

MINUTES OF THE BOARD OF CHURCHILL COUNTY COMMISSIONERS

155 N. Taylor St., Fallon, NV 89406

July 16, 2025

Call to Order:

The regular meeting of the Board of County Commissioners was called to order at 1:15 PM on July 16, 2025.

PRESENT: Commissioner Myles Getto, Chair
Commissioner Eric Blakey, Vice-Chair
Commissioner Matt Hyde, via GoTo Meeting
Comptroller Sherry Wideman
County Manager Christian Spross
Deputy District Attorney Joseph Sanford
Clerk/Treasurer Linda Rothery
Deputy Clerk to the Board Pamela D. Moore

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.

Mr. Clay Hendrix addressed the board, stating he had prepared a 16-page, nine-count Federal Civil Rights action that he intended to file within 10 days if he did not receive requested public records from the County Commission and the Attorney General's Office. He noted the case represented approximately \$6,000 in legal work and asserted that the simplest resolution would be to provide the degree Mr. Spross listed on his Application, as it is a matter of public record.

Mr. Hendrix further stated that comments from Mr. Sanford suggesting the request would be addressed when resources were available were unacceptable and he challenged that such a statement should be made before a Federal District Court Judge. He emphasized the county had 10 days to respond, that redactions or protective orders could be applied, and that he was not withdrawing his request. He concluded by reiterating his commitment to pursuing the matter until it was resolved.

Verification of the Posting of the Agenda:

It was verified by Pamela D. Moore, Deputy Clerk to the Board, that the Agenda for this meeting was posted on the 10th day of July, 2025, between the hours of 3:00 and 5:00 PM at all of the locations listed on the Agenda, in accordance with NRS 241.

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

Chair Getto reported that Item 6-A had been withdrawn and, therefore, the Agenda has to be revised.

NOTE: For the record, it should be noted that Commissioner Matt Hyde was present during the entire meeting. However, due to technical issues which would not allow him to unmute himself on the GoTo Meeting, he was unable to participate in the discussions or vote.

**Commissioner Eric Blakey made a motion to approve the Agenda as revised.
Commissioner Myles Getto seconded the motion, which carried by unanimous vote of the two Commissioners able to vote.**

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

A- April 16, 2025 - Appeal Hearing.

The Minutes of the appeal hearing held on April 16, 2025, are presented for the board's consideration and approval. Staff shortages in the Clerk/Treasurer's office have caused delays to the completion of Minutes and the board is asked to make this finding as cause for the delay in completing Minutes by this office.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

This item was withdrawn prior to the meeting.

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.

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

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

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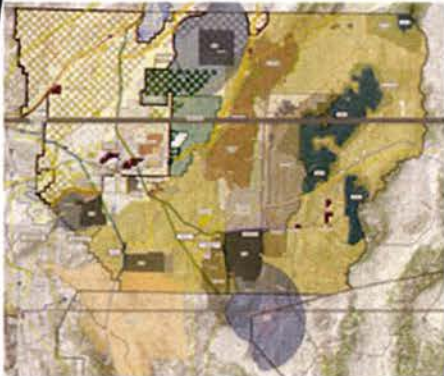
Mark Mazza, Zach Reinhold, had the following PowerPoint presentation:



Zach Reinhold, Stillwater Field Manager, BLM, began with the National Defense Authorization Act and the Sand Canyon Road realignment. He stated the former County Manager Jim Barbee requested a modified course of action and to include the rationale as to why we have the new authorities. To explain further, he said they were searching for authorities that would allow them to move forward in compliance with legislation. The documents will be completed and forwarded to the CFRs, including all regulations that are being used based on the discussion with the new County Manager, Chris Spross. Mr. Reinhold continued and said the Commissioners would be able to review these documents and, if all agree to the course of action, then a draft document(s) will be provided.

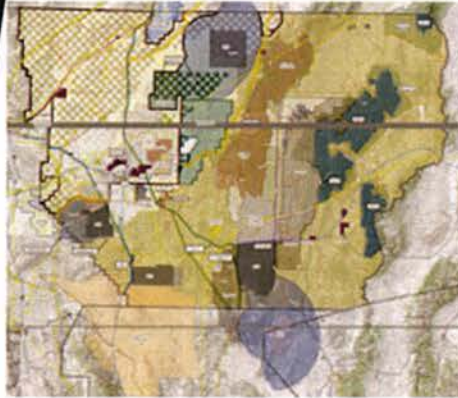
National Defense Authorization Act - BLM

- Sand Canyon road realignment- BLM is the lead agency for NEPA; design & construction being discussed with the BLM, BOR, Navy and County. BLM to get Churchill County draft documents from BOR and BLM in a few weeks. Contractor continuing to conduct technical baseline studies.
- 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 developing an Interagency Agreement for the land exchange responsibilities for Section 2907. Timeline and estimate briefed by CCDO to the BLM Nevada SD.
- Prioritizing work on affected B-16 grazing permits. For work on B17 and B20 ranges an Assistance Agreement has been set up to complete some of the more quantitative monitoring with Walker Basin Conservancy.



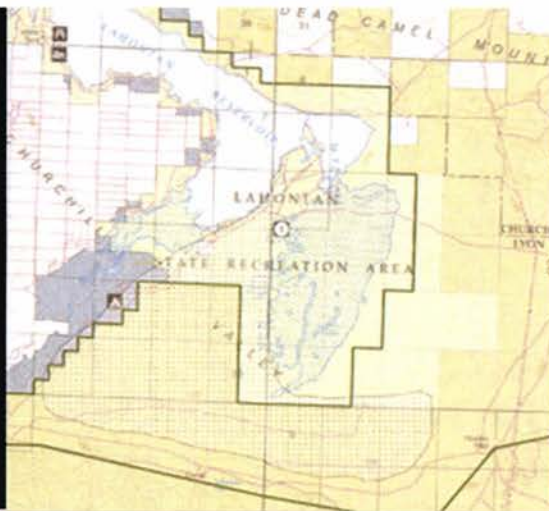
National Defense Authorization Act - BLM cont.

- 100% draft of the Churchill County Checkerboard Resolution Implementation Strategy Plan (NDAA bill, Section 2908). Briefing held on 6/25/25 with BLM Nevada State Director.
- State Route 361- BLM is a cooperating agency. FHWA and NDOT conducting baseline surveys.
- Great Basin pipeline relocation- BLM is a cooperating agency. BLM IDT reviewing documents, Plan of Development and incoming technical baseline Resource Reports and additional needs.



Wild Horse and Burro

- Census flights completed March 2025. Raw counted numbers available:
 - Pine Table Herd (Pershing County): 579 horses
 - Marietta Herd (Pershing County): 135 burros, 9 horses
 - Pine Nut Herd (Douglas, Carson City and Lyon): 222 horses
 - Garfield Flat Herd (Nye County): 168 horses
 - Washoe Herd (Lyon, Nye): 94 horses
- Prioritizing the Lahontan Herd Management Area (Churchill County) gather EA. Public comment period closed May 12. Final EA and Decision Undergoing Internal Review, expected publication next week.
- Second priority is the North Complex (Washoe County) horse gather and RMP. North Complex would include the Flamingo, Doshyns and Granite Peak Herd Management Areas. Drafting management evaluation report and preparing draft RMP. Adoption expected Fall 2025.
- Adoption event at Northern Nevada Correctional Center on 6/21 - all 18 saddle-started horses adopted



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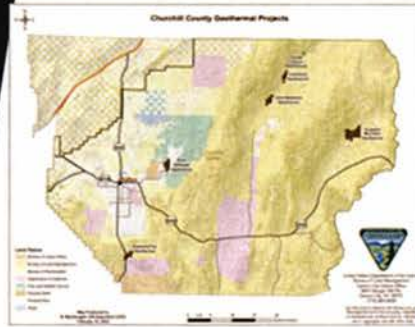
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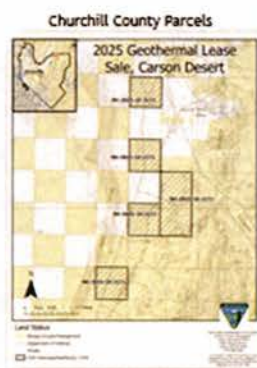
Geothermal Projects

- **Diablo Meadows:** A baseline requirements document has been completed with USFWS, NAGP, and BLM. Ormat has participated in the discussions.
- **Diamond Flat (exploration) NEPA** in progress and working on PEA with NEPA contractor.
- BLM is requesting SHPO enter into a Memorandum of Agreement to resolve adverse effects; a Historical Properties Treatment Plan is being developed.



2025 Geothermal Lease Sale EA

Nine parcels nominated total, 20,293 acres;
Two parcels in Churchill County, 3,795 acres



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Geothermal Lease Sale- parts of 2 parcels were deferred from this sale (already removed from previous slide's map)

- ▶ Parcel NV-2025-10-2179
- ▶ The parcel is located within the Numu Newe Special Management Area designated in the FY22 NDAA.
- ▶ The SMA holds cultural and sacred importance to regional Paiute and Shoshone Tribal Nations, collectively termed the "Numu Newe Commission" (Commission). ~~Which has~~ signed a co-stewardship agreement with the BLM to jointly manage this area. However, the BLM and the Commission have not yet completed a management plan for the SMA.
- ▶ Portion of parcel NV-2025-10-2171
- ▶ Township 24 N., Range 35E., Section 17 51/2 (Mount Diablo Meridian)
- ▶ Overlaps with pending conveyance to Churchill County under the FY22 NDAA
- ▶ Remaining parcel portion for GT lease sale consideration:
 - T. 23 N., R. 33 E., Sec. 1 LOTS 1 thru 4;
1 51/2NE1/4, 51/2NW1/4, 51/2
 - T. 24 N., R. 34 E., Sec. 20 PROT ALL;
Sec. 29 PROT ALL

Minerals Projects

- ▶ Bell Mountain Mine. Lincoln Resource Group is entering the final design, pre-construction phase for the Bell Mountain Mine. The EA for the project was finalized and Decision Record / FONSI issued March 2020.
- ▶ Cosmo Dixie Exploration. Cosmo E&P US., has two Notices for lithium exploration in Dixie Valley. Aquarius, two drill pads and 1,150 feet of constructed road, for a total of 3.47 acres. Sagittarius, one drill pad and 7,060 feet of constructed road, for a total of 4.75 acres.

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Special Recreation Permits Updates

- ▶ A district wide project to batch the NEPA analysis for OHV SRPs has been completed and includes the following upcoming events.
- ▶ Best in the desert (BITD): Vegas to Reno August 13th-16th
- ▶ Legacy Racing: Gold rush October 9th-12th



Lands & Realty

Greenlink North

- ▶ Final EIS expected to be published in April 2025.
- ▶ Record of Decision expected to be published in July 2025.

Edwards Creek "War Canyon" ROW EA

- ▶ ROW application for water pipelines within War Canyon, Starr Canyon, and Cherry Creek.
- ▶ IDT specialists are reviewing the project to provide baseline surveys direction.

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- Consideration and possible action re: Approval of Resolution 11-2025 providing for the transfer of Churchill County's Private Activity Bond Volume Cap to the Nevada Rural Housing.

Nevada Rural Housing (NRH) sent a letter dated June 1, 2022 to request Churchill County's Private Activity Bond Volume Cap (PABC) allocation. This request is for funds that have not been allocated to local projects and would otherwise revert back to the State of Nevada. NRH will pool the transferred funds with transfers received from other counties and eligible cities for single-family programs to assist first-time homebuyers. Transferring unused PABC to NRH does not obligate the county in any way - it simply provides NRH with an additional financing tool to ensure they can continue to offer affordable homeownership programs, like the Mortgage Credit Certificate offered exclusively through NRH.

Private Activity Bond Volume Cap allocations may be used to fund the issuance of tax-exempt debt for industrial development bonds, pollution control facilities, single-family or

multi-family programs. Unfortunately, the allocations the jurisdictions receive are not enough to fund a project of any kind. In order for any jurisdiction to make use of its funds, they must apply to the state for matching funds. If the funds cannot be utilized by the cities and counties, they revert back to the state on September 1st.

NRH has developed the concept of asking all participating jurisdictions to transfer their funds to NRH if they have no specific uses for the funds. NRH may then pool all the funds and do a single-family tax-exempt bond issue with the proceeds being lent in each of the participating jurisdictions. This way, funds meant for a city or county are spent in that city or county for the first-time homebuyers.

NRH feels this concept is truly a win-win for all parties. Funds meant for the communities are spent in that community. Eligible homebuyers are assisted with buying their first homes. The programs are not in competition, as it is local lenders who provide the housing. Furthermore, the community's tax base is increased. The participating jurisdiction incurs no liability for the transfer of the funds and no liability for the bond issue.

Nevada Rural Housing will provide a progress report for Churchill County at the meeting.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE:

ACTION REQUESTED: Adopt

RESOLUTION OF THE BOARD OF COMMISSIONERS OF CHURCHILL COUNTY, NEVADA PROVIDING FOR THE TRANSFER OF THE COUNTY'S 2025 PRIVATE ACTIVITY BOND VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS RELATED THERETO.

Katie Coleman, Director of Communications with Nevada Rural Housing, made this presentation as outlined above.

Chair Getto asked Mr. Sanford, regarding the resolution, noting that there were a couple of items that needed to be edited. He asked if the board could approve it and make edits as they saw fit? Mr. Sanford said that if the motion specifically identified the edits the board wanted, then those changes could be made and the resolution approved. Chair Getto said the only edit he saw was, in Section 4, where the County Manager's name would need to be updated from Jim Barbee to Chris Spross.

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

Commissioner Eric Blakey made a motion to adopt Resolution 11-2025 providing for the transfer of Churchill County's Private Activity Bond Volume Cap to Nevada Rural Housing with the stated change. Commissioner Myles Getto seconded the motion, which carried by unanimous vote of the two Commissioners able to vote.

C- Consideration and possible action re: Adoption of the 2025 update to the Carson River Floodplain Management Plan.

Ed James, General Manager for CWSD, will present the 2025 Carson River Floodplain Management Plan (CRFMP) for county adoption. Previous iterations were adopted by Churchill County in 2008, 2013, and 2018. The presentation will describe the plan goals, objectives, and strategic actions. The update was multi-year process that included several meetings with various floodplain administrators in the watershed and other interested stakeholders, interviews of county staff and other stakeholders like Nevada Division of Water Resources (NDWR). Comments were solicited and incorporated into the final plan.. Below is a link to the full draft report:

[2025 Carson River Floodplain Management Plan](#)

Due to the size of appendices, it is provided on a separate link:

[2025 Carson River Floodplain Management Plan Appendices](#)

For your convenience a summary of the main report should be included with the Board package. At the Board meeting, staff will go over the plan. Below is a summary of some of the changes to the plan.

- a. Significantly updated document formatting. Edited plan for accuracy and reading ease.
- b. Updated and added to Table of Contents, tables, figures, and abbreviations.
- c. Sections 3.1.2. and 4.8 - Expanded Stormwater section to include LID solutions.
- d. Added NEW Section (Section 5 – Pathways to Overcome Barriers to Mitigation)
- e. County Suggested Actions (SA's) were cleaned up and stormwater SA's were re-worded.
 - i. Added an additional SA (#49): "Protect and buffer natural drainage ways (existing green infrastructure) from development to ensure historic and natural flows are maintained."

Appendices substantially modified include:

Appendix A Floodplain Management Plan Update/Revision Process and Meeting Notes

Appendix C ONLY Appendix E of 2018 Risk MAP Discovery was updated. This section updates future data needs.

Appendix D Updated and added CWSD Project Report Links, FEMA County Flood Insurance Rate Maps (FIRMs) Links

Appendix E Updated County Progress on Suggested Actions (2023)

Appendix G Adoption of CRFMP – these documents will be added after county adoption.

Appendices that received no modification:

Appendix B Rapid Evaluation

Community Rating System (CRS) Addendum: A CRS crosswalk will be created for this plan and incorporated as an addendum to this document. CWSD is currently waiting to make this CRS crosswalk as there have been significant changes proposed to the rating system. This document is intended to assist CRS communities document floodplain management plan credits.

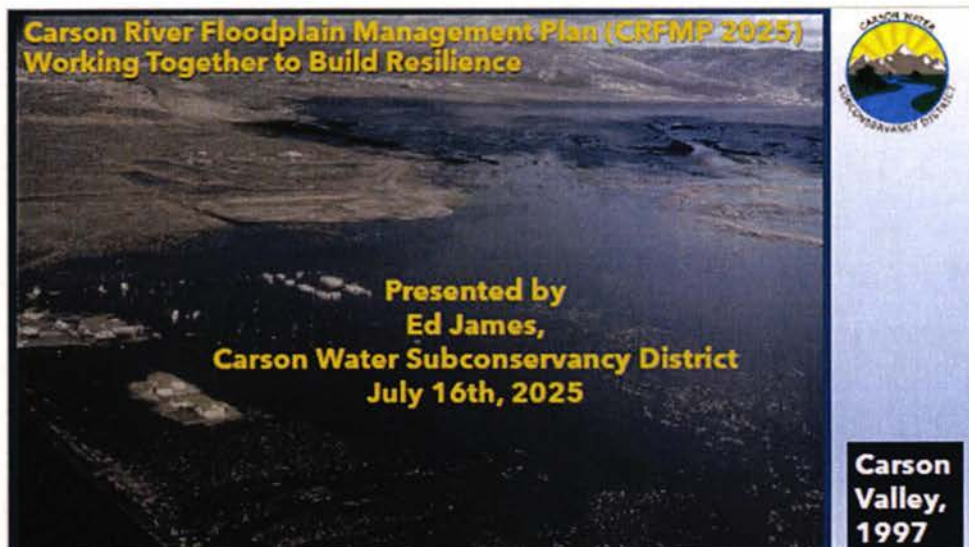
The revised CRFMP was adopted by the CWSD Board, so Staff is taking this plan to watershed counties for their possible adoption of 2025 Regional Floodplain Management Plan.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: Explanation of Impact: This plan is intended to be a guideline to managing the Carson River Floodplain. Suggested actions have been provided and shaped by all stakeholders in the Carson River watershed. Previously all counties located in the Carson River watershed had adopted the CRFMP 2018 version.

FUNDING SOURCE: N/A

ACTION REQUESTED: Adopt



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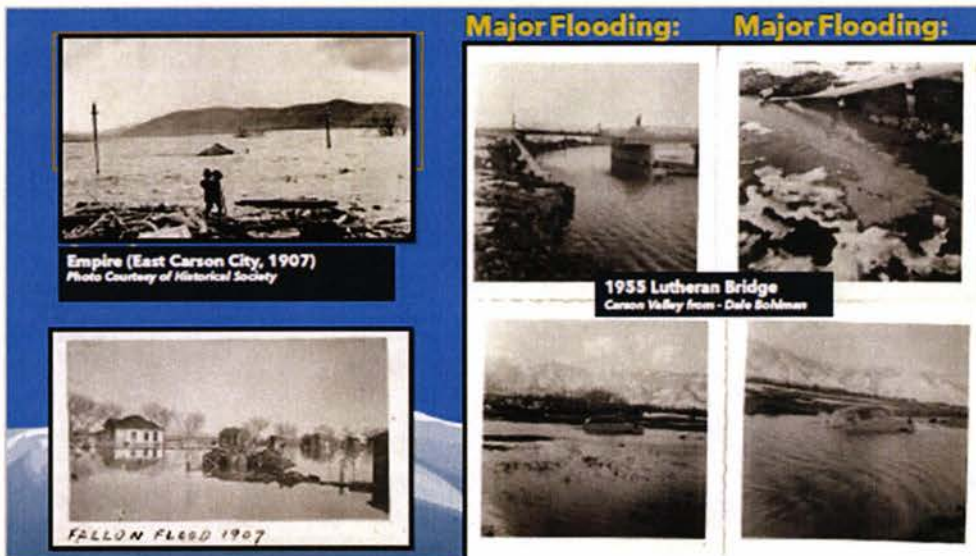
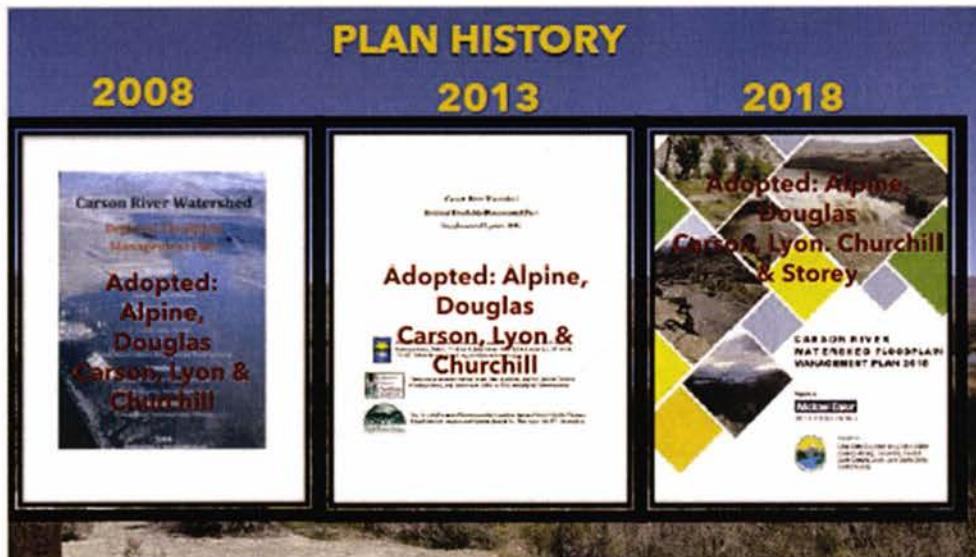
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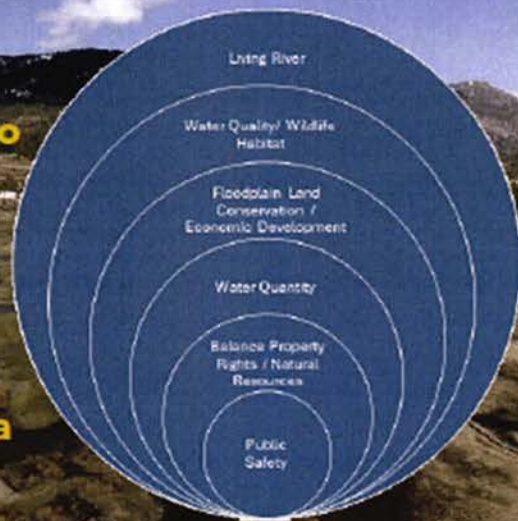
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Plan provides

- **Regional Approach to Floodplain Management**
- **Protect floodplains from development.**
- **Avoid/reduce flood damage impacts on a watershed scale**



Carson River Coalition Main Message:

"Protect the floodplain from future development. Once the floodplain and especially the river's meander belt corridor are impacted by development, the river loses the ability to reestablish its natural functions. Agricultural fields near the channel are critical for floodwater attenuation, groundwater recharge, nonpoint-source pollution buffering and providing habitat for wildlife."

Moonlight Float, Brenda Hunt

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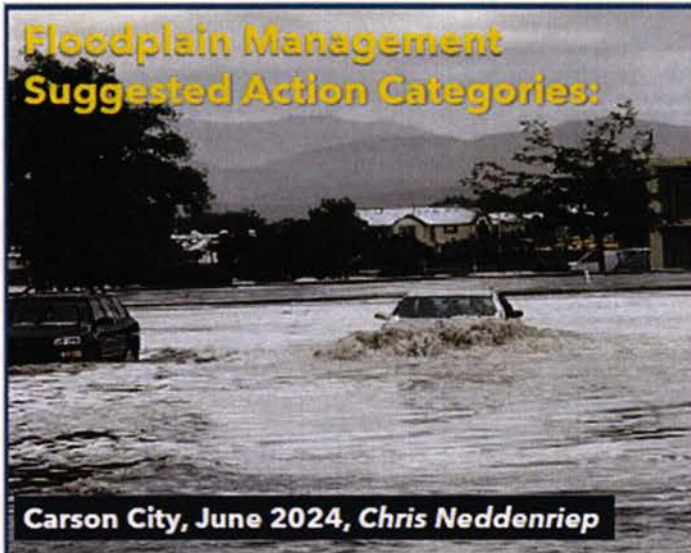
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Floodplain Management Suggested Action Categories:



Carson City, June 2024, Chris Neddenriep

FLOOD HAZARD MITIGATION STRATEGIES

1. Protect Natural Floodplain Function and Values
2. Set Higher Regulatory Standards
3. Collect Flood Data and Maintenance Information
4. Balance Channel Migration and Bank Erosion Monitoring
5. Increase Floodplain and Flood Hazard Outreach & Education
6. Reduce Infrastructure Impact
7. Map and Study Alluvial Fans
8. Minimize Stormwater Impacts



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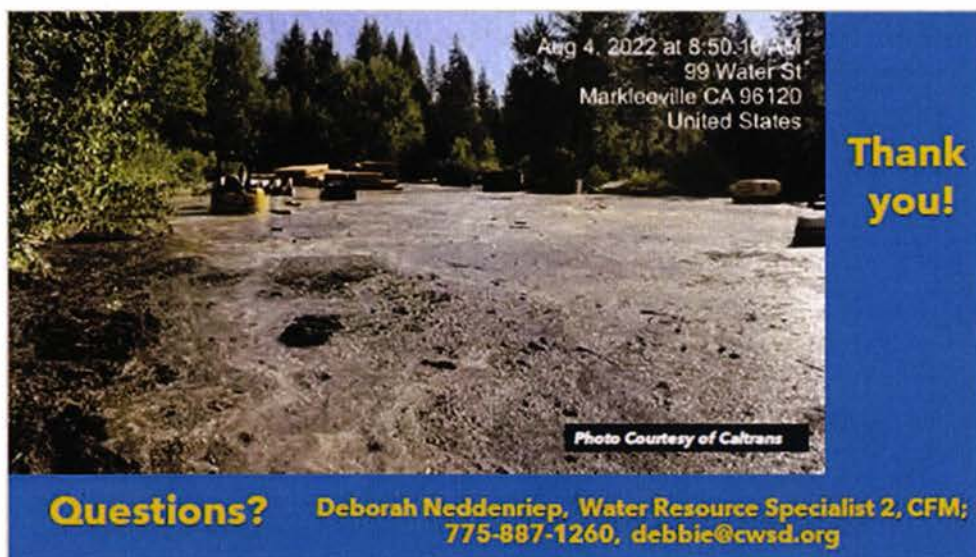
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Ed James, Carson Water Subconservancy District, made this presentation as outlined above.

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

Commissioner Eric Blakey made a motion to re-adopt the Carson River Floodplain Management Plan with the 2025 update. Commissioner Myles Getto seconded the motion, which carried by unanimous vote of the two Commissioners able to vote.

D- Consideration and possible action re: Approval to purchase a new fingerprint/palmprint machine from Idemia, at a cost of \$19,070, as well as a maintenance agreement at an additional cost of \$3,383, for a total cost of \$22,453 for the Churchill County Sheriff's Department.

Sheriff Hickox seeks approval to purchase a new fingerprint/palmprint machine from Idemia, at a cost of \$19,070, as well as a maintenance agreement at an additional cost of \$3,383, for a total cost of \$22,453 for the Churchill County Sheriff's Department. The department recently learned that the machine they are currently using is at the end of its life and will no longer be NCJIS compliant, which is mandatory.

FISCAL IMPACT: \$22,453.00.

EXPLANATION OF IMPACT: The purchase price for the machine will be \$19,070 and the cost for the maintenance agreement will be \$3,383, for a total of \$22,453.

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

Sheriff Richard Hickox made this presentation as outlined above.

Commissioner Blakey asked if the company said how long the computer would last? Sheriff Hickox said our last one lasted for a while and this one should last about five years, which is the typical lifespan of a computer. We have to have this in place by October because that is when NCJIS will no longer certify us.

Mr. Spross asked if it was an annual renewal or a one-time charge? Sheriff Hickox said it's for three years and I think, at the end of that three years, we would have to renew it, if possible, but I am not sure, at this time. Commissioner Blakey said I just need to make sure we have the motion correct. For the maintenance, I assume you would put it in your budget once you figure that out. Sheriff Hickox said absolutely. Once we figure out if there is a yearly maintenance agreement, we will put that in our contract budget and then you will hear from us again in January. Commissioner Blakey said, if this lasts five years, I assume you will start planning accordingly to add it to your budget. Sheriff Hickox said absolutely. We had some ideas that some of our equipment would be coming up on the end of its life, and that was part of the reason we had requested money in the budget for computers and printers. We no longer have that due to some changes we made.

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

Commissioner Eric Blakey made a motion to approve the purchase a new fingerprint/palmprint machine from Idemia, at a cost of \$19,070, as well as a maintenance agreement at an additional cost of \$3,383, for a total cost of \$22,453. Commissioner Myles Getto seconded the motion, which carried by unanimous vote of the two Commissioners able to vote.

E- Consideration and possible action re: Approval of an Interlocal Contract between Churchill County and the Nevada Department of Conservation and Natural Resources, Nevada Division of Forestry, for wildfire protection in the amount of \$29,876.00 for a two-year period.

Presented for the board's approval is an Interlocal Contract with the Nevada Division of Forestry whereby the division will work to maintain effective wildfire management in cooperation with local and federal counterparts. This is a contract renewal for a term of 2

years, with the existing agreement expiring June 30, 2025. The provisions in the Interlocal Contract are the same as in previous years and provides vital backup and assistance in the event of a fire in our community. The cost for the service is \$14,938.00 each fiscal year but shall not exceed \$29,876.00.

FISCAL IMPACT: \$14,938.00 each fiscal year but shall not exceed \$29,876.00

EXPLANATION OF IMPACT: This recurring expense is very similar to prior years and funds are already budgeted in the Fire Department's budget.

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

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

Commissioner Blakey said, when you said the first 24 hours, is that the first 24 hours every time we call them? Mr. Sanford said for each incident, yes. Chair Getto said I did have a phone call about this exact agreement. Did they modify this to be mandatory attendance for those meetings? Mr. Sanford said it is requested attendance, but our fire department does plan to attend these meetings. They have not attended before, so they are more informed about this. Chair Getto said it's requested, not mandatory. Mr. Sanford said yes, it's requested. Chair Getto said when I got the phone call, my concern was that they were trying to alter it to be mandatory, and I didn't like that because sometimes these meetings are in Las Vegas or elsewhere, and we have a volunteer fire department. If we can't make it, then we can't. I didn't want us to be excluded or in violation of a contract if we couldn't make it to one meeting.

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

Commissioner Eric Blakey made a motion to approve the Interlocal Contract with the Department of Conservation and Natural Resources, Nevada Division of Forestry, as presented. Commissioner Myles Getto seconded the motion, which carried by unanimous vote of the two Commissioners able to vote.

Letters Received:

A- Nevada Division of Environmental Protection (NDEP) Final 2024 Annual Inspection and Long-Term Monitoring Report, Installation Restoration Sites 1, 2, 3, 4, 5, 14, 16, 18, 20, 21, and 22, at Naval Air Station, Fallon, Nevada.

The Nevada Division of Environmental Protection (NDEP), reviewed the Final 2024 Annual Inspection and Long-Term Monitoring Report for Installation Restoration Program (IRP) Sites 1, 2, 3, 4, 5, 14, 16, 18, 20, 21, and 22. The report, dated May 27, 2025, was prepared by Bethel-Tech Pacific JV on behalf of the Naval Facilities Engineering Systems Command Southwest (NAVFAC-SW).

The 2024 annual inspections were conducted in December 2024 and included: Land Use Control (LUC) inspections for IRP Sites 1, 2, 3, 4, 5, 14, and 16. Landfill inspections at IRP Sites 18, 20, 21, and 22. Groundwater level gauging and sampling at IRP Site 18. A post-

significant rainfall inspection in February 2024.

Findings at the LUC Sites: All security fencing, gates, and signage were present and intact. No unauthorized construction or soil removal was observed within site boundaries, except for trenching near Site 5 (outside the UXO area), which was deemed consistent with the approved remedy.

Landfill Sites (LFOU): Covers and monitoring systems were intact and stable. Minor issues—such as sparse vegetation, small animal burrows, exposed soil, and debris—were consistent with previous inspections and did not indicate significant erosion or failure.

Groundwater at Site 18: Water levels ranged from 9.30 to 11.09 feet below the top of casing. Groundwater flow was south-southeast with a gradient of 0.008 ft/ft. No exceedances of Project Screening Levels (PSLs) for VOCs, dioxins, furans, methylene, or naphthalene. Detected metals and total dissolved solids (TDS) were consistent with natural background levels and historic data.

Rainfall Event: One significant rainfall event (>0.5 inches in 24 hours) occurred in 2024. The post-rainfall inspection found no signs of significant erosion.

Recommendations (NAVFAC-SW)

NAVFAC-SW will continue monitoring activities as outlined in the 2004 Decision Documents and approved LUC Remedial Designs. Key recommendations include: Continue annual LUC and landfill inspections to monitor for erosion, vegetation loss, and site access control. Continue maintenance to ensure landfill systems remain protective, including visual inspections of slash debris piles at Sites 20, 21, and 22. Evaluate and implement erosion control measures as needed. Continue annual and post-significant rainfall inspections of landfill covers. Continue groundwater gauging and biannual sampling at Site 18. Continue analysis for VOCs, dioxins/furans, PAHs, metals, and TDS.

After four total sampling events, re-evaluate the frequency and locations of groundwater sampling. If concentrations remain consistent and below action levels, sampling may be discontinued.

NDEP concurs with the recommendations presented in the final report. Conditions observed during the 2024 inspections remain consistent with previous years, and current remedies continue to be protective of human health and the environment.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; informational only.

B- Nevada Division of Environmental Protection provides its Notice of Public Comment and Public Hearing regarding air quality permitting programs.

Pursuant to public hearing requirements under 40 CFR Part 51, Section 102, the Nevada Division of Environmental Protection (NDEP) is accepting public comment on the proposed submission of three previously adopted regulations to the U.S. Environmental Protection Agency (USEPA) for incorporation into the Nevada State Implementation Plan (SIP).

The three regulations being submitted are: R085-16: Reform of Class 2, Class 3, and Class 4 air quality permitting programs. Approved by the State Environmental Commission (SEC) on October 12, 2016. Finalized with the Secretary of State on November 2, 2016. Effective and enforceable as of November 2, 2016. R015-17: Revisions to public notice rule provisions for the air quality program.

Approved by the SEC on September 13, 2017. Finalized on September 21, 2017, effective and enforceable as of that date.

R046-19: Amendments to the fee structure for the Bureaus of Air Pollution Control and Air Quality Planning. Approved by the SEC on October 2, 2019. Finalized on December 30, 2019, effective and enforceable as of that date. All three regulations have been approved by the SEC and are currently in effect in Nevada.

Supporting documents and full regulatory texts are available on NDEP's website at:
<https://ndep.nv.gov/posts>

Interested parties may also request copies by contacting:

Andrew Tucker

NDEP

901 South Stewart Street, Suite 4001

Carson City, Nevada 89701

Phone: (775) 687-9499

Email: atucker@ndep.nv.gov

Written comments or requests for a public hearing must be submitted to Andrew Tucker by 5:00 p.m. PST on July 24, 2025. Comments received will be retained and considered.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; informational only.

C- Bureau of Land Management's notification of the completion of a Preliminary Environmental Assessment for the October 2025 Competitive Geothermal Lease Sale.

The Bureau of Land Management (BLM), Carson City District, has completed a Preliminary Environmental Assessment (PEA) for the October 2025 Competitive Geothermal Lease Sale (DOI-BLM-NV-C000-2025-001 and DOI-BLM-NV-C000-2025-008-EA). The BLM is soliciting public comment on the PEA and input under Section 106 of the National Historic Preservation Act, particularly regarding the identification of historic properties in or near the project area.

The PEA is available for public review from June 25, 2025 through July 25, 2025. During this 30-day comment window, the public may provide input on both the environmental analysis and potential impacts to historic resources.

The proposal includes the potential leasing of nine parcels, totaling approximately 20,293 acres of public land in Washoe, Storey, Churchill, and Mineral Counties in Nevada. These parcels are within BLM's Carson City District.

Geothermal leases provide rights to access geothermal resources for an initial term of 10 years, with the possibility of two 5-year extensions. If a lease leads to energy production, it may be extended up to 35 years, with an additional renewal period of up to 55 years. Leases require the leasee to demonstrate progress toward development, or the lease may be terminated.

The issuance of geothermal leases does not authorize any immediate ground-disturbing activities. Exploration and development would require additional site-specific environmental review, permitting, and conformance with land use plans. Potential indirect impacts are addressed in the PEA, and any future development proposals would be subject to further analysis.

All geothermal development must comply with federal and state laws governing water quality, wildlife protection, sanitation, safety, and reclamation.

The PEA is available at the BLM Carson City District Office (5665 Morgan Mill Road, Carson City, NV 89701) Online: <https://eplanning.blm.gov/eplanning-ui/project/2039110/510>

Comments may be submitted via the BLM National NEPA Register webpage (preferred) or by mail to the address above, attention: Wyatt Faraday. Note: All submitted comments, including personal information, may be made publicly available. Requesting confidentiality does not guarantee your information will be withheld.

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 an Agreement for purchase of a Conservation/Restrictive Use Easement with Toby Joe Scoggin, on Assessor's Parcel Numbers 009-131-03 and 009-131-06, totaling 230.0 acres with 86.0 acres of water rights.

The subject property is under the ownership of Toby Joe Scoggin, which is an approved Sending Site. The Sending Site Application includes 230.0 acres of land, with 86.0 acres of water rights being included in this easement. Easement on this property and development rights transferred to designated receiving sites will preserve agricultural and facilitate Naval

Air Station Fallon's plan to minimize urban growth on lands surrounding the base. This purchase meets Churchill County Transfer of Development Rights (TDR) Program goals.

FISCAL IMPACT: Estimated Total Cost: \$250,000, plus closing costs, to be divided 75% Navy and 25% Churchill County. Churchill County's portion to be paid from the Water Resource Fund. Funds have been budgeted and are available for this purchase.

EXPLANATION OF IMPACT: Approving these expenditures will support the Transfer of Development Rights (TDR) Program for Churchill County, protect productive agricultural lands, and reduce the ability for urban growth to encroach upon NAS Fallon. The reduction of encroachment upon NAS Fallon will protect one of our community's most important economic assets, while also keeping water in our valley. The TDR Program offers community benefits and potentially facilitates the ability of developers to bear some of the fiscal responsibility of urban growth.

FUNDING SOURCE: U.S. Navy and Water Resources Fund (380-380-76631).

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 approve purchase of a Conservation Easement and 201 Transferable Development Rights from the approved Sending Site, Assessor's Parcel Number 009-131-03 and 009-131-06. Commissioner Myles Getto seconded the motion, which carried by unanimous vote of the two Commissioners able to vote.

New Business:

A- Consideration and possible action re: Approval of an Interlocal Contract #2025-13 with the Carson Water Subconservancy District for continuation of the Dixie Valley Water Level Measurement and Precipitation Gauge Monitoring Program, in the sum of \$26,000 in FY25-26, \$27,000 in FY26-27, and \$28,000 in FY27-28.

The Churchill County Commission approved the submission of a Funding Application to the Carson Water Subconservancy District (CWSD) for ongoing water level monitoring, high altitude precipitation gauge data collection, weather station servicing, and stream gauge monitoring in Dixie Valley. The Funding Application estimated the three-year project costs at \$111,000, with \$81,000 being sought from CWSD for FY 25-26 (\$26,000); FY 26-27 (\$27,000); FY 27-28 (\$28,000), and \$10,000 per year in funds provided by Churchill County.

In February 2025, the county's water resources consultant, Chris Mahannah, of Mahannah and Associates, attended the CWSD Finance Committee to present the county's Application. The Finance Committee recommended for approval the county's Application for \$81,000 over a three-year period. On March 19, 2025, the tentative budget was approved by the CWSD Board and Churchill County's Application was approved in June 2025. CWSD's Interlocal Contract #2025-13 has been provided for formal approval by the Board of County Commissioners.

FISCAL IMPACT: \$30,000 over the three years.

EXPLANATION OF IMPACT: The total project is estimated at \$111,000, with \$81,000 in funding provided by CWSD over a three year period, and up to \$30,000 (\$10,000 per year) provided by the county as matching funds.

FUNDING SOURCE: Water Resources Fund/Dixie Valley Resource Study: 380-380-55793 (Expenditures); Water Resources Fund / Revenue Account: 380-000-35775

ACTION REQUESTED: Accept

Alexis Robinson, Executive Secretary, 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 approve the Interlocal Contract #2025-13 with Carson Water Subconservancy District to assist with the continuation of the Dixie Valley Water Level Measurement and Precipitation Gauge Monitoring Program. Commissioner Myles Getto seconded the motion, which carried by unanimous vote of the two Commissioners able to vote.

B- Consideration and possible action re: Approval of the Churchill County Debt Management Policy for Fiscal Year 2025-2026.

The purpose of the Churchill County Debt Management Policy is to manage the issuance of Churchill County's debt obligations and to maintain the county's ability to incur debt, maintain good credit ratings and other long-term obligations at favorable interest rates for capital improvements, facilities, and equipment beneficial to the county and necessary for essential services.

It should be recognized that there are no predetermined debt level/credit rating formulas available from the rating agencies. Many factors are involved. To arrive at a credit rating judgment regarding an issuer's credit worthiness, the rating agencies analyzed the issuer in four interrelated areas: economic base, debt burden, administrative management, and fiscal management.

FISCAL IMPACT: The county's revenue bond debt went from \$21,415,625 to \$20,134,506 during the fiscal year ending June 30, 2025.

Enterprise Funds for CC Communications and the Water Utility Fund revenue bond debt went from \$13,908,835 to \$13,228,236 as of June 30, 2025.

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Sherry Wideman, Comptroller, made this presentation as outlined above. She provided a PowerPoint presentation as follows:

Churchill County's Debt Management Policy

Presented to the
Board of County Commissioners

July 16, 2025
Sherry Wideman, CPA
Comptroller

Current Outstanding Debt

General County Debt

Jail Construction Loan - USDA 2.75%	
Revenue Bond Series 2017A	\$ 7,317,998
Revenue Bond Series 2017B	\$ 5,241,508
Civic Center Construction Loan 2.35%	
Revenue Bond Event Center	\$ 7,575,000
	<u>\$20,134,506</u>

Enterprise Funds

USDA Well Loan Water Utility Fund 1.5%	
Revenue Bond Redundant Well	\$ 529,236

CC Communications

Revenue Bond 2.185%	\$ 4,585,000
Revenue Bond 3.390%	<u>\$ 8,114,000</u>
	<u>\$13,228,236</u>

Total Outstanding Debt **\$33,362,742**

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Debt Payments FY 2025 & 2026

County Annual payments:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$741,284	\$538,604	\$ 1,279,888
2026	\$761,156	\$519,662	\$ 1,280,818

Water Utility Fund Annual payments:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$10,599	\$8,025	\$ 18,624
2026	\$10,759	\$7,865	\$ 18,624

CC Communications Annual payments:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$670,000	\$393,562	\$ 1,063,562
2026	\$689,000	\$375,248	\$ 1,064,248

Total 2026 \$1,460,915 \$902,775 \$2,363,690

Debt Collateral Summary

General County Debt:

Jail and Civic Center Financing

Secured by:

Maturity date: December 29, 2049 and April 1, 2041 totaling \$20,134,506
Balance in Debt Service fund \$3.14 million as of 6/30/2024

.25% Sales Tax Infrastructure

15% Federal PILT

15% Geothermal Rents

CC Communications and Utility Fund Debt:

Total \$12,699,000

Supported by user fees

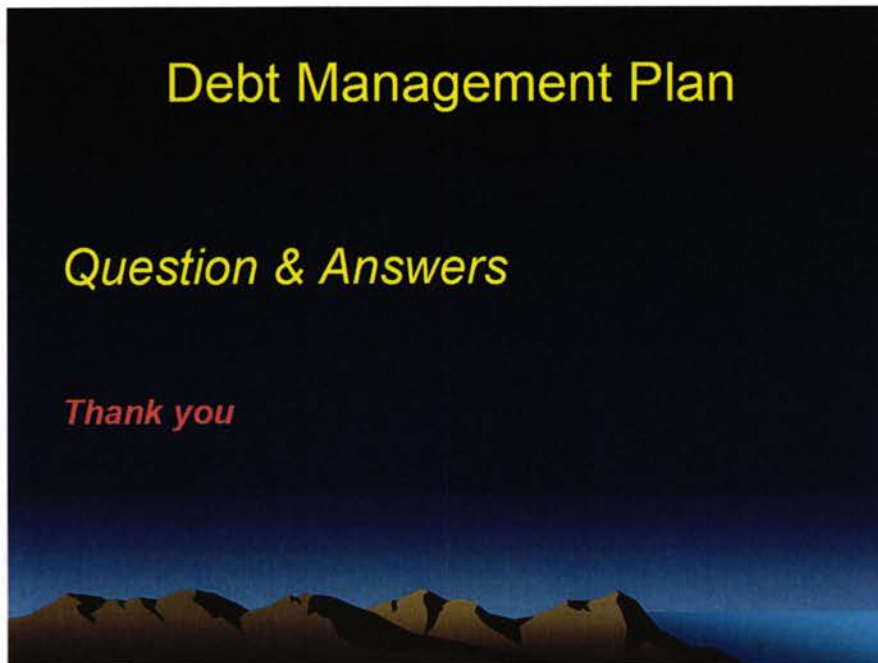
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Chair Getto asked if there was any public comment but there was none.

Commissioner Eric Blakey made a motion to approve Churchill County's Debt Management Policy for Fiscal Year 2025-2026 and to provide copies to the Department of Taxation and the local Debt Management Commission as required by statutes. Commissioner Myles Getto seconded the motion, which carried by unanimous vote of the two Commissioners able to vote.

Consent Items:

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

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

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

B- Consideration and possible action re: Recorder's Monthly Apportionment Report for June 2025 totaling \$17,635.00 in revenue.

Churchill County Recorder, Tasha Hessey, provides her Recorder's Monthly Apportionment Report for June 2025 totaling in \$17,635.00 in revenue.

FISCAL IMPACT: \$17,635.00 in revenue.

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

FUNDING SOURCE: General Fund

ACTION REQUESTED: Accept

C- Consideration and possible action re: Recorder's 4th Quarter Mining Claim Filing Fees Report for the period April - June 2025.

Recorder, Tasha Hessey, provides her 4th Quarter Mining Claim Filing Fee Report for the period April - June 2025 required by NRS 517.185. Details can be obtained from reviewing the report.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

D- Consideration and possible action re: Recorder's 4th Quarter Real Property Transfer Tax (RPTT) Report for period April - June 2025.

Recorder, Tasha Hessey, provides her 4th Fiscal Quarter Real Property Transfer Tax (RPTT) for April - June 2025. Further details can be obtained by reviewing the report

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

E- Consideration and possible action re: Acknowledgement of a recordation of a Conservation Easement Deed, Document #514841, for Frey Ranch, LLC for property located off of Schurz Highway, Assessor's Parcel Number 006-092-09; authorization for issuance of 123 Transfer of Development Rights (TDR) Certificates to Churchill County; and authorization to record the Notice of Final Action to issue said certificates.

The Board of County Commissioners approved the Application for a Sending Site for Assessor's Parcel Number 006-092-09 (previously 006-091-95) on October 6, 2015. The Navy and Churchill County have participated in a 75:25 basis to purchase a Restrictive Use Easement and Conservation Easement on the subject property. A Conservation Easement Deed, Document #514841, and a Restrictive Use Easement Deed, Document #514843, were recorded on the subject property on June 30, 2025. As part of the purchase agreement between Frey Ranch, LLC and Churchill County, which was approved by the board on May 21, 2025, a total of 123 Transfer of Development Rights (TDRs) will be retained by Churchill County.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

F- Consideration and possible action re: Acknowledgement of a recordation of a Conservation Easement Deed, Document #514829, for Denver Nygren for property

located at 6725 Stillwater Road, Assessor's Parcel Number 009-091-05; authorization for issuance of 98 Transfer of Development Rights (TDR) Certificates to Churchill County; and authorization to record the Notice of Final Action to issue said certificates.

The Board of County Commissioners approved the application for a sending site for Assessor's Parcel Number 009-091-05 on July 2, 2024. The Navy and Churchill County have participated in a 75:25 basis to purchase a Restrictive Use Easement and a Conservation Easement on the subject property. A Conservation Easement Deed, Document #514829, and a Restrictive Use Easement Deed, Document #514836, were recorded on the subject property on June 30, 2025. As part of the purchase agreement between Denver Nygren and Churchill County, which was approved by the board on May 21, 2025, a total of 98 Transfer of Development Rights (TDRs) will be retained by Churchill County.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

G- Consideration and possible action re: Public Works, Planning & Building Department's Revenue Report for June 2025 showing a total of \$35,223.35 in revenue for the month.

The Public Works, Planning & Building Department submits its Revenue Report for the month of June 2025 showing a total of \$35,223.35 in revenue. This report is provided for the Commissioners' review and acceptance.

FISCAL IMPACT: \$35,223.35 in revenue for the month.

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

FUNDING SOURCE: General Fund

ACTION REQUESTED: Accept

H- Consideration and possible action re: Review of the Secured Log Changes pursuant to NRS 361.310(4) for Fiscal Year 2025-2026

Pursuant to NRS 361.310(4), each year the Churchill County Assessor shall keep a log of all changes in value made to the secured roll after it has been re-opened. On or before October 31st each year, the County Assessor shall transmit a copy of the log to the Board of County Commissioners and the Nevada Tax Commission.

FISCAL IMPACT: None

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 Eric Blakey made a motion to approve the Consent Agenda as submitted. Commissioner Myles Getto seconded the motion, which carried by unanimous vote of the two Commissioners able to 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 an RTC meeting.

Commissioner Hyde had nothing to report.

Commissioner Blakey reported on the following topics:

- Attended a Fire Board meeting and Fire Marshal Dolan is getting settled in.
- Attended the Stillwater Conservation meeting. There was an update from the federal government on the equipment loans out there and things are not looking good.

County Manager Spross had nothing to report.

Comptroller Wideman had nothing to report.

Chief Deputy DA Sanford had nothing to report.

Clerk/Treasurer Rothery reported on the following topics:

- The office has been busy with property taxes.

Sheriff Hickox reported on the following topics:

- There was a failure in the Detention Center with some of the locks. The company who was hired to address this issue reported the system is aging and the system would need to be replaced. The office is presently waiting on a quote and then will be able to provide a Budget Report at a later time.
- A quote will also be done by the same maintenance company because there are some issues with the jail camera recording system due to a catastrophic system failure.
- The Sheriffs and Chiefs meeting was today and will also be tomorrow.

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 2:06 PM.

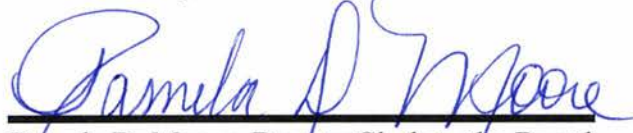
Approved: 
Myles Getto, Chairman

Approved: 
Eric Blakey, Vice-Chairman

Approved: 
Matt Hyde, Commissioner

ATTEST:

Linda Rothery, Clerk/Treasurer


Pamela D. Moore, Deputy Clerk to the Board