

MINUTES OF THE BOARD OF CHURCHILL COUNTY COMMISSIONERS

155 N. Taylor St., Fallon, NV 89406

January 6, 2025

Call to Order:

The regular meeting of the Board of County Commissioners was called to order at 8:15 AM on January 6, 2025.

PRESENT:

Commissioner Myles Getto, Chair
Commissioner Eric Blakey, Vice-Chair
Commissioner Matt Hyde
County Manager Jim Barbee
Comptroller Sherry Wideman
Deputy District Attorney Joseph Sanford
Clerk/Treasurer Linda Rothery
Deputy Clerk to the Board Pamela D. Moore
Deputy Clerk Crystal Muschetto

ABSENT:

N/A

Swearing In Ceremony of Elected Officials:

A- Swearing In Ceremony and Administration of Oath for newly-elected positions: Matt Hyde, Commissioner District 1; Eric Blakey, Commissioner District 3; Benjamin D. Trotter, Justice of the Peace, New River Township; Wendy Bullock, Gregg Malkovich, Kathryn Whitaker, and Celestia Blakey, Churchill County School Board; and David Brown and Marion Jonte, Mosquito, Vector, and Noxious Weed Abatement District Board.

The Swearing In Ceremony and Administration of Oath will be conducted for newly-elected positions: Matt Hyde, Commissioner District 1; Eric Blakey, Commissioner District 3; Benjamin D. Trotter, Justice of the Peace, New River Township; Wendy Bullock, Gregg Malkovich, Kathryn Whitaker, and Celestia Blakey, Churchill County School Board; and David Brown and Marion Jonte, Mosquito, Vector, and Noxious Weed Abatement District Board.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Other

The Swearing in Ceremony was conducted by Judge Thomas Stockard as outlined.

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 30th day of December, 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:

Chair Getto reported that Letters Received Item C will be tabled to the next meeting and, therefore, the Agenda needs to be revised accordingly.

**Commissioner Matt Hyde made a motion to approve the Agenda as revised.
Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.**

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

A- November 14, 2024 Special Meeting to Canvass the Votes of the 2024 General Election.

The Minutes of the special meeting held on November 14, 2024 to Canvass the Votes of the 2024 General Election 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 Eric Blakey made a motion to approve the Minutes of the meeting held on November 14, 2024 to Canvass the Votes of the 2024 General Election as presented.
Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.**

B- December 5, 2024.

The Minutes of the meeting held on December 5, 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 Eric Blakey made a motion to approve the Minutes of the meeting held on December 5, 2024 as presented. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

Appointments:

A- Consideration and possible action re: Election of Chair and Vice-Chair positions for the Board of County Commissioners, Highway Commission, and CC Communications Management, and designation of board or committee assignments for 2025.

Each year, the board elects the position of Chair and Vice-Chair for the Board of County Commissioners, Highway Commission, and CC Communications Board, as well as appointing the Commissioners to serve on various boards and committees. The current list of assignments is provided for consideration. It is one again time that the board make the elections and appointments for these positions and boards/committees for the upcoming year.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Other

County Manager Jim Barbee addressed the group regarding committee appointments. He explained that he had previously met with each member individually to understand their interests and priorities. Based on these meetings, he collaborated with Pam to develop a recommended list of appointments for committees, as well as Chair and Vice-Chair positions.

He directed the group to review the proposed appointments, which were attached to the meeting Agenda. Mr. Barbee invited members to raise any concerns or to discuss the recommendations at this time. If there were no objections, he suggested moving forward with a motion to accept the appointments as presented.

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

Commissioner Matt Hyde made a motion to elect Myles Getto as the Commission Chair; Eric Blakey as the Commission Vice-Chair; Matt Hyde as the Chair of the CC Communications' Board; Eric Blakey as the Vice-Chair of CC Communications' Board; Eric Blakey as Highway Commission Chair; Matt Hyde as Highway Commission Vice-Chair; and to approve the officer and board/committee appointments as stated through December 31, 2025. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

8:20 AM B- Consideration and possible action re: Public Administrator's 2024 Annual Report.

Robert M. Getto, Jr., Public Administrator, will attend the meeting and provide a 2024 Annual Report of the cases and activities for the office of the Public Administrator for the board's information.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

Public Administrator Bob Getto introduced one of his two sworn Deputies, Trampton Souza,

who manages tasks related to firearms, billing, and monitoring multiple accounts. The second Deputy, Kory Brown, oversees responsibilities involving the DMV, a critical role given the challenges of navigating DMV processes. Together, the three team members, who all hold full-time jobs, collaborate to ensure the duties of the Public Administrator's office are managed effectively and thoroughly.

To provide context for new faces and attendees, Mr. Getto offered an overview of public administration, a role often misunderstood. He emphasized his responsibilities, including managing the estates of county residents who pass away without a will or without family stepping forward. This work involves closing bank accounts, handling real estate, and managing other assets. In many cases, family members either choose not to assist or are unable to.

Mr. Getto highlighted the variability in how public administration is handled across Nevada's 17 counties. Some counties, such as Humboldt, Lander, White Pine, and Lincoln, have assigned these duties to their District Attorney's offices, though this approach requires additional budgeting and is not universally preferred. Carson City presents a unique challenge, as its State Constitution designates the Clerk/Treasurer as the Public Administrator, impacting the office's operations. Meanwhile, Lyon County has opted to transition to an independent Public Administrator, a choice facilitated by recent Legislative changes allowing counties with populations under 100,000 to adopt this model.

Churchill County, where Mr. Getto serves, currently maintains its Public Administrator's office with the support of its Deputies. The office receives cases from various sources, including the Sheriff's Department, mortuaries, and even family members who decline involvement. Each case is assessed to determine whether it requires "full-service" administration, which includes handling assets, real estate, and vehicles, or simpler measures if no assets are involved.

Mr. Getto emphasized the importance of oversight in his role, working closely with the Churchill County Attorney's office, specifically attorney Jeff Weed, to ensure all processes are managed transparently and effectively. He also expressed a commitment to continuous collaboration with government entities and a focus on accountability. Looking ahead, Mr. Getto noted that as society evolves, public administration could eventually require full-time dedication in certain areas or even benefit from regional collaboration among smaller counties.

Tax returns are completed by a CPA or enrolled agent, and a private attorney assists with legal matters. Additionally, the District Judge provides oversight, ensuring all processes are conducted correctly. Firearms are a significant responsibility for the office, as numerous firearms pass through their cases. Deputy Trampton Souza logs each firearm, records serial numbers, and ensures liquidation occurs through a licensed FFL (Federal Firearms License) dealer, providing an additional layer of oversight.

Addressing financial concerns, Mr. Getto clarified how the Public Administrator's office operates and is funded. Unlike other elected positions in Nevada, Public Administrators, in most counties (excluding Washoe and Clark), receive no salary, insurance, or benefits such as PERS. Churchill County supports the office with \$10,000 quarterly to cover operational expenses, including rent, software, and other essentials like the Lexus Nexus investigative platform. This funding stabilizes the office, allowing it to manage its caseload effectively. Over the past three years, the office handled 102 cases, with 38 being classified as "full service," involving substantial work due to the presence of assets.

Mr. Getto elaborated on the compensation formula for Public Administrators, which combines percentages based on asset values with an hourly rate for specific services. For example, a case with minimal assets might yield \$120 to \$200, while a more complex estate could generate between \$1,800 and \$2,800. The hourly rate, set at \$70 in 2019, remains a concern. While it is manageable for cases with sufficient assets, it may warrant reassessment in the future due to rising costs. However, Mr. Getto emphasized his appreciation for the current county support, which he considers excellent.

Commissioner Blakey inquired about the adequacy of the \$70 hourly rate and county-provided resources. Mr. Getto acknowledged that while \$70 might seem insufficient in today's economy, it works well for marginal estates. He expressed gratitude for the county's \$10,000 quarterly funding, noting its effectiveness for now but recognizing that future cost increases, such as software expenses, could necessitate adjustments.

Commissioner Matt Hyde raised questions about firearm liquidation. Mr. Souza explained that while large estates with numerous firearms might involve public auctions, most cases involve smaller quantities handled through FFL dealers. For antique or unique firearms, appraisals are conducted, sometimes by specialized dealers, to ensure accurate valuations. Mr. Getto highlighted the complexity and costs associated with selling firearms, countering suggestions to handle retail sales in-house. He stressed that the current process—wholesale sales through FFL dealers—maximizes efficiency and minimizes expenses for the estate. Mr. Souza added that background checks for buyers are time-consuming and not in the county's best interest to handle directly.

Chair Getto asked if there was any public comment but there was none. This item was presented for informational purposes only and no action was taken.

C- Consideration and possible action re: An Application filed by Trevor de Braga for property located at 11356 Stillwater Road, 1225 Swope Lane, and 11050 Fitz Lane, Assessor's Parcel Numbers 009-071-07, 009-072-13 & 009-072-21, consisting of approximately 212.48 acres, with approximately 170.38 acres of irrigated water-righted property, whereby the Applicant proposes to place a conservation easement on the property.

This Application is for approval of a Sending Site and Transfer of Development Rights calculation. Almost the entire property is water-righted, with the remainder being canals, drains, county roads, farm road, farm work area, and home site area. Maps are included with

the Application.

Sending Sites have minimum requirements:

- 20-acre minimum parcel size or identified as a special site (CCC 16.14.050).
- Areas removed from irrigation or stripped of vegetation do not pose a dust liability (CCC 16.14.030.D).

Sending Sites must provide a community benefit listed below, by means identified in CCC 16.14.030.B:

- Agricultural preservation and retention of water rights.
- Protection of military operations.
- Protection of water recharge areas.
- Protection of open space.
- Protection of wildlife habitat.
- Providing public access.
- Other special benefits.

This property qualifies for the minimum standards by meeting the acreage requirement and dust control requirement. This property provides community benefit by:

- a) Agricultural preservation, with water rights retention on nearly the full acreage of all parcels.
- b) Protection of military operations.
- c) Protection of water recharge areas.

The Sending Site Review Committee reviewed the Application on November 18, 2024 and recommended approval of the Sending Site. The committee recommended a total of 277 Transfer of Development Rights (TDRs). The Planning Commission reviewed the Application on December 11, 2024 and recommends approval of the Sending Site and a total of 277 TDRs. A copy of the Sending Site Review Committee's recommendation, Staff Report, and excerpt from the Planning Commission Minutes are provided with the Application for the Commissioners' review.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Randy Hines, Public Works Director, made this presentation as outlined above.

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

Commissioner Eric Blakey made a motion A) to approve the Sending Site application for Trevor deBraga based on providing the community benefits of preserving 212.48 acres of farmland with surface water rights; protecting nearby military operations and protection of water recharge areas and B) to approve 277 Transfer of Development

Rights (TDRs) for the same property. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

D- First Reading - Consideration and possible action re: Bill 2024-E, Ordinance 71, an ordinance amending Titles 13 and 16 of the Churchill County Code to (1) consolidate water dedication requirements within Title 13 of the Churchill County Code, (2) clarify water dedication requirements for all land development, (3) set payment-in-lieu of dedication requirements for all land development, and (4) designate the purposes to which payments-in-lieu of dedication may be put.

The Churchill County Code establishes dedication requirements for water rights when property owners are in the process of dividing or developing property. When developing rural parcels, 2.0 acre-feet of surface water rights must be dedicated for each created parcel. When creating higher density single family home developments, 1.12 acre-feet of ground water must be dedicated per residence. Finally, for multi-family dwellings .56-1.12 acre-feet of groundwater must be dedicated per residence depending on the density. The water dedication requirement is one of the major cost components to development of larger scale residential projects within the county.

This ordinance makes amendments to the Churchill County Code to clarify the requirements and process for water dedication across by: (1) consolidating the water dedication requirements in Title 13 of the Churchill County Code, (2) clarifying water dedication requirements for all land development, (3) setting payment-in-lieu of dedication requirements for all land development, and (4) designating the purposes to which payments-in-lieu of dedication may be put. The primary effect of these changes will be to create certainty in a residential or commercial developer's calculations regarding the price and availability of water. In return, Churchill County charges a premium for the water dedication to incentivize private transactions and ensure any payment-in-lieu of dedication is sufficient to acquire similar additional rights for the county's bank of water.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Set Public Hearing

Chair Getto read the Ordinance Amending Titles 13 and 16 of the Churchill County Code and Summary into the record:

TITLE: AN ORDINANCE AMENDING TITLES 13 AND 16 OF THE CHURCHILL COUNTY CODE TO PROVIDE FOR WATER DEDICATION AND SERVICE CONNECTION REQUIREMENTS, AND OTHER MATTERS RELATED THERETO.

SUMMARY: AN ORDINANCE AMENDING TITLES 13 AND 16 OF THE CHURCHILL COUNTY CODE TO (1) CONSOLIDATE WATER DEDICATION REQUIREMENTS WITHIN TITLE 13 OF THE CHURCHILL COUNTY CODE, (2) CLARIFY WATER DEDICATION REQUIREMENTS FOR ALL LAND DEVELOPMENT, (3) SET PAYMENT IN LIEU OF DEDICATION

REQUIREMENTS FOR ALL LAND DEVELOPMENT, (4) DESIGNATE THE PURPOSES TO WHICH PAYMENTS IN LIEU OF DEDICATION MAY BE PUT, AND (5) OTHER MATTERS RELATED THERETO

Joseph Sanford, Civil Deputy District Attorney made this presentation as outlined above.

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

Commissioner Matt Hyde made a motion to set the public hearing on this ordinance for January 15, 2025. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

E- Consideration and possible action re: Ratification of an Agreement between the Nevada Department of Business and Industry, Housing Division, and Churchill County Social Services, in the amount of \$23,254.96, for Emergency Solutions Grant Funding for homeless assistance, homeless prevention, and other eligible activities.

Social Services annually applies for the HUD Emergency Solutions Grant to support the Provisional Assistance Through Housing (PATH) Program. The funds assist in renting one apartment in town for placement of literally homeless residents as they work with intensive case management to increase stabilization.

FISCAL IMPACT: \$23,254.96.

EXPLANATION OF IMPACT: \$23,254.96 Federal Pass through the State of Nevada.

FUNDING SOURCE: \$12,000.00 County Grants to Needy Fund Match.

ACTION REQUESTED: Accept

Social Services Director Shannon Ernst made this presentation as outlined above.

Commissioner Blakey asked whether services are provided to all homeless individuals or exclusively to Churchill County residents. Ms. Ernst clarified that their program serves only Churchill County residents and adheres to strict guidelines. To qualify, individuals must demonstrate residency and have some form of income. She emphasized that the program is not a shelter but a solution-oriented initiative that offers comprehensive wrap-around case management and intensive support services.

Commissioner Blakey inquired about the length of stay permitted, Ms. Ernst explained that the program previously operated as a two-week solution using vouchers to help participants transition into the community. However, due to placement challenges, the program now allows participants to stay for up to six months, while they work toward securing housing. The ultimate goal is to transition individuals from the initial program into one of their three housing initiatives, such as rapid rehousing. These initiatives provide up to three years of support, to help participants achieve self-sufficiency and stability within the community.

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

Commissioner Eric Blakey made a motion to approve and ratify the grant agreement as

presented. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

Letters Received:

A- Nevada Division of Environmental Protection's (NDEP) notification of its review of the Second Draft Preliminary Assessment (Draft PA) Report for Naval Air Station's Fallon Range B-19 Off-Range Ordnance Area in Churchill County, Nevada.

The Nevada Division of Environmental Protection (NDEP) has reviewed the November 15, 2024 Second Draft Preliminary Assessment (Draft PA) Report for Range B-19 Off-Range Ordnance Area at Naval Air Station Fallon, prepared by CH2M for Naval Facilities Engineering Systems Command Southwest (NAVFAC SW).

The Draft PA summarizes a Preliminary Assessment (PA) of Off-Range Ordnance (ORO) near Target Bravo (B)-19, adjacent to Naval Air Station Fallon, on the Walker River Paiute Tribe Reservation, 16 miles south of the main station. The PA aims to identify sites posing little to no threat versus those requiring further investigation.

The PA involved reviewing historical Navy training operations and environmental data, interviewing representatives from the Walker River Paiute Tribe and NAS Fallon, and conducting a site visit to assess military munitions impacts on tribal land. This information was used to develop a Conceptual Site Model for the ORO Area and determine if further action is necessary.

The Draft PA identified two prior environmental assessments and removal efforts in the ORO Area, both conducted outside the formal CERCLA process used in the current investigation. The first effort, carried out in 1989–1990 by the NAS Fallon Explosive Ordnance Disposal (EOD) Unit, followed reports of off-range ordnance near a livestock water well and corral on Walker River Paiute Tribe Reservation land south of the Range B-19 fence line. Evidence of munitions impacts was found along the boundary and in the livestock area. The EOD Unit removed approximately 1.5 million munitions-related items (128,000 pounds), including 41 unexploded bombs, nearly 10,000 live and inert ordnance items, and 2,630 pounds of explosive material. Surveys during this operation identified about 5,600 acres of impacted tribal land extending east, west, and south along the Range B-19 boundary and historical aircraft training approach.

In 1999, the Navy Research Lab conducted a limited MTADS demonstration survey on the Walker River Paiute Reservation. The survey covered four transects within the ORO Area with the highest likelihood of buried ordnance to estimate the extent of off-range ordnance south of the Range B-19 boundary. The survey identified subsurface anomalies, with munitions debris concentrated near the southern fence line and ordnance found up to 3,000 feet south of it. The deepest item discovered was a Mark 82 500-pound practice bomb at a depth of 15.2 feet. Grid clearance by the NAS Fallon EOD Unit showed the highest density of impacts near the Range B-19 southern boundary, aligning with historical aircraft approach paths.

A 2018 site survey, involving personnel from NAVFAC SW, NAS Fallon, and the Walker River Paiute Tribe, assessed the ORO Area for the current PA. The area's boundaries, previously unclear, were expanded from an estimated 5,600 acres to 8,079 acres. The survey aimed to assess current conditions and impacts of ORO outside the Range B-19 boundary. Munitions-related items and debris were mostly found along the northern portions of the transects near the southern boundary of Range B-19. The survey concluded that the area is lightly impacted by munitions and debris, likely due to prior clearance actions by the NAS Fallon EOD Detachment Unit.

A Munitions Response Site Prioritization Protocol (MRSP) evaluation was conducted to assess the priority of the ORO Area for further action. The MRSP includes three hazard evaluation modules focused on military munitions hazards. The results ranked the ORO Area as a "Priority 3," meaning it has a moderate relative priority for assessment and removal, with Priority 1 being the highest priority and Priority 8 the lowest.

The Draft PA concludes that further investigation of the ORO Area is necessary. Instead of proceeding with a Site Investigation (SI), the Draft PA recommends using the results from the 1989–1990 removal action, the 1999 MTADS survey, and the site visit to support the planning for a Remedial Investigation (RI), the next step in the CERCLA process. The SI is typically used to gather additional information, but the existing data already confirms the presence of military munitions both on the surface and subsurface.

The Remedial Investigation (RI) will assess site conditions and evaluate potential remedial options for the ORO Area. It may include supplemental investigations like geophysical surveys to determine the extent of subsurface munitions and debris, as well as soil sampling to detect chemical constituents related to munitions. The Draft PA recommends maintaining the current 8,079-acre investigation area for these future studies.

As an interim action before the Remedial Investigation (RI), the Draft PA recommends using additional land use controls, such as warning signs, in areas where people enter and travel through the ORO Area. The NDEP provided the following comment: The Previous Investigations section of the Conceptual Site Model does not mention the 1989/1990 investigation and removal action by the NAS Fallon EOD Detachment Unit, which significantly informs the PA recommendations. Along with the 1999 MTADS survey, this action was used as a substitute for a Site Investigation (SI). The NDEP requests a summary of this investigation and removal action be included in the Previous Investigations section.

The NDEP generally concurs with the findings and recommendations in the Draft PA. The Draft PA can be finalized at NAVFAC SW's convenience, incorporating the above comment.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

B- Bureau of Land Management's notification of a public comment period associated with the preparation of a National Environmental Policy Act (NEPA) document for the proposed Lahontan wild horse gather.

The Bureau of Land Management (BLM) is initiating a 30-day external scoping period and is seeking public input in preparation of a National Environmental Policy Act (NEPA) document for the proposed Lahontan Wild Horse Gather. The BLM is also seeking public comments and input under Section 106 of the National Historic Preservation Act for this project. This includes seeking information and identifying historic properties in or near the project area. Please reference the map for the location of the Lahontan Herd Management Area (HMA) within Lyon County, Nevada.

BLM is considering a gather to remove excess wild horses inside and outside the Lahontan HMA to achieve the low end of the established Appropriate Management Level (AML). The AML for the Lahontan HMA is 7-10 wild horses. The estimated wild horse population is 518 wild horses based on an aerial census flight from 2024. The 30-day public scoping period is from December 11, 2024, to January 10, 2025.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

C- Nevada Division of Water Resources notification of the filing of Applications 93871 through 93875 by APX Minerals, Inc. to appropriate water from underground and surface (LiCr-1 and LiCr-2) sources located in Churchill County, Nevada, with a proposed place of use being in both Churchill and Lyon Counties.

APX Minerals Inc. filed Applications 93871 through 93875 on September 16, 2024. These Applications propose to appropriate water from underground and surface (LiCr-1 and LiCr-2) sources located in Churchill County, Nevada, with the proposed place of use being in both Churchill and Lyon Counties.

Copies of the Applications and supporting map can be viewed and/or printed from the Division's website, <http://water.nv.gov>.

As a result of this proposed filing, the Nevada Division of Water Resources is required to notify the County Commissioners of both counties pursuant to Nevada Revised Statutes (NRS) 533.363.

NRS 533.363(4) addresses the responsibilities of the Board of County Commissioners in this matter:

"4. Each board of county commissioners which is notified of a request for a permit pursuant to this section shall consider the request at the next regular or special meeting of the board held not earlier than 3 weeks after the notice is received. The board shall provide public notice of the meeting for 3 consecutive weeks in a newspaper of general circulation in its county. the notice must state the time, place and purpose of the meeting. At the conclusion of the meeting

the board may recommend a course of action to the State Engineer, but the recommendation is not binding on the State Engineer."

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

D- Nevada Division of Environmental Protection 's notification of its review of the Release Report for NDEP Spill #240611-02 prepared for Landstar Express and the no further action determination for the mobile source release.

The Nevada Division of Environmental Protection (NDEP) has reviewed the December 9, 2024, Attachment B Release Report (NDEP Spill #240611-02) prepared by Brandon Reiff, Certified Environmental Manager (CEM) of Broadbent and Associates, Inc., on behalf of Landstar Express. This letter grants a no further action determination for diesel fuel released into the soil median of the interstate at the referenced site and applies to all other locations where contaminants from this release have been identified (NAC 445A.3452).

The December 9, 2024, Report requests a no further action determination from the NDEP. After reviewing the information in the Corrective Action file provided by Landstar Express and Brandon Reiff, CEM, the NDEP concludes that residual total petroleum hydrocarbons remain at depth above reportable concentrations in the soil. However, no petroleum constituents exceed industrial action levels or remediation standards. Therefore, the NDEP has determined that no further assessment or remediation is required to protect human health and the environment (NAC 445A.227(1)). This determination may be re-evaluated if site conditions change or if new information arises that: 1) alters the site evaluation results or 2) demonstrates a potential detrimental impact on human health or the environment.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

E- Nevada Division of Environmental Protection's notification it has reviewed the Third Quarter 2024 Groundwater Monitoring Report for the City of Fallon's Maintenance Yard.

The Nevada Division of Environmental Protection (NDEP) has reviewed the Third Quarter 2024 Groundwater Monitoring (Report) for the City of Fallon's Maintenance Yard dated November 29th, 2024 and prepared by Scott Keesey, Certified Environmental Manager (CEM) of Broadbent & Associates, Inc., on behalf of the City of Fallon.

The report summarizes the monitoring and sampling of 11 site monitoring wells on September 26th & 27th, 2024. Depth to groundwater in site monitoring wells ranged from 6.47 to 8.10 feet below ground surface (ft bags). The estimated groundwater flow direction was towards the east-southeast at a gradient of 0.003 feet/foot. No LNAPL was detected in any monitoring well over this monitoring period. Dissolved phase contaminants were detected in groundwater samples above the U.S. Environmental Protection Agency (EPA) maximum

contaminant Levels (MCLs) and/or the Nevada State Action Levels (SALs) for the following analytes: Methl tert-butyl ether (MTBE): 13 to 25 ug/L; exceeded action level (20 ug/L) in 1 of 11 sampled wells.

A conceptual site model is being prepared by Broadbent, which is anticipated to be submitted by end of 2024. The Report recommends continuation of the quarterly groundwater monitoring and reporting program. NDEP concurs with this recommendation. NDEP requests that Mann-Kendall analysis data of each well be included in the following Groundwater Monitoring Report to aid in future decisions for groundwater exemption closure.

The next quarterly report is due no later than January 28th, 2025. NDEP requests that all report documents be submitted in digital portable documents format (pdf) via email, by uploading to a file transfer protocol (ftp) site or by a link to an online document site.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

F- Carson Water Subconservancy District's 2024 Activities & Accomplishments Report.

The Carson Water Subconservancy District (CWSD) provides its 2024 Activities & Accomplishments Report. CWSD strives to balance the municipal, agricultural, and environmental water needs of our watershed. The organization works with its watershed partners using an integrated watershed planning process to reach their goals of a sustainable, healthy watershed. To achieve this balance, CWSD integrates planning, coordinating, and management activities to support projects associated with floodplain management, river projects, water quality, water supply, invasive species, outreach and education, and recreation. This report outlines its activities and accomplishments for 2024.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

G- Nevada Governor's Office of Energy's notification that the Soda Lake Geothermal Plant, Amor IX LLC, has submitted its Annual Compliance Report and they have been found to be in compliance with the terms of the Abatement Agreement.

The Nevada Governor's Office of Energy provides notification that the Soda Lake Geothermal Plant, Amor IX LLC, has submitted its Annual Compliance Report and they have been found to be in compliance with the terms of the Abatement Agreement.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

H- Bureau of Land Management's notification that it has completed the Environmental Assessment (EA), Finding of No Significant Impact (FONSI), and Decision Record (DR)

for the Sierra Solar Transmission Lines, Collector Lines, and Access Roads Project in Churchill County, Nevada.

The Bureau of Land Management provides notification that it has completed the Environmental Assessment (EA), Finding of No Significant Impact (FONSI), and Decision Record (DR) for the Sierra Solar Transmission Lines, Collector Lines, and Access Roads Project in Churchill County, Nevada.

This EA analyzes a proposal by NV Energy, Inc. for a right-of-way which includes the construction of two 345kV transmission lines, five collector lines, and associated new access roads, and use of existing access roads on approximately 55 acres of new ground disturbance on BLM-administered lands and use of approximately 44 acres of existing roads on BLM- and-BOR-administered lands. The project would be in support of NV Energy's proposed Sierra Solar Facility, which would generate up to 400 megawatts of electricity on approximately 3,640 acres of private land in a checkerboard area. The project would allow NV Energy to connect the proposed Sierra Solar Facility to the grid.

Comments on the Preliminary EA were accepted during the 30-day public comment period. Public comments were received, reviewed, and substantive comments were considered in preparation of this EA and FONSI. The Response to Public Comments document is available in Appendix K of the EA. the appendices documents can be found on the following website: <https://eplanning.blm.gov/eplanning-ui/project/2033701/510>.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED:

I- Nevada Division of Environmental Protection's public hearing to solicit comments on proposed Nevada Regional Haze Progress Report for the second planning period.

The Nevada Division of Environmental Protection provides notice of its public hearing to solicit comments on proposed Nevada Regional Haze Progress Report for the second planning period. the meeting will be held on January 21, 2025 from 10:00 AM to 12:00 PM at two locations, one in Carson City and one in Las Vegas, Nevada. The meeting will also include virtual capabilities. Please refer to the notice for further details.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

J- Bureau of Land Management's notification of its proposal to conduct a wild horse gather to remove excess wild horses from the Fish Creek Herd Management Area (HMA) and adjacent private and public lands outside the HMA boundaries.

The Bureau of Land Management provides notification of its proposal to conduct a wild horse gather to remove excess wild horses from the Fish Creek Herd Management Area (HMA) and adjacent private and public lands outside the HMA boundaries. The gather is tentatively scheduled for January 6th-13th, 2025. The Appropriate Management Level (AML) for the

Fish Creek HMA, south of U.S. Highway 50, is between 101 to 170 wild horses. The estimated, post-foaling 2024 population of the HMA is 245 horses according to population analysis completed following the spring 2024 aerial inventory.

The BLM proposes to gather wild horses, apply fertility treatments, and release those treated horses back to the HMA to assist with maintaining population levels. BLM has determined that the wild horses over the low AML of 101 wild horses are in excess due to several factors, including limited waters with the Fish Creek HMA area, recurring drought, and the need to prevent degradation of the habitat caused by an overpopulation of wild horses. The BLM has reviewed all available information to make this determination, including but not limited to, inventories, monitoring data, climate data, gather history, and history of fertility control treatments with the Fish Creek HMA.

The BLM has prepared a Final Determination of NEPA Adequacy (DNA) and Decision Record that outlines how the proposed actions were analyzed in the Gather Plan and Environmental Assessment. The Final DNA and Decision Record can be viewed online at: <https://eplanning.blm.gov/eplanning-ui/project/2035101/510>.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

New Business:

A- Consideration and possible action re: Adoption of Resolution 1-2025, a resolution establishing the travel expenses and subsistence allowance for Churchill County effective January 1, 2025, noting a per diem change to \$68 per day from \$59, and a change in the mileage rate of 70 cents per mile from 67 cents.

In May 2002, the Board of County Commissioners approved Bill 2002-G, Ordinance 33, amending Title 2 regarding travel expenses and subsistence allowance. That change allows the board to change the allowances to match the standard rates in the Internal Revenue Service Publication 463, Travel, Entertainment, Gift and Car Expenses as published annually by Resolution. Provided to the board is the Resolution, which seeks to update the mileage rate and per diem rate to match the IRS notification and Federal Travel Regulation 301-11.18 for the period beginning January, 1, 2025.

The mileage rate will be 70 cents per mile, up 3.0 cents from the current rate. Per Diem daily rate to \$68 from \$59 up \$9 from the current rate.

FISCAL IMPACT: The fiscal impact is undetermined because we do not know how many employees will be traveling but they will be paid in accordance with IRS Publication 453 and this Resolution.

EXPLANATION OF IMPACT: As employees travel, the rate must be paid in accordance with IRS Publication 463 and this Resolution.

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Adopt

Comptroller Sherry Wideman made this presentation as outlined above.

Chair Getto read the subject title for the Resolution into the record:

A RESOLUTION ESTABLISHING THE TRAVEL EXPENSES AND SUBSISTENCE ALLOWANCE FOR CHURCHILL COUNTY AND OTHER MATTERS PROPERLY RELATING THERETO.

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

Commissioner Matt Hyde made a motion to approve Resolution 1-2025 establishing the travel expenses and subsistence allowance for Churchill County effective January 1, 2025, noting the new mileage rate of 70 cents per mile and per diem to \$68 per day. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

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: Sheriff's Civil Report for November 2024.

The Sheriff's office provides its Civil Report for November 2024 for the board's review and acceptance. A total of \$3,268.00 was received as revenue for the month of November 2024.

FISCAL IMPACT: \$3,268.00

EXPLANATION OF IMPACT: Fees collected help to off-set the services provided.

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

C- Consideration and possible action re: Building Permit Activity Report for November 2024.

Provided for the board's review is the report showing 21 permits issued in the month of November 2024. Included in the 21 permits are 5 single-family-dwelling permit, 1 commercial permit, 2 industrial permits, 5 manufactured home permits, and 5 septic permits.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

D- Consideration and possible action re: Building Department's Revenue Report for November 2024 totaling \$98,476.96.

The Building Department provides its Revenue Report for November 2024 for the board's consideration and acceptance. A total of \$98,476.96 was received for the month

FISCAL IMPACT: \$98,476.96

EXPLANATION OF IMPACT: Fees are collected for the issuance of building permits, plan reviews, inspections, etc.

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

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

Commissioner Eric Blakey made a motion to approve the Consent Agenda as submitted. Commissioner Matt Hyde 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 Blakey had nothing to report.

Commissioner Hyde had nothing to report.

County Manager Barbee had nothing to report.

Comptroller Wideman had nothing to report.

Civil Deputy DA Sanford had nothing to report.

Clerk/Treasurer Rothery reported on the following topics:

- Property taxes are due today.

Sheriff Hickox 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 but there was none.

Adjournment:

The meeting was adjourned at 9:11 AM.

Departmental Tours:

A- Following the conclusion of the regular meeting, the Board of County Commissioners will conduct Department Tours as follows:

ESTIMATED TIME	DEPARTMENT	ADDRESS
09:45 AM	Library	553 S. Maine St., Fallon, NV
10:25 AM	Museum	1050 S. Maine St., Fallon, NV
11:00 AM	Public Works, Planning & Zoning	270 S. Maine St., Fallon, NV
11:35 AM	Social Services	270 S. Maine St., Fallon, NV
12:10 PM	Life Center (with lunch)	952 S. Maine St., Fallon, NV
01:00 PM	Recess for Highway Commission Board Meeting	155 N. Taylor St. #145, Fallon, NV
1:40 PM	Fallon Golf Course	2655 Country Club Dr., Fallon, NV

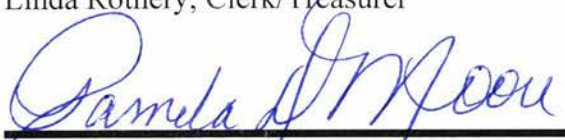
The departmental tours were conducted as scheduled following the close of the regular meeting. No action was taken, as these were conducted for information-gathering purposes only.

Approved: 
Myles Getto, Chairman

Approved: 
Eric Blakey, Vice-Chairman

Approved: 
Matt Hyde, Commissioner

ATTEST:
Linda Rothery, Clerk/Treasurer


Pamela D. Moore, Deputy Clerk of the Board