groundwater: water found beneath the earth's surface. The water is pumped to the surface for drinking water.

Integrated Source Water Protection Program: The State of Nevada Integrated Source Water Protection Program is a comprehensive, voluntary approach designed to help communities develop and implement a plan that protects their drinking water supplies. The Integrated Source Water Protection Program is a program created and monitored through the Bureau of Safe Drinking Water.

Nevada Division of Environmental Protection (NDEP): NDEP will protect the State's natural resources through an effective, efficient program of permitting, enforcement of regulations, monitoring the environment, pollution prevention and remediation based on state and federal laws. NDEP encourages, motivates, and supports communities' local source water protection activities; manages, shares, and integrates source water protection information; develops federal, state, and local source water protection partnerships; and integrates and implements source water protection at the state level.

Source water: consists of bodies of water such as lakes, springs, streams, rivers, and groundwater/aquifers that become our water supply.

Surface water: consists of springs, streams, and rivers that become our drinking water.

Watershed: the area of land that drains to a common water body like a stream, river, or lake.

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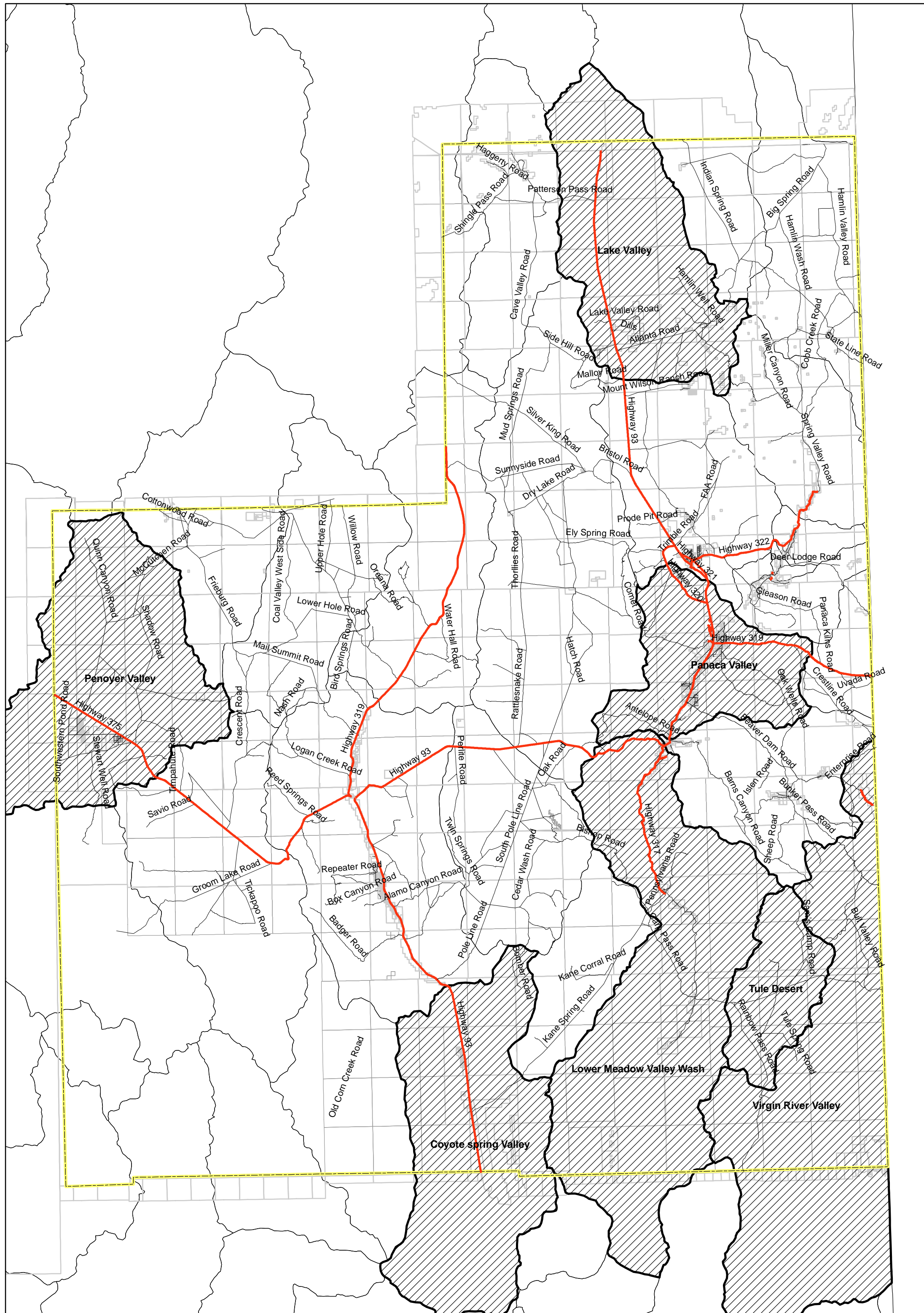
Public Education and Outreach

Attachment D

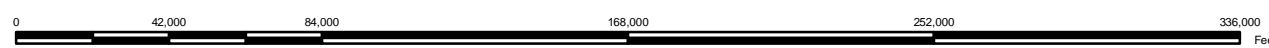
Examples of Educational Information

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LINCOLN COUNTY DESIGNATED WATER BASINS



JULY 13, 2007



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Lincoln County Solid Waste
Post Office Box 690
Pioche, Nevada 89043
Office location: 1005 Main St. Panaca
Phone (775) 962-8091

Dear Property Owner:

Lincoln County now owns the Crestline Landfill, equipment and facilities that are necessary to provide our solid waste service. This directly translates to you, **the public**, having ownership in solid waste in the County.

Labor costs increase when articles are dumped on the ground that should be in a bin, certain waste is placed in the wrong bins, or illegal waste is dumped. Loads must be sorted at the landfill and wastes which cannot be deposited in the landfill must be removed and dealt with accordingly.

In an effort to reduce added labor costs at the Public Waste Bin Facilities, or Bin Sites, as well as at the landfill, please keep in mind the following when dumping waste:

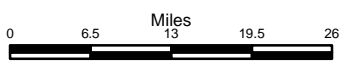
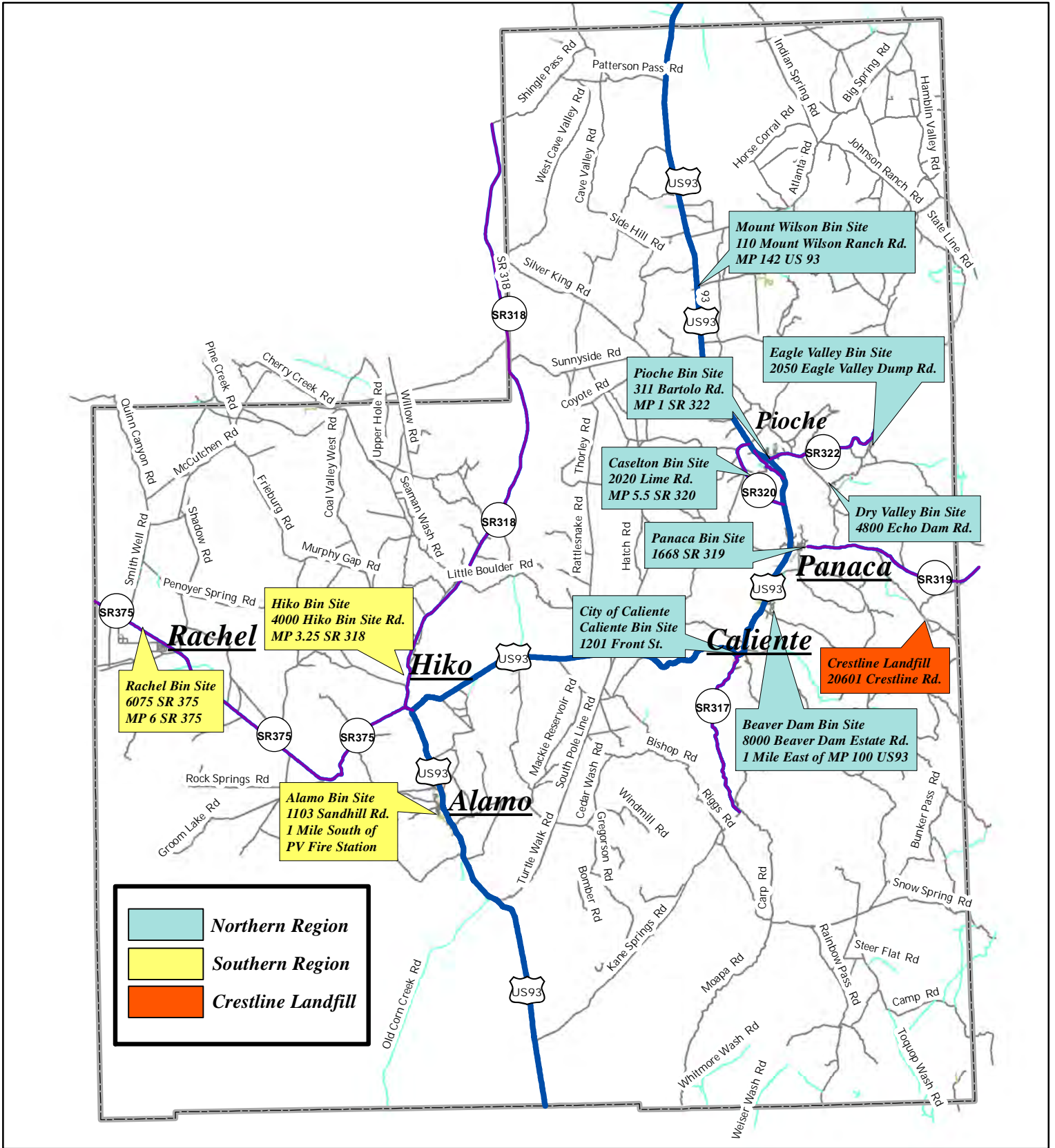
Bin Site Protocol

-
- A photograph of a waste bin site with several large dumpsters and a smaller structure in the background, overlaid with a semi-transparent text box containing the protocol list.
- **Please dump in appropriate areas as marked**
 - **Please dispose of household waste in smaller, 8-yard dumpsters**
 - **Please dispose of construction debris, pallets, appliances, and other large bulky items in the larger, 25 or 30-yard dumpsters, or “roll-off” bins**
 - **Special wastes, such as car batteries or used oil can be recycled. Please take such items to a recycling facility or a service station that accepts them.**
 - **Please: No ashes in the bins. Fires cause considerable damage to the bins**
 - **Yard Waste-**
 - *Small bagged yard waste should go in the roll off bins
 - *Other yard waste should go in yard waste or “chip-able” area

Please do your part and help keep Lincoln County clean!

Map 1

Lincoln County Public Waste Storage Bin Facility or Bin Sites



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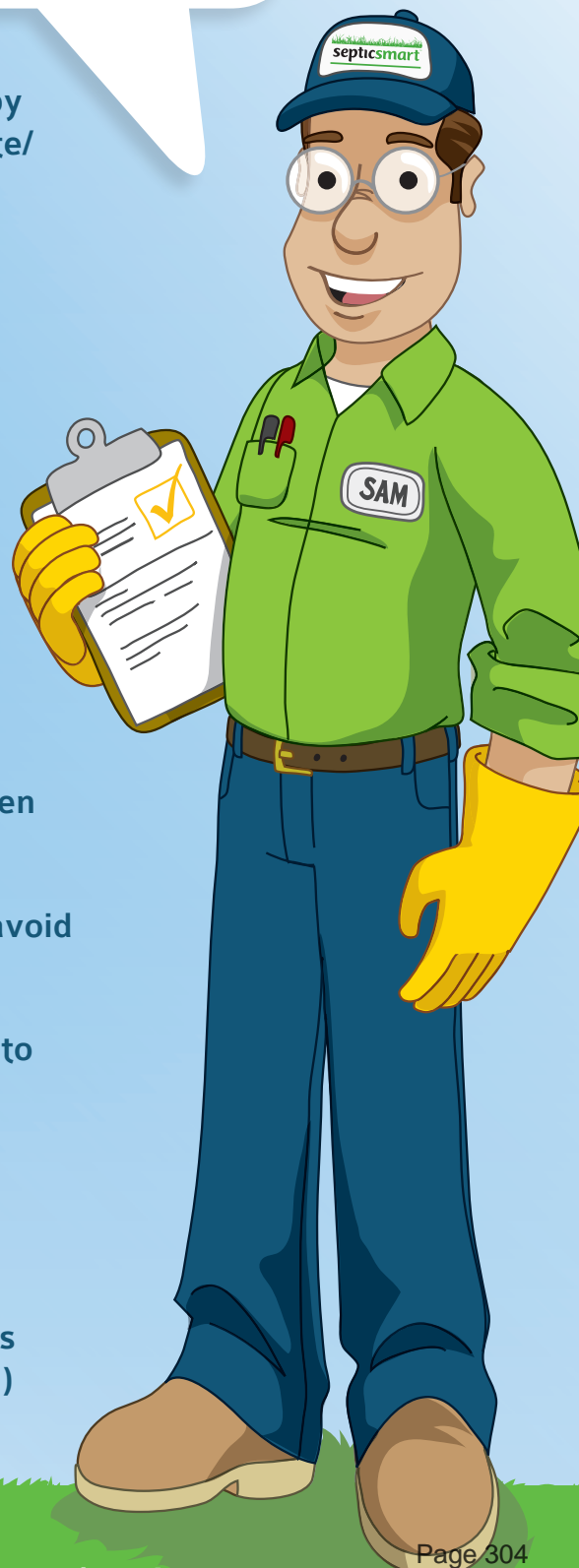


Map Produced by Lincoln County Planning Department.



Top 10 Ways to Be a Good Septic Owner

- ✓ Have your system inspected every three years by a qualified professional or according to your state/local health department's recommendations
- ✓ Have your septic tank pumped, when necessary, generally every three to five years
- ✓ Avoid pouring harsh products (e.g., oils, grease, chemicals, paint, medications) down the drain
- ✓ Discard non-degradable products in the trash (e.g., floss, disposable wipes, cat litter) instead of flushing them
- ✓ Keep cars and heavy vehicles parked away from the drainfield and tank
- ✓ Follow the system manufacturer's directions when using septic tank cleaners and additives
- ✓ Repair leaks and use water efficient fixtures to avoid overloading the system
- ✓ Maintain plants and vegetation near the system to ensure roots do not block drains
- ✓ Use soaps and detergents that are low-suds, biodegradable, and low- or phosphate-free
- ✓ Prevent system freezing during cold weather by inspecting and insulating vulnerable system parts (e.g., the inspection pipe and soil treatment area)



On a septic system?

When's the last time you thought about it?

Your septic system is part of your home and your responsibility.

Don't wait until you have issues with your septic system. Protect your home investment and avoid costly replacement—call a licensed septic tank contractor today.

- Have your septic tank inspected and pumped out by a licensed septic tank contractor as needed (on average every three to five years).
- Protect your system by practicing simple, daily tips (see reverse).




septicSMART

U.S. Environmental Protection Agency

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SEPTIC TIPS

✓ **Keep it Protected—Get it Inspected!**

Have your septic tank inspected and pumped out by a licensed septic tank contractor as needed (on average every three to five years).

✓ **Don't Strain your Drain!**

Use water efficiently to avoid overtaxing your system. Fix household leaks, run the dishwasher and clothes washer only on full loads, and consider installing high-efficiency fixtures.

✓ **Think at the Sink!**

Don't pour grease, fats, or harmful chemicals like paints and solvents down your sink. They can clog or harm your system.

✓ **Don't Overload the Commode!**

Do not flush non-degradable items such as dental floss, diapers, coffee grounds, or feminine hygiene products.

✓ **Shield your Field!**

Care for your drainfield by only planting grass, not driving or parking on it, and reducing roof and surface water drainage near the drainfield.

Know your part, be SepticSmart!

Learn more at www.epa.gov/septicmart.



septicmart

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U.S. Environmental Protection Agency

Protecting Our Drinking Water

Much of the Nevada countryside is in agricultural operations and plays a huge role in our state's production of food. Conversely, agriculture may also impact the drinking water sources throughout the state. Farmers and ranchers have a unique challenge in balancing efficient operations with environmental stewardship. This brochure is designed to provide information on various Best Management Practices (BMPs) that can help reduce nutrients found in manure and sediment from row crops.

All agricultural producers are encouraged to seek assistance from their County Conservation District and the Natural Resources Conservation Service for the installation and implementation of these practices.



What is a Watershed?

A watershed is all the land that drains to the same river or lake. Water travels from the highest points at the watershed edge to the lowest point at the bottom of the watershed. Wherever you are, you are in a watershed!

When it rains, some water travels over the land surface to the nearest stream or creek. This water is called surface runoff or stormwater. As the stormwater flows, it picks up any contaminants lying on the surface – pesticides and fertilizer from lawns, manure from farms, sediment from construction sites, and oil and gas from roads. Small streams join to form larger and larger rivers, until the water – and any contaminants it is carrying.

Some precipitation, instead of traveling over the land, will infiltrate into the soil and reach the groundwater. Similarly, the groundwater may pick up these contaminants, which are then carried by the groundwater into one of the rivers or lakes in the watershed.



HOMEOWNER GUIDE

Agriculture and Your Drinking Water



Community Source Water Protection Plan
for Public Water Systems in Lincoln County



How Does Drinking Water Become Polluted?

Your drinking water may become polluted when substances that are harmful to human health enter the groundwater or surface source, like a lake or reservoir. Sometimes pollutants like manure and sediment from stormwater runoff find their way into streams and creeks. Once water is contaminated, it must be treated or abandoned as a drinking water source. The expense of treating polluted water or finding a new source of drinking water can be avoided through source water protection.



Examples of Agriculture Practices That Reduce Pollution



No-Till Planting and **Contour Strips** reduce loss of sediment through stormwater runoff.



Streambank Fencing prevents animals from depositing manure into streams. The fence also avoids destruction of the streambanks that add sediment to the water.



Grazing Management helps maintain plant life on pasture lands, reducing soil loss during rain events or snow melts.



Conservation and Nutrient Plans help farmers with sustainable operations.

Buffer Plantings along streams and creeks help filter pollutants in stormwater runoff from getting into the water.



Creek Crossings minimize animal access to streams and reduces manure and sediment contamination.



What is a Watershed?

A watershed is all the land that drains to the same river or lake. Water travels from the highest points at the watershed edge to the lowest point at the bottom of the watershed. Wherever you are, you are in a watershed!

When it rains, some water travels over the land surface to the nearest stream or creek. This water is called surface runoff or stormwater. As the stormwater flows, it picks up any contaminants lying on the surface – pesticides and fertilizer from lawns, manure from farms, sediment from construction sites, and oil and gas from roads. Small streams join to form larger and larger rivers, until the water – and any contaminants it is carrying – reaches the water sources.

Some precipitation, instead of traveling over the land, will percolate into the soil and reach the groundwater. Similarly, the groundwater may pick up nitrates from failing septic systems, gasoline from leaky storage tanks, and industrial chemicals from improper dumping. The groundwater ultimately flows into one of the rivers or lakes in the watershed.



Ways to Help

What can you do?

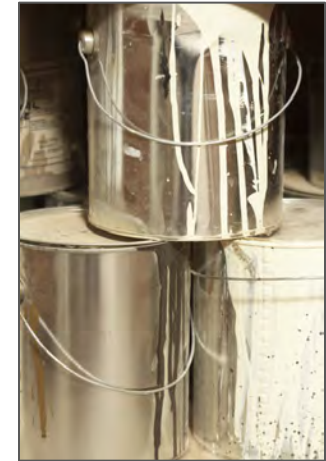
- Dispose of motor oil at a garage that will recycle it. Never pour oil on the ground in a storm drain or sewer on the street.
- Purchase alternative products that contain fewer hazardous ingredients.
- Use only as much as you need and use up the product completely.
- Minimize the use of pesticides and herbicides on your lawn and garden. Use biodegradable products when available.
- Do not pour used or unused chemicals or paints down the drain or flush in the toilet.
- Use water-based paints if possible. Sweep up dust and paint chips from sanding or stripping activities.
- NEVER mix leftover chemicals with other materials.
- Make sure all chemicals are properly labeled and stored away from children and pets.
- Contact your county solid waste department for HHW collection events in your area.
- Remember: anything you throw or store on the ground can find its way into the groundwater. Store and handle chemicals properly.

For more information:

Check your county's website for programs available.

HOMEOWNER GUIDE

Proper Disposal of Household Hazardous Waste



Community Source Water Protection Plan
for Public Water Systems in Lincoln County



Remember, it's not just toxic to you!

Did you know that many household products are dangerous to our children, pets, and environment? Household cleaners, lawn & garden chemicals, gasoline, antifreeze, and many other substances need to be stored and disposed of properly.

When Household Hazardous Waste (HHW) makes its way into the environment, plants, animals, and humans can all be affected. Never throw away these materials into the trash or flushed down a drain.

All the items listed in this brochure should be carefully handled and disposed of according to directions. Check for HHW collection events sponsored by your municipality or the county government.

Examples of Household Hazardous Wastes

- ✓ Latex and oil-based paint
- ✓ Vehicle fluids like gasoline, used motor oil, and antifreeze
- ✓ Lawn & garden fertilizers, pesticides, and herbicides
- ✓ Pool Chemicals
- ✓ Solvents
- ✓ Household cleaners
- ✓ Electronic devices
- ✓ Asphalt and driveway sealants
- ✓ Ammunition
- ✓ Vehicle batteries
- ✓ Lithium/NiCad batteries
- ✓ Outdated or unused pharmaceuticals



How does drinking water sometimes become polluted?

Your drinking water may become polluted when substances that are harmful to human health enter the groundwater or surface source, like a lake or reservoir. Common pollutants include gasoline or oil from leaking tanks, homeowner lawn and garden activities, salt from winter road maintenance, and other chemicals from stormwater runoff. Once water is contaminated, it must be treated or abandoned as a drinking water source. The expense of treating polluted water or finding a new source of drinking water can be avoided through source water protection.

What is a Watershed?

A watershed is all the land that drains to the same river or lake. Water travels from the highest points at the watershed edge to the lowest point at the bottom of the watershed. Wherever you are, you are in a watershed!

When it rains, some water travels over the land surface to the nearest stream or creek. This water is called surface runoff or stormwater. As the stormwater flows, it picks up any contaminants lying on the surface – pesticides and fertilizer from lawns, manure from farms, sediment from construction sites, and oil and gas from roads. Small streams join to form larger and larger rivers, until the water – and any contaminants it is carrying – reaches the water sources.

Some precipitation, instead of traveling over the land, will percolate into the soil and reach the groundwater. Similarly, the groundwater may pick up nitrates from failing septic systems, gasoline from leaky storage tanks, and industrial chemicals from improper dumping. The groundwater may supply your drinking water wells, and ultimately flows into one of the rivers or lakes in the watershed.



Other Ways to Protect Your Drinking Water

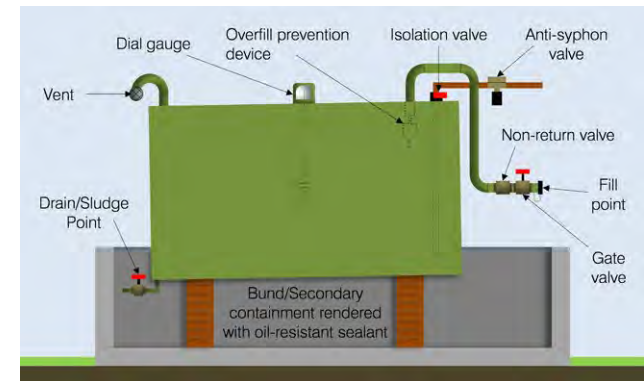
What can you do?

- Dispose of used motor oil at a garage that will recycle it. Never pour oil on the ground or in a storm drain on the street.
- Minimize the use of pesticides and herbicides on your lawn and garden. Use biodegradable products when available.
- Do not pour unwanted pharmaceuticals or unused chemicals or paints down the drain or flush in the toilet. Take your pharmaceuticals to a collection area to avoid use by others.
- Participate in community cleanup events or planting projects.
- Contact your county solid waste department for Household Hazardous Waste collection events in your area.
- Clean up after your pet. Pet waste contains bacteria and other pathogens that can make its way into waterways through rain or snow melt.
- If you have an on-lot septic system, inspect it and arrange for pump-out every three years, or according to local ordinances.
- Remember: anything you throw or store on the ground can find its way into the groundwater. Store and handle chemicals properly.

For more information:
Check your county's website for programs available.

HOMEOWNER GUIDE

Tips for Residential Heating Oil Tank Owners



Community Source Water Protection Plan
for Public Water Systems in Lincoln County



The Costs of Cleanup

When heating oil or other materials makes its way into the environment, plants, animals, and humans can all be affected. Leaking tanks can potentially contaminate public water supplies, private wells, contaminate soil, and cause fire or explosion hazards.

Cleanups to tank owners can also be very expensive. Owners of leaking underground storage tanks are required to clean up affected contaminated soil as well as polluted groundwater or surface water like creeks and streams.

If you notice a leak, it is in your best interest to clean it up promptly and properly to reduce expense, liability, and the potential for contamination. Your best bet is to prevent contamination by monitoring and maintaining your tank.

Access these informative factsheets at www.dep.pa.gov KEYWORD Tank Tips:

- *Tips for Residential Heating Oil Tank Owners*
- *Home Heating Oil Releases*
- *Leaking Underground Storage Tanks: Controlling Cleanup Costs*

How can releases from residential tanks be prevented?

- ✓ Routinely inspect the exterior of an aboveground tank and all attached equipment.
- ✓ Install spill and overfill prevention devices.
- ✓ Ensure that the tank address is clear, and the fill line is marked, to help avoid accidental deliveries.
- ✓ Consider a secondary containment structure to prevent spills or leaks from entering the environment.
- ✓ Be sure to take out the fill pipe if removing a tank from inside your home.
- ✓ If you notice drips or leaks, or you are using more oil than normal, call a professional for a detailed inspection of your tank.



How does drinking water sometimes become polluted? Your drinking water may become polluted when substances that are harmful to human health enter the groundwater or surface source, like a lake or reservoir. Common pollutants include gasoline or oil from leaking tanks, homeowner lawn and garden activities, salt from winter road maintenance, and other chemicals from stormwater runoff. Once water is contaminated, it must be treated or abandoned as a drinking water source. The expense of treating polluted water or finding a new source of drinking water can be avoided through source water protection.

Caring for Your System

Remember that the Homeowner is responsible for the care and maintenance of the septic system! Here are some ideas to keep your system in top shape:

- Inspect the entire system every 1 to 3 years to ensure good working order.
- Pump the solids from the tank every three (3) years to avoid overflowing and failing tanks.
- Keep service and pumping records handy.
- Repair the system as soon as trouble signs appear, such as sluggish toilets, sewer odors, spongy ground around septic tank, or raw sewage backups.
- Conserve water and follow directions to prevent malfunctions.

Visit the Nevada Division of Environmental Protection website for more information at:

https://ndep.nv.gov/water/water-pollution-control/permitting/onsite-sewage-disposal-system-program_wm/FACTS/pa1607.htm

Do's and Don'ts

DO dispose of motor oil at a garage that will recycle it. Never pour oil down the sink or in a storm drain or sewer on the street.

DO limit the use of household chemicals. These substances can reduce the necessary bacteria that breaks down the waste solids. Resulting sludge can clog the drainfield.

DON'T dispose of non-degradable solids in the system. Examples include tissues, sanitary supplies, cigarette butts, and paper towels. A buildup will clog the inlet and effluent pipes.

DO regularly check faucets and toilets for leaks. This extra drainage can overload your system.

DO substitute substances like vinegar, baking soda,, or borax for household hazardous wastes like ammonia bleach, and other hazardous cleaners. Use a phosphate-free laundry detergent.

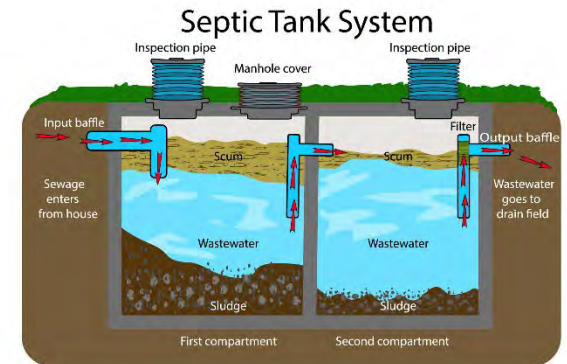
DON'T clean paint brushes or dispose of paint into the septic system. Both latex-based and oil-based paint can clog the system and create problems.

For more information

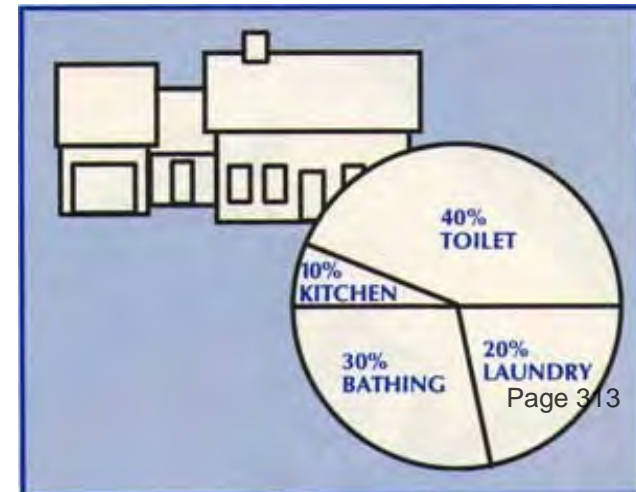
USDA Grassroots Source Water Protection Specialist
 Nevada Rural Water Association
 363 Fairview Drive
 Carson City, NV 89701
 (775) 841-4222
NvRWA.com

HOMEOWNER GUIDE

Septic Systems Care and Maintenance



Community Source Water Protection Plan for Public Water Systems in Lincoln County



Septic System Maintenance Record			
Date	Company	Service	Comments

What is a Septic System?

Households that are not on a public sewer system use an on-lot septic system to dispose of their wastewater. Household wastewater contains all the wastes from our homes, including toilet use, bathroom and kitchen use, laundry, and other activities. It contains human waste, detergents, chemicals, grease, oils, and many other substances. If not treated properly, these substances can travel through soil and potentially contaminate local waterways.

Most systems have three components:

- **Septic Tank** – Tanks can be constructed from plastic, fiberglass, or concrete. Tank size and specifications are determined by state regulation, and systems are permitted and approved by local agencies.
- **Drainfield** – a drainfield is constructed from a series of perforated pipes buried in gravel-filled trenches in the soil. When wastewater enters the septic tank, an equal amount (known as *effluent*) is forced into the drainfield for treatment.
- **Soil** – the soil encompassing the trenches treats the wastewater by allowing infiltration of the liquids to neutralize most of the pollutants. The effluent eventually is incorporated into groundwater.



Example of Typical Septic System

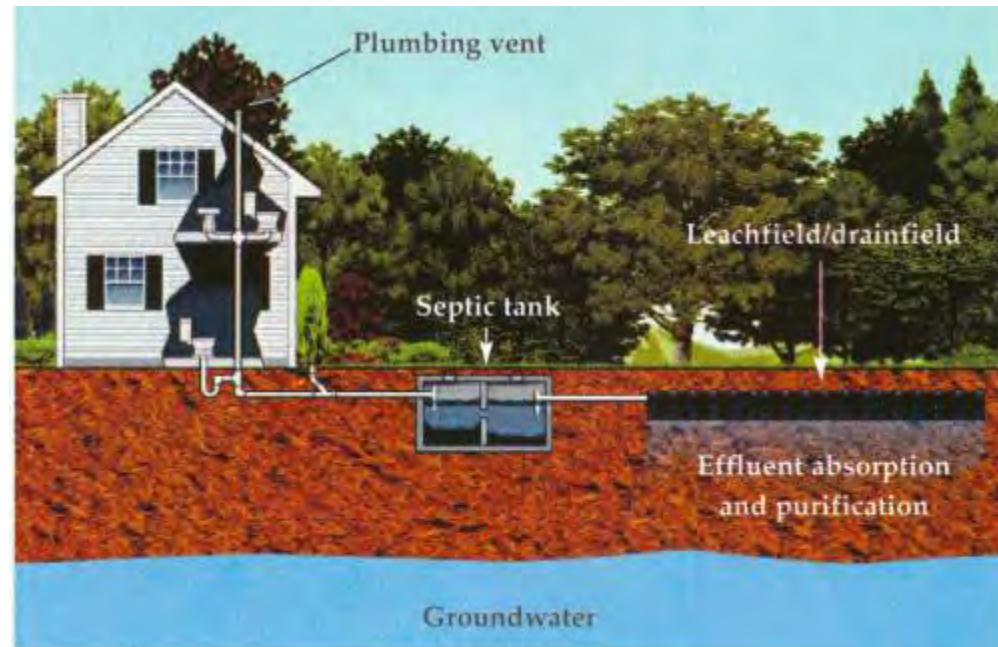


Photo courtesy of Infiltrator Systems, Inc.

Why Should I Maintain My Septic System?

- ***Saves Money!*** Repairing or replacing a septic system can be very expensive. Inspecting and pumping the system every 3 years helps keep the components working correctly.
- ***Protects Your Health!*** Bacteria and viruses are found in the wastewater, and a functional septic system removes most of the organisms during treatment.
- ***Protects the Environment!*** What goes into your septic system may end up in your drinking water source. Refrain from using cleaners and other chemicals that may eventually be discharged from your system and soak into the ground.

Flushing Do's and Don'ts

What are the WORST items to dump down the drain:

- **WIPES** – Wipes (even “flushable” wipes) do not break down like toilet paper and can clog household sewer pipes and pipes at the treatment plant. This can be expensive to fix.
- **HOUSHOLD CHEMICALS** like cleaners, painting products, and pesticides contain some chemicals that cannot be removed during the wastewater treatment process. If possible, used biodegradable or plant-based cleaning products that are more easily treated.
- **FATS, OILS, GREASE (FOGs)** Cooking grease, leftover animal fats, and motor oil can become solid, causing buildup in pipes when they are poured in the drain, or washed away. Pour FOGs into a container to solidify and throw away in the trash.



Photo Courtesy of Rock Hill, SC

What Else Should Never Go In A Drain:

- Medicines/Prescriptions
- Kitty Litter
- Feminine Products
- Cigarette Butts
- Diapers
- Disposable Toilet Brushes

Protecting Source Water

Local water and wastewater operators are working non-stop provide residents with services that protect the environment, and they can use your help! Everyone has an important part to play in protecting drinking water – today and for the future. Source water protection is a community effort – we hope you will read this, and other information forwarded to you, and help protect your water supply.

Why do water sources sometimes become polluted? A water supply can become polluted when substances that are harmful to human health enter the groundwater, rivers, reservoir, or springs. Common pollutants include gasoline or oil from leaking tanks, nitrate and pesticides from agriculture and lawns, pathogens from livestock and pet waste, salt from winter road maintenance, and chemicals from industrial facilities. Once drinking water is contaminated, it must be treated or abandoned as a drinking water source. The expense of treating polluted water or finding a new source of drinking water can be avoided through source water protection.

To further strengthen our efforts, Lincoln County community water systems participated in the Nevada Division of Environmental Protection's Integrated Source Water Protection Program (ISWPP) and partnered with Nevada Rural Water Association's Source Water Protection Specialist

Through ISSWP, a source water protection plan was developed for all the water sources that supply residents with safe drinking water.

CITIZEN'S GUIDE

Wastewater in Your Home



Community Source Water Protection Plan for Public Water Systems in Lincoln County



What Happens to Our Wastewater?

Household wastewater contains all the wastes from our homes, including toilet use, bathroom and kitchen use, laundry, and other activities. It contains human waste, detergents, chemicals, fats, oils, grease, and many other substances. This brochure helps people understand the complex process of treating wastewater.

Households that are on a public sewer system have these wastes treated at a local wastewater treatment plant. They are designed to handle water, human waste, and toilet paper.



Anything else that goes down the drain can damage both the treatment system and the environment! Before you dump something in a sink, think ***Should this go down the drain?***

What Are The Worst Things To Dump in Drains?

- Wipes – even “flushable” wipes!
- Fats, Oils, and Grease
- Household Chemicals

Example of a Typical Wastewater Treatment Plant

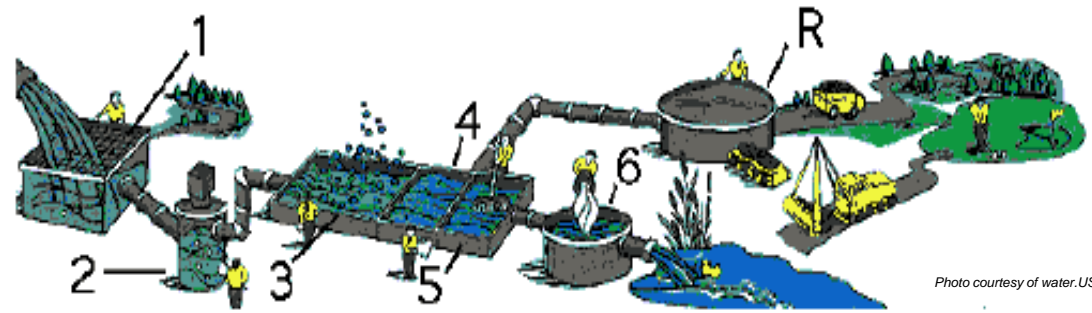


Photo courtesy of water.USGS.gov

The Primary Treatment Process

- 1. Screening:** Wastewater entering the treatment plant includes items like wood, rocks, and even dead animals. Unless they are removed, they could cause problems later in the treatment process.
- 2. Pumping:** Gravity moves sewage from your home to the treatment plant. If the plant is built above the ground level, the wastewater has to be pumped up to the aeration tanks (item 3).
- 3. Aerating:** One of the first steps is to shake up the sewage and expose it to air. This causes some of the dissolved gases (such as hydrogen sulfide, which smells like rotten eggs) that taste and smell bad to be released from the water. Wastewater enters a series of long, parallel concrete tanks. Each tank is divided into two sections. In the first section, air is pumped through the water. As organic matter decays, it uses up oxygen. Aeration replenishes the oxygen. The 'grit' (coffee grounds, sand and other small, dense particles) will settle out.
- 4. Removing sludge:** Wastewater then enters the second section or sedimentation tanks. Here, the organic sludge settles out of the wastewater and is pumped out of the tanks. Some of the water is removed in a step called thickening and then the sludge is processed in large tanks called digesters.
- 5. Removing scum:** As sludge is settling to the bottom of the sedimentation tanks, lighter materials are floating to the surface. This 'scum' includes grease, oils, plastics, and soap. Slow-moving rakes skim the scum off the surface of the wastewater. Scum is thickened and pumped to the digesters along with the sludge. Many cities also use filtration in sewage treatment. After the solids are removed, the liquid sewage is filtered through a substance, usually sand, by the action of gravity. This method gets rid of almost all bacteria, reduces turbidity and color, removes odors, reduces the amount of iron, and removes most other solid particles that remained in the water.
- 6. Killing bacteria:** Finally, the wastewater flows into a 'chlorine contact' tank, where the chemical chlorine is added to kill bacteria, which could pose a health risk, just as is done in swimming pools. The chlorine is mostly eliminated as the bacteria are destroyed, but sometimes it must be neutralized by adding other chemicals. This protects fish and other marine organisms, which can be harmed by the smallest amounts of chlorine.

The treated water (called effluent) is then discharged to a local river or the ocean.

What is a Watershed?

A watershed is all the land that drains to the same river or lake. Water travels from the highest points at the watershed edge to the lowest point at the bottom of the watershed. Wherever you are, you are in a watershed!

When it rains, some water travels over the land surface to the nearest stream or creek. This water is called surface runoff or stormwater. As the stormwater flows, it picks up any contaminants lying on the surface – pesticides and fertilizer from lawns, manure from farms, sediment from construction sites, and oil and gas from roads. Small streams join to form larger and larger rivers, until the water – and any contaminants it is carrying – reaches the final lake or river.

Some precipitation, instead of traveling over the land, will percolate into the soil and reach the groundwater. Similarly, the groundwater may pick up nitrates from failing septic systems, gasoline from leaky storage tanks, and industrial chemicals from improper dumping. The groundwater ultimately flows into one of the rivers or lakes in the watershed.



Ways to Help

What can you do?

- Dispose of motor oil at a garage that will recycle it. Never pour oil on the ground or in a storm drain or sewer on the street.
- Pump out your septic system every two or three years. Look under "Septic Tanks" in the Yellow Pages to find a contractor.
- Bring household hazardous waste – such as paint, varnishes, and other chemicals – to a county waste collection site. Call ahead or check the county website for dates.
- Minimize the use of pesticides and herbicides on your lawn and garden.
- If you drill a new well, make sure the old one is properly closed and abandoned.
- Do not dump swimming pool water into a creek or storm drain at the end of the season. If possible, direct the water into the sanitary sewer. Otherwise, wait until the chlorine diminishes and then direct pool water onto grass, forest, or other natural area.
- Remember: anything you throw or store on the ground can find its way into the water supply. Store and handle chemicals properly.
- Call the local emergency response unit immediately if you observe a chemical spill.

For more information:

Nevada DEP www.ndep.nv.gov
Watershed Protection www.epa.gov/hwp
Center for Watershed Protection www.cwp.org
Source Water Collaborative
www.sourcewatercollaborative.org
American Waterworks Association www.awwa.org
Source Water Protection in NV www.nvrwa.org
363 Fairview Drive
Carson City, NV 89701
(775) 841-4222

CITIZEN'S GUIDE

Protecting Your Drinking Water



Community Source Water Protection Plan
for Public Water Systems in Lincoln County



A Message from YOUR Public Water System

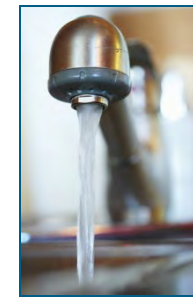
Everyone uses local water sources every day, but do you know where your water really comes from?

The operators in Lincoln County work around the clock to provide top quality water to every tap. They work hard to protect your water resources, which are the heart of your community, your way of life and your children's future. To maintain a clean, dependable water supply, they need your help!

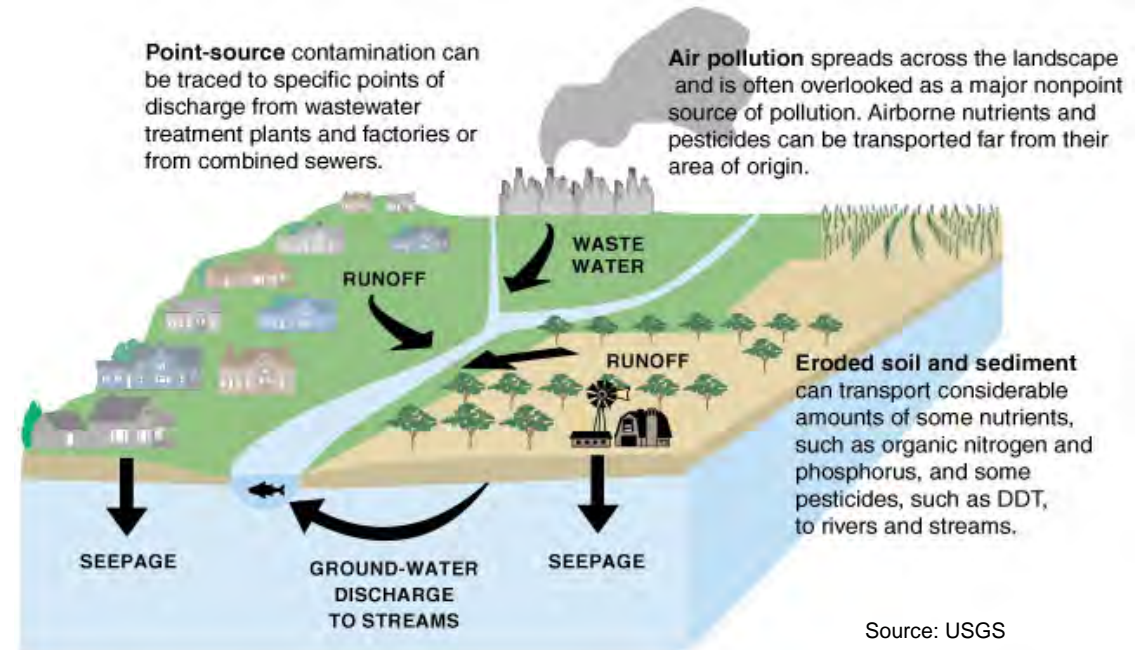
This brochure was developed to make your community aware of the importance of protecting your water supply. Once a water source becomes contaminated, the cleanup often takes many years and can be very expensive. It is in our community's best interest to take the proper precautions to prevent contaminants from entering our water supply.

Who is responsible for protecting your drinking water? EVERYONE!

If you have any questions about source water protection in your area, please contact the Nevada Rural Water Association – Source Water Protection Specialist at Christopherb@nvrwa.org for more information.



Examples of Source Water Contamination



The water systems participating in this program obtain your drinking water from several groundwater sources in the county. Source water protection can help prevent your drinking water from becoming polluted by managing possible sources of contamination in the watershed. Everyone has an important part to play in protecting drinking water – today and for the future. Source water protection is a community effort – we hope you will read this, and other information forwarded to you, and help protect our water supply.

Why do water sources sometimes become polluted? A water supply can become polluted when substances that are harmful to human health enter the groundwater, rivers, reservoir, or springs. Common pollutants include gasoline or oil from leaking tanks, nitrate and pesticides from agriculture and lawns, pathogens from livestock and pet waste, salt from winter road maintenance, and chemicals from industrial facilities. Once drinking water is contaminated, it must be treated or abandoned as a drinking water source. The expense of treating polluted water or finding a new source of drinking water can be avoided through source water protection.



Public Works report 01-18-24

Water

- New water service installed on Taylor lane.
- Pulled water samples and sent them to the lab.

Sewer

- New sewer service installed on Denton Heights.

Electric

- LCPD finished another portion of the Clark St. underground upgrades.
- LCPD installed a new electric service on Taylor Lane.
- LCPD repaired a weather head that was damaged by tree removal on Denton Heights.

Streets

- We have plowed snow a couple of times.
- Rebuilt a Power broom.

Parks.

- We have removed some of the dead trees on the highway walking path.
- Cleaning up leaves in parks.

Other

Repaired

BUILDING INSPECTOR REPORT for COUNCIL MEETING on 18 Jan 2024

Ken Dixon, Inspector

- A. Battle Born Meats: *No recent activity since ribbon cutting other than Public Works is in progress of installation of manhole.*
- B. 251 Ryan St. Renovation of existing SFR completed. **Permit has been pulled to do a back porch addition.**
- C. #5 Love Lane, renovation of existing cabin into habitable living quarters. **No change.**
- D. Clover Creek Organics (CCO) addition, final grading/dirt work mostly completed.
Lighting for greenhouse, evaporative cooling system for growing area in greenhouse **90% complete.**
Storage tanks for fire system in place, additional 500 gal FIRE PUMP IS HERE, WORKING ON INSTALLATION.
Dry Room is basically complete, lighting and doors complete, finish plumbing yet to be completed
Septic system is in ground, **fence moving and final dirt work and grading yet to be completed**
TARGETED COMPLETION DATE IS NOW SCHEDULED FOR A FEB 2024, PROPANE TANKS FOR THIS ADDITION NOT YET FINISHED.
- F. 225 Denton Hts.: Enclose Carport, Started const on 5 Jul 22. *work ongoing, siding & garage door,*
- G. 24 Spring St. Addition to rear of Home. **Working on stucco siding, pending on weather.**
- H. 290 Main St. for garage/workshop. **BACK Porch, almost complete.**
- I. Storage Container Project. Ordinance revision in progress. **Planning Commission sub-committee Has started work on Variance form for AMENDMENTS TO RV LIVING ORD.61 & accessory buildings Ord .56. HAS HIT A SNAG ON SECTION 15 IN CITY CODE, ALL SECTIONS IN 15 WE HAVE BEEN WORKING ON IN 15 WERE REVISED; but the revision never got properly issued due to a clerical error. STILL IN PROGRESS.**
- By way of announcement, we have discovered that Bill No. 2015-01; Ordinance #179 repealed and replaced all sections of Chapter 15 of the Municipal Code of the City of Caliente, as published in 1991, along with any ordinances amending said chapter. That includes Ordinances 156 and 161, which were the subjects of our subcommittees. As such, the subcommittee which met on the 13th. included Sheryl Johnson, Alice Rodowick, Ken Dixon, Franklin Katschke, Craig Roisum and Ben Segler, will continue to meet and discuss needed changes to Chapter 15 of the municipal code.
- K. Brackenbury residence across from Cove.(#1, Brackenbury Lane) **Working on drywall nailing & Interior finish work.**
- L. 169 Denton Hts. **Solar Permit revision issued to Freedom forever, the Solar System is almost complete.**
- M. 370 Front St. Bert Cox buildings, Underground water & sewer lines in progress. Roof structure rebuilt on empty bldg. & roofing replaced. Contractor is **still** finishing up a project, will be back soon.
- N.1573 SR Hwy 317. **14 new greenhouses (this portion is on hold) cold storage boxes complete.**
- P. 115 Clover St. (Laundromat) Ellis Const. **Renovation of existing back storage area is done.**
- Q.190 Front St. **Working on metal door landing & stairs.**
- R. 291 Main St. **Storage shed complete waiting on carport. Permit issued for front & back awnings.**
- S. 233 Alice St. Pole barn style storage/shop building. **Columns and rafters ongoing. Family Emergency slowed things down**
- T. 180 Ada St. **Permit for free standing solar system. issued, Project complete, waiting for LCPD to connect.**
- U. Rusty Nail LLC. **Permit issued for aircraft hangar/storage building in Rainbow Canyon. 15130 SR 317 hwy. project. Concrete is placed, waiting on metal building to arrive.**
- V. First America Credit Union. **Installation of new sewer line to Front St. Completed.**
- W. **Working on Seglar variance project for RV STORAGE , No permit yet pulled.**

ANY QUESTIONS? Or please call me anytime at 775-962-1213, Thanks, Ken