

MINUTES OF THE BOARD OF CHURCHILL COUNTY COMMISSIONERS

155 N. Taylor St., Fallon, NV 89406

January 15, 2025

Departmental Tours:

A- Prior to the commencement of the regular board meeting, the Board of County Commissioners conducted the Departmental Tours as follows:

ESTIMATED TIME	DEPARTMENT	ADDRESS
09:55 AM	Cooperative Extension	111 Sheckler Rd., Fallon, NV
10:40 AM	Community Activities, Facilities, Parks & Recreation, and Cemetery	325 Sheckler Rd., Fallon, NV
11:25 AM	Lunch at the Rafter 3C, Tours at 3C Complex, Public Works Projects, Water/Wastewater Facilities, and County Properties.	Starting at: 227 Sheckler Rd., Fallon, NV and proceeding from there
01:00 PM	<i>Adjournment for the Regular Board of County Commissioners Meeting</i>	155 N. Taylor St. #145, Fallon, NV

These Departmental tours were conducted for information-gathering purposes only and no action was taken.

Call to Order:

The regular meeting of the Board of County Commissioners was called to order at 1:15 PM on January 15, 2025.

PRESENT:

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

ABSENT:

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 Crystal Muschetto, Deputy Clerk, that the Agenda for this meeting was posted on the 9th day of January, 2025, between the hours of 3:00 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 Eric Blakey made a motion to approve the Agenda as submitted. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

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

A- December 13, 2024 Special Meeting.

The Minutes of the special meeting held on December 13, 2024 are presented for the board's consideration and approval.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Commissioner Matt Hyde made a motion to approve the Minutes of the special meeting held on December 13, 2024 as presented. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

B- December 18, 2024.

The Minutes of the meeting held on December 18, 2024 are presented for the board's consideration and approval.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Commissioner Matt Hyde made a motion to approve the Minutes of the meeting held on December 18, 2024 as presented. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

Appointments:

A. A- Consideration and possible action re: Update of current activities, plans, or actions related to the Bureau of Land Management's Carson City District.

Kim Dow, District Manager, Bureau of Land Management, will provide an update of current activities, plans, or actions related to the Bureau of Land Management's Carson City District.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

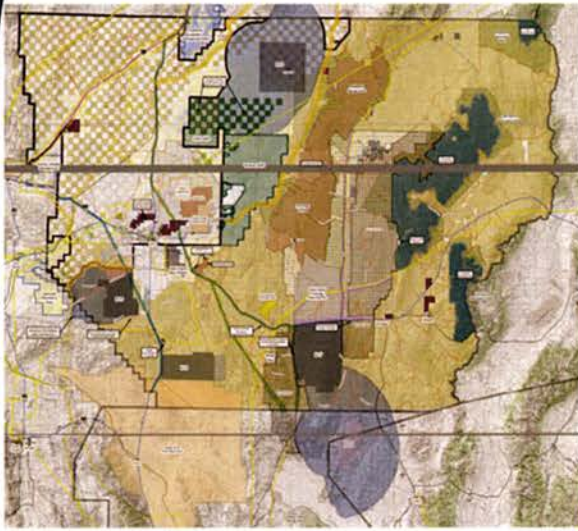
FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

Kathryn Dyer, Acting Stillwater Field Manager, had the following PowerPoint presentation and introduced the first topic, the National Defense Authorization Act, with Melony Hornsby continuing as project manager. A baseline contract was successfully awarded on November 18, 2024. Collaboration with the Department of Agriculture and the Navy is ongoing, alongside meetings with affected permittees. The BLM and Bureau of Reclamation are progressing through the withdrawal revocation process for Churchill County's top priorities.

National Defense Authorization Act - BLM

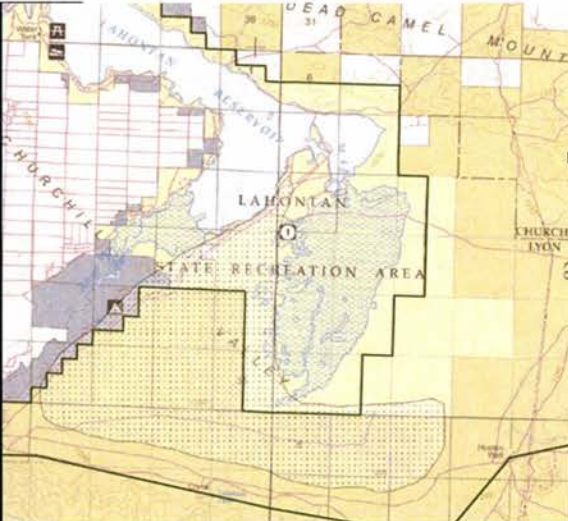
- ▶ NDAA Project Manager Melanie Hornsby
- ▶ BLM awarded the NEPA baseline contractor and will have a baseline meeting with BOR 11/18
- ▶ BLM, Nevada Department of Agriculture, and the Navy meet regularly with the affected grazing permittees.
- ▶ BLM and BOR continues to work through the BLM and BOR withdrawal revocation process for Churchill County's top two priorities.
- ▶ BLM working with approach on grazing in all bombing ranges
- ▶ BLM part of meetings and field trips for the Great Basin pipeline realignment and State Route 361 road realignment.



Regarding grazing management, the BLM is working on approaches for all bombing ranges. Additionally, the agency has participated in discussions and field visits for the Great Basin Pipeline Realignment and State Route 361 Road Realignment.

Wild Horse and Burro

- ▶ Census flights planned for FY25
 - ▶ Pilot Table Herd (Mineral County)
 - ▶ Marietta Herd (Mineral County)
 - ▶ Pine Nut Herd (Douglas, Carson City and Lyon)
 - ▶ Garfield Flat Herd (Mineral County)
 - ▶ Wassuk Herd (Lyon, Mineral)
 - ▶ Montgomery Pass (Mineral)
 - ▶ Lahontan (Lyon County)
 - ▶ North Complex (Fort Sage, Dopskin) and Granite in Washoe County
 - ▶ Flanigan (Washoe County)
 - ▶ Desaiya (Churchill and Lander)
- ▶ Prioritizing the Lahontan Herd Management Area (Churchill County) gather EA (planning stage)
- ▶ Second priority is the North Complex (Washoe County) horse gather NEPA. North Complex would include the Flanigan, Dopskin Mtn & Granite Peak Herd Management Areas.



Wild horse and burro management efforts include various census flights scheduled for FY 2025, covering multiple herd management areas. Prioritization is being given to the Lahontan herd in Churchill County, with a Gather EA in progress. The North Complex in Washoe County will also require a separate NEPA process.

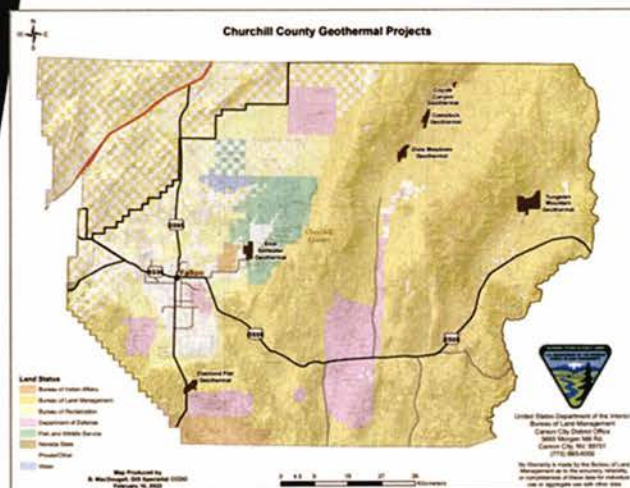
Greater Sage Grouse Amendment Update

- ▶ The Greater Sage-grouse Draft Resource Management Plan (RMP) Amendment and Environmental Impact Statement (EIS), and the feedback received in over 38,000 public comments, BLM has prepared a Proposed RMP Amendment and Final EIS.
- ▶ Friday, November 8th, the Proposed RMP Amendment and Final EIS will be available on BLM's National NEPA Register at:
<https://eplanning.blm.gov/eplanning-ui/project/2016719/510>
- ▶ Friday (November 8th), will initiate a 60-day Governor's consistency review that closes on Tuesday, January 7, 2025.
- ▶ The BLM will publish a Notice of Availability for the Proposed RMP Amendment and Final EIS in the Federal Register on Friday, November 15, 2025. The publication of the Notice of Availability in the Federal Register will initiate a 30-day protest period that will close on Monday, December 16, 2024.

The Greater Sage Grouse Amendment, after reviewing over 38,000 public comments, the BLM has prepared a proposed RMP Amendment and Final EIS, made available on November 8, 2024. The public comment and Consistency Review periods ended on January 7, 2025, with concerns raised by counties.

Geothermal Projects

- ▶ Dixie Meadows: Coordinating with US Fish and Wildlife Service, Navy, and ORMAT on additional data needs.
- ▶ Diamond Flat (exploration) NEPA in progress and working on timeline with NEPA contractor.



For geothermal projects, coordination continues with US Fish and Wildlife, Navy, and ORMAT regarding Dixie Meadows, while the Diamond Flat Exploration NEPA process is ongoing.

Lands & Realty

- ▶ 361 is BLM part of meetings and field trips for the Great Basin pipeline realignment and State Route 361 road realignment.
- ▶ Pilot Peak road reroute EA is finalized, and the FONSI and Decision is expected this week.

Greenlink

Greenlink North

- Draft EIS- 90-day public comment and review period ended on 12/11. Districts are reviewing the draft cultural inventory reports
- Draft cultural report in progress
- ▶ The following virtual and in-person meetings happened on:
 - ▶ Virtual - **October 15, 2024**, from 5:30-7 pm.
 - ▶ Ely, Bristlecone Convention Center, 150 W 6th Street - **October 29, 2024** from 5-7 pm.
 - ▶ Eureka, Eureka Opera House, 31 South Main Street - **October 30, 2024** from 5-7 pm.
 - ▶ Sparks, Nugget Casino Resort, 1100 Nugget Avenue - **November 13, 2024** from 5-7 pm.

For lands and realty matters, discussions and site visits continue for the Great Basin Pipeline Realignment. The Pilot Peak Road Reroute EA is finalized, with a decision forthcoming. The Greenlink North Draft EIS public comment period ended on December 11, 2024 and the district is now reviewing the Draft Cultural Inventory Reports. Public meetings were held virtually and in-person across various locations in late 2024.

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

B- Public Hearing - Consideration and possible action re: Bill 2024-E, Ordinance 71, and ordinance amending Titles 13 and 16 of the Churchill County Code to (1) consolidate

water dedication requirements within Title 13 of the Churchill County Code, (2) clarify water dedication requirements for all land development, (3) set payment-in-lieu of dedication requirements for all land development, and (4) designate the purposes to which payments-in-lieu of dedication may be put.

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

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

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Chair Getto read the title and summary into the record:

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

SUMMARY: AN ORDINANCE AMENDING TITLES 13 AND 16 OF THE CHURCHILL COUNTY CODE TO (1) CONSOLIDATE WATER DEDICATION REQUIREMENTS WITHIN TITLE 13 OF THE CHURCHILL COUNTY CODE, (2) CLARIFY WATER DEDICATION REQUIREMENTS FOR ALL LAND DEVELOPMENT, (3) SET PAYMENT IN LIEU OF DEDICATION REQUIREMENTS FOR ALL LAND DEVELOPMENT, (4) DESIGNATE THE PURPOSES TO WHICH PAYMENTS IN LIEU OF DEDICATION MAY BE PUT, AND (5) OTHER MATTERS RELATED THERETO.

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 Matt Hyde made a motion to approve Bill 2024-E, Ordinance 71, as submitted. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

C- Consideration and possible action re: Authorization to post a Request for Proposals for a Health Authority for the Churchill County Adult Detention Facility and Juvenile Detention Facility from physicians licensed in the State of Nevada and other qualified health care professionals interested in providing outpatient medical care and overseeing the distribution of medications in the Churchill County Jail and the Juvenile Detention Facility.

Churchill County is legally obligated to administer medical care to adults and juveniles detained in Churchill County facilities. The Churchill County Sheriff's Office and Juvenile Probation Office desire to request proposals from physicians licensed in the State of Nevada and other qualified health care professionals interested in providing outpatient medical care and distribution of medications to adult inmates detained at the Churchill County Adult Detention Facility ("Adult Detention Facility") and to juveniles detained at the Churchill County Juvenile Justice Center ("Teurman Hall").

A request for proposal is a written statement which sets forth the requirements and specifications of a Contract to be awarded by competitive selection. The Request for Proposal ("RFP") before the Board of Commissioners includes a proposed Contract. The RFP and Contract are included in the Agenda Packet. The successful Applicant will contract as an independent contractor with Churchill County to act as the Health Authority and to provide outpatient medical services to adults and juveniles that are in custody at the Adult Detention Facility and Teurman Hall. The successful Applicant will provide services to include on-site health care oversight, distribution of medications, direct medical services, and coordination of off-site medical care, hospitalization, and other services as needed.

The proposed Contract provides for a one-year Contract that runs from July 1, 2025 to June 30, 2026 which may be extended based on the performance of the Contract and services provided. The cost of services will be provided by the Applicants when they submit their proposal. The deadline for submittal of proposals would be March 7 with the Contract being awarded on or before April 4, 2025 (with the Contract to begin July 1, 2025). The RFP creates no obligation on the part of Churchill County to award a Contract.

FISCAL IMPACT: Unknown.

EXPLANATION OF IMPACT: The cost of services will be provided by the applicants when they submit their proposal.

FUNDING SOURCE: General Fund

ACTION REQUESTED: Accept

Deputy District Attorney Jeff Weed made this presentation as outlined above and discussed a Request for Proposals (RFP) seeking authorization to obtain medical care providers for

individuals in custody at both the adult jail and juvenile detention center. The request is not a binding contract but an effort to solicit proposals from qualified medical professionals. The previous health authority for the juvenile facility is no longer able to provide services and the current jail doctor lives a long distance away, making a long-term solution necessary. The deadline for proposals is set for March, with a review and possible approval by April. If the proposals exceed the budget or are otherwise unsuitable, the board is not obligated to approve them.

Commissioner Blakey raised concerns regarding medication administration outlined in the proposal, particularly the repackaging and distribution process by non-medical staff. He questioned whether this presented any liability issues for the county. Mr. Weed responded that the health authority would oversee the process and ensure proper handling, emphasizing that this system would be an improvement over the current practice where jail staff distribute medication.

Mr. Blakey also inquired whether the scope of work had been reviewed by the Sheriff's Office and Juvenile Probation staff. Mr. Weed confirmed that it had been provided to the Sheriff's Office, Juvenile Probation, and County Manager Jim Barbee.

Commissioner Hyde asked about the cost of the previous proposals compared to the current one. Mr. Weed explained that the prior proposal included multiple daily medication distributions and a 24/7 on-call doctor, making it significantly more expensive. The new proposal scales back services, limiting medication distribution to once per day, Monday through Friday, with after-hours medical needs handled at Banner Hospital. This adjustment is expected to lower costs, though the actual impact will not be known until proposals are received.

County Manager Jim Barbee asked if the District Attorney's Office was comfortable with the liability implications of the RFP. Mr. Weed affirmed that they were, noting that the contract is initially structured for one year with an automatic renewal clause but the contract can be renegotiated or terminated as needed.

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

Commissioner Matt Hyde made a motion to authorize the posting of a Request for Proposals for a Health Authority for the Churchill County Adult Detention Facility and Juvenile Detention Facility as outlined. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

D- Consideration and possible action re: Approval of a Request for Proposals seeking economic development submissions for property located at 2255 Casey Road, Fallon, Nevada, Assessor's Parcel Number 008-361.11.

Churchill County purchased property located at 2255 Casey Road in 2023 when the mobile homes on the property were in a defunct uninhabitable condition. The county had solicited economic development proposals in 2024 and entered into a Purchase Agreement with a developer. The developer dropped out of the project during the feasibility period in the middle

of 2024. This board approved the clearing of the property to remove the defunct dwellings and prepare the property for future development.

This RFP seeks economic development submissions from developers to beneficially utilize this well-situated property in a manner that will benefit the community. The RFP has a preference for public accommodation developments but all commercial economic purposes will be reviewed. Prior to any sale an updated appraisal will be required.

FISCAL IMPACT: Appraised value of the property.

EXPLANATION OF IMPACT: Fund 510 Building Reserve

FUNDING SOURCE:

ACTION REQUESTED: Accept

Deputy District Attorney Joseph Sanford made the presentation above. County Manager Jim Barbee provided historical context regarding the request for proposals (RFP). He explained that a previous RFP had been issued before revisions were made. At that time, a developer had expressed interest in an adjacent 14-acre property, which was on the market. Mr. Barbee noted that there is likely to be significant synergy between the two properties. If the current proposal is approved, he anticipates that the realtor associated with the 14-acre property will likely proceed with assembling a project that could address both parcels.

Mr. Barbee further explained that a similar situation occurred previously but the proposed project ultimately fell through. As a result, the matter returned to the county, which decided not to wait any longer to move forward with cleanup efforts.

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

Commissioner Matt Hyde made a motion to approve the Request for Proposals for economic development projects at 2255 Casey Road, Fallon, NV. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

New Business:

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

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

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

As a result of this proposed filing, the Nevada Division of Water Resources is required to notify

the County Commissioners of both counties pursuant to Nevada Revised Statutes (NRS) 533.363.

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

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

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

Deputy District Attorney, Joseph Sanford made the presentation as outlined above. This matter was submitted to Chris Mahannah who has recommended that the county support this application.

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

Commissioner Eric Blakey made a motion to support the Applications and to direct the Clerk to send a letter stating such. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

Consent Items:

A- Consideration and possible action re: Report of the condition of each fund in the treasury and the statements of receipts and expenditures pursuant to NRS 251.030 and NRS 354.290.

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

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

B- Consideration and possible action re: Treasurer's Report for November 2024 showing a total of \$61,616,345.74 in the bank.

Clerk/Treasurer Linda Rothery provides the Treasurer's Monthly Report for November 2024 showing a balance of \$61,616,345.74 in the account. The bank reconciliation was completed on December 19, 2024. This report is provided for the board's information and acceptance.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

C- Consideration and possible action re: Public Works, Planning & Building Department's Revenue Report for December 2024 showing a total of \$15,568.25 in revenue for the month.

The Public Works, Planning & Zoning Department submits it's Revenue Report for the month of December 2024 showing a total of \$15,568.25 in revenue. This report is provided for the Commissioners' review and acceptance.

FISCAL IMPACT: \$15,568.25 in revenue for the month.

EXPLANATION OF IMPACT: Fees to off-set services provided by the department.

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

D- Consideration and possible action re: Sheriff's 4th Quarter 2024 Death in Custody Report showing no deaths at the Churchill County Law Enforcement Facility for the quarter.

Nevada Revised Statutes require the Sheriff to provide a quarterly Death in Custody Report. Sheriff Hickox provides his 4th Quarter 2024 Death in Custody Report showing no deaths at the Churchill County Law Enforcement Facility for that period.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

E- Consideration and possible action re: Recorder's Monthly Apportionment Report for December 2024 totaling \$27,558.15 in revenue.

Churchill County Recorder, Tasha Hessey, provides the Recorder's Monthly Apportionment Report for December 2024 totaling \$27,558.15 in revenue for the month.

FISCAL IMPACT: \$27,558.15 in revenue.

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

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

F- Consideration and possible action re: Recorder's 2nd Fiscal Quarter Real Property Transfer Tax (RPTT) Report for period October - December 2024.

Recorder, Tasha Hessey, provides her 2nd Fiscal Quarter Real Property Transfer Tax (RPTT) Report for October - December 2024. Further details can be obtained by reviewing the report.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

G- Consideration and possible action re: Recorder's 2nd Fiscal Quarter Mining Claim Filing Fees Report for the period October - December 2024.

Recorder, Tasha Hessey, provides her 2nd Fiscal Quarter Mining Claim Filing Fee Report for period October - December 2024 required by NRS 517.185. Details can be obtained from reviewing the report.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

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

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

Consider Future Agenda Items:

There were no future Agenda Items suggested.

Commissioner and Management Staff Reports:

Chair Getto reported on the following topics:

- Attended the Cemetery Board meeting.
- Attended the Lahontan Valley Conservation District meeting.

Commissioner Blakey reported on the following topics:

- Attended the City of Fallon's Swearing in Ceremony for Councilman Kent and Mayor Tedford.
- Attended the Stillwater Conservation District meeting and learned they recently sold 2 pieces of equipment and their accounts are in good standing. Mr. Blakey also attended the Fire Board meeting where they reviewed and approved the December accounts payable and labor allotments for various project.

Commissioner Hyde reported on the following topics:

- Attended a CART meeting.

County Manager Barbee had nothing to report.

Comptroller Wideman reported on the following topics:

- The department has been busy working on the budget.

Deputy DA Sanford had nothing to report.

Clerk/Treasurer Rothery was not present.

Sheriff Hickox was not present.

Claims and Payroll Transmittals:

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

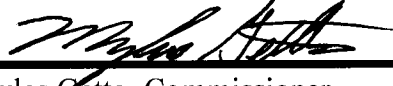
Public Comment:

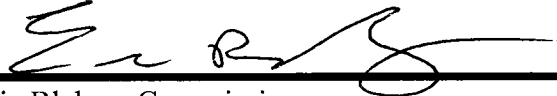
Chair Getto asked if there was any public comment but there was none.

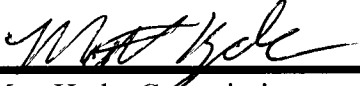
Adjournment:

The meeting was adjourned at 1:42 PM.

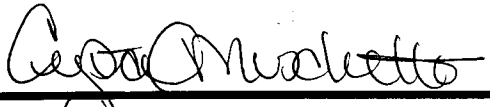
Affidavit of Posting:

Approved: 
Myles Getto, Commissioner

Approved: 
Eric Blakey, Commissioner

Approved: 
Matt Hyde, Commissioner

ATTEST:
Linda Rothery, Clerk/Treasurer


Crystal Muschetto, Deputy Clerk