

MINUTES OF THE BOARD OF CHURCHILL COUNTY COMMISSIONERS

155 N. Taylor St., Fallon, NV 89406
February 19, 2025

Call to Order:

The regular meeting of the Board of County Commissioners was called to order at 1:15 PM on February 19, 2025.

PRESENT:

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

ABSENT:

N/A

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. Tony Sumner, Site Manager for Imerys USA in Fernley, NV, addressed concerns regarding the impact of a large solar project on Sagehen Road, which serves as the primary access route to the Nightingale Mine in Churchill County. Imerys USA mines processes diatomaceous earth, drawing raw material from the Nightingale Mine.

Mr. Sumner explained that the solar project is significantly affecting the condition of Sagehen Road, which is rapidly deteriorating. Despite efforts to collaborate with the project developers, the situation remains unresolved. Current traffic from the mine consists of approximately five truck trips per day and the road is already struggling to withstand the wear. The anticipated increase in traffic, with an estimated 400-500 workers at the solar project, raises concerns about future accessibility to the mine.

Attempts to clarify jurisdiction over the road have resulted in conflicting information. A contractor advised that the Bureau of Land Management (BLM) holds jurisdiction but BLM directed Mr. Sumner to address the county. The uncertainty over which entity is responsible complicates efforts to advocate for road improvements. The deteriorating road conditions are causing delays in material delivery to the processing plant, resulting in approximately three extra hours of travel per day at an estimated cost of \$450 daily, an amount that, while not catastrophic, is not insignificant.

Mr. Sumner inquired whether the road could be re-engineered to widen its width and improve its surface with gravel to better accommodate increased traffic and ensure continued access to the mine. He sought clarification on the appropriate jurisdiction and the process for initiating improvements to the road's condition.

Chair Getto asked if there was any public comment and 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 12th day of February, 2025, between the hours of 1:00 and 5:00 PM at all of the locations listed on the Agenda, in accordance with NRS 241.

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

**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 15, 2025.

The Minutes of the meeting held on January 15, 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 15, 2025 as presented. Commissioner Matt Hyde 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.

A representative from the 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: No

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

Kathryn Dyer, from BLM, presented a PowerPoint as follows

National Defense Authorization Act - BLM

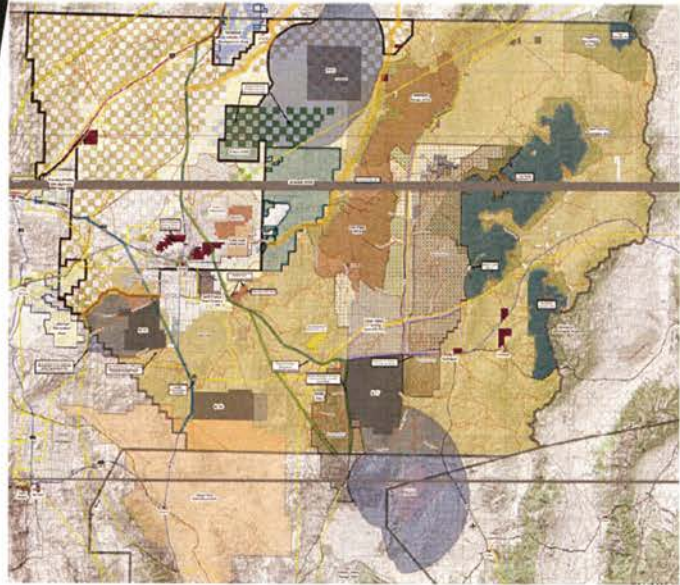
Sand Canyon road realignment- BLM is the lead agency for NEPA; holding meetings with BOR and the Navy to figure out next steps forward

BLM, Nevada Department of Agriculture, Navy and the grazing permittees (currently B-16) meet regularly with the affected grazing permittees. BLM working with approach on grazing in all bombing ranges

BLM and BOR continues to work through the BLM and BOR withdrawal revocation process for Churchill County's top two priorities.

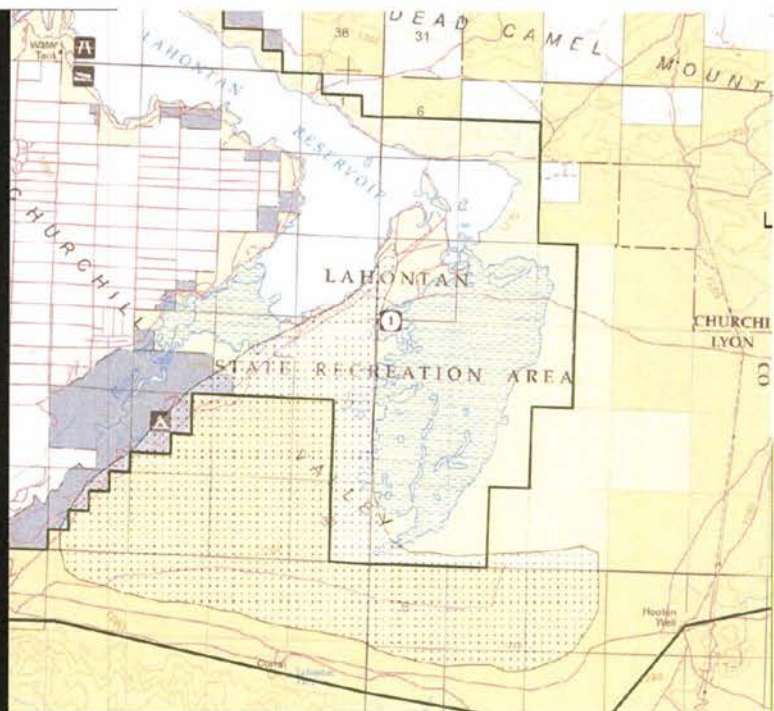
BLM is the cooperating agency for the Great Basin pipeline realignment and State Route 361 road realignment.

Next IEC meeting scheduled for March 24 at 2pm



Wild Horse and Burro

- ▶ Census flights planned for FY25
 - ▶ Pilot Table Herd (Mineral County)
 - ▶ Marrietta 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, Dogskin and Granite in Washoe County)
 - ▶ Flanigan (Washoe County)
 - ▶ Desatoya (Churchill and Lander)
- ▶ Prioritizing the Lahontan Herd Management Area (Churchill County) gather EA (scoping ended Jan 11th)
- ▶ Second priority is the North Complex (Washoe County) horse gather NEPA. North Complex would include the Flanigan, Dogskin Mtn & Granite Peak Herd Management Areas.



Greater Sage Grouse Amendment Update

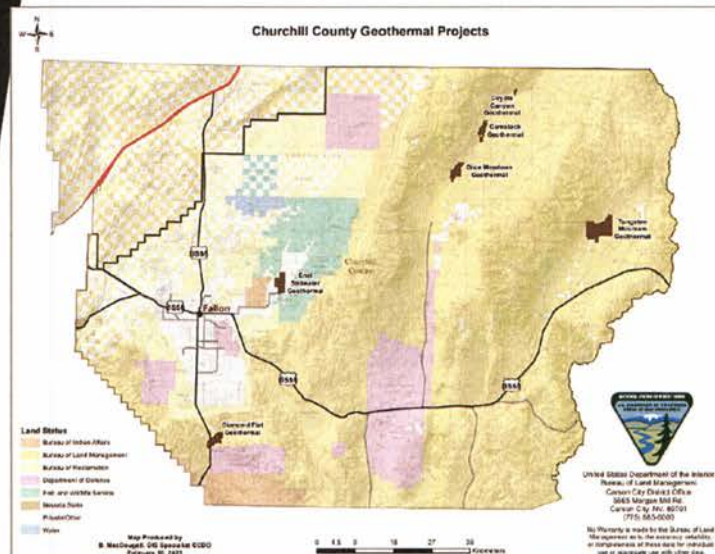
- ▶ The Greater Sage-grouse Draft Resource Management Plan (RMP) Amendment and Environmental Impact Statement (EIS), and the feedback received in over 38,000 public comments, BLM has prepared a Proposed RMP Amendment and Final EIS.

<https://eplanning.blm.gov/eplanning-ui/project/2016719/510>

- ▶ A 60-day Governor's consistency review that closes on Tuesday, January 7, 2025.
- ▶ The State of Nevada did not waive appeal rights, and so Nevada BLM did not sign a Record of Decision. Nevada will continue to operate under the 2015 Sage Grouse Plan (with the 2022 maps) as we all continue to find the best path forward.
- ▶ The Washington Office is the lead office for this project
- ▶ Additional information available at: <https://www.blm.gov/programs/fish-and-wildlife/sage-grouse>

Geothermal Projects

- ▶ Dixie Meadows: Coordinating with US Fish and Wildlife Service, Navy, and ORMAT on additional data needs and baseline requirements
- ▶ Diamond Flat (exploration) NEPA in progress and working on timeline with NEPA contractor.
 - ▶ A historical properties treatment plan is being developed



Special Recreation Permits Updates

► No update

Ms. Dyer provided an update on Special Recreation Permits, noting that, at this time, there is no new information to report. However, she shared a broader update regarding changes in how the Carson District plans to handle these permits moving forward.

While not included in the original presentation slides, Ms. Dyer explained that the district is looking at a new approach to processing Special Recreation Permits more efficiently. The goal is to handle them in batches, allowing for better coordination among agencies and stakeholders. A particular focus will be on permits that involve roads also used by livestock grazing permittees. By improving coordination, the district aims to minimize road maintenance challenges and address complexities that have arisen from overlapping land use.

These adjustments are expected to be implemented in the near future as part of a broader effort to streamline the permit process while balancing recreational access and agricultural needs.

Lands & Realty

Greenlink North

- Authorized and Record of Decision signed FY25.

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

B- Presentation by the Fallon Rural Family Medicine Residency Development Steering Committee on the progress and plans to establish a University of Nevada, Reno Rural Family Medicine Program at Banner Churchill Community Hospital.

The Fallon Rural Family Medicine Residency Development Steering Committee will make a presentation on the progress and plans to establish a University of Nevada, Reno Rural Family

Medicine Program at Banner Churchill Community Hospital. The presenters will include:

Dr. Brent Aiken, D.O., Chief Medical Officer, Banner Churchill Community Hospital
Mr. Gerald Ackerman, UNR Assistant Dean for Rural Programs
Dr. Amy L. McGaha, M.D., UNR/Renown Family Medicine Chair
Dr. Tedd McDonald, M.D., Health Officer, Central Nevada Health District

The goal of the presentation is to provide local governmental entities or stakeholders with the history, rationale, progress, and future steps to establish a University of Nevada, Reno Rural Family Practice Residency Program at Banner Churchill Community Hospital.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

Dr. Tedd McDonald, Central Nevada Health Officer, presented an exciting update on efforts to bring a Rural Family Medicine Residency Program to Churchill County, a project many years in the making.

Dr. McDonald shared a historical perspective on past attempts to establish a residency program in the community, dating back to 2008, when plans were nearly finalized before the economic downturn halted progress. Another effort in 2014, under hospital leadership, also faced financial barriers, with an upfront cost of nearly \$1 million thus preventing the program from moving forward.

In 2022, during discussions with the Churchill County Health Board, the question of how to meet the county's growing primary care needs was revisited. Dr. McDonald credited County Commissioners Pete Olsen, Justin Heath, and others for pushing the initiative forward, tasking him to explore the feasibility of reviving the residency program. Dr. McDonald reconnected with Mr. Jarrold Akerman, Residency Director in Elko, who played a key role in previous efforts. Through this partnership, Dr. McDonald was introduced to Dean Hoffman of the University of Nevada School of Medicine. The School of Medicine, in partnership with Renown Health, has successfully established residency programs in Pediatrics and OB-GYN in Northern Nevada, with Rural Family Medicine Residency now becoming a top priority.

After two years of careful planning and evaluation, the community has been deemed financially viable and ready to support two residents in the first phase of the program. The program will bring licensed doctors with one year of experience, who will manage patient panels and actively provide care — not students in training. Dr. McDonald emphasized that this initiative would not be possible without the support of current and former County Commissioners who refused to give up on bringing a much-needed residency program to Churchill County.

Dr. Amy McGaha, Chair of Family Medicine at the University of Nevada, Reno (UNR), presented an update on the Rural Family Medicine Residency Program proposed for Churchill County.

Dr. McGaha, who grew up in rural Southwest Missouri, shared her personal understanding of the importance of rural healthcare and the significant role family physicians play in small communities. She cited research from the National Rural Health Association, showing that a single primary care physician, working alongside a hospital, generates approximately \$1.7 million in indirect income for the community and supports an estimated 23 jobs — underscoring both the economic and healthcare benefits of having family doctors in rural areas.

Dr. McGaha explained the residency training model, which follows medical school and lasts for three years. Family medicine residents begin caring for their own continuity patients in the second year of training — patients they will manage throughout the remainder of the program under supervision. The model proposed for Fallon would have residents complete their first year of training in Reno, gaining additional clinical experience, before spending their second and third years practicing in Churchill County.

A steering committee has been established to guide the project, with a tentative timeline projecting the first residents arriving at Banner Churchill Community Hospital in July 2027 and graduating in June 2029.

Dr. McGaha emphasized the need for diversified funding sources to support the program, as well as addressing critical infrastructure concerns such as housing for residents. She assured the commission that UNR is actively working on the accreditation process and meeting all requirements to make this long-awaited residency program a reality.

Paul Hauptman, Dean of the University of Nevada School of Medicine, expressed full support for the Rural Family Medicine Residency Program and commended Dr. McGaha's presentation. He outlined the program's full maturity model, which would include four residents total, with two residents in their second year and two in their third year training in the Fallon community at any given time.

Dean Hauptman highlighted the program's long-term goal of not only training physicians in rural healthcare but retaining those doctors to serve the community after completing their residency. Internal data shows that 60% of residents who complete their medical training in Nevada choose to stay in the state to practice. That retention rate increases to 80% if the resident is a former UNR medical student. The program's ultimate vision is to convert residents into long-term community physicians to address the ongoing shortage of primary care providers in Churchill County and other rural areas of Nevada.

During the discussion, Commissioner Blakey inquired about the timeline for the program. Dr. McGaha confirmed that, if all milestones are met, the first residents would begin their training in Fallon in July 2026.

County Manager Jim Barbee acknowledged the need for county funding support and invited the residency team to schedule a meeting with his office to discuss what a funding partnership would look like.

Dr. McDonald further encouraged the Board of County Commissioners to appoint a representative to serve on the Steering Committee, allowing the county to play an active role in shaping the future of the residency program.

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

1:30 PM C- Consideration and possible action re: Update on activities from the Churchill Arts Council and request for approval to disburse the support funding, in the amount of \$6,800.00, from the Fiscal Year 2024-2025 Budget.

The Churchill Arts Council (CAC), a private 501(C)3 non-profit arts organization, was founded in 1986 and began with artists' residency programs in schools and presenting performing arts events. A few years later, the historic Oats Park School building was identified as a potential candidate to house the arts center. Following completion of a feasibility/conceptual study and funding from various sources, renovation began in 1996. In July 1999, Oats Park was designated as an Official Project of Save America's Treasures, which opened the door for funding work related to preservation and renovation. The theater opened in 2003, the visual art gallery in 2006, and the final portions, including a café and catering kitchen, were completed in 2016 (see Churchill Arts Council's Mission Statement and brief history provided).

Churchill County has been providing annual support to the Churchill Arts Council for over 20 years, in varying amounts. In FY18, the Arts Council sought support in the amount of \$10,000.00 but due to what was already approved in the county's budget, a total of \$5,000.00 was provided in FY18. That same amount was also issued in FY19 and FY20. In FY21, CAC sought an increase to \$8,000.00, which was approved by the Board of County Commissioners and was reflected in the tentative budget. A total of \$8,000.00 was provided in **FY22, FY23 and FY24**. CAC is seeking the same amount of support as their FY26 request in the amount of \$8,000.00 In FY25, the amount was reduced to \$6,800.00 due to budget constraints.

The Churchill Arts Council will provide an update of its activities and requests that the funding be disbursed.

FISCAL IMPACT: \$6,800.00.

EXPLANATION OF IMPACT: The Churchill Arts Council line item within the Community Support Budget has previously been funded at \$5,000 and was approved in the county's FY21 tentative budget to increase to \$8,000. However, due to the budget impacts from COVID, the board directed that the FY21 budget be rolled back to the FY20 amount and then was further reduced by 7%, which resulted in funding of \$4,650 for CAC in FY21. A total of \$8,000 was provided in FY22, FY23, and FY24. The amount provided was reduced to \$6,800 in FY25.

FUNDING SOURCE: Community Support Budget / Churchill Arts Council: 100-401-70240.

ACTION REQUESTED: Accept

County Manager Jim Barbee clarified the focus of the current discussion regarding community support programs and their funding for Fiscal Year 2025. He distinguished this from the broader budget conversation set for the following day, which would address overall budget

approvals and, in many cases, a return to 2024 funding levels for 2026. For today, the goal was to review presentations from various organizations on how they plan to use their allocated funds in FY25.

Tedd McDonald, Chairman of the Churchill Arts Council, then addressed the board. He emphasized the council's long-standing role in enhancing economic development and cultural enrichment in Churchill County. This was his first time speaking in this capacity and he acknowledged mentors who had guided him. He provided a breakdown of how previous funding was used, highlighting two outdoor events, one tied to the community homecoming and a spring celebration, as well as four indoor events featuring diverse performances.

Dr. McDonald explained the council's efforts to bring unique cultural experiences to the county, moving beyond the typical country-western theme to surprise and engage the community. Additionally, they have been opening the arts center to a wider variety of performances, including local musicians and tribute acts like a Johnny Cash impersonator.

He reflected on the \$7.5 million renovation of the Arts Center in 2003, calling it a labor of love. Moving forward, the council has made significant organizational changes. They have hired a consultant, Diaz Dickson from Reno, to help refine their long-term vision and structure for sustainability over the next 30 years. Recognizing that previous staff members had carried the work of many, they are now restructuring to ensure the workload is shared across a dedicated team. They are currently interviewing candidates for the Executive Director position and have also budgeted for additional personnel to manage productions, grants, administration, and building maintenance.

The board itself is undergoing training to better understand its role and responsibilities. Dr. McDonald acknowledged that tasks such as grant writing should be delegated to the appropriate staff rather than handled by board members.

Looking ahead, the Arts Council's 2025-2026 season is mostly finalized, with just three artist slots left to fill. A brochure outlining the upcoming performances is expected to be released in June or July. Attendance numbers are improving post-COVID; before the pandemic, about 12,500 people visited the center annually, compared to 8,000 last year, with expectations of an increase this year. To further boost engagement, they have partnered with the Abby Agency to enhance outreach and attract more visitors, both local and out-of-town.

Following Dr. McDonald's presentation, County Manager Barbee asked whether an official approval was needed for the budgeted funds. Mr. Sanford clarified that, while approval was not required since the budget already accounted for these funds, making it official would be beneficial.

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

D- Consideration and possible action re: Application for Funding from Churchill County to support a community event or program for the Lahontan Valley Claybreakers, in the

sum of \$3,000.00, for ongoing community outreach and education regarding gun safety and the sport of trapshooting during trapshooting season.

The Lahontan Valley Claybreakers (LVCB), became a private 501(C)3 non-profit arts organization in 2018 and has been receiving support from Churchill County since that year. They are an organization dedicated to educating the youth about gun safety, the sport of trapshooting and teaching life skills that will carry forward through to adulthood. They provide coaches with Shotgun Level 1 Instructor training. They're total annual budget ranges from \$15,000 to \$20,000 and they are no cost to the public the only price paid is registration for shooters.

In FY18, the Lahontan Valley Claybreakers were approved for \$2,000.00 in support from Churchill County. That same amount was also issued in FY19 and FY20. In FY21, LVCB requested an increase to \$2,500, which was approved by the Board of County Commissioners and the same amount was received in FY22. The amount was increased again in FY23 and FY24 to \$3,000.00 in support from Churchill County. LVCB is seeking the \$3,000.00 from Churchill County for FY25.

FISCAL IMPACT: \$3,000.00.

EXPLANATION OF IMPACT: The Miscellaneous Grants line item within the Community Support Budget has a reduced budget in FY25 due to budget constraints and is funded at \$18,700.00. To date, we have spent \$4,840.00 of that budget. A total of \$3,000 was provided to LVCB in FY23, and FY24 when the line item was at \$22,000.00 and \$27,000.00 respectively. The Miscellaneous Grant line is on a first come first serve basis and does not require the applicants to ask for reduced amounts if the line item is reduced.

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

ACTION REQUESTED: Accept

Pat Whitten from the Lahontan Valley Claybreakers addressed the board, accompanied by Gary Stewart, the organization's former president who recently retired but remains actively involved. Ms. Whitten expressed gratitude for the county's continued support and mentioned their upcoming Safety and Orientation Day, set for Saturday. They expect over 30 kids to participate and are hopeful for good weather, as new participants must complete a shooting evaluation to ensure they can safely handle a shotgun.

As part of her presentation, Ms. Whitten highlighted Alexis Hagger, a senior and longtime participant in the program. Through the Pacific International Trap-Shooting Association's YES (Youth Education Shooting) Program, young shooters who achieve 10,000 targets receive a plaque and some have even reached 20,000 targets. Miss Hagger has excelled in competitions, winning top handicap awards at both the Idaho State Shoot and a competition in Winnemucca, Nevada.

Each new participant in the program receives a shooting bag for ammunition, eye protection, and earplugs. Additionally, the organization partners with a company in Sierra Valley to provide custom-molded earplugs, with costs split between the Claybreakers and parents.

Participants also receive t-shirts and hats designed to keep them comfortable while shooting in the summer.

Ms. Whitten and her husband have been leading this program for over 20 years and are focused on growing their coaching staff. In late March, they will host an NRA Shotgun Level 1 class, bringing in six local coaches from Fallon and four more from out of state.

She acknowledged that COVID-19 had impacted their funding, particularly from organizations like the NRA and Rocky Mountain Elk Foundation, which rely on fundraising dinners that were previously canceled. However, these groups are starting to recover and their support is returning. The Claybreakers' youth participants assist with event setup and cleanup at these dinners.

This year, the program was invited to participate in a new fundraising event, "Bucks and Vets," held at the Senior Center. The event successfully raised funds to take veterans on hunting trips like elk hunting in Colorado and deer hunting in Nevada. Given its success, the event is expected to return and the Claybreakers hope to continue their involvement.

Ms. Whitten also serves as the organization's grant writer and fundraiser and emphasized her commitment to securing resources wherever possible. She concluded by expressing appreciation for the county's funding, which helps support their coaches and provide ammunition for the program.

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

Commissioner Matt Hyde made a motion to approve disbursement of funding to the Lahontan Valley Claybreakers in the sum of \$3,000.00 from the Fiscal Year 2024-2025 budget.

Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

E- Consideration and possible action re: Update on activities and approval of a funding request, in the amount of \$6,350.00, from the Lahontan Conservation District and \$4,250.00, from the Stillwater Conservation District for Fiscal Year 2025.

Christy Sullivan, District Clerk, will provide an update on activities for the Lahontan Conservation District and the Stillwater Conservation District. The county has a longstanding history of supporting the two districts and, because the county continues to provide annual support, the understanding of commitments between the two entities is outlined in Interlocal Cooperative Agreements. The current Interlocal Cooperative Agreements run through June 30, 2025 and are attached for reference.

The Chairperson for each District Board has also included a cover letter (provided) requesting funding support from the county for FY25, per the terms of the Agreements. Lahontan Conservation District requests \$7,500.00 and Stillwater Conservation District requests \$5,000. These requests are the same amount as past support and were requested prior to the final budget for FY25 with the 15% budget reductions. For FY 2025, the request is for the allotted budget in those line items. That would be \$6,375.00 for the Lahontan Conservation District and \$4,250.00 for the Stillwater Conservation District.

FISCAL IMPACT: FY25: \$6,375.00: Lahontan Conservation District; FY25: \$4,250.00: Stillwater Conservation District.

EXPLANATION OF IMPACT: The funding levels for the two Conservation Districts was reduced by 15% from the prior fiscal year. The Conservation Districts are requesting the funds that are available should the board approve this request. They would also request funding be restored in FY26 to the same level as years prior as is reflected in the proposed budgets for their respective funds.

FUNDING SOURCE: Community Support / Grant Lahontan Cons District: 100-401-70160; Community Support / Grant Stillwater Cons District: 100-401-70170.

ACTION REQUESTED: Accept

County Manager Jim Barbee noted a minor clerical error in the proposed funding amount. The original figure of \$6,350.00 should be \$6,375.00, requiring a motion to correct the amount. He confirmed that the additional adjustment of \$42.50 was already accurate.

Following this, Christy Sullivan from the Lahontan and Stillwater Conservation District provided her update. She began by noting the newly designed logos for both districts. Carmen Shank created the Lahontan logo, while Linda Brown designed the Stillwater logo. She then outlined the leadership structure, highlighting the five elected officials on the Lahontan Conservation District Board, with Myles Getto serving as the County Representative and Eric Blakey representing Stillwater.

Ms. Sullivan explained that both districts meet regularly—Lahontan on the second Tuesday of each month and Stillwater every other Thursday. This year, the districts honored Marina Hesser for her 40 years of service by presenting her with a special plaque and a plant. Additionally, both districts contributed to the annual Poster Contest, with winners from the Chapel family receiving \$100 each for their entries in different grade categories.

A key event organized by the districts is the Carson River Work Days, where approximately 350 students participate in educational activities. Students covered topics, such as the Carson Watershed, soil conservation, and the water cycle. The event is hosted at Frey Ranch, with support from NRCS, which assists with a BBQ for the participants.

Ms. Sullivan also discussed the districts' scholarship efforts, noting their contribution to a fundraiser at the Nevada Association of Conservation Districts' annual meeting, which raised \$1,500 for scholarships. She mentioned the equipment program available to cooperators, highlighting a recent sale of equipment by Stillwater Conservation District and the purchase of a new drill by Lahontan Conservation District.

Lahontan Conservation District secured \$32,700 in funding from the Carson River Conservancy District for river clearing and snagging, a project recently completed in collaboration with TCID. Additionally, the district partnered with the Fallon Greenwave Plant Systems Class on a grant-funded project to provide designated planting spaces using repurposed wine barrels. The total project cost was \$19,000, with Cheek Construction donating \$9,750 and the state contributing \$9,500.

Another upcoming initiative is the Lahontan Tree Sale, which will feature a new order form. Ms. Sullivan also mentioned a grant application with the Nevada Urban and Community Forestry Program to plant trees at Churchill County High School, creating shaded areas for students. Some of these trees will later be included in the tree sale to promote locally grown, acclimated trees suited for the Fallon climate.

Other ongoing projects include "Snapshot Day," where students collect water samples for testing as part of a decades-long program run by River Wranglers. The district also donates \$250 annually to the Range Camp Youth Camp in McGill, held around Father's Day, where participants learn outdoor survival skills, plant and animal identification, and conservation practices.

Ms. Sullivan additionally monitors the Rambling River Estate Conservation Easement at Frey Ranch and is working on a new highway sign for the area. The district also contributed to the CWSD Watermark Reveal at Fisher's Point and continues to host weekly weed spray classes through June, educating participants on the safe use of herbicides like 2,4-D. The district also supported the Churchill County Farm Bureau's Ag in the Classroom event, which fed 500 students.

She noted the launch of the district's website, www.lahontanconservationdistrict.com, which she developed last year.

At this point, County Manager Jim Barbee questioned why the conservation programs were not directly connected to agricultural and natural resource programs at the high school, such as FFA. Ms. Sullivan responded that FFA operates as a separate organization and Lahontan Conservation District had specifically partnered with the Plant Systems Program due to its need for funding. Mr. Barbee indicated that, under state law, agricultural science and natural resource programs should be integrated within career and technical education courses and suggested discussing the matter further with Tim to ensure proper alignment.

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

Commissioner Eric Blakey made a motion to approve disbursal of funding to the Lahontan Conservation District in the sum of \$6,375.00 from the Fiscal Year 2024-2025 budget and to the Stillwater Conservation District in the sum of \$4,250.00 from the Fiscal Year 2024-2025 budget. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

F- Consideration and possible action re: Update on activities and approval of a funding request, in the amount of \$4,250.00, for the Churchill County Junior Livestock Show for resources and educational opportunities in Fiscal Year 2025.

Ms. Karen Bogdanowicz, of the Churchill County Junior Livestock Show, requests the approved \$2,125.00 in funds from the Churchill County Commissioners for the Churchill County Junior Livestock Show (CCJLS) and seeks an additional \$2,125.00 to support its growth and sustainability. The funds will help provide essential resources and educational

opportunities for participants throughout the year. The request highlights the show's role in fostering the next generation of agricultural leaders and expresses gratitude for any financial assistance. The sender is open to providing further details or addressing questions and appreciates the recipient's time and consideration.

FISCAL IMPACT: \$4,250.00

EXPLANATION OF IMPACT: \$2,125.00 for the Churchill County Junior Livestock Show (CCJLS) and \$2,125.00 to support its growth and sustainability.

FUNDING SOURCE: General Fund, Community Support Grants.

ACTION REQUESTED: Accept

County Manager Jim Barbee provided historical context on the Churchill County Junior Livestock Show, explaining that the event was restructured three years ago following a shift in management. Previously, it had been organized under the County Extension 4-H Program but, when the State Extension Office decided to no longer oversee the show, the county was given an ultimatum to either assume responsibility or risk losing it. After a series of public meetings, the County Commission directed the County Manager's Office to take over management. The County Manager, or the designee, now serves as chair of the Sale Committee, which oversees the event's logistics and funding.

Mr. Barbee clarified that funding requests for the event go through the Churchill County Junior Livestock Show Foundation, the financial arm that supports the program. He noted a clerical error in the budget, where the approved amount was \$3,400 instead of \$4,250. The corrected figure reflects a 15% reduction from the \$5,000 allocated in 2024. Mr. Barbee requested that the correct amount of \$4,250—be approved for the FY 2025 Budget.

He highlighted the Ag in the Classroom event, which had been previously mentioned in other presentations. This event is hosted by the Churchill Junior Livestock Show in April, giving students the opportunity to interact with live animals that are part of the show. Participants include members of FFA, 4-H, and the Grange, as well as independent students within the county who choose to show livestock outside of these organizations.

The livestock show culminates in a livestock auction, which serves as a scholarship fundraiser for participating students. Last year, approximately 80 students took part and the event generated over \$170,000 in scholarship funds. These funds provide financial assistance for students pursuing higher education or vocational training.

Mr. Barbee praised the event as a valuable community program, with strong financial support from local businesses, families, and individuals who participate in the livestock auction. He reiterated that the \$4,250 funding request was essential for the continuation and success of the event in FY 2025 and asked for its approval.

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

Commissioner Matt Hyde made a motion to disburse \$4,250.00 to the Churchill County

Junior Livestock Show. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

G- 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.

This matter was tabled from the February 6, 2025 meeting because the board requested that staff come back with an estimate of costs for the project.

FISCAL IMPACT: Staff will provide an estimate.

EXPLANATION OF IMPACT: Cost of surfacing the parking area.

FUNDING SOURCE:

ACTION REQUESTED: Accept

Randy Hines, Churchill County Public Works Director, made this presentation as outlined above and provided an update on the cost estimate for proposed improvements for the parking lot. He presented layout images and shared that he consulted a local engineering firm to gather estimates for design and construction services, which total approximately \$50,000.

The project itself, which includes grading, drainage infrastructure, valley gutters, asphalt, pavement, striping, and wheel stops, is estimated at \$160,000. Additional costs are anticipated for structural fill due to unsuitable material found after demolishing a previous building, as well as for protecting a transformer. These estimates are based on a similar project completed last year for the Churchill County School District. With engineering fees included, the total projected cost is around \$211,000.

Mr. Barbee noted that the City of Fallon and the Elks Lodge declined to contribute financially, as they view the project as a county-owned and operated facility rather than a shared responsibility. However, the parking improvements are necessary to meet city requirements and ensure adequate parking for nearby buildings.

Commissioner Hyde emphasized the importance of meeting parking requirements, especially considering county vehicles already occupy spaces in front of local businesses, which could negatively impact them. Commissioner Blakey expressed disappointment that other entities were not willing to partner in funding but acknowledged the necessity of the project.

The discussion concluded with Mr. Barbee stating that the project will go through a bid process, allowing for review of actual vendor pricing. Funding sources may include the building reserve or Navy funds, similar to those used for refurbishing another county building.

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

Commissioner Matt Hyde made a motion to approve the Cooperative Agreement between the Elks Lodge of Fallon, NV #2239 and Churchill County. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

H- Consideration and possible action re: Ratification of an Agreement between the State of Nevada, Department of Business and Industry, Nevada Housing Division, and Churchill County Social Services, in the amount of \$6,282.67, to assist with qualified program activities from the Welfare Set Aside Grant.

Churchill County Social Services applies to the State of Nevada, Housing Division, for Welfare Set-Aside Funding annually. The funds are allocated based on revenues received through the real estate transfer tax to be utilized to support those that are at or below 60% to obtain direct assistance to pay emergency rents, utilities, and utility deposits to reduce homelessness, FISCAL IMPACT: \$6,282.67.

EXPLANATION OF IMPACT: \$6282.67 - Direct Assistance 220-420

FUNDING SOURCE: General Fund, Social Services Budget.

ACTION REQUESTED: Accept

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

Commissioner Blakey asked Ms. Ernst whether the county avoids committing to services until funding amounts are confirmed, referencing a decrease in funding compared to the previous year. Ms. Ernst explained that, within the Social Services Budget, there are multiple grants, including a "Grants to Needy budget," that help offset costs. She clarified that the specific grant in question was not allocated and that funds are not spent until they are received. Commissioner Blakey then inquired whether the county would need to supplement the reduced funding. Ms. Ernst assured him that the Social Services Budget would not be overspent.

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

Commissioner Eric Blakey made a motion to accept and ratify the Agreement as presented. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

I- Consideration and possible action re: Ratification of an Agreement between Churchill County Social Services and the State of Nevada, Department of Health and Human Services, Division of Public and Behavioral Health, in the amount of \$21,700.00, to support the Contract with Winged Wolf Innovations, Inc. on behalf of the Rural Nevada Continuum of Care coordination.

The Rural Nevada Continuum of Care is a required group to oversee homeless activities outside of Clark County and Washoe County as part of the Housing and Urban Development (HUD) Supportive Housing Program to obtain funding. The Rural Nevada Continuum of Care is not a legal entity but is a designation approved by HUD, so it is not eligible to obtain funds directly to support contracts for the coordination activity. In 2023, Churchill County Social Services

was approved by the Board of County Commissioners to support the efforts to pass through funding as required to support the contract with Winged Wolf Innovations. Inc.

As of 2024, Winged Wolf Innovations, Inc. has been approved as a State Vendor for the Community Mental Health Services, Mental Health Block Grant awarded by the State of Nevada, Department of Health and Human Services, Division of Public and Behavioral Health, in the amount of \$21,700.00.

It is requested that the funding Agreement be ratified and, further, to authorize the Director to enter into a Contract with Winged Wolf Innovations to fulfill the scope of work as outlined in the funding Contract.

Disclaimer: Shannon Ernst's daughter, Jordan Ernst, is an employee of Winged Wolf Innovations. Jordan has no controlling interest, financial gain or oversight of this Contract. Churchill County contracted with Winged Wolf Innovations Inc. with prior Agreements as to her becoming an employee.

FISCAL IMPACT: \$21,700.00.

EXPLANATION OF IMPACT: \$21,700.00 for contracted services.

FUNDING SOURCE: State of Nevada, Department of Health and Human Services, Division of Public and Behavioral Health Grant #SG-2025-00722 from Federal Grant - Block Grants for Community Mental Health Services.

ACTION REQUESTED: Accept

Social Services Director Shannon Ernst made this presentation as outlined above. Mr. Sanford addressed the board, acknowledging a potential concern regarding a conflict of interest. He noted that Shannon's daughter, Jordan Ernst, is employed by Winged Wolf Consulting. However, after reviewing both the situation and the contract, he confirmed that Jordan Ernst holds no financial or controlling interest in the company and does not receive any additional benefits from the agreement. He further stated that the agreement remains largely unchanged from before her employment with the company and, therefore, he does not see any conflict in the board's approval.

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

Commissioner Matt Hyde made a motion to ratify the agreement as presented and to authorize the Director of Social Services to execute an Agreement with Winged Wolf Innovations, Inc. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

J- Consideration and possible action re: Approval to solicit Requests for Proposal for the build-out of the laboratory at 270 S. Maine Street, Fallon, Nevada.

On February 2024, Churchill County was awarded \$388,000 by the State of Nevada, Department of Public and Behavioral Health, for a 3-year grant expiring on November 2027 (Grant # SG25891). This grant was to be used, in part, to relocate the Rural Public Health Laboratory from its existing location to 270 S. Maine Street. Staff coordinated with Social

Services and staff from the laboratory to design the layout and drafted a set of plans. As the overall cost of the project was unknown, staff consulted with various contractors regarding work within their area of expertise in order to get an understanding of the project costs.

There are certain criteria that determine how proposals must be solicited by a local government. NRS 338.13862 states that, if a project cost is less than \$25,000, the local government can solicit a proposal from a properly licensed contractor and directly award the work. If the costs are estimated between \$25,000 and \$100,000, the local government must solicit proposals from 3 properly licensed contractors and select the most responsive and responsible bid. If the project costs are estimated to be above \$100,000, the local government must advertise the project per NRS 338.1385 and conduct a public bid opening. After consultation with local contractors, it was determined that the overall cost of the project would exceed the \$100,000 threshold and, therefore, this request is being made to proceed with solicitation of Requests for Proposal for the project as a whole.

Staff estimated the project cost at \$233,171. This includes electrical, HVAC, plumbing, flooring, general carpentry, drywall, tape texture and paint. As this project has been estimated at over \$100,000, staff included costs to include certified wages as this cost was not included during consultation with contractors. Furthermore, a 20% contingency is included to cover any incidentals during the project.

There is \$40,516 of funding remaining in the grant for the laboratory relocation. This means that \$192,655 of county funds would be necessary to cover the construction cost shortfall. The exact cost of the shortfall will not be known until the county receives the Requests for Proposal. Staff continues to work with Social Services to determine if funding from other grants may be eligible to aid in funding the cost of this project.

Once staff has received and reviewed the Requests for Proposal, a recommendation will be made at a future meeting of this board for the contractor selection and award of the construction contract.

FISCAL IMPACT: \$192,655

EXPLANATION OF IMPACT: Cost of construction estimate is \$233,171, which includes electrical, HVAC, plumbing, flooring, general carpentry, drywall, tape texture and paint. The cost also includes an allowance for certified wages and contingencies.

FUNDING SOURCE: \$40,516 from Grant #SG25891, \$192,655 from County Funds (NDAA funds).

ACTION REQUESTED: Accept

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

Commissioner Hyde inquired whether, when the bids are received, the board could be provided with an estimate of available grant funding for the project. Mr. Spross explained that the bidding process, including obtaining the PWP number from the Labor Commissioner and advertising for at least three weeks, would take approximately two months. During that time, staff would work with Social Services to identify potential funding sources. Once the bids are

returned, they would present the total cost along with available grant funds, such as \$40,500 from one grant and \$70,000 from others, while identifying the remaining amount the county would need to cover.

Mr. Barbee added context by recalling how, during the COVID-19 pandemic, testing delays significantly impacted individuals due to quarantine requirements. The inability to obtain local test results quickly was a major issue, with state lab turnaround times exceeding seven days. This challenge led to the creation of the current lab project. He emphasized that, beyond COVID-19, the lab has proven its importance, particularly with the ongoing Bird Flu issue. The lab now provides rapid flu testing, with results available within two hours and has expanded its capabilities to offset other costs, including those within law enforcement.

Commissioner Blakey asked whether the lab could serve as a potential revenue source for the county by offering specialized services to other areas. Mr. Spross deferred to others with more expertise and Ms. Ernst explained that a fee schedule is in place for certain tests not covered by grants. Currently, COVID-19 and flu testing are grant-funded and free to the public but services such as STI testing require fees. However, the revenue generated is minimal due to limited testing availability. The goal is to expand services, eventually operating similarly to Quest Diagnostics or the Nevada State Public Health Lab.

Ms. Ernst also noted that the state has provided a grant to cover courier services, a significant advantage since other labs must pay for this service, while their grant-funded courier can cover up to 650 miles. Commissioner Blakey then confirmed that services are available to residents of other counties and questioned whether fees charged to outside users could generate profit to help fund operations. Ms. Ernst clarified that, while there is currently no substantial profit, salaries are covered by the state until 2027. The long-term objective is to increase testing volume, which would eventually generate enough revenue to sustain expenses.

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

Commissioner Eric Blakey made a motion to approve the solicitation of Requests for Proposal for the construction of the laboratory at 270 S. Maine Street, whereby staff estimates the cost at \$233,171. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

K- Consideration and possible action re: Approval of an extension to, or amendment of, a Real Estate Purchase and Sale Agreement with Vertex Fund 3 for two parcels of land on Coleman Road, Fallon, Nevada, APNs 008-301-11 and 008-301-12.

On April 7th, 2022, the Board of County Commissioners agreed to a Purchase and Sale Agreement and associated DSLURS (Development Agreement) with Vertex Fund 3 for the sale and development of two parcels of land on Coleman Road, APN 008-301-11 and 008-301-12. That Development Agreement contemplated the sale, entitlement, and construction of the project under certain timelines as set forth below:

Feasibility Period – 95 days from execution of the Agreement with up to two thirty-day extensions. -

Zoning Period – six months from the end of the feasibility period with up to three thirty-day extensions upon notice.

Entitlement Period – six months from conclusion of the zoning period with up to three thirty-day extensions.

Closing Period – Thirty days after all necessary approvals including SUP and final map approvals.

No requests for extension on any of these periods were requested and the property was rezoned to R-3 by the county in August of 2022. Accordingly, all entitlement work should have been completed within fifteen months of execution of the Agreement or by July 2023.

A Tentative Map Application was received and approved by Churchill County and county staff. The Developer was contacted in late 2023, for a discussion on the status of the project and the failure to comply with the timeframes set forth in the agreement. The parties negotiated an amendment to address the County's rights to terminate the agreement, for failure to obtain entitlements and to establish new time frames under which entitlement would proceed.

Under the Amendment, the developer was to submit a final map no later than July 31, 2024, with final approval of that map to be completed by October 31, 2024. To account for the county's time to review the map and address any potential delays, the Developer had the right to extend the deadline by two sixty (60) day extensions for issues outside their control. A final map was submitted on July 24, 2024. The county immediately sent the map out for review by a third party, and issued all comments on October 17, 2024.

As the county required approximately eleven weeks to review instead of its expected six-eight weeks, the county authorized the first sixty-day extension of time at the request of the developer. The developer did not submit a revised final map application during that period and requested a further extension. The county reviewed and approved the extension, but expressed its misgivings given the likely inability to complete the required entitlement in the extension period. The developer was informed that further extensions are solely at the discretion of the Board of County Commissioners and they have requested such an extension and meeting before this board. A final map submittal was made to the Public Works and Planning Department on February 6, 2025, and is currently under review.

Staff recommends the board consider two alternatives based on the content of the meeting and the preliminary review of the submitted plans which will be discussed at the meeting.

(1) If the board determines that given the totality of the circumstances, including the currently under review submittal, that continuing the Agreement and granting additional time is not in the best interest of the county, the board may deny the extension, prepare a notice of default, and terminate the Agreement upon expiration of the current extension period on March 2.

(2) If the board determines that continuing to work with the developer is merited, staff recommends that it be done under a proposed amendment to the Real Estate Purchase and Sale Agreement. The proposed amendment would address several areas that have changed

since the original Agreement was drafted. Notably, the amendment would address (1) a reasonable entitlement and construction schedule for the project, including any potential phasing, (2) the county's cost obligations to developer in the event of default, and (3) the county's rights with respect to infrastructure and property associated with the Water and Sewer Extension Agreement in the event of default.

FISCAL IMPACT: No direct fiscal impact.

EXPLANATION OF IMPACT: No direct fiscal impact.

FUNDING SOURCE:

ACTION REQUESTED: Accept

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

Steven Tuck, one of four managing members of Vertex Fund 3, began by apologizing for being overly optimistic about the entitlement periods for their development project. He emphasized the substantial financial investment made to advance the project and stated that they were near the final stages of the entitlement process. He noted that two Commissioners had recently met with Mr. Phelps regarding the progress. Mr. Tuck reassured the Commission that his team was capable of delivering the project and highlighted his extensive experience through Tuck Development in Denver, Colorado, which managed \$30 million in construction in 2025. He introduced his colleagues, Lonny Phelps, a civil engineer with 25 years of experience, and Mathew Herly, a contractor with a proven track record of taking raw land to completed projects in Colorado.

Mr. Tuck outlined the entitlement process, noting that approvals from TCID (Truckee-Carson Irrigation District), the Bureau of Reclamation (BOR), and NDEP (Nevada Division of Environmental Protection) were still pending. He stressed that while they had completed all necessary steps, these agencies needed to process and approve their submissions. He anticipated a 6-month timeframe for these approvals but acknowledged the potential for delays. He assured the Commission that financial backers, including UC Funds (Boston) and Builders Capital (Seattle), were prepared to fund the project once approvals were secured.

Regarding the project timeline and phasing plan, Mr. Sanford requested a timeline for project approval and construction. Mr. Tuck estimated six months for agency approvals, followed by 90-120 days for architectural and engineering plans. He proposed a three-year construction timeline for the 420 apartment units, subject to phasing to manage financial risk.

Mr. Tuck explained that phasing allows developers to secure smaller loans for initial phases, use rental income to support subsequent phases, and minimize financial exposure. Given tighter post-COVID lending standards, developers now face 40-50% loan-to-cost ratios, making phasing a strategic necessity. The goal is to break ground as soon as possible and complete the final building within three years.

Regarding infrastructure concerns, Mr. Spross asked whether all infrastructure would be built in Phase 1. Mr. Tuck responded that while infrastructure for Phase 1 and road access to future phases would be built, full infrastructure for all phases would depend on financing. Mr. Spross

expressed concern about potential economic downturns that could leave the county with partially completed infrastructure. Mr. Tuck deferred a detailed response but committed to working with the county on these concerns.

Mr. Spross also questioned the funding status, noting prior claims that the project was fully funded. Tuck clarified that Vertex Fund 3 had always intended to secure loans, rather than having \$60 million in liquid capital. He stated that financial backers were ready to fund, rather than merely interested.

Mr. Sanford proposed extending the project deadline from March 2 to March 6, allowing time for legal review of amendments. Mr. Tuck agreed to the extension. Attorney Garret Ford, representing Vertex Fund 3, supported the extension, acknowledging the project's \$1.8 million investment to date and its progress toward final approvals. Mr. Ford emphasized that entitlement delays were not unusual and was optimistic about resolving outstanding issues.

Commissioner Hyde confirmed that the extension would not obligate the county to approve the project but would merely preserve the opportunity for further discussion. Commissioner Myles asked whether Vertex Fund 3 was willing to negotiate amendments, to which Mr. Tuck affirmed their commitment to moving forward.

The meeting concluded with the agreement to reconvene on March 6 to review final amendments and determine the project's next steps.

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

Commissioner Eric Blakey made a motion to: extend the extension to March 6, 2025. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

Letters Received:

A- State of Nevada, Division of Minerals. provides its report of physical safety hazards associated with abandoned mine openings.

The State of Nevada, Division of Minerals. provides its report of physical safety hazards associated with abandoned mine openings. The Nevada Division of Minerals is responsible for identifying and securing abandoned mine hazards in the state when no responsible party is found. As required by NRS 513.094, the Division provides an annual report to county commissioners detailing dangerous mine conditions, their severity, and comparisons across the state.

Since 1987, 21,453 hazards have been secured through collaboration with state and federal agencies, property owners, and the mining industry. Attached is a summary of hazardous abandoned mine openings by county, along with a list of unsecured hazards with apparent owners. Each site is ranked on a danger scale from 2 to 10, considering accessibility and risk. Ownership of unpatented mining claims is subject to change and the Division regularly updates its database accordingly.

The Division works with landowners and federal agencies to secure remaining hazards. Counties seeking more information on unsecured sites are encouraged to contact the Division directly.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

B- Bureau of Land Management's notification that it is in the process of developing a Herd Management Area Plan for the Stone Cabin Complex and its 30 day public scoping period on the Management Evaluation.

The Bureau of Land Management (BLM) is developing a Herd Management Area Plan (HMAP) for the Stone Cabin Complex, which includes the Stone Cabin, Saulsbury, and Little Fish Lake Herd Management Areas (HMAs). As part of this process, a Management Evaluation has been prepared and is now open for public review during a 30-day scoping period starting February 7, 2025.

The evaluation and related documents can be accessed through the BLM National ePlanning website at <http://eplanning.blm.gov/eplanning-ui/project/2036341/510>, with public comments accepted through March 10, 2025.

The Stone Cabin HMA, located about 30 miles east of Tonopah, Nevada, spans Stone Cabin Valley and borders the Nevada Test and Training Range (NTTR) and the Nevada Wild Horse Range. The Saulsbury HMA is split into two sections: the southern portion, west of the Stone Cabin HMA and south of Highway 6, adjacent to the NTTR, and the northern portion, located north of Highway 6, bordering U.S. Forest Service lands within the Monitor Wild Horse Territory. Little Fish Lake HMA, approximately 70 miles northeast of Tonopah, is primarily situated in the valley bottoms of Little Fish Lake Valley.

The entire Stone Cabin Complex covers 571,468 acres of public and private land. The designated Appropriate Management Levels (AML) for wild horse populations are 364 horses for the Stone Cabin HMA, 40 for the Saulsbury HMA, and 39 for the Little Fish Lake HMA. However, the estimated current population of the complex is approximately 1,500 wild horses.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

C- Bureau of Land Management's Proposed Decision modifying the term grazing permit for the University of Nevada Reno Permit 2706015 Allotment Management Plan.

The Bureau of Land Management (BLM), in partnership with the public and the University of Nevada, Reno (UNR), has proposed modifying the grazing permit for UNR's Gund Ranch in the Grass Valley Allotment. This decision follows a 30-day public comment period on the Environmental Assessment (EA) and aims to reduce livestock impacts on native habitats and riparian areas while improving drought response.

Gund Ranch has implemented various management changes over the years to align livestock practices with public land resources. Temporary drought-related grazing restrictions were first enacted in 2015, lifted in 2018, and reinstated in 2021 due to recurring drought conditions. In 2018, Gund Ranch collaborated with the BLM to develop a long-term Allotment Management Plan (AMP) to make these adjustments permanent.

Additionally, Gund Ranch has applied for two range improvements—one at an existing disturbed site and another to reconstruct the Heller Spring trough. While analyzed in the EA, these improvements will be authorized separately and do not impact the proposed grazing season changes.

This proposed decision seeks to fully process Permit 2706015 for 10 years and permanently modify the terms and conditions of the UNR Gund Ranch Term Grazing Permit. Further details are outlined in the official letter.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

D- Bureau of Land Management's notification of its public consultation on a proposed action to implement temporary range improvements for the duration of drought conditions within the Stone Cabin Allotment.

The Bureau of Land Management (BLM) and Colvin & Son, LLC propose temporary range improvements in the Stone Cabin Allotment to address severe drought conditions affecting livestock grazing. The allotment, spanning 389,499 acres east of Tonopah, Nevada, is experiencing persistent drought, impacting forage and water availability.

To mitigate these effects, the proposal includes authorizing four temporary water haul locations to improve livestock distribution and reduce pressure on native riparian areas. The BLM Tonopah Field Office (TFO) will oversee implementation under the Battle Mountain District Drought Management Environmental Assessment. The decision will remain in effect for the duration of the drought, plus one full growing season, to allow for recovery.

Additional measures include requiring wildlife escape ladders on all water tanks, conducting cultural inventory assessments before site approval, and enforcing livestock removal if drought response triggers are met. Temporary water hauls will provide alternative water sources, improving livestock management and preventing overgrazing in drought-affected pastures.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

E- Bureau of Land Management's notification that it is seeking public comment for the proposed re-establishment of Desert Bighorn Sheep in the Cortez Mountains.

The Bureau of Land Management (BLM) is initiating an external scoping period and seeking public input for the proposed re-establishment of Desert Bighorn Sheep into their historic range across public land in the Cortez Mountains in Hunt Unit 141, located 30 miles southwest of Carlin, in Eureka County Nevada. Due to drought condition and lack of water and forage for this herd, it is imperative to capture and translocate the bighorn sheep by June 2025 to prevent a large-scale die-off.

The Nevada State Board of Wildlife Commissioners approved this proposal in January 2024 as part of the FY2024-2025 Big Game Release Plan. The Nevada Department of Wildlife (NDOW) plans to release up to 60 bighorn sheep—35-50 ewes (possibly with lambs) and 10-15 young rams—on the west side of the Cortez Mountains. The sheep will be captured using helicopter net guns or drop nets in the Muddy Mountains, where the population is free from pneumonia-related pathogens. NDOW expects the population to grow to 200 animals (excluding lambs) within 15 years.

Many released sheep will be GPS-collared, with continued monitoring of young rams and at least 10 ewes. Any bighorn sheep that come into contact with domestic sheep will be removed. A ram hunting season will be considered once there are at least five mature rams (six years or older), following statewide management quotas. Ewe hunts may also be introduced once the population nears its objective.

The proposal does not impact domestic sheep use and NDOW will coordinate with permit holders to mitigate contact risks. The plan aligns with existing laws, regulations, and policies, including BLM manuals and the 1985 Elko Resource Management Plan. The Bureau of Land Management (BLM) is considering a National Park Service Categorical Exclusion for restoring native species, pending public input. This letter serves as BLM's formal notification, inviting public comments.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

Old Business:

A- Consideration and possible action re: Approval of the Abandonment of Road Easement 3 as listed in Document #475562 and the new road and utility easement #4 for a proposed turnaround filed by NV Energy for property located north of Interstate 80, in Churchill County, Nevada, Assessor's Parcel Number 004-351-15, consisting of 640 acres in the RR-20 zoning district.

NV Energy is planning a large Renewable Energy Facility, being a solar power project covering multiple square mile properties. The project will be developed in 2 phases. The 1st phase will be the north half nearest to the power transmission lines in the NW corner of the county, which will be submitted in coming months. The 2nd phase will be the south half, located closer to I-80. This Application for Abandonment of Easements is for the first phase. The next phase will necessitate additional abandonments.

The project is located in Hot Springs Flat valley, located north of the Brady Hot Springs/Nightingale Interchange on I-80. There are multiple properties involved in this Application, all are owned by the Applicant, Sierra Pacific Power, dba NV Energy. These lands are in the “checkerboard” area of the county, so federal lands abut each side of the Applicant’s lands.

There are many roads crisscrossing the valley in the area of the solar project. Some are historic RS 2477 public roads, some are not, some have obtained easements on adjacent federal land. All have existed for 60-130+ years. The owner requests the county to abandon the multiple road easements but ONLY those segments passing through their 3 sections (square miles) of land. They also propose to relocate the roads around the perimeter of the 3 sections of land by establishing new road easements and constructing new road facilities.

The roads proposed for abandonment are identified by 8 recorded document filings of Churchill County Resolutions that identify potential RS 2477 roads. These roads are summarized on an overall map of the area provided in the Application materials. Also summarized on the overall map are the proposed replacement roads. The replacement easement descriptions are also provided in the submittal package and will be recorded before any Order Of Abandonment for a road is recorded. Any road easements that are approved for abandonment will revert to the landowner.

A copy of the Staff Report and excerpt of the Minutes for the April 10, 2024 Planning Commission hearing are provided for the Commissioners' review and decision.

NOTE that this is a complex abandonment proposal for multiple roads, rather than each road individually. The motion and conditions of approval are lengthy because the board’s action on each road needs to be clearly stated as to what is abandoned and what is not. The complexities are better described in the attached Staff Report and excerpt of the Minutes for the April 10, 2024 Planning Commission hearing. The referenced NV Energy road abandonment presentation at the meeting (with Page 6 noted in the motion) is also attached.

The recommended conditions for approval are:

1. Replacement roads shall be placed in public access easements 60’ in width.
2. The minimum physical road standard for development is a 20’ wide all-weather gravel road that fire trucks and haul trucks can use.
3. Road grades shall not exceed 10%.
4. Roads shall be engineered, including addressing the following issues:
 - ☐ Replacement roads shall be passable by standard vehicles, haul trucks and emergency vehicles, and the turn radius of such vehicles shall be provided for.
 - ☐ Steep road grades up or down ravine slopes will need winding paths or extensive earthwork to negotiate a slope with a reasonable grade.
 - ☐ Steep road grades will cause additional erosion damage, so the road needs to be durable.
 - ☐ Crossings of washes will be subject to erosion damage, and need a durable surface.
 - ☐ Stormwater flows will need to cross the road without the road capturing the flow and damaging the road.

5. Road (4) within APN 004-351-15, for which abandonment is denied, shall be improved and maintained in the same state as other perimeter roads.
6. Adjustments to the proposed replacement road along parcel perimeter lines are expected in the areas listed below, and new easement route descriptions must be developed based on engineering and other conditions of approval.
 - a. Replacement road for Road (8) around the northeast corner of the parcel perimeter may follow a different path to deal with slope issues.
 - b. Replacement road for Road (8) along the east parcel line may follow a different path to deal with slope issues.
 - c. Replacement road for Road (8) around the southeast corner of the parcel perimeter shall avoid the ravine to deal with slope and flash flood issues.
 - d. Replacement road for Road (8) - if a different replacement road route than the east perimeter route is proposed, it must be assessed by staff and issues identified by staff must be addressed in road engineering.
 - e. Replacement road for Road (7) around the northwest corner of the parcel perimeter may follow a different path to deal with slope issues.
 - f. Replacement road for Road (3) along the south parcel line running across the floodplain is prohibited. The abandoned road shall either be (a) terminated near the south property line with a road turnaround and easement located on the property, or (b) connected to the west, as determined by the county after additional information.
 - g. Replacement road for Road (1) on APN 004-351-15 near the SW corner shall terminate at Road (4) and use Road (4) to connect the perimeter road segments rather than extending to the SW property corner.
 - h. A replacement road for Road (6) shall be added along the south property line to provide connection to the replacement road for Road (1).
 - i. Replacement roads for Road (1) and Road (6) as they near the common corners of APN 004-351-15 and APN 004-351-09 shall be modified to provide a path that reduces the excessive number and sharp angles of turns.
 - j. Allow the replacement of Road (4) and Road (5) as identified in the NV Energy road abandonment presentation in APN 004-351-15.
7. The replacement roads shall be maintained by the solar project operator. A road maintenance agreement acceptable to the county shall be developed and recorded.
8. New replacement road easements shall be prepared in compliance with these conditions of approval and attached to Deeds granting the new public road and utility easements.
9. Roads may not be abandoned until the replacement public road and utility easement is recorded and the new replacement road is constructed and inspected for approval by the Road Supervisor.
10. Orders of Abandonment shall be prepared for each road to be abandoned. The Order of Abandonment for each road will be recorded separately. The Order for a road may be recorded when the conditions of approval for that road have been completed.

NV Energy is currently constructing Phase 1 of a large Renewable Energy Facility. This board approved the 8 roads proposed for abandonment at the May 2, 2024, meeting. The construction of the turnaround at the beginning of the road, at the edge of the section line, has been constructed, allowing the remainder of road 3 to be abandoned.

NV Energy is asking for approval of the abandonment of road 3 to allow them to continue the construction of the solar field within the section. Once NV Energy has the requested corner crossings approved by the Bureau of Reclamation (BOR), they will provide the required documents to abandon the remaining 7 roads within the project limits.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Public Works Director Randy Hines made this presentation as outlined above. Mr. Barbee referenced concerns from a few weeks prior regarding the Bureau of Reclamation (BOR) potentially being unresponsive to permits and requests. He then asked for clarification on whether those concerns had been resolved. Mr. Hines confirmed that there is now evidence indicating that BOR is, in fact, being responsive.

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

Commissioner Matt Hyde made a motion to approve the abandonment of Road 3 as listed in Document #475562 and the new road and utility easement #4 for a proposed turnaround, located within APN 004-351-15. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

Consent Items:

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

A Fund Balance Report is provided 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 Monthly Report for December 2024 showing a balance of \$65,835,197.35 in the account.

Clerk/Treasurer Linda Rothery provides her Treasurer's Monthly Report for December 2024 showing a balance of \$65,835,197.35 in the account. This report is provided for the board's consideration and acceptance.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

C- Consideration and possible action re: Nevada Association of Counties distribution of \$280,895.40 to Churchill County to pay for a portion of the expenses for the Medicaid Long Term Care Program.

Annually, counties provide 1.5 cents per cent to the state to support the Indigent Accident Fund. Since healthcare reform, the funds have accumulated a fund end balance. Through the statewide agreement, it was determined to evaluate the fund to provide reimbursements to the counties to support the increased impacts on the statewide Medicaid Federal Match Share Agreement entered into by the counties.

The reimbursement is required to be used for the Federal Match Share Program, with the goal that it allows for other indigent tax revenue collected to be allocated to support county initiatives to assist with things such as case management, outreach, and direct assistance programming.

The FY25 committee met and determined the reimbursement of 1% paid in FY24, allocating the amount of \$280,895.40 to Churchill County.

FISCAL IMPACT: \$280,895.40.

EXPLANATION OF IMPACT: 1% paid in FY24.

FUNDING SOURCE: Indigent Accident Fund from State of Nevada.

ACTION REQUESTED: Accept

D- Consideration and possible action re: Recorder's Monthly Apportionment Report for January 2025 totaling \$14,589.55 in revenue.

Churchill County Recorder, Tasha Hessey, provides her Recorder's Monthly Apportionment Report for January 2025 totaling \$14,589.55 in revenue for the month.

FISCAL IMPACT: \$14,589.55 in revenue.

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

FUNDING SOURCE: General Fund

ACTION REQUESTED: Accept

E- Consideration and possible action re: Notification of Burial Application 3F189B82A received January 28, 2025, which was approved on February 3, 2025

Notification of Burial Application 3F189B82A received and approved per NRS 428.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: Social Services Indigent Fund.

ACTION REQUESTED: Accept

F- Consideration and possible action re: Public Works, Planning & Building Department's Revenue Report for January 2025 showing a total of \$284,489.46 in revenue for the month.

The Public Works, Planning & Building Department submits its Revenue Report for the month of January 2025 showing a total of \$284,489.46 in revenue. This report is provided for the Commissioners' review and acceptance.

FISCAL IMPACT: \$284,489.46 in revenue for the month.

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

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

G- Consideration and possible action re: Sheriff's Civil Report for the month of January 2025 totaling \$5,390.00.

The Sheriff's Office provides its Civil Report for January 2025 for the board's review and acceptance. A total of \$5,390.00 was received as revenue for the month.

FISCAL IMPACT: \$5,390.00.

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

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

H- Consideration and possible action re: Building Department's Revenue Report for January 2025 totaling \$30,905.48 in revenue for the month.

The Building Department provides its Revenue Report for January 2025 for the board's consideration and acceptance. A total of \$30,905.48 was received for the month

FISCAL IMPACT: \$30,905.48.

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

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

I- Consideration and possible action re: Building Permit Activity Report for January 2025.

Provided for the board's review is the report showing 22 permits issued in the month of January 2025. Included in the 22 permits are 3 single-family-dwelling permit, 1 commercial permit, 2 industrial permits, 1 manufactured home permit, and 2 septic permits.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

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

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

Consider Future Agenda Items:

There were no future Agenda Items suggested.

Commissioner and Management Staff Reports:

Chair Getto reported on the following topics:

- Attended a library meeting where discussions focused on developing a five-year plan outlining goals, the mission, and a vision for the library's future.
- He also attended a Carson Water Sub-Conservancy District meeting.

Commissioner Blakey reported on the following topics:

- Attended the State Wrestling Tournament, which was a tremendous success.
- Attended a Fire Board meeting. It was confirmed that the county fire truck that was sold has been shipped and received by its new owner. He announced that the Fire department will be hosting the NSFA Conference in June in Fallon and noted that the department received 31 service calls in January. Additionally, he mentioned that with Fire Marshal Mitch Young retiring, the board has begun the hiring process for his replacement.
- Commissioner Blakey also stated that the Museum Board meeting proceeded as usual.
- He attended the Amazon ribbon-cutting ceremony, where Assistant County Manager Mr. Spross was also present.
- He attended a memorial service for State Senator Mike McGinness.

Commissioner Hyde reported on the following topics:

- Commissioner Hyde attended The State Wrestling Tournament at the 3C Arena, where record-breaking attendance was achieved. He expressed interest in reviewing tracking data to assess the event's fiscal impact on the community. He also noted that attendees were highly impressed with the event center.

County Manager Barbee reported on the following:

- Mr. Barbee reported that during the IAA event, the building reached a peak occupancy of approximately 6,700 people at one time. He noted that adjustments will need to be made to accommodate such large crowds in the future. He estimated that the economic impact from that weekend alone was over one million dollars.
- He also highlighted the success of the Bull Sale held the following weekend, which was accompanied by the county's first concert featuring the Bellamy Brothers. The concert sold out both table seating and general admission, with the goal of encouraging attendees to stay overnight for the Bull Sale the next morning. The event was packed and all seating was filled. The Bull Sale itself was highly successful, averaging around \$6,800 per bull and has shown improvement every three years, with this being its third year.
- Additionally, Mr. Barbee attended the Amazon grand opening and the EDAWN presentation, which he described as a tremendous event. A key takeaway from the

presentation was the urgent need to pass the Washoe County and Storey County Lands Bills, as both areas have run out of available land for development. Another major topic discussed was water availability.

- Following the event, Mr. Barbee had the opportunity to meet with the Director of EDAWN to discuss Churchill County's land bill, which was approved in December 2022 as part of the NDAA. He shared key components of the bill that the director was previously unaware of, particularly in terms of economic development opportunities within Churchill County. He described the meeting as very positive.

Comptroller Wideman had nothing to report.

Deputy DA Sanford reported on the following:

- The Legislative Session has begun and will continue through May. He stated that updates will be provided at every Commission meeting, covering proposed bills and their potential impacts on the county. Commissioners will have the opportunity to support or oppose any legislation as needed. He encouraged Commissioners to reach out with any legislative questions.
- Mr. Sanford also noted that the county's bill is scheduled for a hearing next Tuesday. He will attend the hearing alongside Gary Fowkes to advocate for the bill, which seeks to increase the county Road Department's project completion threshold from \$250,000 to \$540,000.

Clerk/Treasurer Rothery reported on the following:

- Ms. Rothery traveled to Carson City to speak to the Legislature regarding elections. She was one of three counties represented, alongside Clark and Douglas counties and had the opportunity to inform both new and current Legislators about the operations of her office and how election processes vary across the state. She described the experience as eye-opening. Legislators inquired about challenges not only related to elections but also about the broader responsibilities of her office, given its combined duties.
- She noted that her office is tracking over 25 election-related bills this Legislative Session. Some of these are cleanup bills addressing issues from past legislation that was not fully considered or properly written, while others introduce new provisions that could impact election processes. Additionally, she is working on several bills related to clerk and treasurer responsibilities.
- Regarding voter registration, she provided an update on the ongoing transition to the new top-down system. The initial phase was completed successfully in time for the 2024 election and she praised the software as being excellent. However, the team is still

working on building new modules, which requires a significant time commitment, often involving multiple team meetings each week.

- On the Treasurer's side, Ms. Rothery reported that over 1,000 courtesy letters were mailed out last week, leading to some complaints from recipients. In March, delinquent letters will be sent as part of the ongoing property tax collection process.

Sheriff Hickox had nothing to report.

Claims and Payroll Transmittals:

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

Public Comment:

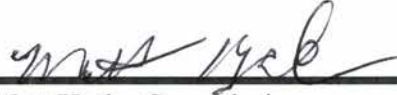
Chair Getto asked if there was any public comment but there was none.

Adjournment:

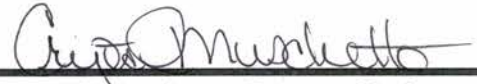
The meeting was adjourned at 3:33 PM.

Approved: 
Myles Getto, Chairman

Approved: 
Eric Blakey, Vice-Chairman

Approved: 
Matt Hyde, Commissioner

ATTEST:
Linda Rothery, Clerk/Treasurer


Crystal Muschetto, Deputy Clerk