MINUTES OF THE BOARD OF CHURCHILL COUNTY COMMISSIONERS

155 N. Taylor St., Fallon, NV 89406
February 6, 2025

Call to Order:

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

PRESENT:	Commissioner Myles Getto Commissioner Eric Blakey Commissioner Matt Hyde County Manager Jim Barbee Comptroller Sherry Wideman Chief Deputy District Attorney Joseph Sanford Deputy Clerk to the Board Pamela Moore Deputy Clerk Crystal Muschetto
ABSENT:	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 30th day of January, 2025, between the hours of 12:00 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 Matt Hyde made a motion to approve the Agenda as submitted. 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- January 6, 2025
The Minutes of the meeting held on January 6, 2025 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

B- January 13, 2025 - Special Meeting.

The Minutes of the special meeting held on January 13, 2025 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 January 13, 2025 as presented. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

Appointments:

A- Consideration and possible action re: Approval for the New River Township Justice Court to return petty cash, in the sum of $400.00, to the Comptroller's Office.
On June 21, 2023, the Commissioners approved $500.00 additional petty cash for the Justice Court to use in regard to dealing with payments in the Global Justice System that was in use statewide at that time for civil citation payments due to AB116. This payment system has recently been discontinued by the State of Nevada and all civil infractions under AB116 are processed through the CourtView Case Management System. Justice Court no longer needs the additional funds. The court is requesting approval to return $400.00 of those funds to the county. The $100.00 difference will be retained to provide a change bag for the 6th clerical that had been gapped for many years but was approved by the Board of Churchill County Commissioners for hire in 2023. Each clerk has their own cash bag for accountability purposes.
FISCAL IMPACT: $400.00.
EXPLANATION OF IMPACT: Justice Court will return the $400 from petty cash to the Comptroller's Office.
FUNDING SOURCE: General Fund.
ACTION REQUESTED: Accept

Judge Ben Trotter made this presentation as outlined above and said each clerk keeps a $100.00 petty cash bag, so they can make change for people paying fines or fees at the counter.

In 2023, citations became civil and the state had a separate payment system for that. In June 2023, the court asked and the board approved an additional $500.00—$100.00 for each clerk, to make change for a separate system, which required separate accounting. That system has been discontinued, so we are looking to return $400.00 of that $500.00 in petty cash back to the county.

We are asking to keep $100.00 because, in 2023, the Commissioners approved a position that had been long gapped, so we need additional petty cash for that clerk.

We are requesting approval to return $400.00 of the $500.00 in petty cash back to the county.

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

Commissioner Matt Hyde made a motion to approve the return of $400 in petty cash to the Comptroller's Office from Justice Court. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

B- Presentation of the Churchill County Behavioral Health and Suicide Prevention Plan 2024 by Jennifer McClendon from Turning Point, Inc.

In March 2024 Churchill County Social Services and the Churchill County School District partnered to obtain funding and complete a Churchill County Behavioral Health and Suicide Prevention Plan. Through community meetings, focus groups, and a dedicated leadership group, the plan was completed in December 2024. Turning Point, Inc. will provide an overview of the of the process, participation, recommendations, strategies developed.

As of January 2025, two of the three priority groups and the group leads have met. All priority groups are scheduled to meet monthly and complete reports on progress, barriers, and support needs quarterly to the Behavioral Health Taskforce Committee.

FISCAL IMPACT: None.

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

Shannon Ernst, Social Services Director said I want to provide an overview before Jennifer McClendon and Andrea Rennick go through this presentation.

In January 2024, Dr. Manny Hammer approached me and we discussed the increase in suicide ideations and attempts within our community. We talked about what we really needed to do to implement interventions and build resources. We approached the state to obtain funding to help support this initiative and, through small county funds, school district funds, and state DPBH funds, we were able to contract with Turning Point, which has been very exciting.

We want to thank everyone who came forward to put this plan together and, with that, I will hand it over to the ladies.

Jennifer McClendon, from Turning Point, Inc., had the following PowerPoint presentation and said I am from Turning Point, an independent consulting agency in Virginia City, Nevada. This is my colleague Adrian Renwick. We were asked to participate in this project and work with the community to identify the issues and determine the best path forward.

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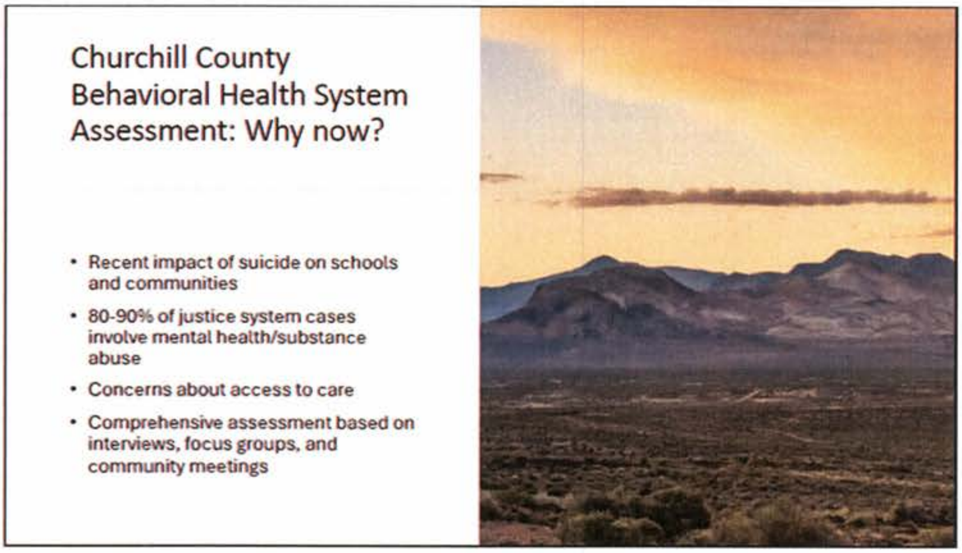
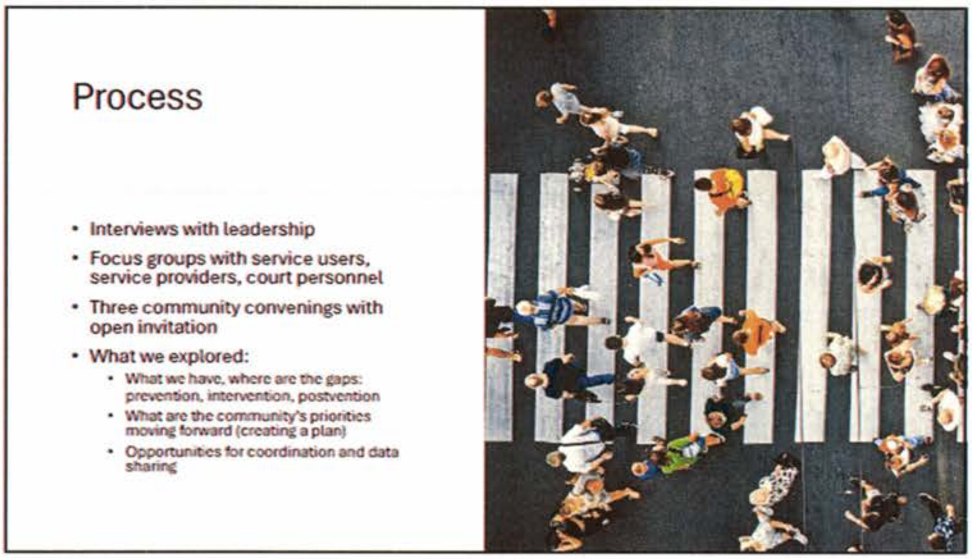


When we arrived, we spoke to various community members to get a sense of the challenges and understand why addressing this issue is so critical right now. The responses we received indicated a significant impact of suicidal ideation within schools and the broader community. We also spoke with individuals in the justice system and law enforcement, who emphasized that behavioral health issues are a major concern, consuming significant time and resources.

Many people are cycling through the system multiple times, which is frustrating for everyone involved. There are concerns about access to care, whether there are enough providers in the area, whether they offer the right kinds of services, and whether individuals in need can actually receive the help required to prevent repeated encounters with the system.



To address these concerns, we began a comprehensive assessment using interviews, focus groups and community meetings, engaging as many people as possible.

Ms. Renwick said the process involved conducting interviews with key partners, including community leaders. We also held focus groups with service providers, court personnel, and school staff to gain their perspectives as individuals working directly with those who may be experiencing suicidal ideation. Additionally, we examined the systems in place to support these individuals.

We also had three community convenings with an open invitation for all members of the community within Churchill County. What we identified were three real areas to focus on: prevention, intervention, and postvention. Prevention includes those strategies that are used before the crisis happens—education, information, and getting resources out into the community. Intervention includes mental health resources, peer support groups, substance abuse treatment, and anything that is more critical. Postvention focuses on what happens after the crisis, how the community rallies and how support is put in place.

Another piece we examined was the priorities moving forward. From this, we made recommendations based on all the data collected. What we found is that the community actually has a lot of strengths. One of the primary strengths that really builds a solid foundation for the work ahead is that there are strong partnerships. There are really good people leading the organizations in this county and they are very connected and supportive of one another.

We have engaged community members, faith-based organizations that were present in the rooms to assist us, community volunteers, parents, and those who wear multiple hats—people who are concerned about this issue from various perspectives. Having all of these individuals in these rooms and spaces with us to share their information and perspectives was both helpful and hopeful and I think we can really build on that moving forward.

We also have some new initiatives, like FASST, which is the work that Gabby Stone is doing as a case worker with jail and justice involved individuals. We have the HOPE Squad, a program being implemented in schools to support suicide prevention efforts. There are new ideas happening and new initiatives being tried across the board, which is encouraging.

However, we also found some gaps. One issue that rose to the surface immediately is that there are not enough providers for services. There are not enough therapists, specifically Licensed Clinical Social Workers. There are not enough psychiatrists, physicians who focus specifically on mental health and substance abuse issues. That is a concern that the group wants to continue addressing in the future.

We also found that the community could benefit from a crisis response plan. If and when a crisis happens, what is the communication plan? Who talks to whom? What messages need to be conveyed and what information needs to remain private? Having this clearly outlined in advance ensures that, when a crisis occurs, there is a structured plan for moving forward. This includes both providing services to those affected by the crisis and ensuring the collaborative and supportive leaders know how to communicate effectively. Who makes the call? I envision something resembling an old-fashioned phone tree.

In our community convenings, we worked with large groups to determine what Churchill County could use over the next five years to move forward and improve over the long term. We focused on identifying the priorities of the people living and working in this community. Three key priorities emerged.

The first priority is agency collaboration and resource mapping, really figuring out what resources we have and what is missing. More importantly, recognizing that these needs change over time. Resource guides become outdated quickly, so we need to ensure we have up-to-date information about what is happening in the community.

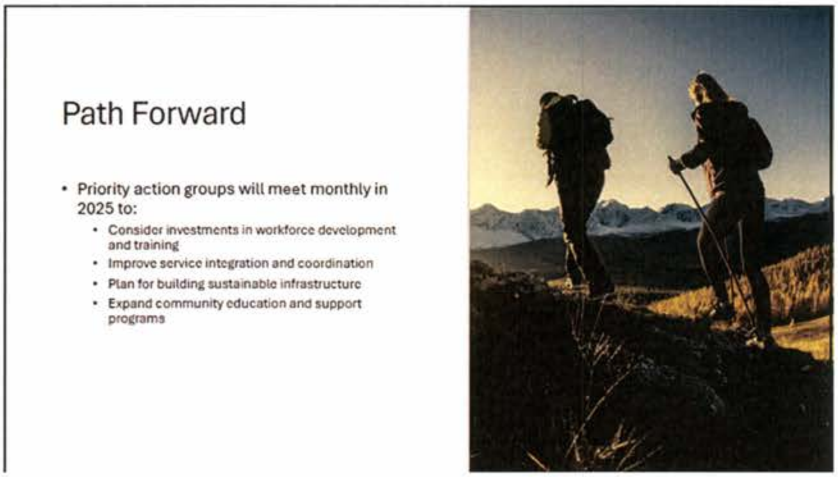
The second priority is open communication around mental health. We need a space where people feel comfortable discussing mental health, where kids in schools can talk to someone they trust about their struggles, and where individuals can reach out for help without fear, stigma, or judgment. Along with this, a sense of community belonging was identified as equally important. If we want to improve communication, we need to foster a community where people feel they belong and know they have neighbors and trusted individuals they can turn to.

Things came up, like the Christmas tree lighting. There is a need for more community events that are purely positive, bringing people together from different walks of life so that everyone feels like a member of the community. This sense of belonging promotes mental health and serves as a form of suicide prevention.

Priority three focuses on creating a fully resourced system to meet community needs. This priority is really about identifying where to find the funds and the people necessary to address the most critical needs and gaps in our community.

We developed month-by-month action plans for 2025. Turning Point has now stepped out of the guidance role it was originally brought in for, so the Behavioral Health Task Force will now be leading these efforts regionally. They will oversee the three priority groups.

We have individuals who have agreed to be a part of these three committees moving forward. Their focus will be on workforce development, improving service integration, crisis planning, and conducting tabletop exercises. This is where we create a hypothetical incident, bring the team together in a room, and work through the situation in a controlled environment, rather than in real-time with real people. Additionally, efforts will be made to expand community education and support programs.



We want to thank all the many people who took time out of their days, lives, and careers to be part of this discussion and to seriously consider how we can work together long-term to address these issues.

I would also like to mention that, as someone who was heavily involved in convening these discussions, I have had the privilege of working with some of the busiest, hardest-working, and most dedicated individuals. Their commitment made this work incredibly meaningful. Sometimes, when a crisis occurs, people come together temporarily and once the crisis passes, engagement fades. However, in this case, people are deeply committed and I believe we have a great plan and a strong team moving forward.

Ms. Ernst said, in closing, this was a lot of work and everyone put a significant amount of time into it. Looking at the focus groups moving forward, it is exciting and I sit in on Priority Group 3. Since we started meeting in December, we have already brought in a new resource, Sugi Psychiatric, which will begin services here on February 28th. They will be available at the Life

Center and will also offer walk-in telehealth appointments at the new Telehealth Center at the Life Center.

We have also decided that we need to present this information to the Legislature. One of the things I provided for you today is this flash drive, not just a lanyard. Every Legislative Session, the Nevada Association of Human Services Administrators puts together a legislative guide. Instead of simply including that, we have also added the Opioid Response Plan and the State Behavioral Health Plan. This collection of resources will allow us to bring valuable information to both Washington, D.C., and the state Legislature to support education and advocacy efforts.

On May 14th, we determined that we will host a Mental Health Awareness Day at the 3C Event Center from 3:00 PM to 7:00 PM. This event will offer different classes on how to identify and address mental health concerns, both as a parent and within the elderly population. We are starting to see an increase in mental health challenges among the aging population, so we will provide activities and resources tailored to their needs. Two years ago, we held a similar event on a Saturday, which included mindfulness activities, which was a great success. We are bringing it back on May 14th.

If anyone would like to join a working group, Gabby Stone from Social Services, who serves as our Behavioral Health Case Worker, is overseeing this project. She is here today and has done great work.

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

C- Consideration and possible action re: Reappointment of Cari Norcutt to a second 3-year term on the Social Services Advisory Committee, expiring on January 31, 2028.
Per Community Services Block Act regulations, it is required to have a business reprehensive appointed to the person tri-partite advisory committee. Cari Norcutt has served for three years and her term has expired. During the Advisory Committee meeting held on January 22, 2025, it was recommended that Cari Norcutt be reappointed to the board for another three-year term.

It is requested the board reappoint her for another 3-year term, expiring January 31, 2028.
FISCAL IMPACT: N/A
EXPLANATION OF IMPACT: N/A
FUNDING SOURCE: N/A
ACTION REQUESTED: Accept

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

Commissioner Blakey asked are these positions offered to the public or are they hand-selected? Ms. Ernst responded, yes, they are open to the public. When you look at it in terms of a Tri-Part Board, we are required to have a government representative, which is one of our Commissioners and Commissioner Hyde currently fills that seat. We also need a business representative and that is where Cari Norcutt has stepped in. This position has been extremely difficult to fill over the years. Additionally, we have a previous client who represents the low-income population and that position is also open to applicants. The current individual holding that seat has filled their term, which will expire next year.

Commissioner Blakey asked if their duties are to offer guidance and ensure that the county is moving in the right direction?

Ms. Ernst replied, essentially, what they oversee is our Community Services Block Grant and our initiatives related to that. That is their primary role. However, there have been times when board members have requested additional information, such as what Social Services is doing beyond just community action. When that happens, we provide in-depth explanations regarding our goals and priorities but, ultimately, their advisory role is focused specifically on the Community Services Block Grant.

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

Commissioner Eric Blakey made a motion to reappoint Cari Norcutt to the Churchill County Social Services Advisory Committee for another three-year term expiring January 31, 2028. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

D. D- Consideration and possible action re: Appointment of Thomas Grady to the Churchill County Cemetery Board, for a term through February 28, 2029.

The Cemetery Board is an advisory board comprised of three (3) members, representing the public at large, who are to be appointed by the Board of County Commissioners. Terms are four (4) years from the date of appointment, with initial appointments to establish the board having one member serving a four (4) year term, one member serving a three (3) year term, and one member serving a two (2) year term, so that all board members' terms are staggered. All subsequent terms shall be four (4) years. As all three (3) positions on the board were vacant, advertising for the openings was published in the local paper and online. The county received a total of four applicants and interviewed all candidates.

There is one open position to fill from three applicants: Thomas Grady, Elizabeth Riviera, Christine "Tina" Grainer. The County Manager conducted interviews of all three applicants and is making a recommendation for Thomas Grady to be considered for the open board position.
FISCAL IMPACT: N/A
EXPLANATION OF IMPACT: N/A
FUNDING SOURCE: N/A
ACTION REQUESTED: Accept

Jim Barbee, County Manager, 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 appoint Thomas Grady to the Cemetery Board, for a 4-year term to run from February 6, 2025 through February 28, 2029. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

E- Consideration and possible action re: Adoption of Resolution 3-2025, a resolution for Churchill County to approve Mineral County as a member county of the Central Nevada Regional Water Authority.

The members of the Central Nevada Regional Water Authority (hereafter referred to as "CNRWA") are Churchill County, Elko County, Esmeralda County, Eureka County, Humboldt County, Lander County, Nye County, Pershing County, and White Pine County. The CNRWA is created pursuant to the Nevada Interlocal Cooperation Act, with a goal to collaboratively and proactively address water resource issues common to the Nevada Central Hydrographic Region.

Mineral County has eighteen ground water basins that are located, wholly or partially, in the Nevada Central Hydrographic Region and has requested to become a member county of the CNRWA. The board of directors of CNRWA voted unanimously for Mineral County to join the CNRWA but the Bylaws require each member's County Commission to agree to amending the Cooperative Agreement to include Mineral County, which is accomplished by the resolution before the board today.

Staff recommends approval of Mineral County as a member.
FISCAL IMPACT: N/A
EXPLANATION OF IMPACT: N/A
FUNDING SOURCE: N/A
ACTION REQUESTED: Adopt

Chair Getto read the Resolution title into the record:

A RESOLUTION RECOMMENDING THAT CHURCHILL COUNTY APPROVE MINERAL COUNTY AS A MEMBER COUNTY OF THE CENTRAL NEVADA REGIONAL WATER AUTHORITY EFFECTIVE JANUARY 1, 2025.

Civil Deputy District Attorney Joseph Sanford 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 to adopt Resolution 3-2025 for Churchill County to approve Mineral County as a member county of the Central Nevada Regional Water Authority. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

F- Consideration and possible action re: Approval of a Cooperative Agreement between the Elks Lodge of Fallon, NV #2239 and Churchill County, Nevada.

Churchill County has recently purchased and relocated several departments to South Maine Street. The new buildings have limited parking for staff with parking up front generally reserved for visitors and the public. To ensure adequate long-term parking solutions, the county

has negotiated with the Elks Lodge for the use of their parking facilities during the daytime period. In return, the county will construct and maintain an asphalt surface over the parking lot. This Cooperative Agreement enhances parking facilities for the county during regular business hours, while enhancing parking facilities for the Elks Lodge during their regular operations.
FISCAL IMPACT:
EXPLANATION OF IMPACT: Cost of surfacing the parking area.
FUNDING SOURCE:
ACTION REQUESTED: Accept

Jim Barbee, County Manager said, with the purchase of 290 and 270 S. Maine properties, which are being developed for Social Services, a one-stop shop for Public Works, and the Central Nevada Health District, we assessed the need for parking. Considering the amount of property purchased, including the building that was torn down behind the old furniture store, we approached the Elks Lodge in hopes of forming a partnership through a Cooperative Agreement.

Under this Agreement, we would be able to utilize the Elks Club's parking area during business hours. In turn, when they hold their meetings, typically around 6:00 PM, they would still have full access to the space. The parking lot would be paved, well-maintained, and aesthetically improved. We submitted this request to their national organization for approval and it has been signed off. We now bring this Agreement to the Commission for consideration to enable us to move forward with planning and design.

Commissioner Blakey said I understand the Agreement and the necessity of this parking area. However, the Agreement states that each party has the option not to renew the contract every three years. If both parties are meeting their obligations, I do not see any protection for us if they decide not to renew. Can you clarify that?

Mr. Sandford responded, correct, the initial term is 25 years, during which neither party has the option to terminate the Agreement. After that period, the contract will transition to a three-year renewal cycle. This is based on the expected lifespan of the asphalt. At that time, there will be a renegotiation period where we can assess whether continued use is necessary and whether repaving is required. However, if the Elks Lodge wishes to terminate after the 25-year period, they would have the authority to do so. In short, we have a guaranteed 25 years and then it will shift to a three-year renewal period based on the needs of both parties.

Commissioner Blakey continued my next concern is regarding the use of the parking lot. The Agreement allows county use during business hours, which I assume to be five business days per week or 55 hours per week. That amounts to about 33% of the total weekly availability. I would like further explanation as to why the county should absorb all the improvement and maintenance costs if we are only utilizing the parking lot 33% of the time.

Mr. Barbee responded, first, as part of the requirements set by the city regarding adequate parking for staff and the public, the actual usage will exceed 33%, particularly when considering the Central Nevada Health District. The Health District is part of Churchill County for the next five years and will continue to use this Agreement to ensure its viability. Second, the Elks Lodge is not motivated or interested in funding improvements to the parking lot. They are content with the current condition. This Agreement was initiated by the County, not the Elks. We approached them to secure permission to use the space and they agreed. Commissioner Blakey replied I understand. I just want to clarify my 33% figure. According to the Agreement, we are only permitted to use the parking lot 55 hours per week, meaning we are only utilizing it 33% of the time. That is why I am concerned about the county solely funding all improvements and maintenance costs.

My next question is do we have an estimated cost for the improvements and ongoing maintenance per year?

Mr. Barbee said the estimated costs will be presented under a separate approval at a later time. We have two years to act on this Agreement before finalizing plans and designs. After that, we will go out to bid for the project. The drainage considerations for this property will be factored into the design phase. The second phase of the contract will involve the paving process. However, once the lot is paved, the ongoing maintenance costs will be minimal.

Mr. Barbee continued that we can get you some numbers associated with that but the idea behind paving is to minimize maintenance over time. Ideally, we would have little to no maintenance, just minor upkeep like cleaning and re-striping the parking lot. Randy, do you want to add anything to that? Randy Hines, Churchill County Public Works Director, said for the first five to eight years, there will be no maintenance required whatsoever. After that, we will implement a maintenance program where we apply a slurry seal, which extends the lifespan of the parking lot up to five years. We will repeat this process again when necessary. The cost of slurry sealing is significantly lower than the initial construction cost but is essential for ensuring the parking lot lasts beyond the 25-year agreement. As long as we maintain it properly, it should last even longer. Again, the maintenance costs are significantly lower than the cost of constructing a brand-new parking lot. Commissioner Blakey said thank you for that explanation. However, without knowing the estimated construction costs, we do not know the financial impact on the county. Because of this uncertainty, I cannot support this Agreement. Mr. Barbee responded, for clarification, I just want to state for the record that this request does not commit the county to funding or constructing the project at this time. This Agreement simply allows us to move forward in evaluating the costs and feasibility of the project.

Chair Getto said this is simply an exchange of parking lot usage. We use their lot during business hours and they have access to it for their meetings. There is no financial commitment associated with this Agreement. It is just a mutual-use Agreement. Commissioner Blakey responded, I understand that it is a swap in usage. However, the Agreement specifically states that, within two years, the county is required to pave the parking lot. That costs money. Chair Getto said, regardless, we have to pave the parking lot for Central Nevada Health District, Social Services and the Building Department. Commissioner Blakey replied I believe other entities should be involved in funding this project, especially since the County will only be using the lot during business hours. I do not see why the county should bear the entire cost. Chair Getto disagreed and said I do not see an issue with the county covering it.

Commissioner Hyde added that he thinks this benefits our community. I would, however, like to see the costs finalized within the next two years. We need somewhere for people to park. I have not personally been to the site to evaluate the lighting situation or other potential needs. It is concerning to enter an Agreement without a clear cost estimate knowing that, in two years, we will have to cover the full expense. I am not against this Agreement but I want to see a cost analysis before making a final decision. If we agree to this now and later the costs come in way too high, then we are stuck, right? Mr. Sandford confirmed, yes, under this Agreement, the county would be obligated to pave the lot.

Mr. Sanford continued, I have spoken with Public Works about the estimated costs and we do not have an exact figure. It would be somewhere between $8.00 and $12.00 per square foot. The total area is approximately 13,000 square feet, meaning the paving cost would fall between $100,000 and $200,000. Since this is a construction agreement, the final cost would still need to come before the board for approval. The estimate is broad because we do not have exact bids yet but I would defer to Randy for a more specific estimate.

Mr. Barbee said the entire parking area is 13,000 square feet but how much of that is county-owned property that we are required to pave? Also, what are our options for securing additional parking to meet city requirements? What is the split between county property and the Elk's property? Mr. Hines responded that the split is about 8,000 square feet of county-owned property and 5,000 square feet belonging to the Elks. That is how we arrive at the 13,000-square-foot total. The county's share is roughly 65%, and the Elks' share is about 35%.

Mr. Barbee added, in my conversations with the Mayor, we are required to find additional parking. The 8,000 square feet we currently own does not provide enough parking for the staff that will be located there, including the Central Nevada Health District. Is that correct? Mr. Hines confirmed, yes, that is correct. Currently, we have about 17 to 19 parking spots on our property. If we include the Elks' portion that we would use during work hours, we could increase that to 29 parking spaces total. That would accommodate the county vehicles, as well as staff for Buildings 270 and 290. However, we also have county vehicles that are parked there 24/7, so this would help offset our needs. Employee parking would be Monday through Friday, 8:00 AM to 5:00 PM. There will always be some cars parked there.

Mr. Barbee clarified that the county would always be able to park in the spaces we own, correct? Mr. Hines replied that this is correct. The Elks' portion is essentially overflow parking for them during evenings and weekends, when they have events and gatherings. Mr. Barbee continued, so we would be able to use their parking lot during the day? Mr. Hines confirmed, correct. This also helps reduce off-street parking on Maine Street, which is where we want customers to park. Right now, our employees park on Richards Street since we lack additional parking. If we had access to the Elks' lot, it would significantly help our situation.

Commissioner Hyde asked who else would contribute to the cost? The Elks are fine with it remaining dirt, so there is no other financial contributor at this point. My concern is that I do not want to commit to something when we do not know the exact cost. I am not against the

Agreement but, as soon as we vote in favor of it, we are obligated to cover whatever the final cost is.

Mr. Barbee asked, Joe, can we make this Agreement contingent on board approval of the paving contract, similar to how we structure Purchase Agreements based on appraisals? Mr. Sanford explained, right now, the Agreement already includes a default provision that outlines, if the county fails to perform, for example, chooses not to fund the paving, the Elks have the right to terminate the Agreement. If we later determine that paving costs have skyrocketed, say, \$500,000 or even \$1,000,000, we would have the right to decline the project and the Elks could terminate the Agreement. Essentially, if we want to use the parking lot, we must pay for the paving within two years. If we choose not to move forward, we would have to give up access to the Elks' portion. We cannot have both.

Commissioner Blakey stated that he understands that the county owns roughly 8,000 square feet and we are only requesting use of 5,000 square feet from the Elks but he still does not think the county should bear the full cost. I understand Commissioner Hyde's position. The Elks will not contribute to the cost. I also think the City of Fallon should be considered as a potential funding source. The Elks own the property and maybe they would reconsider their stance but, as it stands, I do not believe the county should fund the entire project and not knowing the final construction costs leaves too many unknowns.

Commissioner Hyde asked if we could table this until we get a detailed cost estimate? Chair Getto said, if we want to table it, we can. Mr. Barbee added, yes, you can table it and we can have Randy put together a more detailed cost breakdown.

Mr. Hines confirmed that he could have those numbers before the next meeting. If you want to see them beforehand, I can coordinate that. I will reach out to contractors to get updated 2024 pricing since recent bids have already been made for other projects. I anticipate that this will exceed \$100,000 due to prevailing wage requirements but we should be able to obtain accurate cost estimates for 2025. I can have those numbers ready by the next meeting or even by tomorrow.

Chair Getto asked does the next meeting work for everyone? Commissioner Blakey responded that it did, if Mr. Hines has enough time to gather all the information.

We also know there could be drainage issues, which would increase costs. Additionally, the City will likely require lighting. I would like the county to reach out again to see if the Elks have any willingness to contribute funds. I also think we should check with the City of Fallon to see if they can help cover some of the cost, since the entire community would benefit from this project. The uncertainty in costs is a big concern and we also need staff input to determine how this expense fits into the budget. Where would the funds come from? How would this impact our financial planning? We need clarity on funding so that we can prepare for the expense and properly allocate it in the budget.

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

This matter was tabled to allow Randy Hines, Public Works Director, to put together an estimate of costs.

G- Consideration and possible action re: Authorization for the District Attorney's Office to take any and all appropriate legal action against Jeremy 'Mike' Reynolds and Andrea Reynolds for an encroachment on the county right-of-way at 3018 Pflum Lane, Fallon, Nevada.

Pursuant to NRS 244.165, the Board of County Commissioners has the power and jurisdiction to control the prosecution and defense of all suits to which the county is a party. Accordingly, the County Commission must authorize the District Attorney's Office to take action to institute any lawsuit on the county's behalf.

This matter stems from the construction of a fence in the county's right-of-way at 3018 Pflum Lane. The fence was constructed and maintained by Andrea and Jeremy, aka Mike, Reynolds but the fence is situated on adjoining parcels owned by their neighbors. The Reynolds constructed a portion of the fence in early 2024, before the Road Department learned of the encroachment in June 2024 when multiple members of the public complained that the intersection was unsafe. The Road Department reviewed the encroachment and determined that the fence constituted a safety hazard for persons utilizing Pflum Lane and merging onto St. Clair as it obstructed the view of cross traffic. Requests to remove the fence by the Road Department were rebuffed and the remainder of the fence was constructed in late 2024.

Title 12 of the Churchill County Code (CCC) requires that any encroachment, including fences, within the County right-of-way receive a permit prior to construction. *See CCC 12.04.030.* The requirements for the issuance of a permit notably include the application for a permit on the forms provided by the Road Department, including information on the commencement, duration, and location of the work and the submission of two sets of plans along with the application. The applicant must be the person, contractor, owner, or other individual who is properly licensed for performance of the work within the public right of way. *See CCC 12.04.040.*

This process ensures that the public's right to safely travel across its publicly funded roads is maintained. While the Reynolds received authorization from TCID for access across their canal easement, no permit was sought from the Road Department and the fence, as constructed, would not meet the requirements for approval. Churchill County Code and Nevada Revised Statutes 405.230 provide for an expedited process to remove obstructions in the right-of-way to ensure the public's safety. The District Attorney's Office recommends that this board authorize them to pursue the appropriate legal actions to enforce the county's rights in this dispute and recoup any costs it expends.
FISCAL IMPACT: $5,000.
EXPLANATION OF IMPACT: Potential costs of hiring experts for the litigation.
FUNDING SOURCE:
ACTION REQUESTED: Accept

Chief Deputy DA Sanford made this presentation as outlined above.

Andrea Reynolds said, in the letter that Joe sent us, I was under the impression this was a closed meeting. I was not sure what today was going to look like and I have the detour property on a map. I do not know if I am allowed to present that to the Board of Commissioners.

Mr. Sanford said you have the right to present anything today. If you request it, we can ask the board to enter a closed meeting. Ultimately, any decision that the board makes has to be made in a public meeting. I know you are represented, so I do not want to talk to you too much directly. You do have the right to present any information you like.

Ms. Reynolds said I think we are okay with having an open meeting. I have copies of the Deed and map for everyone. I also wrote a statement and I am here to give a brief description of everything that has taken place, to get us to the point, where the District Attorney is asking for authorization to take legal action, against myself and Jeremy. I am assuming that you have reviewed the papers and letters that have gone between the attorneys and us.

As you can see, our Deed references document number 357120 and that document only. Our Deed refers to that plot map, which was the one most recently done by the county surveyors, in the early 1990s. When we first purchased the property in 2021, the weeds were overgrown on the ditch and the existing fence was in bad condition. Jeremy cleaned up the ditch and made plans to replace the old fence with something new.

In August of 2022, Jeremy removed the old fence and started putting in new T-posts where the original ones were. There had been a fence in that same spot. Cody from TCID stopped Jeremy and told him that he needed a permit from TCID. TCID required a permit to put up a new fence to replace the existing one. Jeremy attended a hearing to provide details on what he wanted to do. That process included providing a drawing of where he intended to place the existing fence and install one on the opposite side of the ditch. He asked if there were any fence restrictions and was told he could use whatever material he wanted as long as it was a gate-assembled fence so they could access the irrigation ditch. He showed them his plans with the fence on both sides of the canal, and his request was approved. He paid $300.00 for the permit in August of 2022.

From there, he completed installing the rest of the T-posts over the following few months. Then, in February of 2023, Jeremy and I purchased a company. Because of that, work on the house and fence slowed considerably. We did not have the time to continue.

Around July 2023, Jeremy began putting up 2x4 wire fencing. That started at the corner of Pflum and St. Clair and continued down. Over the next several months, he put up sections in his spare time. Eventually, he was able to put up fencing and posts in front of our home on Pflum and about two-thirds of the way down St. Clair and no one said a word.

A year later, in July 2024, we received a letter from Mr. Sanford from the DA's office. It stated that there were complaints from the neighbors regarding the fence. The complaints were that the fence was causing an obstruction when turning onto St. Clair. The letter also stated that we were in the county's easement.

Jeremy visited the DA's office and spoke with a representative from there, as well as the manager of the county Road Department. They were unable to provide him with anything specific showing that the fence was in the county's right-of-way. Jeremy offered to take down the high fence on the corner of Pflum and St. Clair, but he was told, no, you will have to remove the entire fence. During that meeting, Jeremy asked how many other people in Churchill County were being forced to take down fences and the answer was none. Jeremy left that meeting being told that the District Attorney's Office would no longer speak to him unless he had legal representation.

That same day, Jeremy went to the neighbors to discuss his letter and spoke to Cara, whose property is on the opposite side of ours, across St. Clair. At that time, she told Jeremy that she and Mike had received a very similar letter demanding that their fence be taken down within 30 days. After a long conversation, she told him how great the fence looked and that she appreciated Jeremy maintaining it. She also said she was okay with the fence being there and that she would support him if needed. At this point, we discovered that the fence was actually on the neighbor's property.

Jeremy then went to another neighbor, Barbra Anderson. She wasn't available that day, so he spoke with her over the phone a few days later. She also agreed that the fence looked great and had no objections to it, noting that it was simply replacing a fence that had already been there. Barbra is here today.

After much consideration, we wanted to do our best to work with the county, so we reached out to Gunderson Law Firm for representation. Our attorney sent Mr. Sanford a letter on August 16th requesting documentation showing where we were allegedly in the county's right-of-way. The documents he provided were numbered 56797 and 56504, dated from 1940, as well as parcel map 279106 and Resolution 219414, dated 1984.

Following that response, I called Mr. Sanford and he stated that we needed to adhere to the public standards outlined in the Orange Book. Jeremy and I were open to considering those standards but, after meticulously reviewing the Orange Book, we were unable to find any applicable standards that related to our situation.

On September 6th, our attorney responded to Mr. Sanford, informing him that no relevant standards could be found in the Orange Book. By that time, Jeremy and I had also driven around the county, only to find numerous instances of fences, gates, large trees, and even buildings situated directly on the road, surely posing more of a hazard than what our fence was allegedly causing. Our attorney also brought this to Mr. Sanford's attention in her response.

Weeks turned into months without any response from the DA's Office regarding the letter sent on September 6th. After several months of silence, Jeremy finished installing the last third of the fence on the far end of our property and continued around the remainder of our land. This was completed in December of 2024.

On January 30th, we received the most recent letter from the District Attorney's Office. It claims that we are violating Churchill County Code 12.40.20 and that our fence poses a substantial risk to public safety.

I would like to ask the Commissioners if, in fact, an easement was granted to Churchill County in 1940, why was that information not transferred to subsequent documents? Do you have any documentation showing where older records supersede newer ones? If our fence is considered a substantial risk to public safety, who approved the original fence? Why has it not been considered a public safety hazard for the past 100 years? Why are other community members not being approached with the same scrutiny that we are?

We believe we have not made any encroachment violations based on the reference documents in our Deed. Those same documents were reviewed and signed by the Churchill County Planning Department, the Churchill County Clerk-Treasurer, a Churchill County Surveyor, CC Communications, the Road Department, the Fire Department, the Fire Marshal, TCID, the Planning Commission Chairman, and the Churchill County Chairman at the time.

Jeremy and I are not here to cause any problems, in fact, we were simply trying to improve the appearance of the road. We are productive members of this community, building a home, raising a family, and running a small business. We would like to keep our fence where it is, as we do not believe we are encroaching on the county's right-of-way or creating a public safety hazard based on the documents provided in our Deed. We respectfully ask you to reconsider taking legal action against us.

Mr. Sanford stated, I believe part of the reason I recommended that the Reynolds have legal counsel is because of the complexity of property-related matters. As you understand, the chain of title for a property includes every Deed that has ever been recorded against it, going all the way back. A parcel map, like the one referenced in this document, will show as much information as can fit on a single document. Typically, each parcel map serves a different purpose. The one referenced here was created during the parcel splits that ultimately resulted in this property. However, it does not cover every single easement in existence, including the road easement.

In my letter to their attorney, I referenced all the documents that established the original easement, as well as the transfer of that easement from the State of Nevada to the county, which created the full chain of title. I understand that these issues require some legal knowledge, which is why I recommended they have legal representation.

I do not want to suggest that the fence does not look nice, it is, in fact, a beautiful fence. Unfortunately, after reviewing the situation with Gary Fowkes from the Road Department at the intersection of Pflum and St. Clair, we determined that the way the new wiring is set up makes it difficult to see incoming and outgoing traffic. We received several complaints, which is how this issue was brought to our attention.

If we had noticed similar issues with other properties, we would have handled them the same way as we have with the Reynolds. In this case, we received complaints not only from neighbors but also from several individuals who use the roadway for business purposes. They expressed concerns that their drivers were unable to see properly, creating a potential traffic hazard. That is how this case originally started in 2024.

Given that the Reynolds are upstanding citizens, the Road Department and the District Attorney's Office spent several months exploring all possible options to preserve as much of the fence as possible while assessing the risks and determining which standards to apply. This review process contributed to the time between our letters, as we wanted to handle the matter appropriately—not just for the Reynolds but also for anyone in a similar situation.

Later today, during the Highway Commission meeting, you will see a new policy related to encroachments and how they will be analyzed by the Road Department. This policy will ensure that every person with a fence encroaching on the right-of-way is addressed under the same standards. While the authority already exists within our county code at the discretion of the Road Department, this policy will provide further guidance. One of the most critical elements, which is already part of county code, is that any application for an encroachment permit requires authorization from the property owner. This requirement helps prevent disputes over chain of title or potential litigation.

In this particular case, I was contacted by the owner of the property on which half of the fence sits. They informed me that they had requested the fence be removed from their property but were denied. At that point, the DA's Office and the Road Department determined that immediate action was necessary rather than continuing to explore alternatives, given that the fence was on a property where the owner did not want it.

That is why we are bringing this matter to you today. If there is any uncertainty about whether the fence is within the roadway, the DA's Office and the Road Department intend to have a surveyor stake the property corners so we can determine the exact boundaries of the roadway. Unfortunately, if an agreement cannot be reached at that time, the county would be obligated to remove the obstruction within the encroachment and seek damages or compensation for the costs incurred. Of course, we would prefer to avoid that outcome but if it becomes necessary, your authorization today would allow the county to proceed with that action and recover any necessary compensation.

Commissioner Blakey asked, Ms. Reynolds, did you say someone gave you permission to install the fence? Ms. Reynolds responded, originally, yes. When this first started, in the summer of 2024, Jeremy went to Barbara on St. Clair, as well as to Cara and her husband. At that time, they were both in agreement and said they would back us. However, Cara's husband eventually called the county and was told he could be sued. He immediately called Jeremy back and said the county is going to sue me. At that point, we told him that we were trying to work things out with the county but he insisted, no, I am going to get sued- you need to take it down. We chose to continue trying to resolve the issue with the county.

Later, Anthony and Cara signed an affidavit with the District Attorney's office stating that they had told us not to install the fence but we did it anyway. That is not entirely true. The section of the fence in front of their property had already been up for a year before this issue was raised. The intersection of Pflum and St. Clair had also been in place for a year before anyone mentioned a problem.

I also want to reiterate that we offered to lower the height of the fence at Pflum and St. Clair, but we were told no. That was at the original meeting with the DA's office, where they stated that we would have to remove the entire fence.

We also feel that this dispute between our neighbors and us should remain just that, a dispute between neighbors. I believe we can work it out. If there are specific sections where they do not want the fence or if it needs to be lowered, we are willing to make those adjustments. As for whether this is an easement issue, we do not have any documentation on our Deed indicating that it is, and that is our stance on the matter.

Commissioner Blakey asked were you aware at the time of installation that you were placing the fence on someone else's property? Ms. Reynolds replied, not at the time. We only realized it after receiving the letters and discussing the matter with our neighbors. Commissioner Getto asked and now your neighbors want you to remove the fence? Ms. Reynolds responded, yes, and we are willing to remove the portion of the fence that is on their property. Commissioner Blakey inquired how much of the fence is on their property? Ms. Reynolds answered, I would estimate about 100 to 200 feet out of the total 1,300 feet. Commissioner Blakey asked does it start at Pflum Lane? Ms. Reynolds replied it is a little further down St. Clair but not by much. Visually, yes, they are directly across from our house.

Commissioner Blakey asked did you look into where the easements end and whether you could relocate the fence to still meet your needs? Ms. Reynolds explained that the issue is that TCID needs access to the ditch, which is why we originally obtained a permit from them. If we move the fence back any further, they will not be able to get their equipment in. We offered to replace the fence in a way that maintains their access because they had been able to get in and out with the fence in its current location. We also installed gates at each end to ensure access.

Commissioner Hyde stated, for me, when a safety concern is raised about a fence in the right-of-way and it has not been properly addressed, it creates liability risks. I am sure the fence is beautiful but our responsibility is to protect the county and its citizens. I do not see any other path forward, so I would have to support this decision in order to safeguard the public. This is not about taking sides, it is about our duty to protect the community.

Commissioner Blakey added that we are simply approving for our counsel to find a solution that meets everyone's needs. Please do not feel that we are making a judgment of guilt or violation.

Ms. Reynolds responded that they understand that this is not a courtroom. We just wanted to share our perspective. We care about the community too. However, we were merely replacing something that was already there. If it is now considered a public safety hazard, then that means it always has been. Commissioner Getto said I think you have found yourselves in a gray area. No one raised concerns when the previous fence was there but now that it is on the public record, if an accident were to occur at that intersection, it could open the county to liability. We have been made aware of the concern and if someone were to get injured there, it would create serious issues for everyone involved. Commissioner Blakey added, you would be drawn into that, as well.

Commissioner Hyde asked if this is a different style of fence? Ms. Reynolds answered, yes, it is a 2x4 wire fence. The previous fence was barbed wire. The only real difference is that now, drivers actually have to stop at the stop sign. Before, they could see down the road without stopping.

Ms. Barbara Anderson said she lives right across the street from the Reynolds, who are great neighbors. However, I want to address a few things. First, I called the attorney's office after I learned that the Reynolds had offered to lower the fence for a certain distance from the lane onto St. Clair. I was told that they had never made such an offer. To me, that was the wrong answer. Also, that fence has a gate for TCID access and a fence has existed in that location since at least the early 1900s. Mrs. Gomes used to live right near me and there was always an old, battered barbed wire fence there. It looked terrible. Mine does not look much better and I would love to put up a nicer fence, as well.

For all the years I have lived here, I have noticed that no one ever stops when coming off Pflum Lane. I believe that many people moving here from California are bringing city expectations with them, wanting to change things in a way that disrupts the rural character of our county. You, as Commissioners, are going to have your hands full because more and more people are moving here and demanding changes that make this place feel more like a city.

In my opinion, keeping the fence along the street side is the best option for TCID access. That fence has been there for a long time and all that property was originally one large piece. When the dam was built, the details were not properly documented and St. Clair was put in to serve the ditches.

I disagree with moving the fence to the backside of the ditch. I believe an appropriate compromise would be to lower the fence halfway. I think the biggest issue here is from people who do not stop at the stop sign. I am in favor of leaving the fence as it is. I think it is an improvement to the county and if more people could afford to put up fences like this, I say let them. It is not an obstruction and the rest of the fence looks great.

Mr. Reynolds said I just want to add that, according to the county, a 2x4 wire fence is classified as a non-obstructive fence. The county specifically identifies barbed wire and chain-link fencing as non-obstructive. This is not a wooden fence, not a vinyl fence and not a chain-link fence with slats, it is a wire fence that you can see through. When I spoke with the DA's office, I was willing to compromise on the height and type of fence. However, I was immediately told, no, you have to take the entire fence down. If you do not, we are going to take it down and charge you for it. That was also the point when our neighbor received a letter and changed her stance. She no longer wanted to be involved because she was afraid of being held responsible, as the county had threatened legal action since part of the fence was on her property.

We have gone above and beyond to cooperate with the county. When TCID needed access to repair the concrete ditch, I took down my section of the fence, pulled everything back, and made sure they had the space needed to get their equipment in and complete the necessary repairs.

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

Commissioner Matt Hyde made a motion to authorize the District Attorney's Office to take any and all appropriate legal action against Jeremy "Mike" and Andrea Reynolds for an encroachment on the county right-of-way at 3018 Pflum Lane. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

H- Consideration and possible action re: Ratification/Approval of the placement of a Deputy Public Defender II outside of the approved FY24-25 Budget at an advanced step and approval to recruit for a Deputy District Attorney I/II.

The FY24-25 Budget was approved with five Deputy Public Defender I positions to be filled per the requirement of the Department of Indigent Defense. The HR Department posted the Deputy Public Defender I position for a period of approximately 2 months and received only 4 applications, all of which did not have the necessary qualifications. In order to solicit more qualified applicants, the HR Department re-posted the position as a Deputy Public Defender II for a period of approximately 1 month and received 2 qualified applicants, one of which was hired to fill the position. The applicant was also hired at Step 2 instead of the entry level Step 1. Both the hiring of the Deputy Public Defender II position and the advanced step placement must be approved by the Board of County Commissioners. This item is the ratification/approval of the hire at an advanced step, which has already taken place.

Since only one of the five Deputy Public Defender positions has been filled, the HR Department is also requesting that the board approve the continued advertisement of the Deputy Public Defender II position to recruit a more qualified pool of applicants. Any advanced step placement that may be requested as part of the future hiring process for this position will be presented to the board for approval.

Finally, the HR Department is also in the process of recruiting for a Deputy District Attorney to fill a recent vacancy. The HR Department is requesting approval to recruit for this position as a Deputy District Attorney I/II in order to increase the likelihood of qualified applicants. Any

advanced step placement that may be requested as part of the hiring process for this position will be presented to the board for approval.
FISCAL IMPACT: Deputy Public Defender - $16,446 in salary and benefits. Deputy District Attorney - $13,008 in salary and benefits.
EXPLANATION OF IMPACT: In order to recruit a more qualified pool of candidates, a higher salary was necessary.
FUNDING SOURCE: General Fund/Department of Indigent Defense Reimbursement
ACTION REQUESTED: Accept

Assistant County Manager/Human Resources Director Chris Spross made this presentation as outlined above.

Commissioner Blakey asked him to please explain to the public why you hired for the position at a Step 2 rather than a Step 1? Mr. Spross responded, due to the shortage of applicants we were receiving, we had difficulty filling the position. This particular candidate was qualified but was not willing to accept the position at a Step 1 salary. In order to secure a suitable candidate for the role, we made the decision to offer the position at Step 2.

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

Commissioner Eric Blakey made a motion to approve and ratify a) the hiring of a Deputy Public Defender II instead of the budgeted Deputy Public Defender I, b) approve the advanced step placement of the Deputy Public Defender II to a Step 2, c) continue with the recruiting process as a Deputy Public Defender II to fill the remaining open positions, and d) approve the recruitment of a Deputy District Attorney I/II position to fill a vacancy. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

<u>Nuisance Complaint</u>:

A- Consideration and possible action re: Nuisance Complaint filed by Dave Strasdin against the Estates of James Mackintosh, Thomas J. Mackintosh, Lana C. Smith, and Zana Lee Ofcinik, all deceased, related to an unoccupied home with broken windows and a foul odor, weeds, garbage and rubbish in the yard, broken and dismantled vehicles, collapsing sheds, and dead trees causing a fire hazard associated with property located at 3140 Alcorn Road, Fallon, Nevada, Assessor's Parcel Number 008-431-01, and adoption of Resolution 1-2025 declaring whether there is or is not a nuisance associated with this property
On January 2, 2025, a Nuisance Complaint was filed by Dave Strasdin against the Estates of James Mackintosh, Thomas J. Mackintosh, Lana C. Smith, and Zana Lee Ofcinik, all deceased, related to an unoccupied home with broken windows and a foul odor, weeds, garbage and rubbish in the yard, broken and dismantled vehicles, collapsing sheds, and dead trees causing a fire hazard associated with property located at 3140 Alcorn Road, Fallon, Nevada, Assessor's Parcel Number 008-431-01

Churchill County Code 8.12.040(A) states: The Board of County Commissioners shall proceed to hear the complaint and any opponents and may consider the findings presented by the authorized official. At the hearing, the board shall receive the proofs offered to establish or controvert the facts set forth in the complaint. The board may adjourn the hearing from time to time, not exceeding fourteen (14) days in all. (B) On the final hearing of the complaint, the board shall by resolution entered into the Minutes, determine whether or not a nuisance exists and, if one does exist, order the person or persons responsible for such nuisance to abate the same. (Bill 2002-I, 2002).

Churchill County Code 8.12.050 ABATEMENT OF NUISANCE: The person or persons responsible for the nuisance shall enter into abatement plan with the County Commissioners or their designated representative within fifteen (15) days after the Board of County Commissioners renders its decision. The abatement plan shall be commenced within thirty (30) days after the board renders its decision and shall be completed at such time as the Board of County Commissioners, or its representative has set forth in the abatement plan. (Bill 2002-I, 2002).

Churchill County Code 8.12.060 ABATEMENT BY THE COUNTY: If the order is not obeyed and the person(s) responsible for the nuisance fails or neglects to remove the nuisance within the time limit specified in section 8.12.050 of this chapter, the Board of County Commissioners may:

A. Order that the cost of abating the nuisance be a personal obligation of the property owner(s), and shall direct the District Attorney to collect the costs of abating the nuisance and interest thereon by use of all appropriate remedies.
B. Order that the cost of abating the nuisance be assessed against the property, and shall confirm the assessment and have it filed with the County Recorder. Thereafter, the assessment shall constitute a lien upon the property. (Bill 2002-I, 2002).
FISCAL IMPACT: $179.62 for publication of the legal notice and postage costs.
EXPLANATION OF IMPACT: Costs are incurred to publish the legal notice and mailing the notification letters.
FUNDING SOURCE: General Fund.
ACTION REQUESTED: Other

Joseph Sanford, Chief Deputy District Attorney, stated, typically, in a Nuisance Complaint, we follow a three-step process. The first step allows the person who filed the complaint to present any information they have regarding why they believe a nuisance exists. Next, we turn to our Code Compliance Officer or Planning Department to describe their investigation and findings at the property. Finally, the property owner has the opportunity to make a statement.

In this particular case, however, all the property owners are deceased. I believe Bob Getto is present as the representative from the Public Administrator's Office. He was recently appointed as the Public Administrator for this property and estate. Given that this matter will now be handled with the understanding that the Public Administrator's Office is involved, ensuring that there is someone to address this property, this is the standard process we follow in such cases.

Loreli LeBaron, Code Enforcement Officer, said, according to Mr. Strasdin, the property is vacant. The dwelling is a mobile home, which has broken windows with bad odors coming from the home. Weeds are out of control and pushing against his property. There are miscellaneous garbage or objects, (toilet, mattress, etc.) on the property and around the house. There are broken down and dismantled vehicles. There are collapsing sheds and dead trees, creating a fire hazard. The Fire Department responded to a vegetation fire at the property on November 26, 2024. The owners of the property are deceased. The complainant is concerned that another fire may occur on the property due to the condition of the property as it is covered in excessive weed growth.

Initial Inspection occurred on December 6, 2024. As of January 30, 2025, the property remains in the same condition as observed at the initial inspection. The following property conditions were observed:

- Excessive weed/grass growth with possible decaying/dead trees.
- Dry vegetation; three (3) inoperable vehicles unfit for road use.
- A dismantled vehicle and vehicle parts.
- Unsafe and dilapidated accessory structures.
- Miscellaneous discarded items and junk strewn about the property.
- What appears to be a single-wide mobile home in poor condition.
- The results of an obvious vegetation fire that started on the property near the river's edge.
- What appears to be smoke and fire damage to one of the accessory structures.

Ms. LeBaron said she attempted to notify the legal owners of record, only to discover all four (4) owners are deceased. The daughter of one of the property owners was able to be contacted. Due to the circumstances, Mr. Bob Getto, Public Administrator, became involved and is working with the daughter in order for the county to take possession of the property, clean it up, and sell it.

Her investigative findings are:

- ➢ The property is covered in tall, excessive, weed and vegetation growth, which creates a potential fire hazard. This is especially the case since a vegetation/brush fire has already occurred at the property.
- ➢ There are unlicensed, unregistered, inoperable vehicles and vehicle parts.
- ➢ There are miscellaneous items, including but not limited to, household furniture, appliances, junk, items of refuse, etc.
- ➢ The accessory structures on the property appear to be unsafe and in a dilapidated condition.
- ➢ The exterior of the single-wide mobile home appears to be in poor condition.
- ➢ The Public Administrator is involved in the process of acquiring the property with the assistance of one of the deceased property owners next of kin.

Regulations that apply include:

- Churchill County Code, Chapter 8.12 Procedure to Address Nuisance Complaints.
- Churchill County Code, Chapter 8.04 Rubbish Dumping.
- Churchill County Code, Chapter 8.06 Abatement of Dangerous Structure or Condition.
- Nevada Revised Statute (NRS) 40.140 Nuisance defined; action for abatement and damages; exceptions.
- Nevada Revised Statute (NRS) 487 Repair, Removal and Disposal of Vehicles.
- Nevada Revised Statute (NRS) 202 Crimes Against Public Health & Safety.
- International Fire Code (IFC) Vegetation.

Bob Getto, Public Administrator, stated that he learned about this property in December, thanks to Loreli's organization. After investigating, I was able to confirm that all four individuals associated with the property are deceased. I did locate one surviving relative but she has no financial means to manage the property and has chosen to exercise her right to walk away. Given the circumstances, I secured legal counsel to obtain my Letters of Administration and a court order granting me the authority to act on behalf of the estate. I have already had the property appraised and am now in the process of securing a vendor to begin the cleanup, which will address the fire hazard. The goal is to abate the nuisance and then place the property on the public market for sale. The vendor's costs will be reimbursed through the sale proceeds and we will follow the necessary court proceedings to complete a full probate on the property.

Commissioner Hyde then asked do we need to officially deem this a nuisance if it is already being handled? Mr. Sanford responded that, at this time, the board would still need to find that the property constitutes a nuisance. However, an abatement plan is in place, which will be carried out through coordination between Code Compliance and the Public Administrator's Office, as Mr. Getto has just outlined. The process will allow time for cleanup and the necessary court proceedings to conclude.

Commissioner Hyde stated that there is no doubt about it, he has reviewed all of the information and it is indeed a nuisance, it is a fire hazard, a safety concern, and an overall problem that needs to be addressed.

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

Commissioner Matt Hyde made a motion to adopt Resolution 1-2025, a Resolution finding that a nuisance exists related to an unoccupied home with broken windows and a foul odor, weeds, garbage and rubbish in the yard, broken and dismantled vehicles, collapsing sheds, and dead trees causing a fire hazard associated with property located at 3140 Alcorn Road, Fallon, Nevada, Assessor's Parcel Number 008-431-01. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

Letters Received:

A- Bureau of Land Management's notification of its public consultation for the South Lone Mountain Spring Exclosure Project Proposed Range Improvements.

The Bureau of Land Management's public consultation letter proposes an action that would approve a request from the Nevada Department of Wildlife (NDOW) for the issuance of range improvements to authorize the construction of wildlife permeable exclusionary fencing around degraded water sources. The purpose of this project is the protection of springs and riparian habitats from reoccurring grazing and trampling by wild horses and/or cattle. All fences would be constructed in Esmeralda County on lands managed by the Bureau of Land Management (BLM). No new disturbance is proposed for the construction of the exclusionary feces.

The proposed action would approve a request from NDOW for the issuance of range improvements to authorize the construction of exclusionary fencing at South Lone Mountain Spring. The purpose of the fence is to improve the riparian habitat within Esmerelda County, Nevada.

Fencing design would not prevent access to the entire water body and would limit the areas or timeframes which livestock and wild horses can access it, resulting in a needed rest from over grazing, trampling, and loafing at the immediate water source.

Under the current climatic and hydrologic conditions, there is an increased need to provide reliable water sources to wildlife, particularly big game species such as Bighorn Sheep and Mule Deer.

The goal of the project is the restoration of natural spring flows, native vegetation, and water quality. The protection of the water sources would promote the longevity of surface water expression at said sources, providing a continued water source for wildlife, wild equine (where present) and livestock. Over time, the re-establishment of native vegetation at the water sources would decrease the amount of soil erosion and preserve the available water benefitting all users.
FISCAL IMPACT: N/A
EXPLANATION OF IMPACT: N/A
FUNDING SOURCE: N/A
ACTION REQUESTED: Accept

B- Churchill County School District's Augmented Budget for Fiscal Year Ending June 30, 2025.

The Churchill County School District submits its Augmented Budget for Fiscal Year Ending June 30, 2025. This is provided for the information of the board and public. Details can be found in the Augmented Budget.
FISCAL IMPACT: N/A
EXPLANATION OF IMPACT: N/A
FUNDING SOURCE: N/A
ACTION REQUESTED: None; Informational Only

C- Nevada Division of Emergency Management's notification of whether local government utilities are in compliance with the requirement to provide a Vulnerability Assessment and Emergency Response Plan for utilities no later than December 31 of each year.

The Nevada Division of Emergency Management provides notification of whether local government utilities are in compliance with the requirement to provide a Vulnerability

Assessment and Emergency Response Plan for utilities no later than December 31 of each year. Utilities (as defined in NRS 704.020(2)(a) and NRS 239C.110) are required to conduct a vulnerability assessment in accordance with the requirements of the federal and regional agencies that regulate the utility and prepare and maintain an Emergency Response Plan in accordance with the requirements of the federal and regional agencies that regulate the utility.

The governmental entities in Churchill County's jurisdiction have been reported to the State of Nevada Public Utilities Commission and Governor of the State of Nevada as follows:

In Compliance	In Non-Compliance
N/A	Fallon Naval Air Station Drinking Water
	Fallon Naval Air Station Wastewater

The enforcement of compliance for any properties which did not file plans with the Division by December 31, 2024, as required by NRS 239C.270, is solely within the purview of the PUCN.
FISCAL IMPACT: N/A
EXPLANATION OF IMPACT: N/A
FUNDING SOURCE: N/A
ACTION REQUESTED: None; Informational Only

D- Nevada Division of Emergency Management's notification that Churchill County meets the requirement for an annual submission of an Emergency Response Plan or a certificate recognizing the EOP has been reviewed, deemed current, and sufficient to meet the needs of the jurisdiction during an emergency or disaster.
the Nevada Division of Emergency Management provides notification that Churchill County meets the requirement for an annual submission of an Emergency Response Plan or a certificate recognizing the EOP has been reviewed, deemed current, and sufficient to meet the needs of the jurisdiction during an emergency or disaster.
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: Retirement contributions for employment of retired employee, Commissioner Eric Blakey, under Nevada Revised Statutes 286.520.
Commissioner Blakey is a retired employee under PERS. It is being requested to have Churchill County make retirement contributions on behalf of the elected employee under the provisions of NRS 286.520 (5) into a retirement fund which is not part of the System in an amount not to exceed the amount of the contributions that the public employer would pay to the System on behalf of a participating public employee who serves in the same office. See the NRS provided for more details. The employee would participate in this retirement fund rather than PERS or the Social Security program.

The current PERS contribution rates for regular members under the Employer Paid Plan is 33.50%. This rate will increase to 36.75% effective July 1, 2025. The current rate for the Employee/Employer Plan is 17.50% and will increase to 19.25% on July 1, 2025. It is recommended to make contributions of 17.50% to the employee's Deferred Compensation Account for the period up to July 1, 2025 and then increase to the increased rate of 19.25%. This rate is less than the contribution rate the county pays to PERS on behalf of our regular employees.

NRS 286.520 Employment of retired employee: Consequences; notice; exemptions.

1. Except as otherwise provided in this section and NRS 286.525, the consequences of the employment of a retired employee are:

(a) A retired employee who accepts employment or an independent contract with a public employer under this System is disqualified from receiving any allowances under this System for the duration of that employment or contract if:

(1) The retired employee accepted the employment or contract within 90 calendar days after the effective date of the employee's retirement; or

(2) The retired employee is employed in a position which is eligible to participate in this System.

(b) If a retired employee accepts employment or an independent contract with a public employer under this System more than 90 calendar days after the effective date of the employee's retirement in a position which is not eligible to participate in this System, the employee's allowance under this System terminates upon the employee's earning an amount equal to one-half of the average salary for participating public employees who are not police officers or firefighters in any fiscal year, for the duration of that employment or contract.

(c) If a retired employee accepts employment with an employer who is not a public employer under this System, the employee is entitled to the same allowances as a retired employee who has no employment.

2. The retired employee and the public employer shall notify the System:

(a) Within 10 days after the first day of an employment or contract governed by paragraph (a) of subsection 1.

(b) Within 30 days after the first day of an employment or contract governed by paragraph (b) of subsection 1.

(c) Within 10 days after a retired employee earns more than one-half of the average salary for participating public employees who are not police officers or firefighters in any fiscal year from an employment or contract governed by paragraph (b) of subsection 1.

3. For the purposes of this section, the average salary for participating public employees who are not police officers or firefighters must be computed on the basis of the most recent actuarial valuation of the System.

4. If a retired employee who accepts employment or an independent contract with a public employer under this System pursuant to this section elects not to reenroll in the System pursuant to subsection 1 of NRS 286.525, the public employer with which the retired employee accepted employment or an independent contract may pay contributions on behalf of the retired employee to a retirement fund which is not a part of the System in an amount not to exceed the amount of the contributions that the public employer would pay to the System on behalf of a participating public employee who is employed in a similar position.

5. If a retired employee is chosen by election or appointment to fill an elective public office, the retired employee is entitled to the same allowances as a retired employee who has no employment, unless the retired employee is serving in the same office in which the retired employee served and for which the retired employee received service credit as a member. A public employer may pay contributions on behalf of such a retired employee to a retirement fund which is not a part of the System in an amount not to exceed the amount of the contributions that the public employer would pay to the System on behalf of a participating public employee who serves in the same office.

6. The System may waive for one period of 30 days or less a retired employee's disqualification under this section if the public employer certifies in writing, in advance, that the retired employee is recalled to meet an emergency and that no other qualified person is immediately available.

7. A person who accepts employment or an independent contract with:

(a) Either house of the Legislature or the Legislative Counsel Bureau;

(b) The Nevada Gaming Commission as a Commissioner appointed by the Governor; or

(c) The Nevada Court System as a senior justice, senior judge, senior justice of the peace or senior municipal judge,

Ê is exempt from the provisions of subsections 1 and 2 for the duration of that employment or contract.

8. A person who accepts employment with a volunteer fire department of which all the volunteers have become members of the System pursuant to NRS 286.367 is exempt from the provisions of subsections 1 and 2 for the duration of that employment. [23:181:1947; A 1949, 174; 1953, 129]—(NRS A 1957, 731; 1959, 163, 583; 1963, 989; 1967, 1222, 1667; 1969, 19, 856; 1971, 1317; 1977, 1590; 1979, 751, 942; 1981, 142; 1983, 481; 1985, 1715; 1999, 2619; 2001, 2404; 2003, 2061; 2009, 704; 2015, 3067; 2023, 1507)

FISCAL IMPACT: The regular members rate under the Employer Paid Contribution Plan would be 33.5%, hence a savings to the county if approved by the Commissioners.
EXPLANATION OF IMPACT: The regular members rate under the Employer Paid Contribution Plan is 33.5%; therefore, paying at 17.5% would be a cost savings to the county if approved by the Commissioners.
FUNDING SOURCE: General Fund.
ACTION REQUESTED: Accept

Commissioner Blakey abstained from this matter because it pertains to him directly.

Comptroller Wideman 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 approve the retirement contributions into a retirement fund which is not part of the PERS system for Commissioner Blakey based on the PERS Contribution percentage rate for the Employee/Employer Plan. Commissioner Myles Getto seconded the motion, which carried by unanimous vote, noting the abstention of Commissioner Blakey.

B- Consideration and possible action re: Retirement contributions for employment of retired employee, Commissioner Matt Hyde, under Nevada Revised Statutes 286.520.
Commissioner Hyde is a retired employee under PERS. It is being requested to have Churchill County make retirement contributions on behalf of the elected employee under the provisions of NRS 286.520 (5) into a retirement fund which is not part of the system in an amount not to exceed the amount of the contributions that the public employer would pay to the system on behalf of a participating public employee who serves in the same office. See the NRS provided for more details. The employee would participate in this retirement fund rather than PERS or the Social Security program.

The current PERS contribution rates for regular members under the Employer Paid Plan is 33.50%. This rate will increase to 36.75% effective July 1, 2025. The current rate for the Employee/Employer Plan is 17.50% and will increase to 19.25% on July 1, 2025. It is recommended to make contributions of 17.50% to the employee's Deferred Compensation Account for the period up to July 1, 2025 and then increase to the increased rate of 19.25%. This rate is less than the contribution rate the county pays to PERS on behalf of our regular employees.

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(2) The retired employee is employed in a position which is eligible to participate in this System.

(b) If a retired employee accepts employment or an independent contract with a public employer under this System more than 90 calendar days after the effective date of the employee's retirement in a position which is not eligible to participate in this System, the employee's allowance under this System terminates upon the employee's earning an amount equal to one-half of the average salary for participating public employees who are not police officers or firefighters in any fiscal year, for the duration of that employment or contract.

(c) If a retired employee accepts employment with an employer who is not a public employer under this System, the employee is entitled to the same allowances as a retired employee who has no employment.

2. The retired employee and the public employer shall notify the System:

(a) Within 10 days after the first day of an employment or contract governed by paragraph (a) of subsection 1.

(b) Within 30 days after the first day of an employment or contract governed by paragraph (b) of subsection 1.

(c) Within 10 days after a retired employee earns more than one-half of the average salary for participating public employees who are not police officers or firefighters in any fiscal year from an employment or contract governed by paragraph (b) of subsection 1.

3. For the purposes of this section, the average salary for participating public employees who are not police officers or firefighters must be computed on the basis of the most recent actuarial valuation of the System.

4. If a retired employee who accepts employment or an independent contract with a public employer under this System pursuant to this section elects not to reenroll in the System pursuant to subsection 1 of NRS 286.525, the public employer with which the retired employee accepted employment or an independent contract may pay contributions on behalf of the retired employee to a retirement fund which is not a part of the System in an amount not to exceed the amount of the contributions that the public employer would pay to the System on behalf of a participating public employee who is employed in a similar position.

5. If a retired employee is chosen by election or appointment to fill an elective public office, the retired employee is entitled to the same allowances as a retired employee who has no

employment, unless the retired employee is serving in the same office in which the retired employee served and for which the retired employee received service credit as a member. A public employer may pay contributions on behalf of such a retired employee to a retirement fund which is not a part of the System in an amount not to exceed the amount of the contributions that the public employer would pay to the System on behalf of a participating public employee who serves in the same office.

6. The System may waive for one period of 30 days or less a retired employee's disqualification under this section if the public employer certifies in writing, in advance, that the retired employee is recalled to meet an emergency and that no other qualified person is immediately available.

7. A person who accepts employment or an independent contract with:

(a) Either house of the Legislature or the Legislative Counsel Bureau;

(b) The Nevada Gaming Commission as a Commissioner appointed by the Governor; or

(c) The Nevada Court System as a senior justice, senior judge, senior justice of the peace or senior municipal judge,

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8. A person who accepts employment with a volunteer fire department of which all the volunteers have become members of the System pursuant to NRS 286.367 is exempt from the provisions of subsections 1 and 2 for the duration of that employment. [23:181:1947; A 1949, 174; 1953, 129]—(NRS A 1957, 731; 1959, 163, 583; 1963, 989; 1967, 1222, 1667; 1969, 19, 856; 1971, 1317; 1977, 1590; 1979, 751, 942; 1981, 142; 1983, 481; 1985, 1715; 1999, 2619; 2001, 2404; 2003, 2061; 2009, 704; 2015, 3067; 2023, 1507)
FISCAL IMPACT: The regular members rate under the Employer Paid Contribution Plan would be 33.5%, hence a savings to the county if approved by the Commissioners.
EXPLANATION OF IMPACT: The regular members rate under the Employer Paid Contribution plan is 33.5%; therefore, paying at 17.5% would be a cost savings to the county if approved by the Commissioners.
FUNDING SOURCE: General Fund.
ACTION REQUESTED: Accept

Commissioner Hyde abstained from this matter because it pertains to him directly.

Comptroller Wideman made this presentation as outlined above.

Jim Barbee, County Manager, stated, if this is approved and assuming it would be addressed at a later meeting, could we bring this forward as an adjustment to Title 3 so that it becomes an automatic process? That way, future Commissioners would not have to be directly affected by these decisions because the action would have already been established. This would prevent us from having to handle it in this manner again. Essentially, we could incorporate it into Title 3 as a standing expectation and option for those who come into office in this situation.

Mr. Sanford responded, generally, when we introduce a Title 3 amendment, as long as there is no material change from what is already in existence, it would not have any retroactive effect, and we would not run into any conflicts.

Mr. Barbee added, since we will be addressing HR in the next few meetings, we could move forward with this adjustment now to ensure that we do not find ourselves in the same situation twelve years down the road.

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

Commissioner Eric Blakey made a motion to approve the retirement contributions into a retirement fund which is not part of the PERS system for Commissioner Hyde based on the PERS Contribution percentage rate for the Employee/Employer Plan. Commissioner Myles Getto seconded the motion, which carried by unanimous vote, noting the abstention of Commissioner Hyde.

C- Consideration and possible action re: Approval of the request to advertise for bids for the proposed tenant improvements for the building owned by Churchill County, located at 290 S. Maine Street, whereby the estimated cost for the project is $1,707,500.00.
On July 1, 2023, Churchill County was awarded $1,600,000 by the State of Nevada American Rescue Plan Act (ARPA) funding through the State of Nevada Interim Finance Committee under an Agreement SG26069 to purchase and rehabilitate facilities to co-locate Churchill County Social Services, Churchill County Rural Public Health Laboratory, and Central Nevada Health District.

In September 2023, 270 South Maine Street and 290 South Maine Street were purchased as part of the scope of work. The intent is for 290 South Maine Street to be brought to current building codes and complete necessary tenant improvements for the Central Nevada Health District be located there once completed.

On July 17, 2024, this board authorized Lombard/Conrad Architects to begin the design for the tenant improvements for 290 S. Maine Street. The plans have been finished and are ready for bidding. Lombard/Conrad Architects provided a cost estimate for the proposed improvements in the amount of $1,707,500.00, provided in attachments.

The balance of ARPA funding available after the purchase of the buildings, design, plan review, etc. has a balance of $427,844. There is a current obligation to the Lombardo/Conrad Contract in the amount of $50,085 for rehabilitation oversight.
FISCAL IMPACT: $1,707,500.00.
EXPLANATION OF IMPACT: See attached cost estimate from Lombard/Conrad Architects.

FUNDING SOURCE: $377,759 - State of Nevada ARPA; $1,329,741 - TBD by the board and leadership.
ACTION REQUESTED: Accept

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

Commissioner Blakey asked are we under any kind of requirements to build this project on a timeline? Shannon Ernst, Social Services Director, responded that, as part of the Agreement that was approved by IFC in their ARPA funds, those funds will expire on December 31, 2026. We are required to fulfill this Agreement before that expiration date. Commissioner Blakey clarified does that means the doors would need to be open by then? Ms. Ernst confirmed, yes, we would need to be fully operational. Commissioner Blakey then asked, regarding the money that has already been spent, has that just been for the purchase of the two buildings? Ms. Ernst replied, yes and for the architect. Commissioner Blakey questioned that it has consumed $1,300,000.00 just for those purposes? Ms. Ernst confirmed that this was correct.

Commissioner Blakey referenced the Agenda Report, stating it also mentions that we must determine where the remaining funds will come from. Does the staff have any idea where this money is going to come from?

Mr. Barbee responded that we would be looking at One Shot Money that we have on hand, the Navy money. Commissioner Blakey recalled his understanding that we have Navy money and we dipped into that last month, I believe. Correct me if I am wrong, but the money we have set aside, the Navy money, was originally intended to build the courthouse, correct? Commissioner Getto stated he believes that has always been the plan of the current board and prior boards, to allocate that money toward the courthouse but, considering that the courthouse is estimated to cost $28,000,000.00 to build, I think we pumped the brakes on that while we assess the economic climate and hope that costs decrease. Prior boards and I would agree that the Navy money was always dedicated to the courthouse.

Commissioner Blakey expressed concern that we can all agree that our available funds keep drifting away from the courthouse. Are we going to use so much of it that we do not have enough left to build the courthouse because, at some point, we have to build the courthouse.

Commissioner Getto responded that we could build the courthouse anytime we wanted; it is just a matter of whether we are willing to take on that much debt. That One Shot Navy Money was a nice cushion but, realistically, we are going to have to borrow funds regardless to construct the courthouse. The difference here is that the courthouse is not a mandatory project yet, whereas this project has a firm deadline. The courthouse would be great but this project is something we must address right now, in my opinion.

Mr. Barbee pointed out the alternative that there is also the option of returning the $1,600,000.00. Ms. Ernst clarified that it would actually be $1,200,500.00 that we would have to return. Commissioner Blakey asked, if we do not move forward, we would have to return all of the money? Mr. Barbee confirmed, yes.

Commissioner Blakey asked, for further clarification, the improvement funds are just for 290 Maine St.? Ms. Ernst replied, correct. Mr. Barbee added that he would also stress that this is only an engineer's estimate. That is why we go through the open bid process. The actual bids could come in lower or higher and we would bring those back for your consideration. These projects happen in stages and we take different approaches as we move forward.

Ms. Ernst elaborated, when evaluating 290 Maine St., to bring it up to code, we must add a sprinkler system and an elevator, which significantly increases the cost. This is a beautiful building and we initially planned to include various offices. However, we have scaled the project down to the bare minimum, just enough to make it tenant-ready, with clinic space and essential office areas. Commissioner Blakey questioned, when you say you went to the bare minimum and it is still $1,700,000.00, is there something wrong with the building? Is there an underlying issue that makes this cost so high? Ms. Ernst answered that the primary costs come from installing the elevator and sprinkler system. Commissioner Blakey remarked that he works in the construction industry and, for that building, that still seems like a lot of money.

Commissioner Getto provided more detail that the elevator alone is $200,000.00. When you start factoring in the elevator, the sprinkler system, and other necessary upgrades, the costs add up quickly.

Commissioner Blakey stated that he wanted the public to understand how we are reaching this $1,700,000.00 figure for the improvement of a 60-year-old building. Do we spend that amount or do we explore other options? It may not be feasible to go elsewhere. Mr. Barbee clarified that we are not telling the public that this will cost exactly $1,700,000.00. We are saying that the engineer has estimated this amount. We have seen bids come in below engineer estimates in the past. The estimate is simply a starting point for discussion but we won't know the actual cost until we go to bid.

Commissioner Blakey acknowledged that he completely understands engineer estimates. He has been in the trade for many years and they are usually not far off. We just need to be prepared. I do not want our available funds to be depleted, forcing us to borrow more than necessary, especially since we will have to build the courthouse sooner rather than later. Those are my concerns. I understand we need this facility and I understand that this is for the Health District but is there any reimbursement to the county for providing this facility?

Mr. Barbee explained that the Agreement for the Health District includes a five-year commitment to provide housing for them. After five years, the county will retain full ownership of the improved property. If the Health District chooses to move to another location at that time, we would have a fully renovated facility available for county use. Additionally, we continue to explore cost-saving measures. For example, this past week, we received approval to acquire all the existing furniture from the Nevada Department of Agriculture. The furniture, originally purchased in 2009 or 2010, is in pristine condition and of much higher quality than anything currently in the county's inventory. This offsets a significant expense.

Commissioner Hyde commented on the cost concerns, when constructing any commercial building, once you factor in ADA compliance and other regulatory requirements, costs skyrocket. It is frustrating but that is the reality. A citizen might compare this to the cost of a residential home, say a 3,000-square-foot house but a 3,000-square-foot commercial space, like a music room, could easily exceed $1,000,000.00 due to regulations. It is a tough pill to swallow but these compliance costs are unavoidable.

Commissioner Getto added, Shannon, correct me if I am wrong but, while the estimate is $1,700,000.00, there is still $400,000.00 left in ARPA funds. That means we are actually looking at $1,300,000.00 depending on bid results, correct? Ms. Ernst confirmed, correct. Commissioner Getto continued, so, we essentially have two options: we approve this and see what bids come in, although we are not committed to those bids but at least get real numbers; or we reject the plan and return the money. I believe the best course of action is to proceed with the bidding process.

Commissioner Blakey said I support that. I am just asking these questions because that is my job. Now that the firm has confirmed the plans are ready, can your office conduct a value engineering review before sending them out to bid? That way, we can identify cost-saving measures from the beginning. Mr. Hines responded, yes, we have already done that. We made changes such as relocating a staircase to avoid unnecessary additional costs. We also identified a large empty space, which we are closing off to reserve as a future expansion area for additional offices if needed.

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

Commissioner Matt Hyde made a motion to approve the release of the bid as presented. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

<u>Consent Items</u>:

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: Building Permit Activity Report for December 2024.

Provided for the board's review is the report showing 21 building permits issued in the month of December 2024. Included in the 21 permits are 2 single-family-dwelling permits, 3 commercial

permits and 0 industrial permits. Additionally, 5 manufactured home permits and 10 septic permits were issued.
FISCAL IMPACT: N/A
EXPLANATION OF IMPACT: N/A
FUNDING SOURCE: N/A
ACTION REQUESTED: Accept

C- Consideration and possible action re: Building Department's Revenue Report for December 2024 totaling $29,014.61.
The Building Department provides its Revenue Report for December 2024 for the board's consideration and acceptance. A total of $29,014.61 was received for the month.
FISCAL IMPACT: $29,014.61.
EXPLANATION OF IMPACT: Fees are collected for the issuance of building permits, plan reviews, inspections, etc.
FUNDING SOURCE: General Fund.
ACTION REQUESTED: Accept

D- Consideration and possible action re: Transfer of funds to the Churchill County Road Department, in the amount of $300,000, for Fiscal Year 2025 road and bridge projects for the 2nd quarter.
The Churchill County Road Department is requesting a transfer of funds in the amount of $300,000 for payment of FY 2025 road and bridge projects for the 2nd quarter. The transfer is to be split 50/50 between Regional Transportation Fund 280 and Public Transit Fund 395.

The reimbursement covers the following projects: the blade maintenance of county roads for the period of September 1 through December 31, 2024 for $299,710.62 and the patching of various county roads for the period of July 1 through July 31, 2024 for $1,690.17.

Although the projects total $301,400.79, we are requesting to transfer the encumbered amount of $300,000, which was approved by the Regional Transportation Commission at their October 16, 2024 meeting.
FISCAL IMPACT: $150,000 from Regional Transportation Fund 280-631-85300 and $150,000 from Public Transit Fund 395-881-85300.
EXPLANATION OF IMPACT: N/A
FUNDING SOURCE: $150,000 from Regional Transportation Fund 280-631-85300 and $150,000 from Public Transit Fund 395-881-85300.
ACTION REQUESTED: Accept

E- Consideration and possible action re: Sheriff's Civil Report for December 2024.
The Sheriffs Office provides it's Civil Report for December 2024 for the board's review and acceptance. A total of $3,117.00 was received as revenue for the month of December 2024.
FISCAL IMPACT: $3,117.00.
EXPLANATION OF IMPACT: Fees collected help to off-set the services provided.
FUNDING SOURCE: General Fund.
ACTION REQUESTED: Accept

F- Consideration and possible action re: Notification of an Indigent Burial Application 6BE9DDFC7, which was approved January 16, 2025.

Social Services provides notification of an Indigent Burial Application 9BE9DDFC7 received and approved per NRS 482.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: Social Services Indigent Fund.

ACTION REQUESTED: Accept

G- 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 December 31, 2024.

Provided for the board's review and consideration is the Quarterly Report of Churchill County's economic condition for the period ending December 31, 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

H- Consideration and possible action re: Court Services' Second Quarter Revenue Report, for the period of October 1, 2024 to December 31, 2024, reflecting $8,240 in revenue for the quarter.

Brenda Ingram, Court Services Director, provides the department's 2nd Quarter Revenue Report, for the period of October 1, 2024 through December 31, 2024, for the board's consideration and acceptance. A total of $8,240 in revenue was collected for the quarter.

FISCAL IMPACT: $8,240.00

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

FUNDING SOURCE: General Fund

ACTION REQUESTED: Accept

I- Consideration and possible action re: Notification of an Indigent Burial Application B89022F54, which was approved January 28, 2025.

Notification of an Indigent Burial Application received and approved per NRS 428.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: Social Services Indigent 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.

<u>Consider Future Agenda Items</u>:

There were no future Agenda items suggested.

<u>Commissioner and Management Staff Reports</u>:

Chair Getto reported on the following items:

- Attended a NACO, Carson Water Sub-Conservatory District and Library Board meeting. The CWSCD is considering operating under a (DBA) name suggestions are welcome.

Vice-Chair Blakey reported on the following items:

- Attended a retirement luncheon for City of Fallon Fire Chief, Jared Dooley.
- During the Hospital Board Meeting, general business was conducted and the Auxiliary reported serving 16,000 volunteer hours last year with 59,000 visitors to the hospital.
- The Museum Board expressed their gratitude for receiving a new air conditioning unit.
- Also, I completed an Elected Officials Training at UNR, attended a two-day Water Rights Class, participated in the NWRA Conference and attended the CEDA Meeting.
- I will also be attending the Chamber of Commerce Dinner.

Commissioner Hyde reported on the following items:

- Attended a Parks and Recreation meeting.
- Attended the State Wrestling Tournament at the 3C Event Center.

County Manager Barbee reported on the following items:

- Close monitoring of the Bird Flu and our local dairies.

Comptroller Wideman reported on the following items:

- Budgets will be ready next Friday.

Civil Deputy DA Sanford reported on the following items:

- The Legislature has started its term this year. Updates will be provided at future meetings.

Deputy Clerk Moore reported on the following topics:

- The Jim Regan Memorial Scholarships are out now and will be due on April 4, 2025.
- The Jim Regan Memorial Golf Tournament will be held on September 20, 2025 and donations of cash and raffle prizes are now being accepted.

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 10:07 PM.

Departmental Tour:

Following the close of the regular meeting, an informational tour was conduced of the remodeled Old Jail Facility/Sheriff's Secure Evidence Storage Facility and no action was taken.

Approved: Myles Getto
Myles Getto, Chairman

Approved: E - R B
Eric Blakey, Vice-Chairman

Approved: Matt Hyde
Matt Hyde, Commissioner

ATTEST:
Linda Rothery, Clerk/Treasurer

Pamela D Moore
Pamela D. Moore, Deputy Clerk of the Board