

CARSON WATER SUBCONSERVANCY DISTRICT
BOARD OF DIRECTORS AND
CARSON RIVER WATERSHED COMMITTEE MEETING
December 19, 2018, 6:30 P.M.
Minutes

Chairman Abowd called the meeting of the Carson Water Subconservancy District (CWSD) to order at 10:00 a.m. in the Conference Room of NAI Alliance, 1000 N. Division St. #202, Carson City, NV. Roll call of the CWSD Board was taken and a quorum was determined to be present.

CWSD Directors present:

Karen Abowd, Chairman
Brad Bonkowski
Ken Gray
Doug Johnson
Barry Penzel
Ernie Schank
Fred Stodieck

Directors not present:

Carl Erquiaga, Vice Chairman
Don Frensdorff
Chuck Roberts
Steve Thaler

Staff present:

Justin Bedocs, AmeriCorps Member, Watershed Technician
Shane Fryer, Watershed Program Specialist
Brenda Hunt, Watershed Program Manager
Edwin James, General Manager
Toni Leffler, Administrative Assistant/Secretary to the Board
Debbie Neddenriep, Water Resource Specialist II

Also present:

Maydelin Almazan Torres, public
George Benesch, public
Merrie Benesch, public
David Griffith, Alpine County
Janice Johnson, public
Austin Osborne, Storey County
Carmen Schank, public
Bettina Scherer, NV Dept. of Conservation & Natural Resources

The Pledge of Allegiance was led by Director Abowd.

Item #4 – Discussion Only: Public Comment – None.

Item #5 – For Possible Action: Approval of Agenda. *Director Schank made the motion to approve the agenda. The motion was seconded by Director Gray and unanimously approved by the CWSD Board .*

Item #6 – For Possible Action: Approval of the Board Meeting Minutes of November 19, 2018. *Director Penzel made the motion to approve the Board Meeting Minutes of November 19, 2018. The motion was seconded by Director Stodieck and unanimously approved by the Board.*

CONSENT AGENDA

Item #7 – For Possible Action: Approval of Treasurer’s Report for November 2018.

Item #8 – For Possible Action: Payment of Bills for November 2018.

Item #9 – For Possible Action: Approval of the Agreement to hire HDR to conduct the Pinenut Study as part of FEMA MAS #9 in an amount not to exceed \$129,493.

Item #10 – For Possible Action: Approval of the Agreement to hire JE Fuller to conduct the South Dayton ADMP as part of FEMA MAS #9 in an amount not to exceed \$305,000.

Director Schank made the motion to approve Items #7-10 of the Consent Agenda. The motion was seconded by Director Stodieck and unanimously approved by the CWSD Board.

END OF CONSENT AGENDA

RECESS TO CONVENE AS
THE CARSON RIVER WATERSHED COMMITTEE

Item #11 – Roll Call – Director Abowd convened the Carson River Watershed Committee and a roll call was taken.

Committee Members present:

- CWSD Directors as present in roll call above
- David Griffith, Alpine County
- Austin Osborne, Storey County

Committee Members not present:

- Carl Erquiaga, Vice Chairman
- Don Frensdorff
- Don Jardine, Alpine County
- Chuck Roberts
- Steve Thaler

Item #12 – Discussion Only: Public Comment – None

Item #13 – For Possible Recommendation: Approval to hire Precision Water Resources Engineering in an amount not to exceed \$1,080 and to hire HDR in an amount not to

exceed \$4,391 to evaluate the possibility of restudying and remapping the floodplains in Churchill County. Mr. James explained that this evaluation was requested by Churchill County. The study will help determine whether all the work that has been done in the Newlands area to move the flood flows around (i.e., weir, etc.) would reduce the number of people in the floodplain. Depending on the outcome of this evaluation, Churchill County may ask CWSD to pursue funding from FEMA to conduct the restudy and remapping of the floodplain in Churchill County. CWSD has the money in the Flood Management Fund to cover the cost of this evaluation.

Committee Member Schank made the motion to recommend CWSD Board approval to hire Precision Water Resources Engineering in an amount not to exceed \$1,080 and to hire HDR in an amount not to exceed \$4,391 to evaluate the possibility of restudying and remapping the floodplains in Churchill County. Committee Member Stodieck seconded the motion which was unanimously approved by the Carson River Watershed Committee.

Item #14 – For Possible Recommendation: Selection of a candidate to receive the 2019 Andy Aldax Carson River Watershed Award. Mr. James explained that the Administrative Committee met on November 16 to consider the various nominees. It was noted that Lynn Zonge has been very involved in many activities along the Carson River. She has led and/or participated in numerous float trips, helped get the Aquatic Trail from Carson City to Lyon County, and is an active advocate for the Carson River. The Administrative Committee recommended Lynn Zonge for 2019 AA Award.

Committee Member Gray made the motion to recommend that the CWSD Board select Lynn Zonge to receive the 2019 Andy Aldax Carson River Watershed Award. The motion was seconded by Committee Member Griffith and unanimously approved by the Carson River Watershed Committee.

Item #15 – For Possible Recommendation: Approval of CWSD Board Officers for 2019 and 2020. Mr. James explained that the Administrative Committee reviewed the Board Officer criteria and recommend the following slate of officers for 2019 and 2020:

- Carl Erquiaga as Chairman
- Steve Thaler as Vice Chairman
- Brad Bonkowski as Treasurer
- Ed James as temporary Secretary until Toni Leffler’s replacement is hired.

Committee Member Schank made the motion that the CWSD Board approve Carl Erquiaga as Chairman, Steve Thaler as Vice Chairman, Brad Bonkowski as Treasurer, and Ed James as temporary Secretary of the CWSD Board for 2019 and 2020 until Toni Leffler’s replacement is hired. Committee Member Johnson seconded the motion which was unanimously approved by the Carson River Watershed Committee.

Item #16 – For Discussion Only: Update on the Amicus Brief regarding the Public Trust Doctrine as it relates to prior appropriation decreed water rights. Mr. James explained that Mr. King has continued to coordinate CWSD’s Amicus Brief with other interested parties in Nevada.

We got the California Amicus Brief that clarifies what is going on in California. California does not consider this as a “taking” under which the farmers would be compensated for their loss of use of their water rights. CWSD Board will send the Amicus Brief in January 2019.

No action was required on this item; receive and file.

Item #17 – For Discussion Only: A presentation by Austin Osborne regarding Tahoe Reno Industrial Park. Mr. James asked Committee Member Osborne to give an update on the Tahoe Reno Industrial (TRI) Center because there is so much going on in the area. Mr. Osborne reminded the Board of the tour of the TRI Center. He handed out two maps of the area: one a zoning map of county and the second a zoom in of the industrial park. Mr. Penzel asked the difference between heavy industrial and light industrial. Mr. Osborne explained that light is the manufacturing of parts vs. heavy industrial is manufacturing from basic materials. TRI is currently 70 square miles with 18,000 acres of developed land. Businesses include distribution, manufacturing, and data center types like Walmart, PetSmart, E-Bay, Zullily’s, paint manufacturing, Tesla, Switch, a company who refines chemicals for the semi-conductor industry, and high tech uses. TRI owns 5100 af of groundwater and 1800 af of surface water. The area is purple piped for recycled water and the water is used six times. Every parcel sold comes by default with 0.5 af of water and most don’t use that much. Switch is a heavy water user for cooling. TRI is allowed light industrial and commercial use up to 10% of the park and 10% of a parcel, includes hotels and gas stations. The area generates good tax revenue for Storey County. Some of the very large parcels purchased are used by companies that do highly secretive things and want surrounding open space for security. TRI Center was originally expected to be almost entirely distribution and warehousing; however, the park has recently attracted manufacturing, data, and other uses. Many of these new uses do not generate as many employees as the former uses.

Mr. Osborne went over the history of how TRI came into being. In 1999, Storey County’s primary industry was tourism and brothels. Taxes dried up to where the State was paying Storey County’s bills and wanted to divide up the county. That is when the TRI area started to be developed. Storey County engaged in a contract with Roger Norman and Lance Gilman who built the infrastructure and USA Parkway. The arrangement is that when Storey County makes its first \$5 million they can pay the developers back interest free. The development agreement says that in order to develop, the county can’t change development regulations and fees without Storey County and TRI agreeing to the change. Big partners technically becoming the developer where the partner builds adjoining roads, etc., and Storey County will pay them back. The complex needs 8,000 af more water and Truckee Meadows Water Reclamation Facility (TMWRF) has 8,000 af of treated wastewater, some of which they can’t discharge into the Truckee River without further treatment. It will cost \$38 million to develop treatment, so TMWRF is willing to participate in part in the development of a pipeline to send the treated wastewater to TRI.

Regarding residential needs for the center’s employees, approximately 5,000 homes would be allowed by the county master plan east of TRI, if developed according to the master plan requirement. It is planned to be clustered and high-density with schools (K-12 and possibly post-secondary to 14), including a post-high school trade school which would train for technical jobs with the companies located in TRI. Carmen Schank, who is on the Churchill County School

Board, noted that Churchill County School District is losing teachers and bus drivers to the TRI area because the county can't compete with the wages that TRI offers.

Mr. Griffith asked about Storey County's fire protection. Mr. Osborne explained that each community in the county has a fire station. They utilize Alternative Means Methods (AMM) to make it easier for companies to protect life-safety while conforming to the codes, and it provides, for instance, as a consortium where everyone shares in the costs of trucks, foam, etc. Storey County has paid, EMT-certified and Paramedic-certified firefighters at each station and only a few volunteers. The EMT and Paramedic training provides medical attention in areas where there are not hospitals available close-by.

No action was required on this item; receive and file.

Item #18 – Discussion Only: Public Comment. None.

**ADJOURN TO RECONVENE AS THE
CARSON WATER SUBCONSERVANCY DISTRICT BOARD OF DIRECTORS**

Item #19 – For Possible Action: Approval to hire Precision Water Resources Engineering in an amount not to exceed \$1,080 and to hire HDR in an amount not to exceed \$4,391 to evaluate the possibility of restudying and remapping the floodplains in Churchill County.

This item was discussed earlier in the Agenda as Item #13.

Item #20 – For Possible Action: Selection of a candidate to receive the 2019 Andy Aldax Carson River Watershed Award. This item was discussed earlier in the Agenda as Item #14.

Item #21 – For Possible Action: Approval of CWSD Board Officers for 2019 and 2020.

This item was discussed earlier in the Agenda as Item #15.

Director Johnson made the motion to approve the Carson River Watershed Committee's recommendations for items #19-21. The motion was seconded by Director Penzel and unanimously approved by the Board.

Item #22– Discussion Only: Staff Reports

General Manager – Mr. James reported:

- He had a conference call with the Bureau of Reclamation about the WaterSMART grant. He will bring information to the Board in March or April.
- He also had a conference call regarding a proposed development in the Douglas County floodplain.
- Mike Workman will be replacing Chuck Roberts to represent Lyon County on the CWSD Board.
- Douglas County will verify their appointment to the CWSD Board on January 7. It is expected that Larry Walsh will replace Doug Johnson.
- Carson City will determine their new representative to CWSD at their January 17 Board meeting.

Brenda Hunt reported that the next Water Forum is scheduled for April 2-3, 2019.

Item #23- Discussion Only: Directors' Reports – None.

Director Gray noted that he read an article about the State Engineer's position on Nevada Water Law which caused him some concerns.

Item #24 – Discussion Only: Update on activities in Alpine County. Supervisor Griffith:

- Thanked Director Abowd for being the best Chairperson to lead CWSD through the past several years.
- Alpine County has updated their Wildfire and Forest Health Plan.

Item #25 – Discussion Only: Update on activities in Storey County. Committee Member Osborne reported:

- Virginia City has plugged into new water line on Five-Mile Flat and it is running well.

Item #26 – Discussion Only: Public Comment. None.

There being no further business to come before the Board, Director Schank made a motion to adjourn the meeting and it was adjourned at 7:15 p.m.

Respectfully submitted,

Toni Leffler
Secretary