

MINUTES OF THE BOARD OF CHURCHILL COUNTY COMMISSIONERS

155 N. Taylor St., Fallon, NV 89406

June 5, 2025

Call to Order:

The regular meeting of the Board of County Commissioners was called to order at 8:15 AM on June 5, 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. James Fleming said I am a member of a large group of farmers and food producers. I am pretty new to it, myself, but most of them have been at it for many years or even generations. They are putting together a new Farmer's Market, starting in July 2026. I have received feedback on what worked and what didn't work in previous Farmer's Markets to help us determine why they didn't last. We looked at some of the problems, which ranged from lack of shade to not having enough vendors recruited to the market, and not having enough water and electricity hookups. We think we have a great location in the Fairgrounds at 255 Sheckler. I went by Parks and Recreation to pitch the plan and they said that Thursdays in 2026 for July through September would be available if they switched around their irrigation schedule. We would be avoiding their weekend events. They said that a lot of details would have to be worked out but that I should introduce the idea to the Commission and fill out the paperwork for it to be put on a future Agenda. Commissioners, in your email you have a proposed start up budget and the weekly operating budget that we think would cover all of the costs, including rent to the county. Those spreadsheets also contain the sources of funding, including grant funding. By the end of this summer, we will get \$10,000 to cover the start up costs, including a deposit for the county if the plan is approved. A lot of good things are happening. We have a lot of support, including from the Tribe, the School District, the Farm Bureau, and the folks who run the market aspect of the Cantaloupe Festival, who are making sure we do not have to reinvent the wheel and that we have the market set up correctly. We also are getting a lot of help from the UNR Department of Agriculture, Extension Office, with technical assistance so that we can accept SNAP EBT. We applied for more grant funding

for operational costs, as well as for marketing and advertising. I hope to be in touch with you in the future.

Verification of the Posting of the Agenda:

It was verified by Pamela D. Moore, Deputy Clerk of the Board, that the Agenda for this meeting was posted on the 29th day of May, 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:

Chair Getto reported that the following items would be taken out of order and to be heard earlier than scheduled on the Agenda: Items 11-A, 11-C, and 10-A.

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

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

A- April 22, 2025 - Planning Commission and Board of County Commissioners Joint Workshop.

The Minutes that were approved by the Planning Commission on May 14, 2025 are provided for the Commissioners' review and approval for the joint workshop that occurred on April 22, 2025.

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 April 22, 2025 Planning Commission and Board of County Commissioners Joint Workshop.

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

Appointments:

A- Recognition of Jackie Bogdanowicz for being named the Ag Teacher of the Year at the FFA Convention at the end of March by the FFA Foundation.

The board will be recognizing Jackie Bogdanowicz for being named the Ag Teacher of the Year at the FFA Convention at the end of March by the FFA Foundation.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Other

Rochelle Tisdale made this presentation asking the board to recognize Jackie Bogdanowicz being named as the Ag Teacher of the Year. I want to recognize Jackie's commitment to this

community. She started our program at Oasis Academy and we had 14 students, which has now grown to over 65 students, just for the high school. If we did it for the middle school, we would be well over 100 students. Our kids have been going to nationals and doing amazing things. Jackie has been the only ag teacher we have had for the last 10 years. We have not had any turnover. She has built a great program. The kids love her and she does wonderful things throughout the entire community in giving back to the community. I think this award is very well deserved. It has been a pleasure to work with her for the last 10 years. The Commissioners recognized Jackie but no formal action was taken.

B- Consideration and possible action re: Approval of a Tentative Parceling Plan Application, PC25-000003, filed by Bart Hiatt for property located on Boundary Road, Assessor's Parcel Number 009-071-27, consisting of 66.54 acres in the A-10 zoning district, whereby the Applicant proposes to divide the parcel into six parcels of approximately 11.0 acres each.

The property is located on Boundary Road, which serves as the east boundary for the Fallon Paiute-Shoshone Reservation. The Applicant has proposed a Parceling Plan that would result in 6 lots, which will, in turn, be implemented in 2 serial Parcel Maps. All 6 lots will be residential lots fronting on Boundary Road, which is a county-maintained gravel road.

The staff report reviews the approval Criteria:

This is a fairly standard project. There were only 2 issues of importance that arose during the review:

- The first is that a Friction Zone and an Agricultural Protection Plan are required to protect adjacent agriculture. Most of the different friction zone buffers use separation to reduce incompatibility problems. Staff recommends that the adjacent roads, canals, ditches, drains, and property or road setbacks provide adequate separation in this case, except for the north property line. In that case, staff recommends a 75 foot “agricultural protection setback” along the north line to keep buildings away from that farm field. This is included on the latest version of the map.
- The second issue is that Tentative Parceling Plan requires soil information be provided. The map and a submitted Geotech Report indicate that soil conditions that have *SEVERE* problems related to development cover almost all of the site. Clay soils will mean specialized septic systems will be needed. Expansive clays will need specialized construction methods to deal with them, such as removal and replacement of soils for foundations. Corrosive soil chemistry will require resistant construction methods. A recommended condition will require specific notification of these problems on the map.

No comments were received.

STAFF RECOMMENDS: APPROVAL WITH CONDITIONS OF APPROVAL IN THE STAFF REPORT

Recommended Conditions (NOT PART OF MOTION): Based on code requirements and issues raised during review of the project, the following conditions of approval are recommended to be included with any approval:

- 1) Changes shall be made for compliance with Churchill County Code, including but not

limited to:

- a) Identifying irrigation and drainage structures.
- 2) Any final changes required by the County Surveyor shall be made, including but not limited to the following:
 - a) Fixing typographical errors such as monument labels.
- 3) Notes shall be provided clearly indicating the soil limitations related to septic difficulties, structural hazards, and corrosion problems, and the need for special construction methods. The note shall be referenced near the lot number label for each lot.

A copy of the Staff Report and excerpt from the Planning Commission Minutes of May 14, 2025 are included for Commissioner review and decision.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

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

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

Commissioner Matt Hyde made a motion to approve the proposed Tentative Parceling Plan for Bart Hiatt to divide Assessor's Parcel Number 009-071-27 into 6 lots, subject to conditions as listed in the Staff Report. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

C- Consideration and possible action re: A Parcel Map Application, PC25-000004, filed by Alex Quintana for property located on Cardinal Drive, Assessor's Parcel Number 008-211-94, consisting of 57.4 acres in the A-5 zoning district, whereby the Applicant proposes to divide the property into four parcels.

The proposed Parcel Map will result in 4 lots, all fronting Cardinal Drive. The three smaller lots will be of roughly equal size (being around 5 acres). The large remainder lot will have a home site available but will also encompass a large wetland/pond complex of over 30 acres that dominates this parcel. That complex will be protected by a Conservation Easement as required by code.

An important point is that the existing lot was recently created by a Boundary Line Adjustment, with the intent to be developed using the Cluster Development provisions. This would have allowed approximately 10-11 small lots with the remainder lot having a Conservation Easement on the wetlands/ponds. The Applicant does not want to pursue that path of development. He understands that the proposed Parcel Map still requires the Conservation Easement but will eliminate the possibility of having the extra lots.

The Staff Report reviews the approval criteria. This is a fairly standard project. There were only two issues of importance that arose during the review: the first is using on-site septic in a

location that is well known to have high groundwater, as also evidenced by the wetlands/ponds. While specialized septic systems may be needed, the four proposed lots also contain elevated land that should be suitable for standard systems. No special conditions are needed in this case. The other issue is that power does not run along Cardinal Drive through the project but does extend to adjacent homes on the east and west sides. Three of the four lots abut parcels currently served by power. Only the fourth lot (in the middle) does not but it will not be distant from it.

Recommended Conditions:

- 1) Changes shall be made for compliance with Churchill County Code, including but not limited to:
 - a) Changes to labels on road easements and improvements shall be made to be consistent with the final decision on offers to grant easements and dedicate land and facilities.
 - b) Changes to the Churchill County Commissioner's Certificate shall be made to be consistent with the final decision on offers to grant easements and dedicate land and facilities.
- 2) Any final changes required by the County Surveyor shall be made prior to recording.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

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

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

Commissioner Eric Blakey made a motion to (A) approve the Parcel Map for Alex Quintana to divide APN 008-211-94 into 4 lots, subject to conditions as listed in the Staff Report; (B) to accept the offer to grant easements identified on the maps; and (C) to reject offers to dedicate land and improvements. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

D- Consideration and possible action re: Appointment of Brenda Ingram as a Member to the Nevada Local Justice Reinvestment Coordinating Council.

Brenda Ingram has served as Churchill County's representative to the Nevada Local Justice Reinvestment Coordinating Council for several years and has done a fabulous job keeping Churchill County up to date on initiatives and grant funding opportunities associated with the program. Staff recommends reappointing her for an additional term.

FISCAL IMPACT: None.

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

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

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

Commissioner Matt Hyde made a motion to appoint Brenda Ingram as a member to the Nevada Local Justice Reinvestment Coordinating Council. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

Legislative Update:

A- Consideration and possible action re: Update on the status of all Bills in the 2025 Nevada Legislature and support or opposition to any Bill that has an impact on county government or the citizens of Churchill County.

Staff will provide an update on the status of all Bills in the 2025 Nevada Legislature and may seek support or opposition to any Bill that has an impact on county government or the citizens of Churchill County.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Joseph Sanford, Chief Deputy District Attorney - Civil, reported that the Legislature officially concluded on Monday. Unfortunately, between when we had our last meeting and Monday, they did very, very little and then, on Monday, they did about 250 bills all at once. I didn't have a lot of time to give everybody an updated spreadsheet. What we have done is identify bills that did not make it out of the Legislature, ones that have been signed by the Governor, which will become effective law, and then ones that are awaiting the Governor's signature. The Governor has 15 days to determine whether or not he will veto any particular bill. Because the Legislative Session is over, a veto will go back to the Legislature for action but, if they do not overcome the veto, it will just go on the next Legislative Session. I am only going to over the ones depicted in green that we have had. The ones depicted in yellow were of interest to the county but not particularly important.

AB10: This was the bill related to authorizing the county to repair water and sewer plants in an HOA. That was signed.

AB14: Required county officers to be registered voters, which was signed.

AB70: This was the Director of the Office of Energy, within the Governor's Office, to consider written comments from the Board of County Commissioners. This was signed.

AB104: This was the omnibus water bill, largely related to creating a system for the buy-back of water rights. There was no funding associated with it but it will allow for the State Engineer to acquire grants for that function.

AB128 and AB131: These bills were both passed and they were bills that we had potential concerns with. AB128 was the public record ombudsman. AB131 is currently only for Clark

and Washoe related to historic properties. It causes concern in the future but, presently, is not of great impact.

AB133: This was the county Treasurer's offset for technology and that is at the Governor's office and is expected to be signed.

AB174: This was really from the provider of last resort that we had discussed. It has been signed and is beneficial to CC Communications.

AB211: This was the bill allowing us to abate sub-standard homes and properties and then provide an assessment to the tax roll if we did that. That is at the Governor's office and is expected to be signed.

AB226: This bill relates to a community benefit plan being provided by anybody who has a tax abatement. As we discussed at our last meeting, this has been amended significantly to take a lot of the teeth out of the community benefit as a requirement for that abatement. It will still require that a benefit plan be in existence, so it should, at least, give the county the ability to be involved and have discussion of the abatement process.

AB241: This bill has been signed and permits the construction of multi-family housing or mixed-use development on any properties zoned as commercial. This will require a fairly substantive update to our code. They did create carve-outs that allowed the county to put restrictions on what type of multi-family and what standards are going to be required. Because it will be somewhat of a matter of right, I think we will have to be very conscientious that it cannot be forbidden, so any property we choose to zone as commercial moving into the future we will have to understand there is a potential for that to be multi-family housing.

AB245: This has been passed and is at the Governor's office. This is the bill regarding raising the age of ownership for certain firearms to be 21. I think this was related to automatic shotguns and automatic rifles.

AB 247: This is the bill we had some concern with about public meetings and public hearings in public spaces without providing certain technologies, but it did not pass.

AB249: This bill passed and gives substantially more time to local organizations to provide fiscal notes if needed.

AB307: This bill died, which was the cannabis wholesale tax bill.

AB326: This bill passed related to designation of rural hospitals as trauma centers to provide for additional funding for those hospitals, including Banner.

AB363: This is the groundwater board bill, which died. This would have allowed various Churchill County Commissions or boards to create a groundwater board in conjunction with appointing their own members to give advice to the State Engineer.

AB377: This bill requires an additional new form for property tax purposes when people go to record property. This should, hopefully, reduce some of the work on our Assessor.

AB388: This bill is at the Governor's office. This was the paid family medical leave bill for local government and for private employers over 50. This bill had some interesting work done on it at the end. It will become effective January 2028. The purpose of that was that, by moving it that date, it was no longer within the biennium and because all fiscal notes are based off of the biennium, all of the fiscal notes no longer applied. This passed by a very narrow margin, not even directly across party lines but I think it was by one vote in each of the houses. I do not want to say for sure whether it will or will not be vetoed. My understanding is that, potentially, this bill was included as part of negotiations for some of the Governor's bills. Only 1 of the 5 Governor's bills made it out, so we are not clear on exactly what to expect from the Governor in terms of the number of vetoes. Obviously, during the last Session, he did 60 or 70 vetoes because they had not passed his priorities. We will see if that continues in this case.

AB415: This bill was for the towing of motor vehicles on public property and giving additional funding to the towers so that they would stop charging the county for that service, which is beneficial.

AB462: I will have to check, but my understanding was that this bill did not pass. I will check again on this one. This was the inland port and industrial park work. My spreadsheet says it passed but I don't want to question something that I have done before, but I recall that this did not pass. I will have to check and get back to you on that.

AB479: This was the agrivoltaic bill for determining property can be agricultural use. As it currently stands, this was amended to only include property that was already designated as agricultural prior to July 1, 2025. It would be people building solar operations on existing agricultural ground, so the impacts are going to be substantially less than our initial fear, which was that people would just be going out and building solar plants out in the desert and then saying it is an agricultural use. That being said, I expect to see significant fights about this in the future about whether something is agriculture or not just by adding a couple of solar panels. We'll see as that moves forward. The impact is expected to be substantially less than originally drafted, but this is moving in this direction towards a potential concern.

AB502: This was the public works requirements. As it ended up being amended, it is substantially less impactful to the county than originally proposed about our required process and getting public works processes moving forward. There is still some additional reporting that will be required by public works to the Labor Commission, but not significant impacts.

AB509: This bill allowed the boards to consider whether they want to impose franchise fees and taxes on communication providers who provide broadband internet. These taxes exist on most other utilities, at present. Most utility and delivery services have a franchise fee but it has never been authorized for broadband before. This bill creates that ability. It is permissive, so it doesn't have to be done, but it could be done.

AB528: This was the bill for giving property tax abatements to buildings that meet certain energy efficiency standards. This bill did not pass, which is good because it had potential to be difficult to actually implement, as well as being a substantial fiscal impact.

AB547: This was the bill requiring us to consider federal government experience the same as we consider state or local government experience. That did pass and was signed, so we will have that to consider moving forward if we get federal applicants.

AB66: We must have skipped over this one, but I wanted to inform you that this bill involving the expansion of the District Court did not pass, so there will be no expanding judicial positions.

SB36: This bill is awaiting signature. This was a companion bill to AB104 and related to the buy-back of water right initiatives for conservation.

SB69: This was Storey County's economic development bill, which had to do with data centers, as well as the issuance of abatements and what was going to be required for public services being provided to those and the ability to have things like fire come to the negotiating table and say as part of these tax abatements, you still will have to provide funding for fire services, which previously had not been allowed. This will be beneficial if we ever end up with substantial industrial production of people who have tax abatements.

SB93: This bill passed and is waiting at the Governor's office. This will require that any award of federal money for development of broadband be done under prevailing wage standards. I have reviewed this and have some concerns about how it will apply to already awarded funds. It is really not clear in the bill what their intention was as it related to those funds. They did create a carve-out for a situation where federal money was lost by requiring this, then we wouldn't have to comply, but I don't expect that to actually be an outcome for most of the funds we already have, it would just make them financially infeasible. We will work with this and, hopefully, have some resolution. Much of that money that we currently have are tribal NTIA grants, so maybe there is some potential where those have already been approved by the tribal entities, as well, and it is not necessarily being awarded through the state where it might not apply. That will take some substantial review as this moves forward.

SB116: This bill was passed and signed, which was the county elected official pay bill. I am working with Chris and Sherry to ensure that we get the numbers calculated on that. It will go into effect on July 1, 2025.

SB303: This bill is related to civil liability for use of recreational premises. There was a last minute amendment to this that clarified and re-exempted all of the local governments, so it did pass, but it no longer had any concern or opposition from the local government basis. All of the protections that previously existed will continue to exist.

SB364: This bill is the exemption for railroad tracks and railroad spur related infrastructure, but it did not pass.

SB390: This was the child support bill related to the inability to suspend driver's licenses. This bill did not pass.

SB423: This was the bill that was going to provide funding to health districts across the state. Financial issues, obviously, ran into this, so it did not pass.

SB434: This bill was to fund health care workers to come and work within the state. It is at the Governor's office and is expected to be signed.

SB447: This bill gave additional rights to public works contractors to sue the public works entity or body in the event there is a disagreement about payment, which is not beneficial to us. I don't believe we have ever had this issue actually arise. We do a pretty good job with our public works people to ensure that we agree on what we are doing. It is a negative to the public.

SB457: This was the crime bill, which is at the Governor's office and is expected to be signed. My understanding is that it came with some other omnibus pieces related to it, but it will be beneficial for all of our law enforcement and our public officers. This spreadsheet says it is at the Governor's office, but my understanding is that the crime bill did not pass. It got to an 11:50 vote and then got stuck at the Senate. I will recheck this bill, also.

SB461: This was the Governor's economic development bill, but it did not pass.

Those are all of the bills. Obviously, Monday was the last day and we have been fairly busy this week, so we haven't had a lot of time to go over all of the exact nuances of what passed by amendment. As you know, they finished at midnight on Monday. Expectations on a special Session are unclear. All of the state required budget bills were passed. The Governor does have the ability to call for a special Session to consider certain bills on his agenda. It may or may not happen. There were a number of his bills that did not pass and could be used as bargaining tools. Whether that does or does not happen will be up to the Governor on what he believes is going to be beneficial for his agenda.

Chair Getto asked if there were any questions by the board or staff but there were none.

Letters Received:

A- Bureau of Land Management's notification that the department is seeking public comments for geothermal development proposed on 2,066 acres of intermixed public and private lands near Battle Mountain, Nevada in Eureka and Lander Counties related to Ormat's Crescent Valley geothermal energy production facility and associated transmission line.

The Bureau of Land Management provides notification that the BLM is seeking public comments for geothermal development proposed on 2,066 acres of intermixed public and

private lands near Battle Mountain, Nevada in Eureka and Lander Counties related to Ormat's Crescent Valley geothermal energy production facility and associated transmission line.

Additional information, including the Preliminary Environmental Assessment, is available at the BLM National NEPA Register project page at: <https://eeplanning.blm.gov/eplanning-ui/project/2038091/510>. The public comment period will close on June 11, 2025.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

B- Consideration and possible action re: Notification from the Governor's Office of Energy of its acknowledgement of Ormat Technologies Brady Power Partners' Annual Compliance Report and finding Ormat to be in compliance with the terms of the Abatement Agreement.

The Governor's Office of Energy acknowledges Ormat Technologies Brady Power Partners' Annual Compliance Report and finds Ormat to be in compliance with the terms of the Abatement Agreement.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

Old Business:

A- Consideration and possible action re: Renewal of a Professional Services Contract with Sevon Consulting, LLC, on an as-needed hourly basis, at the rate of \$75.00 per hour for FY25/26 and \$100.00 per hour starting FY26/27, for the provision of services acting as Churchill County's Appointed Counsel Program Coordinator to support its Indigent Defense Services Program, effective July 1, 2025 through June 30, 2026, which will automatically renew for one-year terms unless either party delivers notice of their intent not to renew.

Pursuant to NRS 260.010(7)(B) & NRS 260.070(2), the Board of Churchill County Commissioners adopted an updated Indigent Defense Plan for FY26. The plans are developed in coordination with the Department of Indigent Defense Services, the Churchill County Public Defender, and the County Manager. Sevon Consulting, LLC first contracted with the county, effective July 1, 2022, to serve as the Appointed Counsel Program Coordinator and, subsequently, the board approved a Contract renewal for FY25. Contracts have each been for a one-year period. The new Contract will automatically renew for one-year terms until written notice is given from either party not to renew.

The scope of services provided to the county is important in ensuring we are in compliance with statutory requirements for indigent defense. Therefore, the County Manager proposes renewing a Professional Services Contract with Sevon Consulting, LLC for another one-year period, commencing July 1, 2025 through June 30, 2026. It is also proposed to approve the automatic renewals of subsequent one-year terms, which can be terminated by either party at any point in

the future. The contractor will perform work as directed by the County Manager or his designee and shall report to the County Manager's Office. A detailed Scope of Work 'Exhibit A' is provided and made part of the proposed Contract. The Contract terms and rate remains the same in FY26 as FY25. Beginning in FY27 the rate will increase to \$100.00 per hour from \$75 per hour.

FISCAL IMPACT: While work on the Contract is performed on an "as-needed" basis and paid hourly, the total annual cost is unknown, as it depends upon workload. As of the date of this report, 10 invoices from Sevon Consulting, LLC have been paid for work performed from July 2024 through May 2025 totaling: \$10,724.50, which averages \$974.95 per month. It is also important to note that these Contract expenditures count toward the county's total Indigent Defense expenditures and, once our "annual base" amount is exceeded, the county qualifies for reimbursement from DIDS.

EXPLANATION OF IMPACT: \$75 per hour for FY26. \$100 per hour going forward from FY27.

FUNDING SOURCE: Indigent Defense/Professional Fees - DIDS: 100-248-56920

ACTION REQUESTED: Accept

Jim Barbee, County Manager, made this presentation as outlined above.

Chair Getto asked if there was any public comment. A gentleman who did not identify himself said I have been volunteering at the Wolf Center for the last year and they provide services to homeless people throughout the day. It is, basically, a soup kitchen. As you would imagine, they tend to have legal problems with people being arrested from time to time. I can tell you they are not aware of this indigent defense services program. I think it is a great program but please put up a poster or flyer about in the Wolf Center so that people know where to go and who to contact.

County Manager Barbee said, for further clarification, this is not a program that they would come to. Upon arrest, they are assigned counsel by the court and this, basically, is mandated to offset those costs through the state to the county. It is not something they would seek out for legal counsel. Once under arrest, in their first court appearance, they can be appointed counsel and that is all part of the court system. There would be no flyers for this program, just for clarification.

Commissioner Blakey said, since we are moving this Contract to auto-renew, I can only assume that the interoffice staff will be handling the renegotiations in 2027. Do we need to insert language for compensation to follow the auto-renew every time it renews? We don't want compensation to get stale. Deputy DA Sanford said it would be \$100 per hour perpetually until the consultant chooses to come in and request a change in that funding. When that change in funding occurs, it will come back to this board because of the change in funding. Commissioner Blakey said we do not to automatically put something in the parameters of the Contract now? We'll just let it be and have her come back to seek an increase? Mr. Sanford said that is correct.

Commissioner Matt Hyde made a motion to approve renewal of a Contract with Sevon Consulting, LLC, for Fiscal Year 2026, for the provision of professional services acting as

Churchill County's Appointed Counsel Program Coordinator to support its Indigent Defense Services Program and to authorize the County Manager to execute it. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

New Business:

A- Consideration and possible action re: Renewal of a Professional Services Contract with Cassidy & Associates in the amount of \$360,000 for a two-year period, effective July 1, 2025 through June 30, 2027.

Churchill County has had Professional Services Contracts with Cassidy & Associates since October 15, 2019 related to the Navy's Fallon Range Training Complex (FRTC) Modernization and the county's lands bill. Their current contract extension runs through June 30, 2025. The scope of Cassidy's work during its tenure with the county has been, and continues to be, assistance in the preparation and vetting of land acquisition needs; development of draft legislation to accomplish the county's goals with respect to the proposed FRTC Modernization; liaising and advocating with the Departments of Interior and Defense and their constituent agencies and the United States Congress in support of the introduction; review and passage of public lands and military withdrawal issues; and monitoring and reporting on activities relevant to the county's interests as described above.

In December 2021, Congress passed the National Defense Authorization Act (NDAA), which also included the Navy's FRTC Modernization and Churchill County's lands bill. Cassidy was instrumental in ensuring the county's interests were reflected in the NDAA. Furthermore, Cassidy has helped place the county at the table with Congressional representatives and leadership at the Department of the Defense and Navy, and, with upcoming Legislation which focuses on land bills and the sale of federal lands, Cassidy and Associates will be an increasingly valuable resource for Churchill County.

FISCAL IMPACT: FY24: \$180,000; FY25: \$180,000.

EXPLANATION OF IMPACT: During development of the FY26 budget, it was anticipated that continued professional services from Cassidy & Associates would be needed. Therefore, funding was budgeted for continuation of the Contract.

FUNDING SOURCE: General Government/Legislative Lobbying Expense: 100-190-56901.

ACTION REQUESTED: Accept

Jim Barbee, County Manager, made this presentation as outlined above.

Commissioner Blakey said I understand the amount of the Contract and the extension but then, in number 3, it says that they will also bill for expenses incurred in the performance of the Contract. Can we have an explanation of that and what the average cost of that is that has been incurred over the month-to-month or so. County Manager Barbee said I do not have that data on me, but I can tell you it is very limited in terms of what we have been billed previously. At times, when they have had to travel out here, for example, when we had Undersecretary Department of the Interior visits, we reimbursed them for that travel, so it is those kinds of things. I think we have only had, in the time period of the contract, a couple of times that has happened because we only needed them to come out here a couple of times. That is pretty standard under a contract agreement that, when we request them or have them go to things or

come to things that are specifically outside of those parameters, we would pay those travel costs.

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

Commissioner Matt Hyde made a motion to approve the Contract renewal with Cassidy & Associates for the period July 1, 2025 through June 30, 2027. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

B- Consideration and possible action: Approval of new and revised job descriptions for the Recorder's and Clerk/Treasurer's offices as described in the discussion section.

As part of the Fiscal Year 2025-2026 budgeting process, the Recorder's Office and the Clerk/Treasurer's office have requested position changes, which include the creation of new positions and reclassification of existing positions. The positions are listed below:

Recorder's Office:

Recordation Clerk Trainee – Replaces Recordation Clerk. Entry level position and is responsible for performing review of legal and other documents, including maps to determine type of document, recording codes, and relevant information to be recorded. Pay Grade – 39

Recordation Clerk – Replaces Senior Recordation Clerk. Responsible for performing complex and difficult review of legal and other documents, including maps to determine type of document, recording codes, and relevant information to be recorded. Pay Grade – 43

Clerk/Treasurers Office:

Election Technician – New position. Responsible for leading and performing a wide variety of technical, complex, and specialized support duties related to the county's election functions. Pay Grade – 48

Deputy Clerk/Treasurer – Revised Job Description. It was necessary to revise this job description as some of the duties from the original job description are assigned to the new Election Technician position. Pay Grade – 39

Senior Deputy Clerk/Treasurer – Revised Job Description. It was necessary to revise this job description as some of the duties from the original job description are assigned to the new Election Technician position. Pay Grade - 43

FISCAL IMPACT: None, beyond what was approved in the FY25-26 budget.

EXPLANATION OF IMPACT: No impact. Position changes were approved in the FY25-26 budget.

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

Chris Spross, Assistant County Manager/HR Director, said, as part of the Fiscal Year 2025-2026 budgeting process, there were a couple of departments that had requested to restructure some positions within their department and create a new position. That restructuring was

approved during the budget cycle. This is really just to formalize the job descriptions themselves to reflect how it was restructured for the new position.

The first office is the Recorder's office who requested a Recordation Clerk Trainee to replace the Recordation Clerk. It is an entry-level position and is responsible for performing review of legal and other documents, including maps, to determine the type of document, recording codes, and relevant information to be recorded. That would be assigned to Pay Grade 39. The second job within that office is the Recordation Clerk, which replaces the Senior Recordation Clerk, which is responsible for performing complex and difficult review of legal and other documents, including maps, to determine type of document, recording codes, and relevant information to be recorded. That would be assigned at Pay Grade 43.

The second office is the Clerk/Treasurer's office. They have requested a new position, which is the Election Technician, which is responsible for leading and performing a wide variety of technical, complex, and specialized support duties related to the county's election functions. This position will be assigned to Pay Grade 48. As a result of creating the Election Technician, which used to be done by the Deputy Clerk/Treasurer position or the Senior Deputy Clerk/Treasurer position, we had to modify those job descriptions, so we are bringing those to you, as well. With the Deputy Clerk/Treasurer revised job description, it was necessary to revise the job description as some of the duties from the original job description are assigned to the Election Technician. That is still at a Pay Grade 39. The Senior Deputy Clerk/Treasurer is the same where some of the duties were removed and that is a Pay Grade 43. This is just formalizing the job description.

Mr. Spross said I would like to point out, which should have no impact on the decision that is made on these job descriptions, that I recall from a previous meeting of this board, specifically when there was discussion regarding budget, it was discussed that these positions, as well as the Sheriff's positions for two extra Deputies, could be up for discussion if there was a significant impact to the budget as a result of legislation. I just want to make sure that, obviously, the pay increase for the Elected Officials was passed, as mentioned by Mr. Sanford, so I want to remind everybody if that has any impact on the decision on how these jobs are recruited and when.

Chair Getto asked if there were any questions or comments from the board or staff but there were none. He then asked if there was any public comment but there was none.

Commissioner Eric Blakey made a motion to approve the new and revised job descriptions for the Recorder's and Clerk/Treasurer's offices as described in the discussion section. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

C- Discussion of continuing support for the construction of a Fixed Base Operations (FBO) Building at the Fallon Municipal Airport with a future contribution from Churchill County to the City of Fallon of \$500,000.

The City of Fallon has been working to make needed improvements to the Fallon Municipal Airport. One of those improvements includes the construction of a Fixed Base Operations (FBO) Building. Churchill County had previously supported Mayor Ken Tedford in his contract

with Frank Woodliff III to provide architectural services for the FBO Building for fifty percent (50%) of the architectural services fee of \$37,880, which amounted to \$18,940 contributed by Churchill County. Future support for the project would constitute contributions from the County for the construction of the FBO building amounting to \$500,000.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: Funds are not being committed, this is a discussion of support

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

Jim Barbee, County Manager, made this presentation as outlined above. This represents bringing this back up to the top of the Agenda for awareness. This started prior to my arrival in Churchill County in 2018. Our previous Chairman, Pete Olsen, along with other Commissioners have long been in conversations with the City of Fallon and Mayor Tedford regarding the issues of the FBO Building at the Fallon Municipal Airport and the need to do a replacement. Back in 2019, the Commission authorized the expenditure of half of the cost on the plan and design that was put together. There has been some debate back and forth on that plan and design and they are still in communication on how they want to move that forward. During that time, they have asked that the Commission commit \$500,000 to the project. We think that will represent roughly a third of the total cost. Obviously, the airport, although a city facility, much like the 3C and the contribution that the city made to that construction, is utilized by folks that live in the city and the county. From an economic development standpoint, we are getting more and more folks that are flying into the community for some of the businesses, like Frey Distillery as one example, although there are multiple examples. The city is trying to put forward the best possible appearance by having this new facility put together.

As I said, they are currently working to come up with a final plan and design. They estimate that this will be around \$1.5M, so this would represent roughly one-third of that cost.

Chair Getto asked if there was any public comment but there was none. He then opened the floor for a motion. Commissioner Blakey said this shows that it was an informational only item, so has that changed? County Manager Barbee said this money has not been allocated. Only the \$37,000 for half of the architecture has been allocated, thus far. It has been an ongoing conversation. When I put this together, I clearly messed up because I was looking for a commitment, but it has not been agenized that way. He asked counsel if that could be discussed. Deputy DA Sanford said the item says "discussion" of continuing support, so it has not been agenized for action. Therefore, there is no ability to take any action to commit funds at this time. County Manager Barbee said, informationally, if you guys are willing to share your thoughts on this idea, that might be helpful to get the ball rolling and then we can put it on another Agenda as an action item.

Chair Getto said I am in support of this project. The current FBO Building was built in like the 1940s or 1950s. If you go in there, I won't say it is atrocious because I don't want to be rude, but maybe atrocious is the right word. It needs a facelift renovation.

Commissioner Blakey said, at this time, I do not disagree with Commissioner Getto. However, I have not been able to obtain any of the past information from any county meetings, yet, to analyze that and to make sure I agree with what their process was. I'm not going to say that I am not going to agree. It is just that I have not seen all of the information so, therefore, I don't way to say either yay or nay at this time. A mistake in the Agenda looks like it will work out in everybody's favor.

Commissioner Hyde said I have had the opportunity, in my previous job, to work in that building. From a communications standpoint alone, it is extremely in need of an update. The wiring is atrocious. I am with Commissioner Blakey in that I would like to see more information. I would like to see the plan. It doesn't hurt my feelings that we cannot take action. I do believe it needs to be updated, which I think it will serve the community and those who want to come here and do business by flying directly into Fallon on their private jets some good. That is going to be happening, which I think it would be a nice improvement for this community.

County Manager Barbee said, for clarity, the only action I am aware of in my time of being here is the action referenced in the Agenda item for commitment of half of the cost for the architecture back in 2019. I think that is the only action you will find in terms of in a public meeting. This was presented for informational purposes only and no action was taken.

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

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:

Commissioner Blakey said you mentioned earlier about making the Agenda flexible. Is that something we need to talk about? Chair Getto said, generally speaking, you can move items without revising the Agenda, as long as you state it at the beginning, correct? Chief Deputy DA Sanford said our Agenda already includes a statement on it that any Agenda items may be taken in any order. Obviously, we cannot add items that are not on the Agenda. You can remove

items, you can take them in a different order at the board's discretion to be flexible in case we have people who are in need of hearing an item in a particular order.

Commissioner and Management Staff Reports:

Chair Getto reported on the following topics:

- I had a National Association of Counties meeting.
- I attended the Carson Water Subconservancy District meeting.
- I also participated in the Library Board meeting.

Commissioner Blakey reported on the following topics:

- I have not had any meetings.
- I attended the funeral of Deputy Redmond of the Churchill County Sheriff's office.

Commissioner Hyde reported on the following topics:

- CART is ongoing and I have a meeting today. We have appointed an Interim Director, Mary Byrd, so we are excited to get that back on track until we figure out our grant funding, which we should know in July or August and we will go from there as far as the county taking that process over.

County Manager Barbee was not present at this point of the meeting.

Comptroller Wideman reported on the following topics:

- We are working on budget augmentations for the current fiscal year and those will be coming forward at the next Commissioners' meeting.

Chief Deputy DA Sanford had nothing additional to report.

Clerk/Treasurer Rothery reported on the following topics:

- We will be participating in our continued weekly Legislative talks about elections with the Secretary of State's office. We will get some final information and will bring changes to elections to the board at a later date.
- Our office is busy. We are down 2 employees, so we are bouncing around trying to cover everything.
- I am applying for another \$25,000 of funding from the state to reimburse my budget. I will have a total of \$87,000 already for the election budget. They also had talks about

getting reimbursement for all of the new election equipment (printers) that have been budgeted and approved to purchase. That is a good sign that we will get some money but they want to be sure there is enough funding.

Sheriff Hickox was not present for this meeting.

Claims and Payroll Transmittals:

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

Public Comment:

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

Adjournment:

The meeting was adjourned at 9:12 AM.

Quarterly Jail Inspection:

A- Pursuant to N.R.S. 211.020, the Commissioners will conduct the Quarterly Jail Inspection at the Churchill County Jail upon the close of meeting to inquire into the security of the jail and treatment and condition of the prisoners.

Pursuant to N.R.S. 211.020, the Commissioners will conduct the Quarterly Jail Inspection at the Churchill County Jail upon the close of meeting to inquire into the security of the jail and treatment and condition of the prisoners. A report of the inspection will be prepared and recorded.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

The jail inspection was conducted and a separate report of such inspection was recorded.

Approved: 
Myles Getto, Chairman

Approved: 
Eric Blakey, Vice-Chairman

Approved: 
Matt Hyde, Commissioner

ATTEST:

Linda Rothery, Clerk/Treasurer


Pamela D. Moore, Deputy Clerk of the Board