



Gerlach/Empire Citizen Advisory Board

Minutes of the regular meeting of the Gerlach/Empire Citizen Advisory Board held on August 18, 2022, 6 p.m. at the Gerlach Community Center, 410 Cottonwood, Gerlach, NV 89412, and via teleconference.

- 1. CALL TO ORDER/ DETERMINATION OF QUORUM** – Elisabeth 'Schatzi' Gambrell, Tina Walters, Andy Moore, Allen Nash, and Kristy Evans.
- 2. PLEDGE OF ALLEGIANCE** – The Pledge of Allegiance was recited.
- 3. GENERAL PUBLIC COMMENT** – There were no requests for public comment.
- 4. APPROVAL OF THE MINUTES FOR THE MEETING OF JULY 21, 2022 (for Possible Action)** – Allen Nash moved to approve the minutes of July 21, 2022. Kristy Evans seconded which carried unanimously in favor.
- 5. CAB CHECK-IN** – Washoe County Manager, Eric Brown, will be present to request feedback from the CAB and community members regarding the community-focused CAB format and the development meeting HUB interface. (non-action item)

Eric Brown said he was out touring Pyramid Lake and Tribal lands. He updated the CAB regarding the Broadband – they approved funding for the final connection. The vendor has been selected and approved by FCC. Planning and construction are on it's way. DTS is the vendor. They are doing work in other rural areas in Nevada. We are working closely with the State. The State Office of Science, Innovation, and Technology will provide a presentation at the next BCC meeting. They helped us with the funding. We think that by September next year, we might have an active circuit we may use. The connection goes to the school and library with additional fiber strands. The County will work with DTS for circuits available for community users. Mr. Moore asked if there would be enough fiber for everyone in town. Mr. Brown said there is enough fiber for the next 50 years. Ms. Gambrell asked if we could get that run to the community center, senior center, firehouse, and town shop/public works. Mr. Brown said we could work with you on that. The Staff Office has been helpful and generous.

Mr. Brown said he knows the GID, and CAB has spoken with Mr. Slaughter about getting help with developing the properties. We are in the process of interviewing firms. Hopefully, by the next meeting, we will be able to give you an update. Other communities in the County have a similar need – the development of property for residential needs hasn't been done in an organized fashion. We are looking for expertise to get some help.

Mr. Brown said Mr. Pelt stepped up in a big way in front of the Tribal Council to get this across. He thanked him for that. As the County Manager, this is a start of a broader relationship for collaboration. Broadband is a good example of that.

Mr. Brown spoke about the CAB updated format. He said he wanted to check in that the CAB's needs are being met. Ms. Gambrell said the CAB is out of the planning process. She said we used to hear projects. When did we fall out of the loop? Mr. Brown spoke about the planning HUB website. Ms. Gambrell said her concern is in the 5th district, some people don't have internet or phone unless they come into town. They will have to drive for two hours or borrow someone's computer. It was nice to come to CAB to get all the information. Mr. Brown said the feedback we received from CAB meetings was to revisit how we handle the development. It's a challenge with notification, and not everyone has the internet. We need to work on that. Ms. Walters said we span from here to Oregon. Mr. Brown said we could define the neighborhood radius as the CAB wants. Ms. Walters said she would like to define it

from Nixon to Oregon and California. Ms. Ramos said the current noticing is 750 feet from the center of the proposed development or a minimum of 30 households. She said she discussed with Mr. Solaro how it doesn't work the same in Gerlach. He said we could look at that radius for Gerlach. Mr. Nash said he understands there is a process where the developers have to have a community meeting prior to submitting their application. If it's possible, could that meeting coincide with our CAB meetings? Mr. Brown said we could look at that, but there are certain things per NRS you can do in a CAB that you cannot do at a development meeting. There was a desire to keep it separate. We've heard from other CABs the same desire.

Ms. Evans said Mr. Brown, Candee, and your colleagues' ability to get people to show up to talk to us. Kudos to that.

Ms. Gambrell said Gerlach has been seen and heard since you've been here. You hired a great staff and did a great job.

Mr. Brown said he or Dave Solaro would be back.

Ms. Gambrell said let's stay on the High Desert Plan because there are some people still having a hard time building.

Ms. Evans thanked Mr. Pelt for being here. We are very grateful.

Mr. Pelt said we had a tour with the kids. He said Gerlach and Pyramid Lake Firefighters are working on a brush fire that was started by a lightning strike.

6. CATALYTIC CONVERTER ANTI-THEFT PROGRAM – Lt. Frank Eubanks, Washoe County Sheriff's Office, will share information to the catalytic converter anti-theft program available to citizens.

Lt. Eubanks shared a video. He explained the anti-theft program. Ms. Gambrell asked if car dealerships could put the vin on the converters. Lt. Eubanks said some dealerships are doing that.

Ms. Evans asked if the scrap metal places legitimate? Lt. Eubanks said they are supposed to be on the up and up. He said we are in contact with metal shops that will look for these metals. Ms. Ramos said the Washoe County Sheriff's Office has the video on their Twitter account.

Ms. Gambrell asked about the stats of 24-hour coverage. Lt. Eubanks said we are all fighting for more people. He spoke about promotions and short staff. He said 25 are coming in with the next academy. He said he's making it enticing to bring someone out here.

7. WASHOE COUNTY COMMISSIONER UPDATE- Washoe County Commissioner Jeanne Herman may be available to provide updated information on discussions and actions by the Board of County Commissioners (BCC). (Non-Action Item)

Commissioner Herman was not in attendance.

8. BOARD MEMBER ITEMS — This item is limited to announcements and/or requests for future agenda items by CAB members. (Non-Action Item)

Ms. Gambrell said she called the Department of Transportation to get a blinking light for the Washoe County crosswalk. She said she hadn't received a response and asked if, as a CAB, we could reach out to the Department of Transportation for them to come and explain why they don't want to put a blinking light on the crosswalk at Main and Sunset (east and west Sunset). We are primarily a walking town,

and the kids walk from the school.

Ms. Gambrell said she received a letter from a public member regarding Burning Man's outreach for renting containers and renting space year-round. She would like to invite them to our October meeting. With the 360 Project and other projects, they said they wouldn't interfere with other businesses. She said we didn't approve that when we approved the 360 Project. We approved it as an art interaction center, a place to store art, and a space to work on art, not to rent space to work on art. She said she could provide the letter. Ms. Evans said she has a different understanding of Burning Man's intention. There is a valid concern. But I don't think there was the understanding they wouldn't be renting.

Mr. Moore requested the meeting minutes from the online Ormat meeting minutes. Scott Nichols said he would look into that and track them down from Wood Rogers.

Ms. Evans asked Lt. Eubanks for a timeline for when more sheriffs are coming up. Lt. Eubanks said that eight extra deputies and two supervisors will be added next Wednesday to the resident deputies you have here. They will be staying here. He said it's through September 6th. Ms. Evans asked if we have nuisance problems; how should that be called in? Lt. Eubanks advised her to call the non-emergency and touch base with Sgt. Diaz. He said you could call the substation number and leave a message, and we can follow up at 775-557-2284. He said there would be a motor unit and K9.

Ms. Evans said she was accepted into the Washoe County leadership program. She said she wouldn't be at the November and December CAB meeting due to a conflict with the leadership program. Ms. Ramos said we could reschedule the CAB meeting.

Mr. Nichols provided an update on Ormat Technologies. He said they are working on the environmental assessment. That EA could be released today or this week. We are within days of being released. It's an exploration and environmental assessment for up to 20 drill holes that have to have designated locations. That comment period will be open for a month. Since the last meeting, our Director of Business Development, Paul Thompson, has had a meeting with Washoe County and has taken a tour with the CEO of Burning Man. Lyna Tanner with Burning Man was also in attendance. Four of them met and toured Steamboat. They will be taking some of our staff on a tour of Burning Man. Mr. Moore asked if we could get a tour of Ormat to know what will be around our community. Ms. Nichols said there is an open invitation for a tour of the exploration drilling; we are drilling in the north valley project, which is south of here at San Emidio Plant; we are drilling for the purpose of expanding the plant. They installed heat exchange and cooling equipment. It went from a 10-megawatt facility to a 20-30 megawatt facility. He said he could make arrangements to tour those facilities.

Mr. Nichols said Wood Rogers is our consultant and will ask them for a copy of those minutes. He said we are updating daytime and nighttime photos and simulated or scaled impact of a drill rig at daytime or nighttime.

Ms. Gambrell asked about the plant expansion at San Emidio. She asked if the same kind of equipment you plan on installing up here or is it more of the same old stuff. Mr. Nichols said the existing San Emidio Plant was updated in 2012. That is a newer technology but constructed by a different company. He said the current expansion; he said he didn't know that technology. He said it's the same heat exchange, but don't know the temperature of the resource. We can't design a facility until we understand the temperature of the resource that might exist here. Mr. Nichols said the current facility is an R1 legacy project they purchased from another company. We are doing exploration only. We don't have any design. We don't know the temperature of the water and cannot propose a plant until we know. Ms. Gambrell said there is a plant proposed, but we don't know what type. Mr. Nichols said the original plan, Ormat Staff in 2019 or 2020, proposed exploration and development. He said when we met in December 2021 or 2020, Ormat had withdrawn that application. There is a second application.

Ms. Gambrell requested a link to the second application. Mr. Nichols said that the second application had eliminated the discussion of a power plant. Mr. Moore asked if that is the same application that was submitted to BLM that mentions using 30,000 gallons of water a day. Mr. Nichols said for drilling, yes. It's for 20 wells. Mr. Moore said they are 300 feet by 300 feet with a tailing waste pond. He asked if they would be lined to prevent the materials from settling to mix with the groundwater. Mr. Nichols said he didn't believe we were required to line those ponds. Mr. Moore said it's trailing mud next to whatever you are using, and it settles out, and the wells go away; you clean up that pond, or does it stay permanently? Mr. Nichols said we dry the pond and cap it. Mr. Moore asked if you have a drill on-site currently that is operational. Mr. Nichols said he wasn't sure if it was drilling at San Emidio now, but he will find out and make arrangements to look at it if there is.

Ms. Evans said she wanted to propose consideration for the next meeting, an item within the purview of the CAB regarding the Burning Man event, vendors, and traffic in town. She said it's not intended to be a complaining session. Are there things we want to capture for the year to come?

9. GENERAL PUBLIC COMMENT –

Scott Nichols said he would ask if Ormat could purchase the school's AED.

Lt. Eubanks encouraged everyone to sign up for the catalytic converter program.

Mr. Pelt said we have an agreement with Burning Man; starting Saturday, we will add additional firefighters and medics for the event. Instead of two, you will have four to take care of the event and community. We are in great shape.

ADJOURNMENT – the meeting adjourned at 7:04 p.m.