

## **MINUTES OF THE BOARD OF CHURCHILL COUNTY COMMISSIONERS**

155 N. Taylor St., Fallon, NV 89406

August 1, 2024

### **Call to Order:**

The regular meeting of the Board of County Commissioners was called to order at 8:15 AM on August 1, 2024.

PRESENT: Commissioner Myles Getto  
Commissioner Justin Heath, via GoTo Meeting  
County Manager Jim R. Barbee  
Comptroller Sherry Wideman  
Deputy District Attorney Joseph Sanford  
Deputy Clerk to the Board Pamela D. Moore  
Deputy Clerk Crystal Muschetto

ABSENT: Commissioner Harry Scharmann  
Clerk/Treasurer Linda Rothery

### **Pledge of Allegiance:**

The Pledge of Allegiance was recited by the board and public.

### **Public Comment:**

Chair Getto asked if there was any public comment but there was none.

### **Verification of the Posting of the Agenda:**

It was verified by Pamela D. Moore, Deputy Clerk of the Board, that the Agenda for this meeting was posted on the 26th day of July, 2024, between the hours of 1:00 and 5:00 PM at all of the locations listed on the Agenda, in accordance with NRS 241.

### **Consideration and possible action re: Approval of Agenda as submitted or revised:**

**Commissioner Justin Heath made a motion to approve the Agenda as submitted.  
Commissioner Myles Getto seconded the motion, which carried by unanimous vote.**

### **Consideration and possible action re: Approval of Minutes of the meeting held on:**

**A- June 20, 2024.**

The Minutes of the meeting held on June 20, 2024 are presented for the board's consideration and approval.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

**Commissioner Justin Heath made a motion to approve the Minutes of the meeting held on June 20, 2024, as presented. Commissioner Myles Getto seconded the motion, which carried by unanimous vote.**

**B- July 2, 2024.**

The Minutes of the meeting held on July 2, 2024 are presented for the board's consideration and approval.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

**Commissioner Justin Heath made a motion to approve the Minutes of the meeting held on July 2, 2024, as presented. Commissioner Myles Getto seconded the motion, which carried by unanimous vote.**

**Appointments:**

**A- Consideration and possible action re: Request for funding to support the Fallon Junior Rodeo, in the amount of \$3,000.00.**

A copy of the Application for funding and sponsorship letter from the Fallon Junior Rodeo is provided for the board's consideration. The Junior Rodeo is being held August 30 - September 2, 2024 and occurs on an annual basis. The Jr. Rodeo brings in many contestants 18 and under, plus their family and friends from a variety of Nevada counties and various states and has free admission for all. The Fallon Junior Rodeo has been dedicated to the youth of Nevada and surrounding states since 1969.

The Application has been reviewed by the County Manager for completion of required materials and the criteria appropriate to warrant county funding (such as: non-profit status, funding sources, community benefit, etc.). The board has provided support to the FJR for several years. In 2013 and 2015, \$1,000 was provided by the county and, from FY18-23, the county provided \$2,500. In FY24, the board provided \$3,000 due to a request to cover the increased cost of saddles. If the board chooses to sponsor this event, we may select specific awards to sponsor as listed with the letter. A county representative is welcome to attend and present the awards sponsored by the county. Higher sponsorship levels allow a sponsor banner to be displayed in the arena, announcement of sponsorship during the rodeo, and a full-page ad in the FJR program.

FISCAL IMPACT: FY25: If the board determines to apply the same percentage of budget reduction to this request as that which was applied to the Miscellaneous Grants line item reduction (-31%), the funding request for the Fallon Junior Rodeo would be reduced to \$2,070.

EXPLANATION OF IMPACT: The Miscellaneous Grants line item of the Community Support Budget was funded with a 31% reduction for FY25, for a total amount of \$18,700 for year. (FY24: \$27,000 - 31% reduction = \$18,700 for FY25).

FUNDING SOURCE: Community Support / Miscellaneous Grants (100-401-70300).

ACTION REQUESTED: Accept

Jennifur Peek, Fallon Junior Rodeo, made this presentation as outlined above. She was joined by Quinton Peek and Eva Brown. She said I am the secretary for the Fallon Junior Rodeo, this is my eighth (8<sup>th</sup>) year. We put on a junior rodeo over Labor Day weekend for kids aged zero (0) through eighteen (18). We have six (6) different events across all age groups and we also have a queen contest. Eva was our 2023 Queen, and she did an amazing job. Eva participated in many community events, like the 4<sup>th</sup> of July parade and the rodeo on Saturday and Sunday with prizes on Monday. We have tried to make this an amazing event. We have kids who come from all of the western states. They love our rodeo and the kids put a lot of themselves into this all year long. This is their introduction to rodeo and the responsibilities of taking care of their animals. There is no day that is too hot, too cold, or too windy where you do not have to take care of your animals. It's teaching them responsibility. My oldest son, Jarrett, won his first saddle at the Fallon Jr. Rodeo and ranked eleventh (11<sup>th</sup>) in the world at the high school finals. This is where it starts and usually carries on throughout their life. We want to continue the tradition. Costs have increased year after year, budgets have decreased. Our saddles now are \$1,900.00 each and we purchase five (5) of them. The community support donations help purchase these saddles and we appreciate any help that is offered.

Chair Getto asked if there was any public comment but there was none. He explained that the county has had budget reductions of about 31% and this would affect this request, as well.

**Commissioner Justin Heath made a motion to approve funding for the Fallon Junior Rodeo in the amount of \$2,070.00. Commissioner Myles Getto seconded the motion, which carried by unanimous vote.**

**B- Consideration and possible action re: Review of the Secured Log Changes, pursuant to NRS 361.310(4), for Fiscal Year 2024-2025.**

Pursuant to NRS 361.310(4), each year the Churchill County Assessor shall keep a log of all changes in value made to the secured roll after it has been re-opened. On or before October 31st each year, the County Assessor shall transmit a copy of the log to the Board of County Commissioners and the Nevada Tax Commission.

FISCAL IMPACT: None

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Denise Felton, Churchill County Assessor, made this presentation as outlined above. She said the Assessor annually completes its reappraisal assignment, updates land values, and adds all known new construction to the secured role prior to closing the role in December. This allows for the most up to date values on the assessment notices to be sent out to all taxable parcels. Any changes made after the roll is closed through June 30<sup>th</sup> are done in a reopened roll and the value changes from January through June 30<sup>th</sup> 2024 are logged. Reopened roll changes include new construction, corrections, and changes to personal exemptions.

Chair Getto asked if there was any public comment but there was none.

**Commissioner Justin Heath made a motion to approve the Secured Log Changes for FY25. Commissioner Myles Getto seconded the motion, which carried by unanimous vote.**

**C- Consideration and possible action re: Approval of the Professional Services Agreement between Churchill County and Pro-West & Associates for GIS services, in the amount of \$277,343.75 over a seven-year period.**

NRS 361.189 requires the Assessor to prepare, possess, and maintain a complete set of maps for all parcels in the county. To date, there are 13,830 parcels in Churchill County; 8,166 of these parcels were created by 191 subdivisions. Currently, the 528 Churchill County Assessor plat maps are drawn in AutoCAD software and have been since the 1980s. The ArcGIS application offers a comprehensive parcel management solution which includes plat map creation.

During the 2024-2025 budget process, the Assessor's office included a three-year parcel modernization project with Pro-West & Associates. The funding source of the project is the Assessor's Technology Fund. According to NRS 250.085, this fund "must be used to acquire technology for or improve the technology in the office of the county assessor". The primary revenue source for this fund is the 2% collection fee from the Assessor's unsecured tax roll (NRS 361.530).

The proposed Contract was revised to spread the cost of the project over a four-year period. The project consists of three main components:

1. The first phase will consist of creating the county boundaries using the United States Public Land Survey System (PLSS). Many of the remote parcels in areas surrounding the improved area of the county will be created in this phase.
2. Phase two will create most of our parcels using the source document (deeds, parcel maps, records of survey, etc.) that created each parcel. A link will be included within the map allowing users to access a copy of the source document for that parcel. Discrepancies will be documented and noted so they may be addressed in future land transactions.
3. The final phase of the project will modernize our assessor plat maps by creating them in the ArcGIS Pro Map Series.

The first two phases of parcel development would be completed in the first three years and the final plat map phase would be completed in the fourth year. The Contract also includes monthly updates to the parcel fabric for years five, six, and seven.

The objective of this project is to allow for efficient editing of the parcel data and to make the parcel data available to other departments and the public in a prompt and effective manner. The result will be a county map that will evolve over time, creating a visual parcel genealogy in the GIS parcel fabric.

FISCAL IMPACT: \$277,343.75 over a seven-year period.

EXPLANATION OF IMPACT: The Agreement will be funded by the Technology Fund as a qualified expenditure not to exceed \$277,343.75.

FUNDING SOURCE: Technology Fund.

ACTION REQUESTED: Accept

Denise Felton, Churchill County Assessor, made this presentation as outlined above.

Chair Getto asked if there was any public comment but there was none.

**Commissioner Justin Heath made a motion to approve the Professional Services Agreement between Churchill County and Pro-West & Associates and to authorize the Chair to sign the Agreement. Commissioner Myles Getto seconded the motion, which carried by unanimous vote.**

**Letters Received:**

**A- Nevada Division of Environmental Protection's Public Workshop to solicit comments on proposed amendments to Nevada Administrative Code Chapter 445B.**

The Nevada Division of Environmental Protection (NDEP) provides notice of its public workshop to solicit comments on proposed amendments to Nevada Administrative Code Chapter 445B. A meeting will be held on July 31, 2024 at 1:30 PM in Carson City and Las Vegas, Nevada.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

**B- Nevada Division of Environmental Protection's Notice of Proposed Action to renew the Class II Air Quality Operating Permit for Patua Acquisition Company, LLC.**

Nevada Division of Environmental Protection (NDEP) provides notice of proposed action for the renewal of a Class II Air Quality Operating Permit for Patua Acquisition Company, LLC. Patua is located at 17388 Patua Road, Hazen, Nevada.

After review, it is NDEP's intent to issue the proposed Class II Air Quality Operating Permit. Written comments or a request for a hearing will be accepted by the NDEP for a period of 30 days or until August 3, 2024 and will be retained and considered prior to final action.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

**C- Nevada Department of Indigent Defense Services provides its Annual Report of the Department of Indigent Defense Services, One Nevada, July 1, 2024.**

The Nevada Department of Indigent Defense Services provides its Annual Report of the Department of Indigent Defense Services, One Nevada, July 1, 2024. With this report, the department was inspired by Governor Lombardo's vision to follow the Nevada Way and for entities to work together to achieve a common goal.

The department's common goal is to build a strong public defense system across Nevada to promote public safety, ensure fairness in our justice system, and save the community money. The department and its staff continue to bring together stakeholders from across the state to tirelessly advocate and create innovative solutions to long-standing problems. This Annual Report will highlight this work, including how the different branches of Nevada government are working together to ensure Nevada complies with the 6th Amendment of the U.S. Constitution to provide zealous indigent defense representation.

The report shows that a total of \$328,270.29 has been reimbursed to Churchill County or indigent defense services.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

**D- Bureau of Land Management's Proposed Decision for a Shovel Spring Enclosure Fence around the water source in Esmeralda County.**

The Bureau of Land Management provides notice of its Proposed Decision for a Shovel Spring Enclosure Fence around the water source in Esmeralda County. The proposed action would approve a request from NDOW for the issuance of range improvements to authorize the construction of exclusionary fencing at Shovel Spring. The purpose of the fence is the improvement of riparian habitat within Esmeralda County, Nevada. This spring is heavily utilized by wild horses and/or cattle, leading to the loss of riparian vegetation, increased soil erosion, and reduced surface water expression.

This project would involve the construction of wildlife permeable buck and pole fence (steel jack) around the water source. Fencing design would not prevent access to the entire water body but would limit the areas or timeframes in which livestock and wild horses can access it. This would result in rest from over-utilization, trampling, and loafing at the immediate water source. Exclusionary fencing would incorporate a gate, allowing for the periodic entry of livestock and/or wild equine when appropriate to reach management goals.

Further details and an appeal process can be found in the notice.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

**Consent Items:**

**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.**

A Fund Balance Report is attached indicating the beginning balance, receipts, disbursements, and the ending balance of each fund for Churchill County as required by NRS 251.030 and NRS 354.290.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

**B- Consideration and possible action re: Treasurer's Report for June 2024 showing a balance of \$62,541,584.46 in the account.**

Clerk/Treasurer Linda Rothery provides the Treasurer's Monthly Report for June 2024 showing a balance of \$62,541,584.46 in the account. This report is provided for the board's consideration and acceptance.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

**C- Consideration and possible action re: Acknowledgement of recordation of a Conservation Easement Deed, Document #508093, for Dodge Bros, Inc., for property located on Schurz Highway, Assessor's Parcel Number 006-591-96; authorization for issuance of 444 Transfer of Development Right (TDR) Certificates to Churchill County; and authorization to record the Notice of Final Action to issue said certificates.**

The Board of County Commissioners approved the application for a sending site for Assessor's Parcel Number 006-591-06 on June 1, 2017. The Navy and Churchill County have participated in a 75:25 basis to purchase a Restrictive Use Easement and a Conservation Easement on the subject property. A Conservation Easement Deed, Document #508093, and a Restrictive Use Easement Deed, Document #508094, were recorded on the subject property on June 27, 2024. As part of the purchase agreement between Dodge Bros, Inc., and Churchill County, which was approved by the board on June 6, 2024, a total of 444 Transfer of Development Rights (TDRs) will be retained by Churchill County.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

**D- Consideration and possible action re: Acknowledgement of a recordation of a Conservation Easement Deed, Document #507989, for Jeffery L. Goings and Karen K. Goings, Co-Trustees of the Jeff and Karen Goings 2017 Revocable Trust dated July 25, 2017, for properties located at 1255, 1257 & 1270 Dodgion Lane, Assessor's Parcel Numbers 006-692-32, 006-692-30, and 006-692-31; authorization for issuance of 50 Transfer of Development Right (TDR) Certificates to Churchill County; and authorization to record the Notice of Final Action to issue said certificates.**

The Board of County Commissioners approved the application for a sending site for Assessor's Parcel Numbers 006-692-32, 006-692-30, and 006-692-31 (previously 006-692-19, 006-692-20, and 006-692-21) on December 5, 2019. The Navy and Churchill County have participated in a 75:25 basis to purchase a Restrictive Use Easement and a Conservation Easement on the subject properties. A Conservation Easement Deed, Document #507989, and a Restrictive Use

Easement Deed, Document #507992, were recorded on the subject properties on June 20, 2024. As part of the purchase agreement between Jeffery L. Goings and Karen K. Goings, Co-Trustees of the Jeff and Karen Goings 2017 Revocable Trust dated July 25, 2017, and Churchill County, which was approved by the board on September 7, 2023, a total of 50 Transfer of Development Rights (TDRs) will be retained by Churchill County.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

**E- Consideration and possible action re: Transfer of funds to the Churchill County Road Department in the amount of \$250,000 for FY 2024 road and bridge projects for the 4th quarter (prior Fiscal Year).**

The Churchill County Road Department is requesting a transfer of funds in the amount of \$250,000 for payment of FY 2024 road and bridge projects for the 4th quarter. The transfer is to be split 50/50 between Regional Transportation Fund 280 and Public Transit Fund 395.

The reimbursement is for the blade maintenance of county roads for the period of March 1st through May 31st, 2024, in the amount of \$228,498.68 and for project 24-04 Sarah Road project, a 1,700 LF double chip seal project from Roberson Lane to Skyridge, in the amount of \$26,684.91. Although these projects total \$255,183.59, we are only requesting to transfer the encumbered amount of \$250,000, which was approved by the Regional Transportation Commission board at the April 17, 2024 meeting.

FISCAL IMPACT: \$125,000 from Regional Transportation Fund 280-631-85300, and \$125,000 from Public Transit Fund 395-881-85300.

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: \$125,000 from Regional Transportation Fund 280-631-85300, and \$125,000 from Public Transit Fund 395-881-85300.

ACTION REQUESTED:

**F- Consideration and possible action re: Court Services' Fourth Quarter Revenue Report for the period of April 1, 2024, to June 30, 2024, reflecting \$5,120 in revenue for the quarter.**

Brenda Ingram, Director of Court Services, provides the department's 4th Quarter Revenue Report for the period of April - June 2024 for the board's consideration and acceptance. A total of \$5,120 in revenue was collected for the quarter.

FISCAL IMPACT: \$5,120.

EXPLANATION OF IMPACT: Fees collected help to offset the costs of providing services.

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

**G- Consideration and possible action re: Notification of Indigent Burial Application and subsequent approval for Client #2145C860E.**

Per NRS 428, Social Services received an Indigent Burial Application for Client #2145C860E, which was subsequently approved on July 17, 2024.

FISCAL IMPACT:

EXPLANATION OF IMPACT: Cost of Service.

FUNDING SOURCE: Social Services Indigent Burial Fund.

ACTION REQUESTED: Accept

**H- Consideration and possible action re: Churchill County's Quarterly Report to the Department of Taxation regarding Churchill County's Economic Condition for the quarter ending June 30, 2024.**

Provided for the board's review and consideration is the Quarterly Report of Churchill County's economic condition for the period ending June 30, 2024, which is prepared in accordance with the Nevada Administrative Code (NAC). This report must be submitted to the Department of Taxation within 45 days of completion of the prior quarter. A signed copy will be forwarded to the department in a timely manner and this is provided for the board's review.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Chair Getto asked if there was any public comment but there was none.

**Commissioner Justin Heath made a motion to approve the Consent Agenda as submitted. Commissioner Myles Getto seconded the motion, which carried by unanimous vote.**

**Consider Future Agenda Items:**

There were no future Agenda items suggested.

**Commissioner and Management Staff Reports:**

**Chair Getto** had nothing to report.

**Commissioner Heath** reported that he just returned from competing with his kids in a national go cart race.

**County Manager Barbee** had nothing to report.

**Comptroller Wideman** had nothing to report.

**Civil Deputy DA Weed** had nothing to report.

**Deputy Clerk Moore** introduced Crystal Muschetto as the new Deputy Clerk and welcomed her aboard. She is doing a fantastic job and we are happy to have her.

**Sheriff Hickox** reported had nothing to report.

**Claims and Payroll Transmittals:**

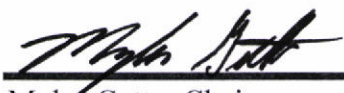
The Claims and Payroll Transmittals were submitted for the board's consideration and approval.

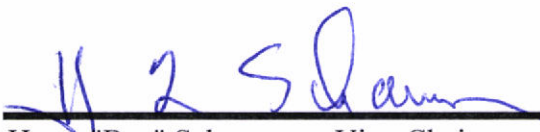
**Public Comment:**

Chair Getto asked if there was any public comment. Kristen Burr, with Cooperative Extension, said I just wanted to introduce myself to you as the new County Coordinator.

**Adjournment:**

The meeting was adjourned at 8:27 AM.

Approved:   
Myles Getto, Chairman

Approved:   
Harry "Bus" Scharmann, Vice-Chairman

Approved:   
Justin Heath, Commissioner

ATTEST:  
Linda Rothery, Clerk/Treasurer

  
Pamela D. Moore, Deputy Clerk of the Board