



Humboldt County Board of Commissioners
March 2, 2026 at 8:30 a.m.
Meeting Minutes

Those present were Chairman Ron Cerri, Commissioners Paige Brooks, Ken Tipton, Jesse Hill and Mark Evatz, Chief Deputy District Attorney Wendy Maddox, County Manager Don Kalkoske and Clerk of the Board Tami Rae Spero.

CALL TO ORDER: Chairman Cerri called the regular meeting of the Commission to order at the regular place of meeting the Humboldt County Meeting Room, Courthouse, #201, Winnemucca, Nevada.

PLEDGE OF ALLEGIANCE: All present recited the Pledge of Allegiance.

PUBLIC COMMENT: Chairman Cerri asked for public comment. Vickie Rock appeared before the Commission and offered public comment and provided handouts to the Commission, regarding zoning ordinances to restrict the ability of a facility to be built here that would house ICE detainees and impact our water/sewer/electric and explained. No further public comment.

APPROVAL OF MINUTES: Consideration and action on correction/approval of minutes for February 17, 2026. Chairman Cerri asked for corrections for the minutes as presented; none offered. Chairman Cerri noted that as he had not been in attendance at the meeting, he would be voting as to form only. The following motion was made by Commissioner Tipton and passed with Commissioners Brooks, Tipton, Hill and Evatz voting aye and Chairman Cerri abstaining as he had not been in attendance:

To approve the minutes for February 17, 2026 as presented.

APPROVAL OF EXPENDITURES FOR HUMBOLDT COUNTY FOR FEBRUARY 17, 2026 THROUGH MARCH 2, 2026: Commissioner Hill asked about costs associated with the Public Defender line-item with Manager Kalkoske responding. The following motion was made by Commissioner Tipton and passed unanimously:

To approve the expenditures for the time period for February 2, 2026 through March 2, 2026.

Commissioner Tipton noted that he had made a mistake as to the time period for expenditure approval. Based on direction from Chief Deputy District Attorney Maddox, Commissioner Tipton offered the following amended motion which passed unanimously:

To approve the expenditures for the time period for February 17, 2026 through March 2, 2026.

MCDERMITT GENERAL IMPROVEMENT DISTRICT BOARD:

Call to Order: Chairman Cerri called the regular meeting of the McDermitt General Improvement District Board to order at 8:38 a.m.

Public Comment: Chairman Cerri asked for public comment; none offered.

Consideration, discussion and possible approval of the expenditures for the time period February 2, 2026 through March 2, 2026 related to the operation of the McDermitt General Improvement District (GID) for

the express purpose of maintaining and improving the water or sewer systems: The financial reports for January for the McDermitt Water and Sewer systems were included on the online agenda for review. The following motion was made by Commissioner Brooks and passed unanimously:

To approve the expenditures which total \$787.68 for utilities regular run utilities and regular run.

Based on a request from Chief Deputy District Attorney Maddox to include the time period of the expenditures, Commissioner Brooks offered the following amended motion which passed unanimously:

To approve the expenditures for the time period of February 2, 2026 through March 2, 2026 in the amount of \$787.68.

Public Comment: Chairman Cerri asked for public comment; none offered.

Adjournment: Chairman Cerri adjourned the regular meeting of the McDermitt General Improvement District at 8:40 a.m.

COMPTROLLER:

REQUEST TO DESIGNATE DRAKE, ROSE, & ASSOCIATES AS THE AUDITOR FOR HUMBOLDT COUNTY:

Consideration, discussion and possible approval to designate Drake, Rose & Associates as the auditor for Humboldt County for the 2026 Fiscal Year. Chairman Cerri spoke in support of Drake Rose & Associates with Commissioners Tipton and Hill concurring. The following motion was made by Commissioner Brooks and passed unanimously:

To approve and designate Drake Rose and Associates as the auditors for Humboldt County for the fiscal year of 2026.

TREASURER: Treasurer Rhona Lecumberry appeared before the Commission.

REQUEST TO APPROVE RESOLUTION TO SELL DELINQUENT TAX PROPERTIES AT 2026 SALE: Consideration, discussion and possible approval for a resolution to sell the delinquent tax properties at the 2026 sale. The Treasurer is currently holding 34 properties in Trust for the County for the 2026 Delinquent Tax Sale. Title searches have been completed, and notices have been mailed via certified mail to all parties listed in preliminary title reports. The amount of delinquent taxes and fees owing as of February 17, 2026, is \$24,797.04. A copy of the list of delinquent properties identified for the 2026 tax sale was included on the online agenda for review (see attached). Treasurer Lecumberry reviewed the request for the Commission. The following motion was made by Commissioner Evatz and passed unanimously:

To approve the Treasurer authored Resolution to sell delinquent tax properties at the 2026 sale as the Resolution has been provided to the Commission at this meeting and is available to the public as well.

(Resolution No. 03-02-26)

PUBLIC WORKS DEPARTMENT: Public Works Director Daniel Ferraro appeared before the Commission during discussion on the request to dispose of decommissioned county equipment.

REQUEST TO WAIVE THE ATTRITION POLICY: Consideration, discussion and possible approval for a request to waive the attrition policy to hire for the Assistant Director Position. Manager Kalkoske reviewed the request for the Commission. Chairman Cerri stated that he wished the best to Sonny Bengoa on his retirement. The following motion was made by Commissioner Tipton and passed unanimously:

Per staff recommendation to approve the waiver of the Attrition Policy for the Public Works Department to hire an assistant Director, the current vacant position.

REQUEST TO DISPOSE OF DECOMMISSIONED COUNTY EQUIPMENT: Consideration, discussion and possible approval of a request to declare certain County equipment as surplus, no longer required for public use, and authorize its disposal in the best interest of the County, pursuant to NRS 332.185. A copy of the list identifying the county equipment to be disposed of was included on the online agenda (see attached). Manager Kalkoske reviewed the request for the Commission. Chief Deputy District Attorney Maddox noted required language for disposal. Discussion ensued regarding what has occurred with the equipment as far as donating and transferring. Commissioner Hill noted concern with auctioning equipment identified as unsafe and asked that any such items be scrapped. Commissioner Evatz concurred. The following motion was made by Commissioner Tipton:

That the Commission finds that the items listed are not of value to Humboldt County anymore and that they may be offered to other entities in the county if they choose to have them, that they are no longer required for public use.

Chief Deputy District Attorney Maddox noted the required language to allow for disposal. The following amended motion was made by Commissioner Tipton and passed unanimously:

That the items identified are no longer of value for public use and to declare the equipment as surplus and authorize disposal in the best interest of Humboldt County to include donating the 2004 utility trailer to the Winnemucca Police Department and that anything deemed unsafe be destroyed with the rest going to public auction.

REQUEST TO APPROVE AUCTION SERVICES AGREEMENT: Consideration, discussion and possible approval of an agreement with Sharp Auction Company for the disposal of surplus County equipment through public auction and to authorize the Public Works Director to execute the agreement. A copy of the proposed agreement was included on the online agenda for review. Director Ferraro reviewed the request for the Commission with Chief Deputy District Attorney Maddox confirming that the District Attorney's Office has

reviewed and amended the agreement and what is being presented is the approved agreement. After discussion the following motion was made by Commissioner Brooks and passed unanimously:

For approval of an agreement with Sharp Auction Company for the disposal of surplus County equipment through public auction and to authorize the Public Works Director to execute the agreement.

GENERAL PROJECTS: A presentation by Humboldt County Public Works Director Dan Ferraro to update the Board on projects within Humboldt County. Director Ferraro reported on cover projects, road grading, that the Assistant Director job is being advertised, that the pump part for the booster pump for Gold Country was received and is functioning and explained, the status of Star City tank repairs and Gold Country well number four, the bid on Denio mobile home, the upcoming mag project bid and delivery of a truck.

WINNEMUCCA EVENT CENTER: WCVA Director Mike Mieras appeared before the Commission.

SWAMP COOLER SAFETY PLATFORM: Consideration, discussion and possible approval for construction and installation of swamp cooler safety platforms that meet Occupational Safety and Health Administration (OSHA) safety standards in an amount not to exceed \$32,734.44. Director Mieras reviewed the request for the Commission including reviewing the quotes received from Gourley's Welding and a quote just received from CarWil which he provided to the Commission at the meeting. Discussion ensued regarding the quotes received including the fact that a company who was contacted declined to bid, the need for the platforms and that there is sufficient funding in the budget to cover the cost. Chief Deputy District Attorney Maddox noted that the quote from CarWil had been provided to the Commission and a copy of the quote is available for public review in the County Manager's Office. The following motion was made by Commissioner Evatz and passed unanimously:

To approve the construction and installation of four swamp cooler safety platforms that meet occupational or OSHA safety standards and to accept the bid as provided by Jim Gourley Welding, not to exceed \$32,734.44.

MISCELLANEOUS REPORTS AND CORRESPONDENCE:

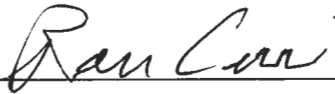
Reports from Commissioners regarding other Boards and Committees on which they serve: Commissioner Evatz reported on a State Land and Use Planning Committee, SLUPAC, meeting. Commissioner Tipton reported on Natural Resource Committee and NACO meetings; he noted that it is time for the Commission to begin considering possible legislation for presentation during the 2027 Legislative session and meetings that will be occurring with the Extension as to housing and the request for counties to participate this fall in the Veteran's Green Light. Commissioner Brooks noted her attendance at the Ranch Hand Rodeo, her work at the Soup Kitchen and her attendance at a Museum Board meeting; she noted an upcoming LEPC

meeting, a Lithium meeting, the Lincoln Day Dinner and the St. Pat's Fair. Chairman Cerri reported on a Humboldt Foundation meeting at which scholarships were awarded and explained how the process works. FUTURE AGENDA ITEMS: Whether an item will be placed on a future agenda will be subject to the chairman and/or legal counsel's determination. Manager Kalkoske noted that tonight there is an open house for the Great Basin Transmission Project at the convention center. Chief Deputy District Attorney Maddox asked that this item be dedicated to future agenda items and any notifications occur during public comment. Commissioner Evatz asked again for updates on the Grass Valley Treatment assessment and an assessment for the landfill for a long-term plan for expansion. Discussion ensued including whether the item would be discussion only or an action item. Commissioner Evatz continued asking for an NDOT update. Manager Kalkoske noted what he had done to arrange for NDOT to appear with Commissioner Evatz offering comment; he noted his prior request for recognition of Andy Rieber. Commissioner Tipton asked for a report on the Lithium transloading facility and an update on the Crossroad facility; staff noted that the Crossroads matter is in litigation, so no discussion can occur until that is complete.

Chairman Cerri requested an update on the Buildings & Grounds building and the Eagle Creek Project. Manager Kalkoske reported on the status of Eagle Creek and Double H. Chief Deputy District Attorney Maddox again noted that updates should not be occurring under future agenda item and suggested that an informational item be included on a future agenda for an update on the communications project. Discussion ensued regarding an agendized tour of the lithium facility on March 18th by the Commission with the Building Director.

PUBLIC COMMENT: Chairman Cerri asked for public comment. Commissioner Evatz offered public comment noting the Lincoln Day Dinner on March 13th and the Nevada Muleys annual banquet on March 21st. Chairman Cerri offered public comment as candidate filing which opens today and continues through March 13th. Commissioner Hill offered comment on the Ranch Hand Rodeo as to the new director and positive comments received. No further public comment offered.

ADJOURNMENT: Chairman Cerri adjourned the meeting at 9:25 a.m.

ATTEST:  Clerk APPROVED:  Chairman

(Minutes approved by the Commission and signed by the Chairman on 3/16/2026.)

Notice of Public Meeting
Humboldt County Board of Commissioners Regular Meeting
Monday, March 2, 2026
8:30 AM

Humboldt County Courthouse Meeting Room 201
50 West Fifth Street,
Winnemucca, NV 89445

FOR TELECONFERENCE OR VIDEO CONFERENCE ACCESS

Join the meeting now

Meeting ID: ID: 256 573 697 962 16

Passcode: Ky9u6Lv6

Or by phone: +1 775-446-0241, Conference ID: 180 665 098#

All times on this agenda are approximate. Consideration of items may require more or less time than is scheduled. Items on the agenda may be taken out of order; the public body may combine two or more agenda items for consideration; and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. Public comment is designated for discussion only. The public has the opportunity to address the Commission on any matter not appearing on the agenda; however, no action may be taken on the matter raised until the matter itself has been specifically included on the agenda as an item upon which action may be taken. Additionally, public comment may be heard on any item listed on the Agenda. Persons are invited to submit comments in writing and/or attend and make comments on any agenda item at the Commission meeting. All public comment may be limited to three (3) minutes per person, at the discretion of the Commission.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. PUBLIC COMMENT:

General public comment is designated for discussion only. The public has the opportunity to address the Commission on any matter not appearing on this agenda; however, no action may be taken on a matter raised until the matter itself has been specifically included on the agenda as an item upon which action may be taken.

Additionally, public comment may be heard on any item listed on the Agenda. Persons are invited to submit comments in writing and/or attend and make comments on any agenda item at the Commission meeting. All public comment may be limited to three (3) minutes per person, at the discretion of the Commission.

5. APPROVAL OF MINUTES (POSSIBLE ACTION)

Consideration and action on correction/approval of minutes for February 17, 2026.
Discussion and possible action.

5.A) Minutes

[HCC021726unapprovedUNOFFICIAL.pdf](#)

6. APPROVAL OF EXPENDITURES FOR HUMBOLDT COUNTY FOR FEBRUARY 17, 2026 THROUGH MARCH 2, 2026 (POSSIBLE ACTION)

7. CONVENE THE MCDERMITT GENERAL IMPROVEMENT DISTRICT BOARD (POSSIBLE ACTION)

A. Public Comment

B. Consideration, discussion and possible approval of the expenditures for the time period February 2, 2026 through March 2, 2026 related to the operation of the McDermitt General Improvement District (GID) for the express purpose of maintaining and improving the water or sewer systems. Discussion and possible action.

C. Public Comment

D. Adjournment

7.A) McDermitt

[McDermitt Sewer - Jan 2026.pdf](#)

[McDermitt Water - Jan 2026.pdf](#)

8. COMPTROLLER: REQUEST TO DESIGNATE DRAKE, ROSE, & ASSOCIATES AS THE AUDITOR FOR HUMBOLDT COUNTY (POSSIBLE ACTION)

A. Consideration, discussion and possible approval to designate Drake, Rose & Associates as the auditor for Humboldt County for the 2026 Fiscal Year.
Discussion and possible action.

8.A) Comptroller

[Staff Report Auditor Designation.pdf](#)

9. TREASURER'S OFFICE: REQUEST TO APPROVE RESOLUTION TO SELL DELINQUENT TAX PROPERTIES AT 2026 SALE (POSSIBLE ACTION)

Consideration, discussion and possible approval for a resolution to sell the delinquent tax properties at the 2026 sale. The Treasurer is currently holding 34 properties in Trust for the County for the 2026 Delinquent Tax Sale. Title searches have been completed, and notices have been mailed via certified mail to all parties listed in preliminary title reports. The amount of delinquent taxes and fees owing as of February 17, 2026, is \$24,797.04. Discussion and possible action.

9.A) Resolution to Sell - 2026

10. PUBLIC WORKS DEPARTMENT: REQUEST TO WAIVE THE ATTRITION POLICY; REQUEST TO DISPOSE OF DECOMMISSIONED COUNTY EQUIPMENT; REQUEST TO APPROVE AUCTION SERVICES AGREEMENT (POSSIBLE ACTION); GENERAL PROJECTS (INFORMATION ONLY)
- A. Consideration, discussion and possible approval for a request to waive the attrition policy to hire for the Assistant Director Position. Discussion and possible action.
 - B. Consideration, discussion and possible approval of a request to declare certain County equipment as surplus, no longer required for public use, and authorize its disposal in the best interest of the County, pursuant to NRS 332.185. Discussion and possible action.
 - C. Consideration, discussion and possible approval of an agreement with Sharp Auction Company for the disposal of surplus County equipment through public auction and to authorize the Public Works Director to execute the agreement. Discussion and possible action.
 - D. A presentation by Humboldt County Public Works Director Dan Ferraro to update the Board on projects within Humboldt County. Information only.

10.A) Public Works

[Staff Report Attrition Policy Waiver - Assistant PW Director 2-18-2026.pdf](#)
[Staff Report -Disposal County Surplus 3-2-2026.pdf](#)
[Staff Report - Auction Company.pdf](#)
[Sharp Auction Consignment Agreement for Humboldt County v2.pdf](#)

11. WINNEMUCCA EVENT CENTER: SWAMP COOLER SAFETY PLATFORM (POSSIBLE ACTION)

Consideration, discussion and possible approval for construction and installation of swamp cooler safety platforms that meet Occupational Safety and Health Administration (OSHA) safety standards in an amount not to exceed \$32,734.44. Discussion and possible action.

11.A) WEC

[Agenda Request Swamp Cooler Platforms 3-2-2026.pdf](#)
[Supporting Document Platform Estimate.pdf](#)

12. MISCELLANEOUS REPORTS AND CORRESPONDENCE

Reports from Commissioners regarding other Boards and Committees on which they serve, including POOL/PACT Board, National Wild Horse & Burro Advisory Board, Nevada Association of Counties (NACO), Regional Airport Board, Humboldt River Basin Water Authority (HRBWA), Central Nevada Regional Water Authority (CNRWA), Western Interstate Region (WIR), Legislative Interim Land Council, Humboldt Development Authority (HDA), Winnemucca Visitors & Convention Authority (WCVA), Hospital Board, Humboldt Foundation, Humboldt County Elk Planning Steering Committee, Paradise Conservation District and the State Land Use Planning Advisory Council (SLUPAC).

13. FUTURE AGENDA ITEMS

Whether an item will be placed on a future agenda will be subject to the chairman and/or legal counsel's determination.

14. PUBLIC COMMENT:

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15. ADJOURNMENT

16. NOTICE:

The County Commission may close the meeting to receive information from legal counsel pursuant to Nevada Revised Statutes 241.015.

The public is welcome to attend the meeting electronically via Microsoft Teams or by appearing in person at the location at the time and date listed on the first page of this agenda. There will be a physical location for the meeting; however, the meeting may be accessed electronically through an internet connection at Microsoft Teams link located on the first page of this agenda.

Staff reports and supporting material posted for the meeting are available on the Humboldt County website at <https://www.humboldtcountynv.gov/> (click on the "Government" link on the home page) if that information was available when the agenda was posted. If the supporting material/ staff report is not included in the agenda packet, it is available to the general public at the same time the materials are provided to the Board. The administrative assistant at the County Manager's Office located at 50 West 5th Street, Winnemucca, Nevada, telephone number 775-623-6300 is the designated person from whom a member of the public may request the supporting material for this meeting and the County Manager's Office is the location where the supporting material is available to the public.

CERTIFICATE OF POSTING

PLACES POSTED: Humboldt Co. Courthouse, 50 W. 5th St.; Rooms 201, 205, & 207 at 9:00 A.M. By: MC

Humboldt County Website: <https://www.humboldtcountynv.gov> at _____ By: _____

State of Nevada Website: www.notice.nv.gov _____ A.M. By: _____

MEETING DATE: March 2, 2026
DATE POSTED: February 25, 2026 POSTED BY: MICHELLE COOK

NOTE FOR SUPPORTING MATERIAL: A copy of the supporting material for the meeting may be obtained at Commissioner meeting/agendas on the Humboldt County website: www.hcnv.us or by contacting the County Manager's Office, at 50 W. Fifth Street, Winnemucca, Nevada 89445, (775) 623-6300.

NOTICE TO PERSONS WITH DISABILITIES - Reasonable efforts will be made to assist and accommodate physically disabled persons desiring

to attend the meeting. Please call the Humboldt County Administrator's Office at 623-6300 in advance so that arrangements may be conveniently made.

EQUAL OPPORTUNITY NOTICE - Humboldt County is an Equal Opportunity Employer and will not discriminate against employees or applicants for employment or services in an unlawful manner.

NON-DISCRIMINATION STATEMENT - In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should Contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-9339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by:

(1) Mail: U.S. Department of Agriculture

Office of the Assistant Secretary for Civil Rights

1400 Independence Avenue, SW

Washington, D.C. 20250-9410;
fax: (202) 898-7422; or
email: intake@usda.gov

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Zoning ordinances are being used by cities to restrict or prevent ICE from establishing detention centers, primarily by regulating land use for such facilities. These ordinances do not directly target federal operations but focus on private or commercial properties that might be leased or repurposed for detention, where human beings are experiencing human rights violations, poor living conditions, disease, deaths and other harms that are unconstitutional within the United States. In 2025, 32 people died in ICE custody at their facilities.

You, as leaders in our county/city may have limited authority in opposing actions being committed by federal officers, but you do have over land use and I'm asking you to exercise that power to prevent such a facility from being established within our county.

I called Betty Lawrence in Planning and asked her how I might proceed and she said she'd explore what is in our current zoning ordinances and if existing ordinances could be modified to exclude detention center land use, or if a new ordinance would be necessary. She has not yet completed her review. Thus, I'm not sure exactly what I need to propose, whether it should be

A new zoning category for detention or custodial facilities, or
Prohibited zones near residential, educational, or sensitive community areas, or
Special-use permit requirements with public review, or
Performance standards on security, traffic, lighting, and noise, or
Explicit exclusion of federal sovereign immunity for private operator,

I am pretty sure, however, that we need to adopt a **BINDING ZONING ORDINANCE** to be able to exercise **REAL** legal authority under our county's land use laws/ordinances. Such a facility would have devastating local impacts:

Infrastructure Strain: A “small” facility, one housing 3,000 people requires enormous amounts of water, electricity, and sewage treatment capacity. The planned mega-centers holding up to 10,000 people will strain infrastructure even more severely. Water scarcity is already a major concern throughout the Southwest where several facilities are planned. Roads designed for rural traffic suddenly need to handle daily transport of thousands of detainees, staff, and supplies.

Resource Drain and Economic Disruption: The billions poured into detention have to come from somewhere. Communities often provide services without adequate federal compensation. Despite promises of job creation, detention facilities often disrupt local economies. Mass detention removes workers from communities that need them. Immigrants represent about 20 percent of all workers in the U.S. food industry and play critical roles in healthcare.

Environmental Impact: Waste management for thousands of people. Potential contamination of local water supplies. And, keep in mind that environmental impact assessments, when they happen, if at all, are often rushed and inadequate.

Long-Term Fiscal Risk: Federal priorities can shift. Sometimes quickly, as this chaotic administration shows very clearly. Contracts can be canceled. New distractions need creating. If a facility downsizes or closes, communities can be left with stranded infrastructure and a massive, unused property in their town.

Limited Local Control: Legal experts advising municipalities have concluded that ICE is largely immune from local regulation. Communities can't simply pass ordinances to stop these facilities after they're proposed. That's why early intervention, before permits are finalized, is critical. Once the process reaches certain stages, your legal options narrow dramatically.

Doing nothing, and potentially allowing the potential creation of an ICE detention center in Humboldt County would stifle our economic growth and replace it with an incompatible use that generates minimal economic returns or community benefit. It would, in fact, be detrimental, and place an undue burden on our public safety, services, and infrastructure.

What's Happening Elsewhere:

In Texas, the Karnes County Residential Center is within 100 feet of gas flares and oil wells.

In Tacoma, Washington, a facility sits next to a federal Superfund site contaminated with sludge from a coal gasification plant.

In Greensboro, NC: Created a new land-use category called "Secure Detention and Custodial Facility," defined as any public or private building used to detain people who are not free to leave, whether temporarily or long-term. Under the ordinance, such facilities cannot operate within 2,500 feet of residential zoning, schools, parks, child care centers, places of worship or hospitals. The city also prohibits them within one mile of another secure detention facility. Developers must obtain a special use permit, undergo a public hearing and receive approval before opening. The city will cap occupancy levels and require 24-hour on-site security.

In Baltimore County, MD: lawmakers may have passed emergency legislation banning private immigration detention facilities

In Los Angeles: The City Council is looking to reactivate and modify a proposed zoning ordinance (that was shelved) that would have prohibited private detention centers in the city from partnering with federal agencies, like Immigration and Customs Enforcement (ICE), to operate detention centers holding minors.

In New Jersey: Municipalities hold real authority under the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.). By statute, a town decides how its land can be used and under what conditions (N.J.S.A. 40:55D-62). Thus, zoning ordinances may define "detention," "correctional," or other involuntary-confinement facilities as impermissible land uses. That's how municipalities may lawfully prohibit privately owned or privately operated detention centers outright.

In Merrimack NH: They're currently fighting a warehouse conversion on PFAS contaminated land with contaminated WATER and are concerned about contamination of the town's aquifer Conservation District from such a facility if they draw water from a "private well" that's "not required to comply with State standards."

BLUF

Social Circle Discussions

Conversion of Large Facility to Detention Center

Existing Conditions

- Built in 2025 (C/O November 5, 2025)
- 183 Acres
- 1,013,902 Sqft Under Roof
- The Government is purchasing the site with the one facility completed. The approved plans by Social Circle included three buildings (Building 1 – 1,013,902 sqft, building 2 – 769,500 sqft, Building 3 – 532,980 sqft for a total of 2,316,382 sqft under roof). This is significant as the *plan already included over 2m square feet* of capacity for the infrastructure.
- Social Circle currently has a capacity of 1.25m GPD at the existing A. Scott Emmons Treatment Facility with another 3.0m GPD facility in planning.
- Utility Capacities at Site Currently:
 - 4,000 Amp Electrical Service from Georgia Power
 - 4 x 2,014,000 BTUH gas fed heaters from 4” PE gas main by Natural Gas Systems of Social Circle
 - Fire Suppression System including 2,500 gpm, 520 HP Fire Pump fed from main 10” water line by Water and Sewer Services of Social Circle
 - Domestic Water serviced by 10” by Water and Sewer Services of Social Circle
 - Wastewater System currently serviced by 2 @ 6” mains (1,105,000 gpd capacity) which eventually feed to a 6” force main (666,720 gpd capacity). These feed into the treatment system of Water and Sewer Services of Social Circle

From Water and Sewer Services of Social Circle

The City of Social Circle, Georgia, operates its water and sewer services, with plans for a new **3.0 million gallons per day (MGD) wastewater treatment plant designed to support industrial growth.** Additionally, the A. Scott Emmons Water Reclamation Facility, a 1.25 MGD plant in the Little River watershed, serves the area.

Key details regarding water and wastewater, based on the provided search results, include:

- **Future Infrastructure:** The City of Social Circle is planning a new 3.0 MGD wastewater treatment plant to accommodate industrial growth.
- **Existing Facility:** The A. Scott Emmons Water Reclamation Facility (1.25 MGD) was constructed for the Newton County Water and Sewerage Authority.

- **Service Information:** Information on setting up water service, which requires a [lease or closing document](#), a completed application, and a copy of a driver's license, is available from the city.
- **Regional Context:** While not directly in Social Circle, the [CCWSA \(Clayton County Water Authority\) operates a 38 MGD plant](#), indicating the scale of nearby regional infrastructure.

Regulatory Authority

Water and wastewater systems are regulated to ensure compliance with [safety standards](#), and the Georgia Environmental Protection Division (EPD) oversees systems with a capacity over 10,000 gallons per day.

New Conditions of Detention Facility

Approach

The design took the approach to not affect the existing infrastructure adversely in any way. Ultimately this led to an approach of on-site containment and generation for the utilities needs. Please see the following chart for the outcomes of the studies:

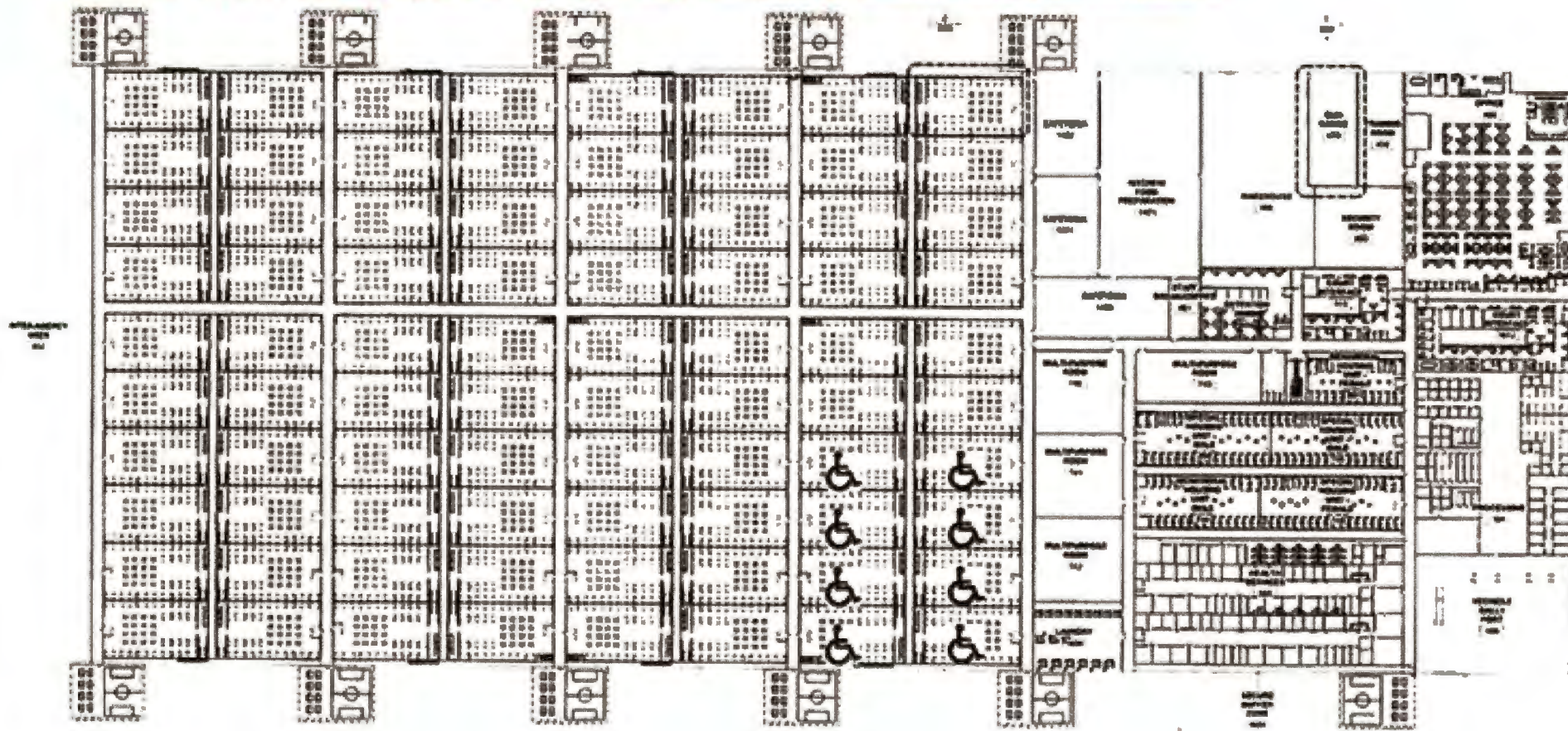
Utility	Existing Capacity	New Demand	Mitigation/Approach
Gas	4" Main	4" Main	As a contingency there is a 6" gas main upstream which can be utilized
Power	4,000 Amps @ 3 Phase 480	Final TBD	The existing grid contains enough power for the facility – the facility will utilize on site generation if Georgia Power will not accommodate
Water – Domestic	10" Main	10" Main	Contingency is Storage Tanks on Site
Water – Fire Pro.	10" Main	10" Main	Contingency is Storage Tanks on Site
Wastewater	6" Force Main – 666,720 GPD	1,001,683 GPD	<p>Engineering Assessment & Management Strategy</p> <ul style="list-style-type: none"> • Wastewater Peak Shaving via Flow Equalization: The installation and utilization of Flow Equalization (EQ) tanks (Tight Tanks) allow the system to buffer surge volumes during peak periods. This stored effluent is then metered into the treatment stream at a controlled rate during low-flow "off-hours," preventing plant washouts. • SCADA and Automated Flow Control: Upgrading to automated monitoring systems allows for real-time adjustments of lift station pumping rates. This ensures that the velocity within the force mains is optimized and that surges are managed proactively before reaching the headworks. • Load Distribution & Usage Scheduling: To prevent concurrent peak events, a staggered discharge schedule is implemented. By shifting high-volume activities, such as commercial laundry, industrial processing, and appliances use to a defined "off-peak" window (typically 11:00 PM to 5:00 AM). • On Site Wastewater Treatment Plant
Storm	On Site	On Site	None

Summary

The engineering approach to utilizing the Social Circle facility was to ensure proper operation while not adversely affecting the municipal infrastructure. As part of this it is important to calculate that:

1. Prior to ICE identifying the facility, Social Circle made a commitment to increasing the capacity of their wastewater treatment system by an additional 3m gpd.
2. Prior to ICE identifying the facility, Social Circle approved plans for the development for 2.3m sqft which would have increased the capacity.
3. The design currently includes on site mitigation strategies for wastewater treatment. Additional contingencies are in place if required for power and water supply if required due to non-engineering circumstances.
4. The economic benefits of the existing capacities should assist Social Circle in completing their additional wastewater treatment plant build out.

***This is ICE's plans for the Social Circle, GA detention facility.
EACH dot is a human being, and why does it also include a medical
waste incinerator, but no water/sewer treatment facilities?***



FIRST FLOOR PLAN

**Parcel List for
April 2026 Delinquent Tax Auction**

Parcel Number	Prior Owners	Tax Amount		Location
		Owed as of	Acreage	
			2/17/26	
05-0366-11	John & Joyce Sherrill	\$ 417.00	39.76	Lot 11 Section 23 T36N R36E
05-0412-15	Y&K Enterprises LLC	\$ 610.75	59.42	
05-0491-30	Marion Robbins	\$ 528.75	35.34	
05-0521-14	Chere & Scott Martin	\$ 795.33	4.77	9365 Big Horn St.
05-0522-13	Jacqueline Watley, Trustee	\$ 469.11	4.77	
05-0677-09	Walter E. J. Dr. & Ruth S. Owino	\$ 529.48	40.01	
05-0677-10	Walter E. J. Dr. & Ruth S. Owino	\$ 529.48	40.01	
05-0737-04	Dean S. Lewis	\$ 518.48	40.01	
05-0792-05	Conservatorship for Estate of Geo Renner	\$ 425.38	40.01	
06-0124-04	Murel S. & Lucille Nelson	\$ 873.02	10.00	
06-0181-74	Dale Snyder	\$ 1,629.75	4.64	5680 Paradise Ranchos Dr.
06-0181-77	Douglas Smith	\$ 577.53	10.00	
06-0571-07	Cathea Walters	\$ 520.79	40.00	
06-0633-04	Leonard Freeman	\$ 4,264.82	4.74	9945 Old Tollhouse Rd.
06-0642-07	Kevin R. Buckley	\$ 531.11	1.45	3335 Baker Ln.
06-0642-11	Kevin R. Buckley	\$ 542.11	1.45	Sarah Way
07-0462-11	United Quality Distributors Inc	\$ 491.78	40.49	Valmy
07-0562-16	Carlos M. Ramirez Lara & C. Lara	\$ 456.02	10.10	Valmy
08-0063-06	Glen & Barbara Horsley, Trustees	\$ 320.96	0.16	N. Kramer Ave.
08-0102-13	Wendra L. Kirby	\$ 291.23	0.16	N. Kramer Ave.
08-0102-18	Robert Bedsole	\$ 313.23	0.16	
08-0121-16	Marites Pineda	\$ 301.23	0.16	N. Kramer Ave.
08-0122-25	Robert Bedsole	\$ 276.96	0.07	Stanford St.
08-0201-04	Rocky J. & Christine Y. Perides	\$ 871.89	1.00	
08-0201-08	Gold Run Family Trust	\$ 3,106.11	1.00	495 E. Fourth St.
08-0312-02	Isabel Fisk	\$ 294.07	0.16	
08-0324-09	Nancy J. Detert	\$ 294.07	0.16	S. Sibbald Ave.
08-0666-05	Albert Brown	\$ 533.03	3.05	Zuni Dr.
08-0666-06	Albert Brown	\$ 533.03	3.07	11490 Zuni Dr.
08-0666-10	Albert Brown	\$ 533.03	3.21	Zuni Dr.
13-0405-11	Ruby J. Shaw	\$ 933.75	0.28	4100 Placer Way
13-0422-17	Jose & Edna Huerta	\$ 143.00	0.32	6450 Nugget Dr.
13-0563-08	Linda Flanders / T. & G. Sartain	\$ 1,066.76	1.25	
15-0407-01	C. Franks / P. Lee / T. Marshall	\$ 274.00	0.17	605 Pavilion St.

\$ 24,797.04

