



**BOARD OF
COUNTY COMMISSIONERS
CHURCHILL COUNTY, NEVADA**

155 N. Taylor Street, Suite 110

Fallon, Nevada 89406

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Contact Person: Pamela D. Moore,

Deputy Clerk of the Board

E-mail: pam.moore@churchillcountynv.gov

*******NOTICE OF PUBLIC MEETING*******

REVISED AGENDA
PLEASE POST

PLACE OF MEETING: Churchill County Administrative Building, Commission Chambers,
155 North Taylor Street, Suite 145, Fallon, Nevada

DATE & TIME: March 7, 2024 at 8:15 AM

TYPE OF MEETING: Regularly Scheduled County Commissioners' Meeting

Live Webcasting:

<https://www.youtube.com/@churchillcounty/streams>

If you wish to make public comment, you may provide them at the meeting or via email, no later than 4:30 PM the day before the meeting, to: pam.moore@churchillcountynv.gov.

Notes:

- I. These meetings are subject to the provisions of Nevada Open Meeting Law (NRS Chapter 241). Except as otherwise provided for by law, these meetings are open and public.***
- II. Action will be taken on all Agenda items, unless otherwise noted.***
- III. The Agenda is a tentative schedule. The Board of County Commissioners may act upon Agenda items in a different order than is stated in this notice – so as to affect the people's business in the most efficient manner possible.***
- IV. In the interest of time, the Board of County Commissioners reserves the right to impose uniform time limits upon matters devoted to public comment.***
- V. Any statement made by a member of the Board of County Commissioners during the public meeting is absolutely privileged.***
- VI. All persons participating in the meetings are put on notice that an audio and video recording is made of these meetings.***

REVISED AGENDA:

1. **Call to Order.**
2. **Pledge of Allegiance.**
3. **Public Comment.**
4. **Verification of the Posting of the Agenda.**
5. **Consideration and possible action re: Approval of Agenda as submitted or revised.**
6. **Consideration and possible action re: Approval of Minutes of the meeting held on:**
 - A. February 16, 2024 - Canvass of Votes.
 - B. February 22, 2024 - Budget Hearings.
7. **Appointments:**
 - A. Consideration and possible action re: An Application for Abandonment filed by Ralph & Deborah Mills for property located at 4572 Bebe Ann Way, Assessor's Parcel Number 006-231-69, to abandon the 60-foot road easement and related parallel easements that currently extend across Parcel 10 and lie east of the existing turn-around, as shown on Map Document Number 408057, Churchill County Records.
 - B. Consideration and possible action re: An Application for a Zone Change filed by Jared Card and Jesus Mariezcurrena for multiple properties located at the intersection of Carson Highway and Beasley Drive, Assessor Parcel Numbers 007-171-52, 007-171-53, 007-171-54, and 007-171-74, consisting of 4.26 acres in the C-1 zoning district, whereby the Applicant is requesting a zone change for the parcels from C-1 to Industrial. Churchill County is also including the two remaining C-1 zoned adjacent properties in this request; the first being APN 007-171-56, owned by Galen and Margaret Hines, totaling approximately 0.49 acres, and the second being the portion of U.S. 50 passing through or adjacent to the affected properties. Such consideration may include changing the zoning district to one that allows a less intensive range of uses.
 - C. Consideration and possible action re: A Reversion to Acreage Map Application filed by Allen Hughes and other property owners, which would revert properties located in Block 52 of the Hazen Townsite Map, in conjunction with a request to abandon adjacent streets and alleys, related to Assessor's Parcel Numbers 010-291-02, 010-291-04, 010-291-06, 010-291-07, 010-291-08 & 010-291-09, and APN 009-251-74, totaling 22.47 acres in the A-10 and Industrial zoning district, whereby the Applicants propose to combine the multiple lots within their ownership to a smaller number of lots along with adjacent abandoned rights-of-way.
 - D. Consideration and possible action re: An Application for Abandonment of Easements filed by Allen Hughes and other property owners to abandon multiple rights-of-way within the Hazen Townsite map (Doc. # 931) lying adjacent to the Petitioners' land, which are not developed with roads. The rights-of-way are: (a) Utah Street extending east of Hazen Avenue to Tahoe Avenue, (b) Tahoe Avenue between Nevada Street and Utah Street, and (c)

the alley located between Nevada Street and Utah Street extending between Hazen Avenue and Tahoe Avenue. Adjacent properties are APNs 010-291-02, 010-291-04, 010-291-06, 010-291-07, 010-291-08 & 010-291-09, and APN 009-251-74.

- E. Consideration and possible action re: Parcel Map Applications for two maps creating 7 lots filed by NEV DEV LLC for property located on Desert Hills Loop, Assessor's Parcel Number 008-176-82, consisting of 16.48 acres in the E-1 zoning district, whereby the proposed maps implement the project's Tentative Parceling Plan approved by the Board of County Commissioners on October 5, 2023.
- F. Consideration and possible action re: Approval to transition the State Public Health Lab, Satellite Churchill, to a County Public Health Lab, named Churchill County Rural Public Health Laboratory and to authorize the Director of Churchill County Social Services to execute the necessary applications to complete the certification and licensure process.
- G. Consideration and possible action re: Ratification of an Agreement between Churchill County Social Services and the State of Nevada, Department of Public and Behavioral Health, in the amount of \$388,028, to support Churchill Lab infrastructure.
- H. Consideration and possible action re: Approval of an Agreement between Churchill County Social Services and Clinical Laboratories Holding Company, Inc., in the amount of \$5,000 per month, for the provision of professional services as Laboratory Director.
- I. Withdrawn Consideration and possible action re: Approval of an Agreement between Churchill County Social Services and Dr. Alex Stojanoff, PhD, for the provision of professional services to Churchill County.
- J. Consideration and possible action re: Review and approval of 30-day notification of termination of Agreement between Churchill County and the University of Nevada Reno (UNR) School of Medicine for the Satellite Lab Partnership.
- K. Consideration and possible action re: Review and Approval of 30-day notice to terminate Agreement with Dr. Mark Pandori for Laboratory Director services.
- L. Consideration and possible action re: Ratification of an Agreement between Churchill County Social Services and the U.S. Department of Housing and Urban Development, in the amount of \$75,294, for rental assistance, supportive services, and administrative costs.
- M. Consideration and possible action re: Approval of a Contract between Churchill County Social Services and Turning Point Incorporated, in the amount of \$27,640, to complete a Behavioral Health Intercept and Suicide Reduction Plan, with resource gap analysis, and development of community outcomes.

- N. Consideration and possible action re: Resolution No. 5-2024, a resolution declaring certain property of Churchill County as surplus property and authorizing the transfer of said property to the Central Nevada Health District.
- O. **First Reading** - Consideration and possible action re: Bill 2024-B, Ordinance 7, an ordinance amending Title 3 of the Churchill County Code relating to accrual and use of annual leave.

8. Old Business:

- A. Consideration and possible action re: Ratification of a proposal from Bruce M. Hahn Real Estate Appraiser & Analyst, in the amount of \$1,650, to provide professional appraisal services for the purpose of evaluating a Conservation Easement on property under the ownership of Dodge Bros, Inc., Assessor's Parcel No. 006-591-06.

9. New Business:

- A. Consideration and possible action re: Approval of a special assessment on each taxable parcel in the Lovelock Valley Groundwater Basin totaling \$143.08 and to certify the amount of the special assessment to be entered on the 2024-2025 Secured Tax Roll by the County Treasurer.
- B. Consideration and possible action re: Approval of a special assessment on each taxable parcel in the Dixie Valley Groundwater Basin totaling \$8,114.85 and to certify the amount of the special assessment to be entered on the 2024-2025 Secured Tax Roll by the County Treasurer.
- C. Consideration and possible action re: Approval of a special assessment on each taxable parcel in the Brady's Hot Springs Groundwater Basin totaling \$11,368.61 and to certify the amount of the special assessment to be entered on the 2024-2025 Secured Tax Roll by the County Treasurer.
- D. Consideration and possible action re: Appointment of Dawn Whitten to the Central Nevada Health District (CNHD) Board to replace Shannon Ernst as a Churchill County representative.
- E. Consideration and possible action re: Approval of the Purchase Agreement for real property at 245 Miners Road (APN 006-191-11) in the amount of \$265,000.00.
- F. Consideration and possible action re: Adoption of Resolution 7-2024, a resolution adopting a Fee Schedule for all Churchill County Departments.
- G. Consideration and possible action re: Approval of an early retirement incentive for Ronnie Bell, at a cost of approximately \$67,000.
- H. Consideration and possible action re: Application to PERS to renew the certification of the Emergency Manager position for Churchill County as a Critical Labor Shortage Position.

10. Consent Items: (Action Items generally not requiring discussion or explanation)
All matters listed under the Consent Agenda are considered routine and may be acted upon by the Board of County Commissioners with one action and without an extensive

hearing. Any member of the board or any citizen may request that an item be taken from the Consent Agenda, discussed and acted upon separately during this meeting.

- A. Consideration and possible action re: Report of the condition of each fund in the treasury and the statements of receipts and expenditures pursuant to NRS 251.030 and NRS 354.290.
- B. Consideration and possible action re: Treasurer's Report for January 2024 showing a balance of \$65,581,458.30 in the account.

- 11. Consider Future Agenda Items.
- 12. Commissioner and Management Staff Reports.
- 13. Claims and Payroll Transmittals.
- 14. Public Comment.
- 15. Adjournment.
- 16. Appendix.

Supporting Documentation

- 17. Affidavit of Posting:

STATE OF NEVADA)
 : ss.
County of Churchill)

*I, Pamela D. Moore, Deputy Clerk to the Board, do hereby affirm that I posted, or caused to be posted, a copy of this notice of public meeting, on or before the **1st day of March 2024, between the hours of 2:00 and 4:00 PM**, at the following locations in Churchill County, Nevada:*

- 1. Churchill County Administration Building, 155 N. Taylor St., Fallon, NV;
- 2. The Churchill County Website @ www.churchillcountynv.gov;
- 3. The State of Nevada Website @ <https://notice.nv.gov/>.

Pamela D. Moore, Deputy Clerk to the Board

Pamela D. Moore, Deputy Clerk to the Board, who was subscribed and sworn to before me this 1st day of March 2024.

Endnotes:

Disclosures:

**Churchill County is an equal opportunity provider and employer.*

Accommodations/Nondiscrimination:

**In accordance with federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its agencies, offices, 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 or 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, audiotope, American Sign Language, etc.) should contact the responsible agency [(775)423-4092] or USDA's TARGET Center at (202)720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800)877-8339. Additionally, program information may be 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;*
- 2. Fax: (202)690-7442; or*
- 3. Email: program.intake@usda.gov.*

Procedures:

**The schedule of regular meetings of the Board of County Commissioners is provided for by Title 2, Chapter 2.04, of the Churchill County Code.*

**The public meetings may be conducted according to rules of parliamentary procedure.*

**Persons providing public comment will be asked to state their name for the record.*

**The Board of County Commissioners reserves the right to restrict participation by persons in the public meeting where the conduct of such persons is willfully disruptive to the people's business.*

**All supporting materials for this Agenda, previous Agendas, or Minutes are available by requesting a copy from the Clerk's office, 775-423-4092. During the meeting, there will be one copy available for public inspection. Additional copies are available by making the request from the Clerk's office. You are entitled to one copy of the supporting materials free of charge.*