LYON COUNTY BOARD OF COUNTY COMMISSIONERS
WEDNESDAY, JUNE 29, 2022 AT 6:30 PM

CENTRAL LYON COUNTY FIRE ADMINISTRATIVE OFFICE
246 DAYTON VALLEY ROAD, SUITE 105,
DAYTON, NV 89403

TYPE OF MEETING: Dayton Bridge and Drainage Master Plan Meeting Discussion

1. Roll Call

Staff: District Attorney, Steve Rye; County Manager; Jeff Page; Community Development Director; Andrew Haskin; Roads Director; Dustin Homan and Utilities Director; David Bruketta attended in person.

Board of Commissioners Present: Commissioners Gray, Keller, Hockaday, Henderson and Jacobson were all present in person.

2. Pledge of Allegiance: Lead by Community Development Director Andrew Haskin

3. Public Participation: There was none

4. For Possible Action: Review and adoption of agenda: Commissioner Keller moved to adopt the agenda as presented. Commissioner Jacobson seconded, the motion passed by unanimous vote (5 Ayes, 0 Nay, 0 Abstentions)

5. County Manager

County Manager, Jeff Page, explained the request for agenda items 5.a. and 5.b. is to adopt the proposed North Dayton Valley and South Dayton Valley Drainage Master Plans. This will allow staff to seek funding to develop the project and determine the best options within those plans.

He went on to explain agenda item 5.c. is to give staff direction on selecting a location for a second bridge in the Dayton Valley area, and will allow staff to start looking for additional funding sources, begin with pre-engineering, design and construction of the road network and bridge.

Commissioner Gray read agenda item 5a.and 5.b into the record and said the board would hear both items together and take action on them separately.

5.a. For Possible Action: Review and adopt the North Dayton Valley Area Drainage Master Plan

5.b. For Possible Action: Review and adopt the South Dayton Valley Area Drainage Master Plan

Community Development Director, Andrew Haskin, gave a brief overview of the proposed North and South Dayton Valley area Drainage Master Plans. He explained the idea behind adopting both Drainage Master Plans at the same time is to look at storm water with a more holistic approach rather than addressing it as individual development continues.

Damon McAlister, Engineering Consultant with Farr West, gave a presentation explaining the process the County went through to evaluate and identify the drainage issues in the Dayton area and the best way to mitigate areas of highest concern. He explained the County collected data on 3 different storm events (25 year- 24 hour, 100 year- 6 hour and 100 year-24 hour) to capture how the flows of each type of storm event move through culverts, storm drains, detention ponds and development to identify high risk flood areas and the best areas to put in detention basins and channels. Mr. McAlister gave the locations of the proposed detention basins and channels in both the North and South areas, how the storm waters will flow and recommended phasing for construction of the project. Mr. McAlister gave the projected economic cost due to flood damage based on FEMA analysis for the three different storm events. He went on to give the estimated cost for both the South and North Dayton Drainage Master Plans. The proposed cost for the North Dayton Valley construction, based on the 2017 study and cost estimate, is $55 million and $34.9 million to $44 million to implement the South Dayton Valley Drainage Master Plan.

The Commissioners expressed concerns about the out of date project cost estimate, overall project cost versus economic impact due to damage and long-term maintenance costs. They also had questions and concerns about the process of phasing and development of the infrastructure and asked if there were less expensive alternatives or short-term options to mitigate high risk or bigger problem areas such as the Eldorado Canyon area. Options such as retention ponds and allowing the County to install infrastructure and channels over time, may break up the cost. They also asked what responsibility Storey County has in this and if they are willing to work together on this project. Damon McAlister, Farr West Consultant, responded retention ponds could be built as a short-term option, which would help slow the flows and then construct the channels to take flows out to the river while working in phases to construct the rest of the infrastructure.

County Manager, Jeff Page, said there is already retention and detention in some areas that could be cleaned up to help the existing detention basins hold storm flows as a band-aid while working toward building the rest of the infrastructure but without adopting a plan, the County cannot move forward to secure funding to start the project. Part of the problem with putting in retention and detention ponds in the high-risk areas is that the County does not own the property so property owners have to be willing to work with the County. The other issue is maintaining them. After any significant rain event, not even flooding, a significant amount of silt is left behind. It is possible to do stop gap measures and band-aid along until the county gets the infrastructure built. However, part of the reason staff is asking for authorization to move forward is that a majority of the pre-engineering is done, which means the county can apply for EPA grants to start working on these projects and start building the infrastructure. It will not be enough to pay for it all at once but it gives the county the ability to continue to move forward. Mr. Page said Lyon County has had conversation with Storey County in regards to working together on this project, which will increase funding options.

Comm. Gray asked for public participation.

Public Participation-

Mike Starkey asked if the data was adjusted for the development that has occurred since the study was done. He thanked the Commissioners and Staff for coming to Dayton

Jeanette Peck expressed concerns with the order of phasing for the infrastructure, she asked if other alternatives were looked at; how much water will be captured in each phase; and how this is being coordinated with FEMA.

Damon McAlister, with Farr West, said they looked at other options however; the proposed plan gives the County the most bang for their buck. The first two proposed phases are the spine/backbone of the infrastructure. Once Funding comes in, there will be more analysis done to fine-tune the route.

Gary Stadler asked how long each phase would take to construct; is the County is starting on the North or South side. One side affects homes and safety, the other affects businesses. He also asked about funding.

County Manager, Jeff Page, said his recommendation is to begin on the South side. Once funding is secured, the County will have a better idea of timeline.

Pete McMahon had questions about how storm water will move/be diverted and other options.

Bob Scholes complimented Farr West on their presentation, and stated the proposed plan solves the problem. He asked if there is a way to divert flows from Industrial area to the channel and back out to the river to relieve flooding in the interim.

Sonya Abbott asked why something was not done sooner.

Tim Steeper asked if it is possible to do some of the work to mitigate current flooding concerns while working toward developing the infrastructure for the 100-year flood, and what the other options are? He said he feels the proposed plan is the best option and makes the most sense.

Ingrid White asked how big the retention ponds are, what they are made of and how the channel that is proposed to run across current roads, will be constructed.

Damon McAlister with Farr West, said the size of the ponds will depend on the 100 yr. storm event flows and sediment and will be designed with catch areas the County can clean out and maintain. There is no specific alignment detail at this time.

Russ Harig asked if there will be a specific department responsible for cleaning and maintaining the retention ponds in between storms and if the County will make it a priority to do so.

County Manager, Jeff Page, stated there is not a specific department assigned to maintain the storm drainage at this time. At this time those duties are split between the Road and Utilities Departments depending on the situation. Moving forward the County would like to have a designated Storm Drainage Department but that depends on budget and funding.

Russ Harig asked if the County is going to allow development to continue putting people's lives in jeopardy until this is resolved.

County Manager Jeff Page responded both developers and property owners have property rights. The County cannot tell people or developers they cannot develop their property if what they are proposing is an allowable use and meets all standards associated with the zoning, and proposed development. It could be considered a taking. Mr. Page went on to say, as Emergency Manager, his priority is the south side because there is only one emergency access and if the bridge is taken out by flooding there is a huge issue.

Shawn Keating suggested some kind of cost sharing with developers such as a tax attached with new development or creating a special taxing district to help offset the cost.

Laura Starkey stated she felt it was important to not get sidetracked with the unknown details. At this point, a plan needs to be adopted, to secure funding so the County can move forward.

John Gavin expressed he is not for extra taxes but the County may need to look at creating a storm drainage tax.

County Manager, Jeff Page, explained there are a number of ways to fund the initial infrastructure, but maintenance of the infrastructure is the bigger issue. The County is looking into options to avoid raising taxes unnecessarily.

Jeanette Peck stated based on the storm flows the structure in the Rancho's area is going to have to be a large structure and if the second bridge is going to be constructed, there is a need to work together on both projects.

5.a. For Possible Action: Review and adopt the North Dayton Valley Area Drainage Master Plan

Commissioner Hockaday motioned to adopt the North Dayton Valley Drainage Master Plan as presented. Commissioner Keller seconded, the motion passed by unanimous vote (5 Aye, 0 Nay, 0 Abstentions)

Public Participation-

Juliet Hansen had questions about the channel on Bullion, asked for clarification on size and asked why other options are considered not as favorable.

Damon McAlister, with Farr West, responded that in the body of the report it goes into why the other options are not as favorable.

Jeff Page, County Manager, explained there were a number of challenges with the other options including having to acquire multiple properties.

Kirk Stockham spoke about experiencing the floods in 2017 and 2019 and how the storm flows moved through the Lyon County Utilities Yard and the Commercial District, and things that can be done now to help with the flooding in that area.

Damon McAlister with Farr West, spoke about the channel that is going through the warehouse facility. Stating there are two storm water facilities on the property. One is to convey the water coming through it, and the other is a detention for the run off created by/on their parcel.

Chuck Reno, County Engineer, spoke about the drainage standards being revised in 2018 to avoid developers coming in creating drainage basins to handle their excess water and then not maintaining them causing more issues.

Senior Planner, Rob Pyzel, spoke about the plan proposing different alternatives however, the other alternatives would require certain conveyance features to run through private property and if one property owner decided not to cooperate, it would shut down the entire project. Another benefit to the supported alternative is the approved road network in the 2020 Comprehensive Master Plan; the road alignment will roughly align with the second bridge. He also spoke about the concern with putting in detention basins versus starting infrastructure at the river. Installing detention features and channels prior to connecting to the Carson River and storing the water and releasing it once it reaches top flows could be creating a larger impact.

5.b. For Possible Action: Review and adopt the South Dayton Valley Area Drainage Master Plan

Commissioner Henderson motioned to adopt the South Dayton Valley Area Drainage Master Plan as presented. Commissioner Jacobson seconded,

Comm. Gray asked for Public Participation- There was none

The motion passed **by unanimous vote** (5 Aye, 0 Nay, 0 Abstentions)

5.c. For Possible Action: Presentation, discussion and direction to the County Manager on the location, supporting road network, and funding for a second bridge in the Dayton area.

Community Development, Andrew Haskin, summarized the request for agenda item 5.c. Staff is looking for direction on the location of a second bridge in the Dayton area based on two options. A 2008 study looked at starting at Cardelli and Sutro roads. A second study done in 2010 looked at Chaves road as an option.

Mr. Haskin explained a few of the challenges with the first option of Cardelli/Sutro; first, the width of the river in that location requires a 1,300 ft. bridge increasing the cost dramatically. Second, to accommodate the required width of right away for a bridge that size the county would have to acquire roughly 18 properties to meet the 100 ft. required right of way. The rough cost associated with doing that would be 10.25 million without the additional cost of right of way development on the Minor Ranch parcels. The county's third largest well would have to be relocated. Utilities Director, David Bruketta, explained 5 years ago the county had to drill a well and the total cost was 5 million dollars. The cost associated with relocating/drilling an entirely new well would be far more costly than that. The other issue that may arise with the relocation is water rights being challenged. The estimated cost of placing the second bridge in this location was 14.97 million in 2008.

The Chaves option would only require a 300 ft. bridge due to the width of the river being considerably more narrow there, requiring less of a right of way. Most of the right of way would be on BLM land and or private

development. Mr. Haskin explained how the road network would connect with existing and possible future development and will largely follow the Drainage Master Plan. As future development comes into that area developers will be required to develop roads, which will help offset the cost the county incurs. This proposed route will reduce truck traffic by looping around the far end of Dayton. The estimated cost to place the bridge in this location was 6 million in 2018.

The Commissioners expressed concerns with this location being utilized and helping with congestion since it is further out of the way. They also asked about funding sources and if the second bridge will be utilized primarily as a secondary emergency access versus an alternative traffic route to help with congestion. They also asked if a developer does not come forward in the timeframe the County is proposing to begin development, the County will solely be responsible for obtaining the entire 100 ft. right of way at fair market value.

County Manager, Jeff Page, explained if construction started immediately, the second bridge would primarily be utilized as a second emergency access and to re-route truck traffic off Dayton Valley road, helping with traffic congestion during peak travel hours.

Commissioner Gray asked for public participation

Gary Stadler expressed support for the Chaves option versus putting 18 people out of their homes. He also stated he thought the estimated cost to acquire those homes is off.

Tim Steeper expressed concerns with increased traffic off Dayton Valley Road, with rumors of a new mine starting production in the area.

Ingrid White suggested looking at alternative locations for placement of the second bridge and road network, utilizing county owned land.

Mike Starkey stated a second bridge is needed regardless of location. One access is not sufficient and the second bridge should go in before any more development continues.

Russ Jarig had questions regarding where the road network is going to connect, at Lakes Blvd or Dayton Valley Rd and development should stop until the second bridge is constructed.

Donna Evans said she lives on Sutro Rd. and does not want to see her house demolished.

Lorry Starkey has seen the increase in traffic as development and growth is continuing and feels it will continue to get worse. She is in support of the Chaves option.

Camille Vecchiarelli asked what it would take to stop development/building until the second bridge is built.

Comm. Gray asked to add an agenda item to the first meeting in August to discuss a building moratorium.

Senior Planner, Rob Pyzel, stated the County does not build infrastructure, developers cover that cost. The County maintains infrastructure. You cannot stop building and continue to develop infrastructure.

William Abbot said one access is not sufficient and spoke about the value of separating residential and work traffic.

Joe Sbragia suggested looking at an alternative route, having the truck traffic go up Como Road to Cinderlite's pit; install a road, taking all the truck traffic off Dayton Valley Road.

Juliet Harsen is opposed to the truck traffic being routed down Bullion, she feels trucks belong on the highway. She does not want to hear big trucks and the increase in traffic. She also asked about the county's Transportation Master Plan.

Jeanette Peck is in support of the Chaves option.

Margot Easley spoke about proposed development/developers coming to the area and the County requiring developers to put in infrastructure.

Patty Polish does not support the Sutro location and asked if the County has looked into the cost of relocating the utilities located in that area.

Comm. Keller moved to direct the County Manager and Staff to move forward on the road network and funding of a second bridge to align with Chaves as presented.

Comm. Henderson seconded, the motion passed by unanimous vote (5 Ayes, 0 Nay, 0 Abstentions)

6. Commissioner Comments

Comm. Henderson suggested looking for supplemental funding through federal dollars for both projects.

Comm. Keller commented having a second emergency access is extremely important.

Comm. Jacobson thanked Farr West for their presentation, County Staff and the Dayton Community for coming out and participating.

7. Public Participation

There was none given.

8. Adjourn

Comm. Gray motioned to adjourn; Comm. Jacobson seconded, meeting adjourned by unanimous vote (5 Ayes, 0 Nay, 0 Abstentions)

LYON COUNTY BOARD OF COMMISSIONERS

Vida Keller

~~KEN GRAY,~~ Chairman - Vice, Vida Keller

ATTEST

Nikki Bryan

NIKKI BRYAN, Lyon County Clerk/Treasurer