MINUTES OF THE BOARD OF CHURCHILL COUNTY COMMISSIONERS

155 N. Taylor St., Fallon, NV 89406
January 13, 2025

Call to Order:

The special meeting of the Board of County Commissioners was called to order at 4:00 PM on January 13, 2025.

PRESENT:	Commissioner Myles Getto Commissioner Eric Blakey Commissioner Matt Hyde County Manager Jim Barbee Comptroller Sherry Wideman Deputy District Attorney Joseph Sanford Deputy Clerk to the Board Pam Moore Deputy Clerk Crystal Muschetto
ABSENT:	N/A

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. Pam Moore, Deputy Clerk to the Board, said we have had a Nuisance Complaint filed. Our code requires it be heard between February 1st and the 11th. I am going to set this during our regular meeting on February 6, 2025.

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 7th day of January, 2025, 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:

Appointments:

A- Presentation of the details of the North Maine Ball Fields SNPLMA Project as awarded (not for possible action, informational only).
County staff will present the details of the North Maine Ball Fields SNPLMA project as it was awarded.
FISCAL IMPACT: N/A
EXPLANATION OF IMPACT: N/A
FUNDING SOURCE: N/A
ACTION REQUESTED:

Jim Barbee, County Manager, provided an overview and update on a major project funded by a recent approval from the Secretary of the Interior. The project secured $42 million in funding, with $10 million designated specifically for the redevelopment of the North Maine Ball Fields. This initiative, overseen by Public Works and Assistant County Manager Chris Spross, aims to revitalize and expand existing facilities.

The plan focuses on the northwest quadrant of the city property, home to the historic pro-league field dating back to the 1930s. This area will be completely renovated with updated amenities, including new paved parking, a clubhouse, and stands designed to reflect the historic character of the original field. Additional features will include a splash pad, a play area, and a barbecue area.

On the northeast side of the property (Maine Street), the county's property currently housing the girls' softball fields and T-ball fields will also be redeveloped. The project will replace the existing fields with three full-sized, league-appropriate softball fields and relocate the T-Ball fields to a city-owned park near Broadway. The new fields will feature amenities such as barbecue and playground areas, splash pads, and two-story buildings behind each dugout. These buildings will house restrooms and concessions on the ground floor, with announcer booths upstairs. The property will also be restructured to include central drive-through parking and expanded bleachers.

The project further includes the addition of approximately 75 parking spaces at the new T-Ball field site and plans to incorporate multi-use capabilities for soccer fields. With the community's rapid population growth, there is an increased demand for athletic fields, especially for soccer, which has seen exponential growth. The expansion will alleviate current limitations on games and practice scheduling and provide a much-needed boost to athletic facilities.

Mr. Barbee noted that the purchase of six additional acres would enable further development opportunities through future grant applications, allowing for additional softball, baseball, and soccer fields. This expansion will ensure the community can meet the recreational needs of its growing population.

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

B- Consideration and possible action re: Approval of a Real Estate Purchase Agreement in the amount of $700,000.00 for 6.01 acres of vacant land across three parcels identified as Assessor's Parcel Numbers 001-051-13, 001-051-25, and 001-051-31.

As part of the SNPLMA award, Churchill County will be renovating the North Maine Street ball fields and adding parks and other amenities. An opportunity to purchase vacant land in the area for use as parking lots or other future development opportunities arose, resulting in the included purchase agreement. These properties are accessible by water and sewer facilities and are centrally located near the proposed development areas.

The Agreement is to purchase three separate parcels, APN 001-051-13, 25, and 31, for a total of

6.01 acres for a total price of $700,000.00. This Agreement is subject to Commissioner approval and appraisal of the properties. Tom Riggins has been contracted to perform the appraisal. The requested motion will authorize the purchase of the property if the appraisal returns over $700,000.00. If the appraisal condition is not met, the matter will be returned to the board for further consideration.
FISCAL IMPACT: $700,000.00 plus 1/2 of closing costs (appx. $2,000).
EXPLANATION OF IMPACT: Purchase Price and Fees.
FUNDING SOURCE:
ACTION REQUESTED: Accept

County Manager Jim Barbee presented a proposal to purchase 6.1 acres of property. The opportunity arose when the property owner decided to list the land for sale, having previously asked for a price higher than what the county was willing to pay. After reviewing data from the County Assessor's office, the county offered $700,000.00 for the property, basing their valuation on comparable city properties with water and sewer hookups priced between $115,000.00 and $125,000.00 per acre. The property owner accepted the offer.

Deputy District Attorney Joseph Sanford confirmed that the close of escrow, initially set for last Friday, had been extended to this Friday, contingent on the Board of County Commissioners' approval. All necessary paperwork is signed and the purchase is ready to proceed.

Mr. Barbee explained that the purchase would be funded through "one-shot monies," which are typically reserved for strategic property acquisitions. The plan for the property includes utilizing the northern lot, approximately one acre, to build a parking lot accommodating about 100 vehicles. The larger northern section of the Road Department property would house two full-sized league softball fields, complete with announcers' booths, restrooms, concessions, bleachers, trees, and landscaping, along with parking for around 150 vehicles.

These developments would create a total of five league fields capable of hosting large tournaments, including championship games at the historic field across the street. Such events would generate significant economic impact, drawing visitors who would stay in local hotels, RV parks, and the C3 Complex. They are also likely to spend money at restaurants, Walmart, and other local businesses. Mr. Barbee highlighted that a single large tournament could contribute $500,000.00 to $700,000.00 in economic impact annually. With continued development, such projects could match the scale of those in larger counties like Clark County and Washoe County, driving economic growth and benefiting the community long-term.

Commissioners supported the proposal. Commissioner Matt Hyde noted the value of adding much-needed parking, while Commissioner Eric Blakey emphasized the positive impact on the softball community and the broader community through expanded fields and improved facilities. Mr. Barbee concluded by stressing the importance of investing in good sports infrastructure and creating spaces for youth to thrive.

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

Vice-Chair Eric Blakey made a motion to approve of the real estate purchase of 6.01 acres of vacant land identified, as APNs 001-051-13, 25, and 31, in the amount of $700,000.00, pending an appraisal of the properties in at least that amount and authorizing the County Manager to sign all documents needed to close on the transaction. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

Public Comment:

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

Adjournment:

The meeting was adjourned at 4:15 PM.

Affidavit of Posting:

Approved: ______________________
Myles Getto, Chairman

Approved: ______________________
Matt Hyde, Commissioner

Approved: ______________________
Eric Blakey, Commissioner

ATTEST:
Linda Rothery, Clerk/Treasurer

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Pamela D. Moore, Deputy Clerk of the Board