



# Moapa Valley Town Advisory Board

October 28, 2020

## MINUTES

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Board Members: Marjorie Holland – Chair – **PRESENT** Lois Hall – **PRESENT**  
Kristen Pearson – Vice Chair – **PRESENT** Megan Porter – **PRESENT**  
Gene Houston – **PRESENT**

Secretary: Amelia Smith 702-397-6475 [Amelia.Smith@clarkcountynv.gov](mailto:Amelia.Smith@clarkcountynv.gov)

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- I. Call to Order, Invocation, Pledge of Allegiance, Roll Call  
The meeting was called to order at 7:00 p.m.
- II. Public Comment  
None
- III. Approval of September 9, 2020 Minutes  
**Moved by: Gene Houston**  
**Action: Approved**  
**Vote: 4-0 Unanimous**
- IV. Approval of Agenda for October 28, 2020  
**Moved by: Marjorie Holland**  
**Action: Approved the agenda with a motion to hear the zoning item first, art project second, Arevia Power third, Transform Clark County fourth, and CDAC last.**  
**Vote: 5-0/Unanimous**

V. Informational Items

1. Clark County Parks and Recreation Office of Public Art is to provide details about the double negative project and invite the public to the Public Art Presentation on Wednesday, January 6, 2021 at 6:00 pm – 7:00 pm at the Overton Community Center 320 N Moapa Valley Blvd, Overton, NV 89040. (for discussion only)

Mickey's presentation will be included a part of the minutes

Mickey Sprott is currently working with the 3 finalists who are scheduled to provide a presentation before the community on January 6, 2021 from 6-7pm. The presentations will take place at the Overton Community Center but will not be a part of a town board meeting. Each of the 3 artists will have a design which will be presented to community members and a voting panel. The panel will vote on the finalist after community members are dismissed.

2. Arevia Power, a developer of utility-scale solar photovoltaic projects in the United States, to provide project details including scope, construction and operation timeline, job opportunities and economic benefits regarding the proposed project for an 850 megawatt (MW) alternating current (AC) solar project with 850 MW battery storage on approximately 9200 acres of federal land under the management of the Bureau of Land Management. The Battle Born Solar Project is located approximately 3 miles east of Moapa Valley on the southern end of the Mormon Mesa. (for discussion only)

Ricardo Graf, Chief Development Officer and managing partner of Arevia Power, was present to provide details regarding the proposed solar project. The presentation was provided as part of the agenda and supporting materials and will be included as part of the minutes. Ricardo informed residents that a website will be set up where folks can provide their public comment as the process progresses.

Community comments includes the following: Residents are concerned that there wasn't enough of a discovery process before settling on a site; residents would have preferred to be given the opportunity to discuss negative impacts in the following categories: environmental, religious, tourism, recreational, historical, geological, and wildlife disruptions due to a large section of the valley becoming restricted access. The community would have liked the opportunity to provide alternative sites. This site will directly have a negative impact on businesses in the area such as Skydive Fyrosity and Legacy Rock. Arevia Power maintains that their plans are all preliminary and they are willing to compromise to have the least amount of community impact possible.

The valley will be sandwiched between the two largest solar projects in the nation being Gemini and Battle Born located 20 miles apart from one another. The community is wondering where the water will be sourced from during the construction period and to maintain the site. Residents visited Arevia Power's website where it states that the water would come from ground water. Arevia Power stated that their water will be trucked in via North Las Vegas or Las Vegas. The community has already lost businesses due to Lake Mead closures and they believe this solar project would further negatively impact dollars brought in via OHV users and outdoor enthusiasts. Once the project is complete Arevia Power plans to sell the site which raises further concerns regarding Arevia Power's commitment to the community.

**Additional public comments have been provided via written letters which will be included as part of the meeting minutes**

- **What is the cost of kilowatt hours?** Currently, California's is experiencing substantial rate increases
  - **The top of the mesa is categorized as an ACEC** - similar projects have been denied in this location.
  - **The mesa is a protected air route for fowl.**
  - **Will this project restrict grazing rights?** According to the Arevia Power, they will not restrict any grazing.
  - **The location of the panels is in Skydive Fyrostiy's landing zone.**
  - **Legacy Rock uses this as an access point to their aggregate site-** They truck in and out of that site multiple times a day and their trucks kick up dust and rocks.
  - **The Highschool M is accessed via the mesa and holds traditions going back several generations.**
  - **Fugitive dust is a huge topic of concern** - Arevia Power's dust mitigation process will be to use water trucks.
  - **Who will be the manufacturer of the panels and which kind of batteries will be used?** The community was told that it's too early in the process and a manufacturer has not been chosen yet. Once a notice of intent has been submitted then they'll have 2 public meetings via the BLM which will give residents the opportunity to provide public comment. Members of the BLM will be at the meetings during this process. The kind of batteries used will be lithium ion. Current purchasing options being considered are China or Tesla.
  - **How will the batteries be disposed of?** The batteries have a 10-15-year lifespan. Locals who directly work with lithium batteries have expressed that they are extremely difficult to dispose of because no one accepts them. Arevia Power had no comment.
  - **Who is the source of funding for this project?** Federal dollars will be the main source of funding
  - **How many permanent Jobs will there be, and will they be employing locals?** According to Arevia Power, there will be approximately 25-35 permanent jobs. A project this size may also include a local office. Many of the positions will go to union workers which will exclude many in the valley due to a low number of union workers living in the area.
  - **Why is this project being fast tracked?** Although the project has priority, Arevia Power maintains that they will still have to abide by the same timelines as any other project.
  - **Will the energy be sold to California?** Currently, Arevia Power is planning to sell the energy to NV Energy. The concerns are that NV Energy is not located in this area, so the community will receive no benefit. Arevia Power expressed that once the power is sold, they have no say on what happens thereafter, but they are willing to work with the Overton Power District if they would like to be included.
3. Town Board representative to provide an update regarding Transform Clark County. (for discussion only)

Kristen Pearson let the community know that Clark County is in the process of rewriting Title 30 and the Master Plan - Clark County is hoping to get folks involved in the process which includes a second opportunity for people to participate in a second survey. Please reach out to Amelia for website information.

VI. Planning & Zoning

11/17/20 PC

1. **VS-20-0444-HARDY, JAMES D. & CYNTHIA W.:**  
**VACATE AND ABANDON** a portion of a right-of-way being Leavitt Street (alignment) located between Waite Avenue and Jensen Avenue (alignment) within Moapa Valley (description on file). MK/jor/jd (For possible action)

**Moved by: Gene Houston**

**Action: Approved**

**Vote: 5-0/Unanimous**

VII. General Business

1. Clark County requests the Moapa Valley Town Advisory Board to nominate a representative for the 2020/2021 Community Development Advisory Committee (CDAC). (for possible action)

**Moved by: Lois Hall**

**Action: Approved nomination of Megan Porter**

**Vote: 5-0/Unanimous**

VIII. Public Comment

Jennifer Rawlings asked who she should speak with regarding the need for a stop sign or yield sign as they're leaving Lin's. Amelia took down Jennifer's information and will look into her request.

IX. Next Meeting Date

The next regular meeting will be November 25, 2020

X. Adjournment

The meeting was adjourned at 8:07 p.m.