

MINUTES OF THE BOARD OF CHURCHILL COUNTY COMMISSIONERS

155 N. Taylor St., Fallon, NV 89406

May 21, 2025

Call to Order:

The regular meeting of the Board of County Commissioners was called to order at 1:15 PM on May 21, 2025.

PRESENT:

Commissioner Myles Getto, Chair
Commissioner Eric Blakey, Vice-Chair
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. Mark Mazza, Bureau of Land Management, said I wanted to introduce our new Field Manager, Zach Reichold. Mr. Reichold said he is actually the permanent Field Manager for the Stillwater Field Office. He said we will get to know each other as you see my face more often. I look forward to attending these meetings in person. For this one, I will let Mark do the briefing and not make you have to hear from a guy who has been on the job for only three days.

Mr. Mazza said I know we are limited in time during public comment but a few of the most pertinent updates with BLM include the fact that our contractors are preparing to do some baseline surveys related to the Sand Canyon Road realignment, so we are hoping there will be some action on that soon. The Wild Horse and Burro EA and the Lahontan Herd Management Area EA appeal period closed. We are working on the Final EA, which is expected to come out in June. Our geothermal lease sale includes three parcels in Churchill County. One will involve a Management Plan. We will be publishing the Final EA and Draft FONSI on the BLM National NEPA Register in August 2025. Those are our updates and you know how to reach us if you have any follow up items for this and we will be sure to share a more thorough update next month.

Verification of the Posting of the Agenda:

It was verified by Pamela D. Moore, Deputy Clerk to the Board, that the Revised Agenda for this meeting was posted on the 15th day of May, 2025, between the hours of 2:00 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Chair Getto reported that the Minutes had not been completed and, therefore, they have been withdrawn and the Revised Agenda needs to be revised accordingly.

Commissioner Matt Hyde made a motion to approve the Revised 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 16, 2025.

The Minutes of the meeting held on April 16, 2025, are presented for the board's consideration and approval.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

The approval of these Minutes was withdrawn prior to the meeting.

Appointments:

A- Presentation of the 2025 Jim Regan Memorial Scholarships to the following individuals with the amount of the scholarship: Taylynn Maynez \$2,500; Emilia Jones \$2,500; Zoey McCorkle \$1,500; Jesus Sanchez \$1,500; Matthias Loop \$1,000; Casi Plaizier \$1,000; and Kelti Koehler \$750.

Jim Regan was a former Churchill County Commissioner who served from 1989 to 2000, when he passed unexpectedly while in office. Thereafter, the Jim Regan Memorial Scholarship Fund was created. The Jim Regan Memorial Golf Tournament is held each year to fund the scholarship. Each year, scholarships are determined and posted for general Churchill County employees or their dependents.

This year, a total of seven (7) qualified Applications were received. The scholarship committee reviewed and ranked the Applications and determined how the scholarships should be awarded based upon the scholarship eligibility criteria. The board is asked to make a presentation of the 2025 Jim Regan Memorial Scholarships to the following individuals with the amount of the scholarship: Taylynn Maynez \$2,500; Emilia Jones \$2,500; Zoey McCorkle \$1,500; Jesus Sanchez \$1,500; Matthias Loop \$1,000; Casi Plaizier \$1,000; and Kelti Koehler \$750.

FISCAL IMPACT: \$10,750.00.

EXPLANATION OF IMPACT: Adequate funds are available in the Jim Regan Memorial Scholarship Fund to award these scholarships. Furthermore, the Jim Regan Memorial Golf Tournament will be held on September 20, 2025 to contribute additional money to the fund.

FUNDING SOURCE: Jim Regan Memorial Scholarship Fund.

ACTION REQUESTED: Other

Jim Barbee proudly announced that Churchill County once again had the honor of presenting the 2025 Jim Regan Memorial Scholarships. He expressed sincere gratitude to Pam Moore for her dedication and hard work in organizing and managing the scholarship program, calling it “her baby” and emphasizing how much her efforts are appreciated. Mr. Barbee then proceeded to call out the names of each scholarship recipient and the amount they were awarded, recognizing and celebrating their achievements.

This item was done for presentation of the certificate of award only and no action was taken.

B- Consideration and possible action re: Approval of the updated Churchill County Indigent Defense Plan.

NRS 260.010(7)(b) & NRS 260.070(2) requires that the Board of County Commissioners provide an annual report to the Department of Indigent Defense Services. The report must include any information requested by the department concerning the provision of indigent defense services in the county and must include the plan for the provision of indigent defense services for the next fiscal year. The plan, as proposed here, was developed in cooperation with the Department of Indigent Defense Services and the Churchill County Public Defender. It reflects the requirements as outlined in the Indigent Defense Regulations recently enacted by the Nevada Board of Indigent Defense Services. The plan, as proposed, will meet the annual reporting obligations of Churchill County. The plan may be changed from time to time as desired and approved by the Board of County Commissioners. The Churchill County Plan is due for submission to the Indigent Defense Commission upon approval (but no later than July 1st).

FISCAL IMPACT: Unknown.

EXPLANATION OF IMPACT: If an individual is hired or contracted to fill the responsibilities of the Appointed Counsel Program Coordinator (as detailed in the plan), it would require payment of contract or salary expenses.

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

Jacob Sommer, Public Defender, noted that the updated plan should be included in the meeting packet. He clarified that there are no substantial changes, just updates reflecting the differences between this year and last year. These include the recent hiring of a Deputy Public Defender and a few adjustments related to their current physical location. He explained that everything else remains the same. This update fulfills an annual requirement from the Department of Indigent Defense, and he emphasized that it's the routine yearly plan he submits.

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

Commissioner Eric Blakey made a motion to approve the updated Churchill County Indigent Defense Plan for 2025-2026. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

C- Consideration and possible action: Acceptance of a renewal proposal from Nevada Public Agency Insurance Pool (POOL) and approval for payment from Fiscal Year 2025-2026 funds.

The Nevada Public Agency Insurance Pool (POOL) provides the county with property and liability insurance. The renewal proposal includes a summary of the coverage provided to the county. The renewal represents a 2.53% increase over last year. As we upgrade facilities, property values are bound to increase, and this is one of the "hidden" costs of the increase. The most notable increases in exposure for the County are reflected in a payroll increase of 8.82% (\$1,683,956), total insured values of 4.6% (\$9,824,772), and a 25.99% increase in auto count (177 in 2024 to 223 in 2025).

There are a variety of benefits provided to POOL members that extend beyond insurance coverage. These benefits include online and in-person training, on-site risk management programs, law enforcement and fire protection training, and cybersecurity assessments. Additionally, the county has access to the POOL's Human Resources support, which provides needed training for supervisors and employees, sample policies that have been reviewed by legal counsel, and HR consultation services to ensure HR situations are approached in a way that reduces liability exposures. The county is also benefiting from the KnowBe4 information technology security program, which gives targeted training to employees about IT exposures and the steps employees can take to reduce the county's liability.

In 2024, the county has been reimbursed by the POOL for specific training and education completed by employees in an effort to reduce risk. The county is eligible for up to \$10,000 annually for reimbursement for eligible employees and training.

FISCAL IMPACT: \$592,416.90

EXPLANATION OF IMPACT: The total cost of the renewal policy is \$781,965.29 with the county contribution being \$592,416.90 and CC Communication contribution being \$189,548.39. This is an \$8,494.53 increase over last year (\$6,435.45 for Churchill County and \$2,059.08 for CC Communications). Funding has been budgeted in the FY25-26 budget to cover the cost of the renewal. The renewal cost is less than what was budgeted for FY 25-26.

FUNDING SOURCE: General Fund

ACTION REQUESTED: Accept

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

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

Commissioner Matt Hyde made a motion to accept the renewal proposal from Nevada Public Agency Insurance Pool (POOL) and to approve payment from Fiscal Year 2025-2026 funds. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

D- Consideration and possible action re: Approval of fee proposal for appraisals for hypothetical water rights from Johnson Perkins Griffin, LLC.

Churchill County has large quantities of ground and surface water rights acquired as part of dedications, land acquisitions, and historical ownership. The county utilizes its water resources to provide water service in portions of the county and to ensure the aquifer in the basin remains recharged. When development occurs, the developers are required to dedicate a quantity of water rights to the county, ensuring sufficient resources exist to provide service to the development. Due to the infrequent nature of land sales with substantial quantities of water rights, this can be a barrier to the construction of needed housing in the community. In addition, when land sales with substantial quantities of water occur, the county is rarely in a position to purchase such property, even when acquiring such a parcel may be in the county's best interest.

To ensure the county is flexible in these situations, the county has adopted regulations that allow for the payment of cash in lieu of dedications of water rights when a development occurs. To ensure the county receives a fair and accurate price when these dedications occur, it is critical to know the value of hypothetical water right sales not connected to any particular parcel. The county has received a proposal from Johnson Perkins Griffin to provide an appraisal for our water on a rolling six month basis. The initial evaluation will be \$7,500 with \$3,000 each six months thereafter to provide a current valuation.

FISCAL IMPACT: \$7,500 for initial evaluation. \$3,000 semi-annually thereafter.

EXPLANATION OF IMPACT:

FUNDING SOURCE: Water Resources Fund 380

ACTION REQUESTED: Accept

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

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

Commissioner Eric Blakey made a move to approve an appraisal agreement with Johnson Perkins Griffin as presented. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

E- Consideration and possible action re: Approval of a letter to the Bureau of Land Management in response to its solicitation of public comment on the Blue Wing Complex Gather and Herd Management Area Plan Preliminary Environmental Assessment.

Due to WH&B numbers in excess of Appropriate Management Level (AML), lack of water and forage availability for the increasing herd sizes: management actions are necessary in order to prevent further deterioration of range conditions and reduce population growth rates in order to achieve and maintain AML, while providing a thriving natural ecological balance and multiple-use relationship on public lands. Action alternatives are as follows:

- Alternative A (Proposed Action) - Gather and remove excess animals to low AML, apply fertility control methods to gathered and released mares, manage no more than 1/4 of the population at low AML as permanently non-reproducing (sterilized mares and geldings) and make sex ratio adjustments for horses so that males make up 60% of the

herd. Develop water sources for the wild horses and burros and distribute them within the Complex.

- Alternative B - Implement HMAP with management strategy. Gather and remove excess wild horses and burros to low AML, apply fertility control methods to gathered and released mares and sex ratio adjustments for horses. Develop a water source when funding and time are available.
- Alternative C - Implement HMAP with management strategy to gather and remove excess wild horses and burros to low AML; do not use any population growth suppression measures. Develop water source when funding and time become available.
- No Action Alternative - An HMAP would not be implemented for the Blue Wing Complex. Gather and removal of excess wild horses and burros would not occur, no population growth suppression and a water source would not be developed.

The PEA for the Blue Wing Complex Gather and HMAP is available and can be viewed online at <https://eplanning.blm.gov/eplanning-ui/project/2032468/510>. Substantive comments will only be accepted by close of business (16:30), June 4, 2025. Questions and written comments may be directed to: Attn. Blue Wing HMAP PEA, C/O Humboldt River Field Office, 5100 E. Winnemucca Blvd. Winnemucca, NV 89445. Or email to BLM_NV_WDO_WHB@blm.gov. Emailed comments should include "Blue Wing Complex HMAP PEA" in the subject line.

After the public comment period has concluded (June 4, 2025) for the Blue Wing Complex Gather and HMAP PEA, comments will be analyzed and considered in preparation of the final EA.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

Jim Barbee, County Manager, spoke on behalf of Jeremy Drew, who was unable to attend the meeting due to a scheduling conflict. Mr. Barbee addressed the response to recent communications from the Bureau of Land Management (BLM) regarding the Blue Wing Complex Gather, which had been mentioned earlier in the presentation. He referred to the draft letter and explained that they were seeking the board's approval of the draft so final signatures could be completed and the letter submitted to BLM as an official comment on the proposed gather.

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

Commissioner Matt Hyde made a motion to approve the comment letter to the BLM as proposed. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

Public Hearing - Budget and Tax Rate Hearing for Fiscal Year 2025-2026:

1:20 PM A- Consideration and possible action re: Approval of Churchill County's Final Budget and Tax Rate for Fiscal Year 2025-2026.

Comptroller Wideman will present the proposed Churchill County Tax Rate of \$1.2829 and the Final Budget for Fiscal Year 2025-2026. During the meeting, the Commissioners shall seek public input on the Final Budget and Tax Rate. The overall Churchill County rate is \$2.8629 and the City of Fallon rate is \$3.6600. The taxes on an Assessor's appraised home valued at \$100,000 in Churchill County would be \$1,002.02 and \$1,281.00 in the City of Fallon.

FISCAL IMPACT: As budgeted.

EXPLANATION OF IMPACT: As budgeted.

FUNDING SOURCE: Churchill County, Nevada Budget.

ACTION REQUESTED: Accept

Sherry Wideman, Comptroller, made this presentation as outlined above, with the following PowerPoint presentation:



CHURCHILL COUNTY

There's no place like home!

Public Hearing on 2026 Tax Rate



Presented to
Board of County Commissioners on
May 21, 2025



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NRS 354.598 Final Budget

- Statute Requires Public Hearing on Tax Rate before June 1st
- Indicate changes from Tentative Budget
- Shall adopt a final budget by the favorable votes of a majority of all members of the governing body
- Submit signed copy to Department of Tax



Revenue Changes from
Tentative Budget
To Final Budget

None

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Expenditure Changes from 2026 Tentative Budget

Expenditures by function were changed as follows:

General Fund increased due to the Sheriff's Office Deputy and Sergeant bargaining agreements:

Salaries and Wages:	+ \$201,235
Employee Benefits:	+ <u>\$125,239</u>
	+ \$326,474

General Fund contingency as a placemark for legislative possible unfunded mandates:	+ <u>\$180,000</u>
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<u>Total General Fund</u>	+ <u>\$506,474</u>
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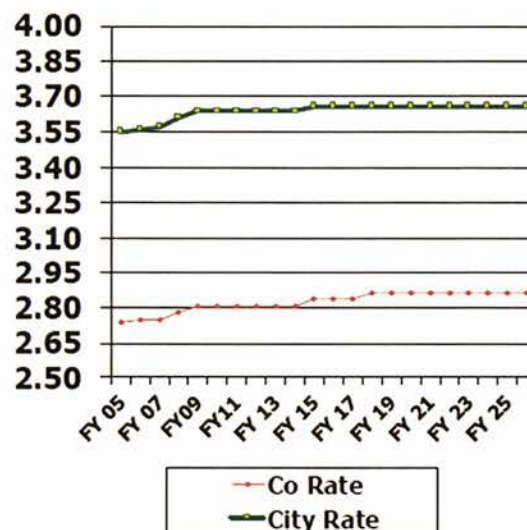
Historical Tax Rate Data

■ Summary of Tax Rates

<i>Year</i>	<i>County</i>	<i>City</i>
FY 05	\$2.735	\$3.55
FY 06	\$2.745	\$3.56
FY 07	\$2.745	\$3.57
FY 08	\$2.775	\$3.61
FY 09	\$2.803	\$3.64
FY 10	\$2.803	\$3.64
FY 11	\$2.803	\$3.64
FY 12	\$2.803	\$3.64
FY 13	\$2.803	\$3.64
FY 14	\$2.803	\$3.64

■ FY 15- FY 25
\$2.833 \$3.66

■ **FY 26 \$2.833 \$3.66**



Final Tax Rate Allocation –No Changes

CHURCHILL COUNTY		<i>Exhibit A</i>	
AD VALOREM TAX		Final Budget Tax Rate	
Fiscal Year 2025-26		APPORTIONMENT PERCENTAGE	
FUND	TAX RATE	COUNTY RESIDENT	CITY RESIDENT
GENERAL	0.84600	29.55%	23.11%
SOCIAL SERVICES	0.06500	2.27%	1.78%
SENIOR CENTER	0.06000	2.10%	1.64%
AG EXTENSION	0.02000	0.70%	0.55%
PUBLIC LIBRARY	0.06500	2.27%	1.78%
Subtotal County Rate	1.05600	36.89%	28.85%
CAPITAL IMPROVEMENT FND	0.05000	1.75%	1.37%
LOCAL GOVT TAX ACT 1991	0.02190	0.76%	0.60%
YOUTH SERVICES	0.05000	1.75%	1.37%
HOSP CARE IND. MVA	0.01500	0.52%	0.41%
IND MEDICAL CARE	0.06000	2.10%	1.64%
FIRE EQUIPMENT APPRATUS LEVY *	0.03000	1.05%	0.82%
Subtotal Override Rates	0.22690	7.93%	6.20%
Mosquito and Weed Abatement	0.08000	2.79%	2.19%
School District			
OPERATING RATE	0.75000	26.20%	20.49%
DEBT SERVICE	0.55000	19.21%	15.03%
Subtotal School District	1.30000	45.41%	35.52%
State of Nevada	0.17000	5.94%	4.64%
Carson Water Subconservancy	0.03000	1.05%	0.82%
Total County Rate	2.86290	100.00%	78.22%
City of Fallon			
Operating Rate	0.79710		21.78%
Total Rate for City Residents	3.66000		100.00%

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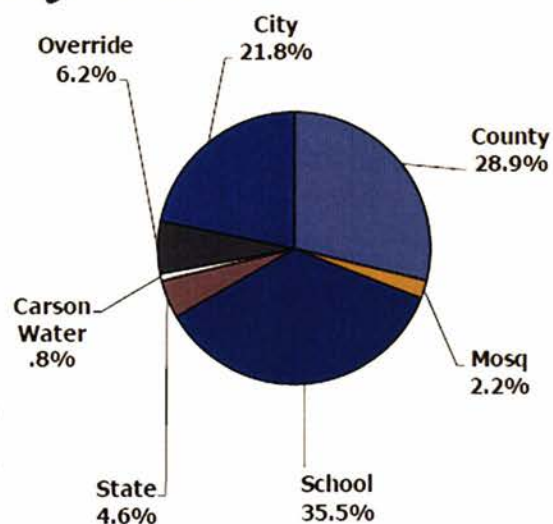
Tax Rate Data

- FY 2025-26 County Tax Rate 2.863 and City of Fallon 3.66
- Property Taxes on a home assessed at \$100,000: County \$1,002.05 and City \$1,281 (subject to cap restrictions)

FY 26 Property Tax Combined \$3.66 City Rate

■ Overall Rate Allocation

County	28.9%
City of Fallon	21.8%
Override	6.2%
State of NV	4.6%
School District	35.5%
Carson Water	0.8%
Mosquito & Weed Abatement	2.2%



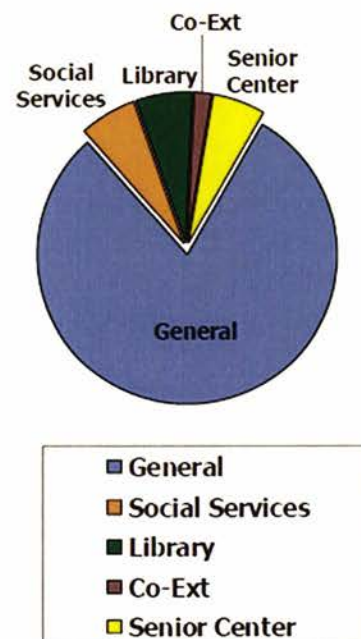
Changes in Tax Rate FY 2026



- Override rates: unchanged
- Mosquito & Weed Abatement: unchanged
- School Debt Rate: unchanged
- State Rate: unchanged

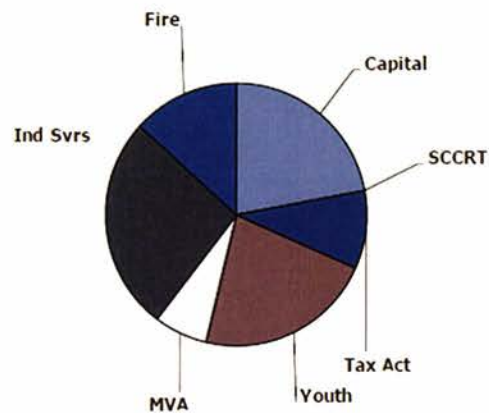
County Tax Rate Allocation \$1.056 Rate

- **General Fund**
84.6 Cents
- Social Services
6.50 Cents
- Senior Center
6.00 Cents
- Library 6.5 Cents
- Cooperative Extension
2 Cents



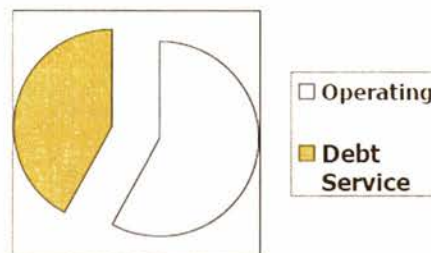
Allocation of Overrides 22.69 Cents

- Capital Improvements 5 cents
- SCCRT Loss Override 0 cents
- Local Gov't Tax Act 2.19 cents
- Youth Services 5.0 cents
- Indigent MVA 1.5 cents
- Indigent Services 6.0 cents
- Fire Equipment 3.0 cents



Allocation of School District \$1.30 Tax Rate

- School District Rate
75 cents Operating
Set by Statute
55 cents Debt Service
Approved by voters
- Debt Rate is 55 cents
as approved by
rollover bond issue



FYE 6-30-2024 Top 10 Property Taxpayers

Taxpayer	Type of Business	Rank	Fiscal Year 2024		
			Taxable Estimated Appraised Value (1)	Approximate Taxable Assessed Value	% of Taxable Assessed Valuation
ENEL Stillwater Geothermal Plant	Geothermal	1	\$ 162,342,951	\$ 56,820,033	6.01%
Ormat Technologies Inc (Nevada)	Geothermal	2	115,585,431	40,454,901	4.28%
ORNI 43 LLC (Ormat Tungsten)	Geothermal	3	96,705,769	33,847,019	3.58%
CYRQ Energy Inc	Geothermal	4	38,879,729	13,607,905	1.44%
Quail Hollow LLC	Manufacturing	5	33,770,109	11,819,538	1.25%
Safety-Kleen Systems LLC (Bango Oil)	Oil Refining	6	19,442,003	6,804,701	0.72%
Wal Mart Stores	Retail	7	17,966,826	6,288,389	0.66%
HII Mission Technology (Alion/URS/Northrop)	Base Contractor	8	16,981,986	5,943,695	0.63%
Highland of Fallon LLC	Medical Care	9	16,198,523	5,669,483	0.60%
US Bank National Association	Equipment Leasing	10	15,083,751	5,279,313	0.56%

(1) Estimated appraised value assumes that assessed value is 35% of appraised value.

Final Budget FY 2026

- Submission Deadline: June 1, 2025
Amended Final Budget 30 days after close of session(s)
- Nevada Tax Commission Meeting: Last Thursday in June
- Tax Rate Effective: July 1st
- Questions & Answers
- Thank you for your financial oversight and responsibility



Recommended Action



A motion to approve the Tax Rate for the fiscal year beginning July 1, 2025 and ending on June 30, 2026 as submitted/revised. *Furthermore*, approve the final budget and direct the Comptroller to file the budget with the Department of Taxation as required by statutes.

Or (Recess and schedule another meeting)

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

Commissioner Eric Blakey made a move to approve an appraisal agreement with Johnson Perkins Griffin as presented. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

Letters Received:

A- Bureau of Land Management, National Environmental Policy Act (NEPA) 30-day external scoping period for proposed County Line Mine Project.

Bureau of Land Management (BLM) Stillwater Field Office in Carson City, Nevada, is holding a 30-day public scoping period from April 24 to May 26, 2025, for the proposed County Line Mine Project. The agency is seeking public input to help prepare a National Environmental Policy Act (NEPA) document, as well as comments under Section 106 of the National Historic Preservation Act, including information about historic properties in or near the project area. The project involves expanding two existing open pits, waste rock storage facilities, ore stockpiles, roads, crushing facilities, stormwater controls, and exploration drilling.

Public comments are preferred through the ePlanning website:
<https://eplanning.blm.gov/eplanning-ui/project/2037896/510>. Comments can also be submitted by mail to:

BLM Stillwater Field Office
5665 Morgan Mill Road
Carson City, NV 89701

or by fax to: (775) 885-6147

Written comments must be postmarked or hand-delivered by 4:30 PM on or before May 26, 2025. There will be another opportunity to comment after the NEPA document is prepared.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

B- Kinder Morgan's request to share its Safety Brochure related to digging near pipelines.

Kinder Morgan operates pipelines in our area that transport natural gas, CO₂, and hazardous liquids such as gasoline, diesel, propane, and natural gas liquids. Churchill County received this notice because our agency may conduct excavation activities—such as ditch digging, road grading, drainage work, or retention pond construction—that could potentially damage these pipelines and pose serious safety risks to our employees, the public, and the pipeline itself.

To prevent accidents, it is essential to follow safe excavation practices, including:

Calling 811 or your local One-Call Center at least 2–3 working days before beginning any digging activity.

Reviewing and following the safety guidelines provided in the enclosed brochure, which is intended for excavators, contractors, landscapers, and farmers.

Failure to notify the One-Call Center and coordinate with pipeline operators can result in dangerous and avoidable incidents. Kinder Morgan is committed to protecting its rights-of-way from encroachment and relies on the cooperation of excavators like you to maintain pipeline safety.

If someone has specific questions regarding our pipeline operations, please contact Kinder Morgan at <http://painforequest.kindermorgan.com> or call the non-emergency phone number at (800) 276-9927.

The Safety Brochure was hung on the bulletin board at the south end of the Administrative Building.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

C- Carson Water Subconservancy District's Tentative Budget for Fiscal Year Ending June 30, 2026.

The Carson Water Subconservancy District provides a copy of its Tentative Budget for Fiscal Year Ending June 30, 2026 for public information.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

D- Carson-Truckee Water Conservancy District's Final Budget for Fiscal Year 2026.

The Carson-Truckee Water Conservancy District provides its Final Budget for Fiscal Year 2026 for the information of the board and public.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

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

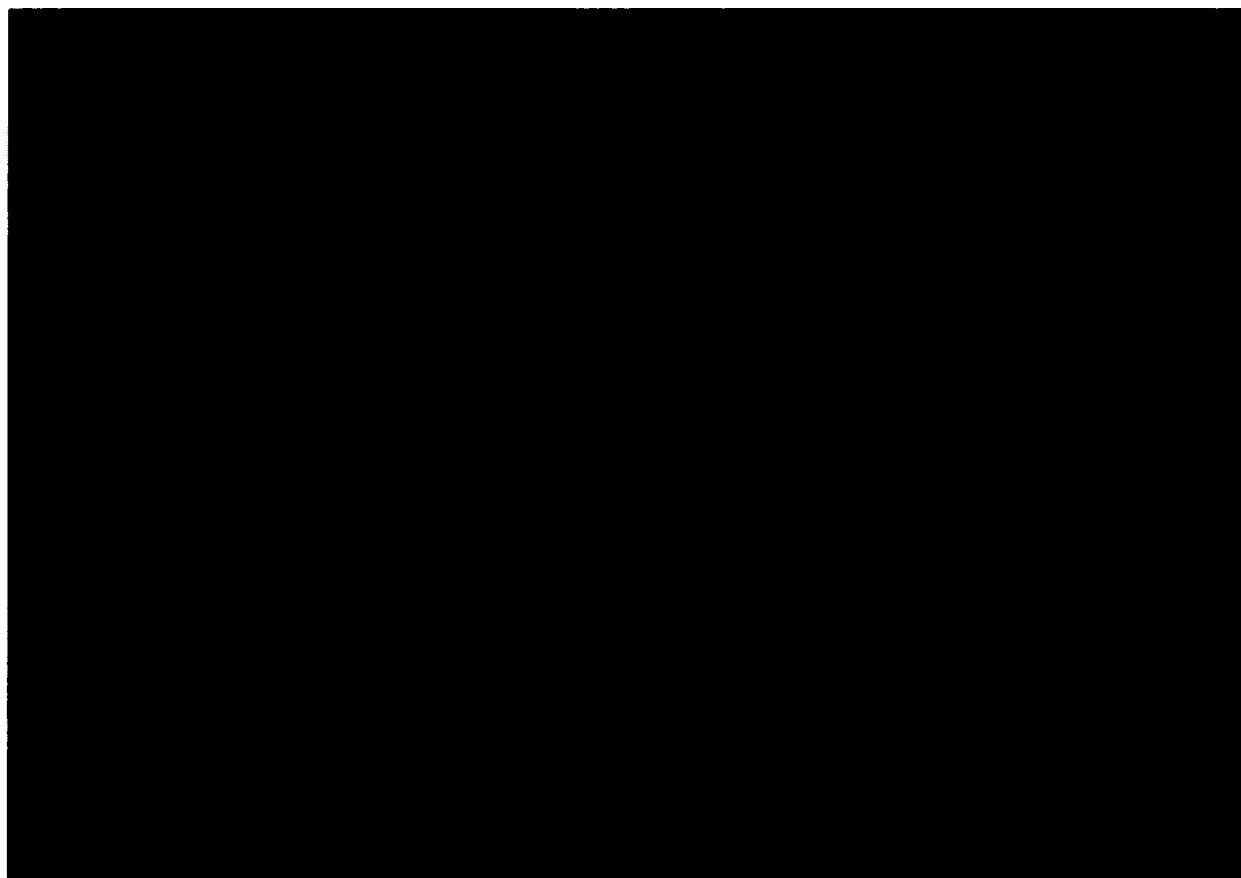
ACTION REQUESTED: Accept

Joseph Sanford, Chief Deputy District Attorney - Civil, reported that the Legislative Session nears its conclusion. He emphasized that this phase is typically when the most critical work gets done — when bills either move forward or are left behind. He shared that he had prepared a list of legislative items he believes warrant the county's attention, either for support or opposition. Mr. Sanford stated he would review each of these bills, offering brief updates, including any amendments or recent changes made since the original list was compiled.

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Joe Sanford continued his legislative briefing by walking the board through several key bills:

AB10 allows counties to intervene when a private water or sewer system within a homeowner's association (HOA) fails, by creating an improvement district. This would empower the county to impose assessments to fix or maintain the system. Mr. Sanford noted that, while ideally unnecessary, this authority would be valuable in a crisis.

AB14 pertains to the qualifications for elected officials, specifically requiring that they be registered voters within the state. Mr. Sanford mentioned this bill without elaborating, implying it's relatively straightforward.

AB66 would add a second district court judge in Churchill County. Mr. Sanford emphasized the fiscal implications, noting Churchill is among the most significantly impacted counties. Originally, the bill proposed additional judges in multiple counties, but, after amendments, only Carson City and Churchill County remain. There was discussion among board members about whether this second judge would be optional, but Mr. Sanford clarified that, if passed, it would be mandatory. The position would appear on the 2026 general election ballot, with the judge taking office in January 2027. The state would fund the judge's salary, while the county would be responsible for support staff. Mr. Sanford asked the board to consider making a formal motion on their position regarding this bill.

AB70 would require the Governor’s Office to consider input from County Commissioners when granting tax abatements. Mr. Sanford acknowledged that, while this doesn’t give counties binding authority, it does represent an improvement over the current system, where counties have no voice. This bill, like others of its kind, emphasizes voluntary community benefit plans after abatements are granted.

AB104 is a significant water rights bill. Its primary aim is to establish a mechanism for retiring water rights through formal plans. Although the bill does not yet include funding, it would empower the State Engineer to seek grant money to support the program. Mr. Sanford noted that this bill and others like it have successfully made it out of committee and appear likely to pass.

Mr. Sanford's updates reflected a theme of incremental but meaningful steps toward greater county involvement in state-level decisions — particularly in infrastructure, judicial, and environmental matters.

AB108	Makes an appropriation to the Outdoor Education and Recreation Grant Program Account. (BDR 5-875) -appropriates to the Outdoor Education and Recreation Grant Program Account for carrying out the Outdoor Education and Recreation Grant Program
AB127	Makes an appropriation to the Office for New Americans in the Office of the Governor to provide grants to counties and cities to implement language access plans. (BDR 5-396) -appropriates to the Office for New Americans in the Office of the Governor to provide grants to counties and cities to implement language access plans
AB128	Creates the Office of Public Records Ombudsman in the Executive Department of State Government. (BDR 19-400) -creates the Office of Public Records Ombudsman in the Executive Department of State Government; sets forth the powers and duties of the Ombudsman; authorizes a person to file a complaint with the Ombudsman; revises provisions governing judicial relief for actions relating to public records
AB131	Revises provisions relating to housing. (BDR 22-694) -requires the governing body of certain counties and cities to adopt an ordinance to authorize the owner of certain historic residential properties to add an accessory dwelling unit to the property; sets forth certain requirements for the ordinance
AB133	Revises provisions governing public financial administration. (BDR 20-537) -requires certain money from the sale of property for delinquent taxes to be accounted for separately in a county general fund and used to pay for the acquisition and improvement of technology used in the office of the county treasurer; revises the contents of a notice of delinquent taxes; revises provisions relating to certain property held in trust by a county treasurer
AB174	Revises provisions relating to telecommunication providers. (BDR 58-129) -expands the circumstances under which certain telecommunication providers may apply for relief from their status and obligations as a provider of last resort

Mr. Mr. Sanford continued detailing key bills under consideration, particularly those with potential impact to Churchill County:

AB108 involves funding for the Outdoor Education and Recreation Grant Program. Mr. Sanford noted these funds would likely be distributed to counties via grants or subgrants.

However, he explained that this bill—along with many others that carry a fiscal note—is unlikely to survive due to ongoing state budget constraints. The bill is currently exempt from legislative deadlines but remains in limbo.

AB127 proposes grants to counties for implementing language access plans, including translation services for public forms and documents. Like AB108, it is exempt, and no action has yet been taken as the Legislature continues to sort out the broader budget picture.

AB128 originally called for the creation of a State Office of Public Records Ombudsman, which would have introduced additional state oversight in public records processes. Fortunately for counties, Mr. Sanford explained that this bill was heavily amended and now simply establishes a task force to make recommendations. With no immediate impact on the county, Mr. Sanford left it to the board’s discretion whether to take a position.

AB131 focused on property tax abatements for accessory dwelling units (ADUs). The original bill offered broad exemptions, but it has since been significantly narrowed. Now, only ADUs housing tenants who receive federal assistance for a full year would qualify. Mr. Sanford indicated the amended version lessens the potential fiscal impact to counties.

AB133 would allow County Treasurers to collect technology fees from excess proceeds following property sales. Mr. Sanford noted this bill is supported by the county. An amendment added a clause requiring Clerk-Treasurer offices to remain open until 5:00 PM, though Mr. Sanford stated this wouldn’t affect Churchill County. He deferred to Ms. Rothery to address any potential issues with that requirement, but she did not offer further comments.

AB174 aims to revise the provider-of-last-resort obligations for telecommunications companies, specifically referencing CC Communications in Churchill County. Currently, CC Communications must provide phone service anywhere in the county upon request. The bill would allow the company to offer alternative service—like satellite—if it's available, rather than constructing costly infrastructure. Mr. Sanford noted this would provide flexibility and cost savings in rural service delivery.

As he continued, Mr. Sanford emphasized that many of these bills—especially those requiring state funds—are currently in budget limbo. However, he highlighted the importance of staying informed and ready to respond as amendments evolve and final decisions are made.

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AB211	Revises provisions relating to substandard properties. (BDR 20-321) -authorizes a county or city to require a property owner to repair or rehabilitate or abate certain conditions on a residential property under certain circumstances; establishes procedures relating to a property owner's failure to repair or rehabilitate or abate certain conditions on the residential property; authorizes certain local governments and persons to bring an action to require the repair or rehabilitation or abatement or appoint a receiver for substandard property in certain circumstances; establishes the powers and duties of a receiver appointed for substandard property; making various other changes relating to substandard properties
AB226	Revises provisions relating to economic development. (BDR 32-699) -requires applicants for certain transferable tax credits and certain tax abatements to agree to community benefits plan prescribing the requirements for a community benefits plan; authorizes the Office of Economic Development to investigate the recipient of certain transferable tax credits and certain tax abatements for compliance with a community benefits plan; requires the recipient of certain transferable tax credits and certain tax abatements to repay the amount of the credits and abatements if the recipient is not in substantial compliance with the community benefits plan
AB241	Revises provisions relating to housing. (BDR 22-65) -requires the governing body of each county and city to adopt an ordinance to authorize a person to apply for a permit to construct a multifamily housing development or mixed-use development on property zoned for commercial use; declaring void certain county or city ordinances
AB245	Revises provisions relating to firearms. (BDR 15-648) -prohibits a person who is less than 21 years of age from possessing certain firearms; makes it unlawful to aid or knowingly permit a person who is less than 21 years of age to possess a firearm under certain circumstances; revises provisions relating to the storage of a firearm; revises provisions relating to the handling, possession or control of a firearm by certain children
AB247	Revises provisions relating to persons with disabilities. (BDR 19-574) -revises provisions relating to the accommodation of persons with physical disabilities at certain public meetings; requires that certain public buildings designed on or after July 1, 2025, include equipment and software for Communication Access Realtime Translation; includes American Sign Language as a foreign or world language course of study; requires the Department of Education to conduct an interim study on the need for a school for pupils who are deaf or hard of hearing
AB249	Revises provisions relating to fiscal notes. (BDR 17-932) -revises the information concerning fiscal effects that must be included in the summary of each bill or joint resolution introduced in the Legislature; revises provisions relating to the preparation of fiscal notes relating to petitions for initiative or referendum
AB307	Revises provisions governing the taxation of sales of cannabis and cannabis products. (BDR 32-149) -eliminates the excise taxes on wholesale sales of cannabis; increases the amount of the excise tax on retail sales of cannabis and cannabis products; revises the manner in which the revenues from the excise tax on retail sales of cannabis and cannabis products must be distributed
AB326	Revises provisions relating to the designation of hospitals as centers for the treatment of trauma. (BDR 40-153) -requires the State Board of Health to adopt regulations establishing the designation of centers for the treatment of trauma as level I, II, III or IV; authorizes the State Board to adopt regulations establishing additional designations; requires approval before a center for the treatment of trauma increases its designated level
AB363	Revises provisions relating to groundwater boards. (BDR 48-385) -revises provisions relating to the establishment, membership and duties of a groundwater board
AB377	Revises provisions relating to real property. (BDR 32-923) -requires the Nevada Tax Commission to include in the form prescribed for the declaration of value of real property a section in which a property owner is authorized to claim certain partial abatements of property taxes

Mr. Sanford wrapped up his detailed legislative update by highlighting a final group of bills with varying levels of support, opposition, and impact on the county:

AB211 is recommended for support. It expands county authority to address substandard housing conditions — such as burned or unsafe homes and deteriorating trailer parks — by allowing counties to condemn properties, assist in relocating tenants, and abate nuisances. While it may not help with some issues under state jurisdiction, such as manufactured housing developments, it would strengthen the county's role in other areas.

AB226 once proposed to mandate that companies receiving tax abatements also contribute through a community benefit plan, but has been significantly weakened by amendments. The requirement for an active role in the community has been made voluntary, and the plan only needs to be submitted two years after receiving the abatement. Mr. Sanford expects minimal impact from the bill in its current form.

AB241 aims to address the housing crisis by requiring residential and multifamily housing to be permitted by-right in commercial zones. The bill has passed committee with minor changes — counties may now apply some conditions. Mr. Sanford cautioned that developers might exploit this by targeting commercial land for easier development than areas already zoned for multifamily use. Despite concerns from planners, the bill appears likely to pass due to strong support from housing advocacy groups.

AB245 would raise the minimum age from 18 to 21 for owning semi-automatic rifles and shotguns. Mr. Sanford noted Second Amendment concerns and potential enforcement challenges — especially in determining the age and eligibility of individuals in real time, as is often reported by local law enforcement.

AB247 is recommended for opposition. Though well-intentioned — aiming to ensure real-time translation services at public meetings for the hard of hearing — it would require these services at every public meeting, not just upon request. While feasible for County Commission meetings, Mr. Sanford warned that many other public meetings are held in venues without the needed equipment, and this bill could significantly increase costs and logistical burdens.

AB249 is recommended for support. It seeks to give local governments 15 days instead of 8 to submit fiscal notes on proposed legislation, particularly when a bill requires more research. Mr. Sanford highlighted how often tight deadlines result in fiscal notes marked “unknown,” which undermines informed feedback.

AB307 deals with excise taxes on wholesale cannabis. Mr. Sanford expressed concern because this revenue was supposed to go to counties rather than the state. The bill has not yet been heard and is likely to die, though it could be revived before the end-of-week voting deadline.

AB326 originally proposed to designate rural hospitals and trauma centers. Authored by Greg Koenig, it would have been beneficial to rural counties. Unfortunately, it has been amended down to only authorizing a study, thus weakening its potential impact.

AB363 creates groundwater boards for basins that span multiple counties, like Churchill's. These boards — composed of impacted water rights holders — would make recommendations to the State Engineer on issues like curtailment and water management. Mr. Sanford expressed support, noting the bill gives more authority to County Commissions than current state-led processes.

AB377 concerns the declaration of value process at the Nevada Tax Commission. It would allow property buyers to indicate upfront whether they plan to claim a partial tax abatement, potentially streamlining paperwork and reducing redundancy. Mr. Sanford noted it has broad support, including from NACO, and would be a welcome change for county staff.

Throughout his presentation, Mr. Sanford balanced cautious optimism with realism, noting where bills had been weakened by amendments or were likely to fail, while also highlighting several that could offer practical benefits or expanded authority to counties like Churchill.

AB388	Revises provisions relating to employment. (BDR 23-1027) -requires certain public and private employers to establish certain procedures and forms relating to paid family leave; requires the Human Resources Commission and Labor Commissioner to establish certain regulations relating to paid family leave; requires certain public and private employers to provide notice relating to paid family leave; revises provisions relating to paid family leave for certain state employees and employees of private employers; repeals certain provisions relating to leave
AB415	Revises provisions governing the towing of motor vehicles. (BDR 43-821) -revises provisions governing the disposition of certain vehicles abandoned on public or private property; revises the value of a vehicle for which a junk certificate may be issued by the Department of Motor Vehicles; prohibits the operator of a tow car from falsely reporting the location of the operator or tow car to a law enforcement agency for certain purposes
AB462	Revises provisions relating to economic development. (BDR 22-823) -authorizes the creation of an industrial park in a contiguous area that meets certain requirements; authorizes the creation of a tax increment area and the issuance of bonds and other securities for certain projects within an inland port or industrial park; requires a school district which offers certain career pathways programs to offer career exploration opportunities at certain middle and junior high schools; requires the designation of a full-time staff member to coordinate career pathways programs at each high school which offers such programs; creates the Career Pathways Oversight Committee; requires the appointment of a Career Pathways Oversight Coordinator; creates the State Seal of Teacher Training; revises provisions governing the Teacher Academy College Pathway Program; requires the Board of Regents of the University of Nevada to grant a waiver of certain mandatory fees; revises provisions governing the program for reimbursement of tuition and fees paid by teachers who completed the Program
AB479	Revises provisions relating to the taxation of agricultural real property. (BDR 32-426) -revises provisions relating to the taxation of the agricultural use of real property to include agrivoltaic purposes

Mr. Mr. Sanford continued his legislative overview with a final set of bills, focusing heavily on those with fiscal implications or regulatory consequences for the county:

AB388 represents the county's largest remaining fiscal concern. It would mandate paid family and medical leave. Mr. Sanford noted that the bill is currently not scheduled for a Senate hearing, and a planned meeting with its sponsor was canceled. This leaves the county uncertain

whether the bill is dead, or if it's being quietly advanced without further input. Mr. Sanford expressed hope that the bill will fail, citing its significant budgetary impact on the county.

AB415 deals with junk certificates for towed vehicles. When a vehicle is abandoned on public property, counties must handle the towing and disposal. Mr. Sanford explained that tow costs often exceed the scrap value of the vehicle, and counties are now expected to cover those towing expenses regardless of recovery value. This bill attempts to address the inefficiencies in that system, which currently imposes an ongoing financial burden on the county.

AB462 concerns the creation and regulation of industrial parks, but Mr. Sanford expressed caution due to how the bill ties industrial parks to the concept of inland ports. While no inland ports currently exist in Nevada, there has been notable interest — particularly from IRG — in establishing one locally. Mr. Sanford warned that linking the two could result in reduced local control over development decisions, as the inland port designation could supersede county authority in land use planning.

AB479 relates to the taxation of agricultural land used for “agrivoltaic” purposes — that is, land supporting both farming and solar energy generation. The bill has been amended to apply only to land already in agricultural use by July of this year, which significantly narrows its scope. Mr. Sanford explained that this amendment appears designed to prevent solar developers from installing facilities on undeveloped desert land, claiming ag use later to qualify for favorable tax treatment. He still expressed uncertainty about the bill’s definitions and long-term implications, especially around whether it would let solar farms secure additional tax abatements after their current ones expire. He deferred to Commissioner Getto for further insights into how widespread agrivoltaics might be in the area.

In closing, Mr. Sanford's review reinforced a few recurring themes: budget pressure, the growing need for counties to assert local control, and the importance of clarity in legislative language to avoid unintended fiscal or policy impacts.

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AB502	Revises provisions relating to public works. (BDR 28-401) -revises provisions relating to the compliance of a contractor or subcontractor with certain requirements relating to apprentices on a public work; revises requirements relating to identifying numbers for public works; revises provisions relating to the imposition of penalties for certain violations; revises provisions relating to the period within which a person is disqualified from being awarded a contract for a public work in certain circumstances; revises provisions relating to the investigation of certain possible violations; creates the Public Works Compliance Division within the Office of Labor Commissioner and prescribing its duties
AB509	Revises provisions relating to public utilities and similar entities. (BDR 58-664) -requires the Public Utilities Commission of Nevada to annually review whether certain persons that hold a certificate of public convenience and necessity continue to operate as a public utility; exempts certain persons that provide telecommunication service from regulation by the Commission; authorizes local governments to grant franchises and impose certain fees for the use and occupation of the public right-of-way or highway by broadband service providers and broadband infrastructure providers
AB528	Revises provisions relating to property tax abatements for certain buildings and structures which meet certain energy efficiency standards. (BDR 58-425) -authorizes the Director of the Office of Energy to accept new applications for property tax abatements for certain buildings and structures which meet certain energy efficiency standards; revises requirements for the Green Building Rating System adopted by the Director; revises the duration and amount of partial abatements that are available; requires the Director to adopt certain regulation
AB547	Revises provisions relating to public employment. (BDR 23-994) -requires an appointing authority to recognize relevant employment experience obtained in the Federal Government as equivalent to employment experience obtained in the government of this State for certain purposes; prohibits, with certain exceptions, an appointing authority from requiring an applicant for a position of employment in the classified or unclassified service of the State to have obtained a bachelor's degree as a condition precedent to employment; requires the Administrator of the Division of Human Resource Management of the Department of Administration to take certain actions with respect to the master classification plan for all positions in the classified service of the State

Mr. Sanford continued with his legislative overview with several remaining bills, focusing on public works, taxation, and workforce policies that could have future implications for county operations:

AB502 deals with public works project timelines. Initially, the bill required counties to obtain a public works project number at least 10 days before publishing a bid, which Mr. Sanford flagged as a potential delay for urgent projects. However, the bill has since been amended down to a 3-day requirement, which aligns more closely with standard timelines. With this amendment, Mr. Sanford stated he no longer has significant concerns about the bill's impact.

AB509 enables counties to levy a tax on telecommunications and broadband providers for use of public rights-of-way. A recent amendment clarified that access must be non-discriminatory—which Churchill County already practices—and that counties can impose a discretionary fee of up to 2% of gross revenue. Mr. Sanford noted this could be financially beneficial, especially for local providers like CC Communications, who could recoup the costs through rate studies. Importantly, counties are not required to implement this fee, but it gives them the option should the need or opportunity arise.

AB528 is yet another property tax abatement bill, aimed at encouraging buildings that meet green energy standards. Mr. Sanford acknowledged it could have an impact but noted that it is not scheduled for another hearing and is unlikely to advance beyond its second committee.

AB547 proposes changes to state hiring practices, requiring that federal employment experience be treated as equivalent to state experience in hiring and terminations. It would also ban the requirement of a bachelor's degree for most state positions unless explicitly justified (e.g., accounting roles). Mr. Sanford's concern is less about this session and more about precedent — he noted that state hiring standards often trickle down to local governments in future legislative sessions, potentially affecting county HR policies down the line.

With these final bills, Mr. Sanford added to his update by highlighting the ongoing tension between state-level mandates and local discretion. He urged the board to stay alert for future sessions, especially in areas where state policies may start to influence local operations, budgets, and hiring authority.

SB36	Establishes provisions relating to the conservation of groundwater. (BDR 48-184) -Establishes the Nevada Water Buy-Back Initiative and the Advisory Committee for the Nevada Water Buy-Back Initiative, requires the Director of the State Department of Conservation and Natural Resources to purchase certain water rights for the purpose of retiring the water rights, creates the Nevada Conservation and Recreation Program.
SB69	Revises provisions relating to economic development. (BDR 12-369) -revises provisions governing audits conducted by the Department of Taxation of recipients of a partial abatement of certain taxes imposed upon a new or expanded data center, requires an applicant for the issuance of transferable tax credits and the partial abatement of certain taxes for a project that is located in an economic diversification district to enter into an agreement with certain local governments to defray the cost of services provided by the local governments; revises provisions governing applications for the issuance of transferable tax credits and the partial abatement of certain taxes for a project that satisfies certain capital investment and other requirements; authorizes a fire protection district to abate certain fees.
SB93	Establishes certain labor standards for the award of grants of federal money by a state agency for certain purposes. (BDR 18-556) -establishes certain requirements for a state agency that awards grants of federal money for the development of broadband services and infrastructure
SB116	Revises provisions relating to the compensation of elected county officers. (BDR 20-92) -revises provisions relating to the annual compensation of elected county officers; requires the Joint Interim Standing Committee on Government Affairs to conduct certain interim studies concerning county commissions.

Mr. Sanford continued his legislative update with several bills from the Senate that may impact the county in key areas including water rights, broadband infrastructure, industrial development, and county officer compensation:

SB36 pertains to water right buy-back programs. Mr. Sanford noted that this bill is no longer scheduled for additional hearings, as it has effectively been merged with AB104, a water rights retirement bill previously discussed. This consolidation streamlines the legislative process but keeps the core issue alive under AB104.

SB69 is recommended for support. This bill originates from Storey County and deals with industrial development and property tax abatements. Mr. Sanford explained that Storey County is proactively addressing challenges that Churchill County may face in the near future, and their work could set helpful precedents or frameworks that benefit similar counties. Supporting this bill could thus be strategically advantageous for Churchill.

SB93 could have significant cost implications. It requires that any state or federal grant used to fund broadband infrastructure projects must pay prevailing wage. Currently, Churchill County and its providers — such as CC Communications and Charter — do not pay prevailing wage for these projects. Mr. Sanford warned that this requirement could substantially increase project costs, especially since federal grants typically do not account for such wage adjustments. Commissioner Hyde asked whether this would apply to grants already awarded, and Mr. Sanford confirmed that it would, the way the bill is written. While there's a clause for potential savings if the grant is negatively impacted, Mr. Sanford noted it's unlikely to reduce the grant amounts — it would simply create additional costs for providers, affecting broadband expansion efforts. The bill has passed committee and appears likely to pass.

SB116 involves elected county officer pay. Mr. Sanford reported there have been no changes or amendments since the last update. The bill has cleared both committees and is headed to the floor for a final vote next week. This measure could directly affect compensation for local elected officials, if passed.

In summary, Mr. Sanford emphasized the importance of keeping an eye on these Senate bills — particularly those with financial impacts like SB93 — while noting strategic opportunities for collaboration or alignment, as seen in SB69.

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SB173	Establishes provisions relating to the environment. (BDR 52-585) -establishes requirements governing the provision of disposable foodware and standard condiments when using a food delivery service platform; prohibits the sale, offer for sale or distribution of certain products containing recycled black plastic; prohibits the sale, offer for sale or distribution of plastic bottles designed to hold liquid for oral consumption; prohibits, with certain exceptions, the sale and distribution of certain products containing intentionally added perfluoroalkyl and polyfluoroalkyl substances; requires, with certain exceptions, manufacturers of cookware containing intentionally added perfluoroalkyl and polyfluoroalkyl substances to provide certain information to a consumer; sets forth requirements for a redevelopment agency relating to heat mitigation; requires the Division of Emergency Management within the Office of the Military to apply for grants of money to reduce heat island effects under certain circumstances; requires certain emergency management plans to include plans for heat mitigation under certain circumstances; requires the State Board of Cosmetology to collect and test random samples of packaged synthetic hair braids
SB303	Revises provisions relating to civil liability to persons using certain premises for recreational activity under certain circumstances. (BDR 3-1021) -revises provisions relating to civil liability to persons using certain premises for recreational activity under certain circumstances
SB364	Revises provisions relating to economic development. (BDR 32-799) -authorizes certain qualified businesses in this State to apply to the Office of Economic Development for a partial abatement from certain taxes imposed in connection with the development of railroad tracks, railroad spurs and other railroad-related infrastructure; prescribes certain requirements and conditions relating to the partial abatement
SB390	Revises provisions relating to the support of children. (BDR 38-85) -revises the duties of the Administrator of the Division of Welfare and Supportive Services of the Department of Health and Human Services; revises certain procedures and requirements relating to the collection of support of children

Mr. Sanford continued his legislative report with several remaining Senate bills that span environmental regulation, liability law, property taxation, and child support enforcement — all with possible implications for county operations and finances:

SB173 addresses the sale and distribution of foodware, recycled plastics, and certain types of bags. Mr. Sanford expressed concern over the bill’s vague language, particularly regarding who would be responsible for enforcing these regulations — whether it would fall on the county or a state agency. If enforcement duties were placed on the county, it could result in significant new costs. Fortunately, the bill is not currently scheduled for a second vote, and Mr. Sanford is hopeful it will fail to advance.

SB303 started as a promising bill aimed at reducing civil liability for private landowners who allow recreational access on their property. However, during the amendment process, lawmakers removed immunity protections for public parks. This change could expose counties to civil liability for gross negligence if someone is injured in a county park — a serious risk, since counties currently enjoy absolute immunity in such cases. Mr. Sanford flagged this as a potentially dangerous reversal of liability protections for local governments.

SB364 proposes yet another property tax abatement, this time for parks associated with railroad tracks or spurs. Given Churchill County’s rail infrastructure, Mr. Sanford warned this bill could have a notable fiscal impact, as it adds to a growing list of property tax abatement bills that collectively erode the county’s revenue base.

SB390 is sponsored by District Attorneys' offices and relates to child support enforcement. Mr. Sanford explained that driver's license suspension is currently one of the most effective tools for compelling non-paying parents to cooperate. Before reaching that point, the process relies on letters and wage garnishment, which are ineffective if the individual is unemployed or working under the table. The bill would remove license suspension as an option, leaving criminal prosecution as the next step — a costly and unpopular route. Prosecuting these cases would require significant resources and offers little support from courts or law enforcement, making it an inefficient path. Mr. Sanford warned that this could lead to reduced child support collections, which would also affect incentive funding received by the county tied to enforcement performance.

These final bills underscore concerns around unfunded mandates, legal risk exposure, and the fiscal consequences of well-meaning but flawed legislation. Mr. Sanford urged continued attention to these areas, particularly where bills may pass quietly but have lasting operational or budgetary impacts on county services.

SB423	Revises provisions governing public health. (BDR 40-349) -creates the Account for Public Health; authorizes allocations from the Account to certain entities who have jurisdiction over public health; requires the Division of Public and Behavioral Health of the Department of Health and Human Services and entities which receive an allocation from the Account to prepare reports concerning the use of money in the Account; revises the membership of district boards of health; requires certain health authorities to develop and adopt a framework for the electronic maintenance, transmittal and exchange of health information
SB434	Creates a program to award grants to address shortages of providers of health care. (BDR 40-1107) -creates the Statewide Health Care Access and Recruitment Program Account; provides for certain transfers of money into and out of the Account; requires a biennial assessment of the health care needs of this State; establishes the Statewide Health Care Access and Recruitment Grant Program to award grants of money to fund certain projects to address shortages of providers of health care identified by the assessment; requires a grantee to enter into a funding agreement with the Department of Health and Human Services; provides for certain oversight of projects funded through the Program; authorizes the Department to take certain actions in response to certain changes to a funded project or if a grantee fails to comply with a funding agreement or applicable law; reduces the amount of certain transfers into the Account to Stabilize the Operation of State Government
SB447	Revises provisions relating to public works. (BDR 28-968) -revises certain provisions relating to an alternate writ of mandamus filed by a contractor on a public work to compel performance of certain required duties of a public body

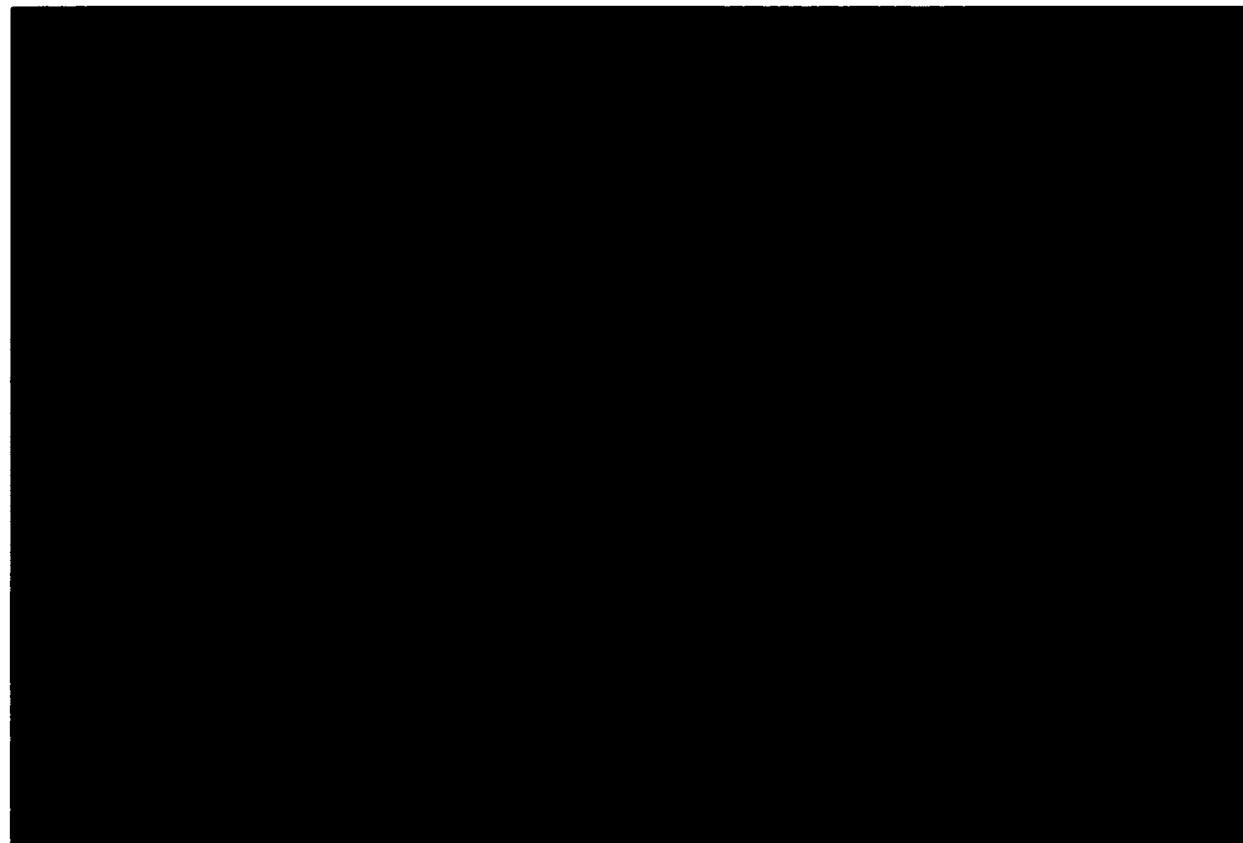
Continuing, Mr. Sanford addressed several Senate bills, primarily focused on health care funding and public works—each with implications for county operations and budgets:

SB423 concerns health district and public health funding. Originally proposed with a \$30 million appropriation, it has since been reduced to \$10 million, reflecting the Legislature's ongoing fiscal challenges. Mr. Sanford expressed uncertainty about whether any funding will ultimately be attached to the bill, though it potentially allows for future funding to be distributed to state health districts and health and human services departments, including those in rural counties like Churchill.

SB434 would create a grant account aimed at attracting additional health care providers to Nevada, particularly in underserved rural areas. Mr. Sanford noted that this bill also carries a fiscal note, and its future remains tied to the broader budget picture. If funded, it could be a positive tool for addressing provider shortages across the state.

SB447 focuses on public works contract disputes. It would give contractors the ability to bypass dispute resolution processes written into county contracts and instead take disagreements to court—where they could seek reimbursement for additional legal fees and costs. Mr. Sanford warned that this bill could undermine the county’s negotiated dispute processes, potentially increasing costs and risks when dealing with problematic or non-compliant contractors on public works projects.

In summary, these final bills reflect ongoing themes of budget uncertainty, risk to county cost control, and the need for careful oversight of both funding opportunities and contract-related legislation. Mr. Sanford emphasized the importance of monitoring these types of bills, which, depending on amendments and fiscal outcomes, would either offer support to rural counties or burden them with increased costs and reduced autonomy.



Mr. Sanford closed out his legislative update with two final Senate bills backed by the Governor's Office—both addressing major state priorities in public safety and economic development:

SB457 is the Governor's crime and public safety bill, and Mr. Sanford recommended it for support. From a prosecutor's perspective, he described the bill as having strong, no-nonsense provisions aimed at addressing real and pressing issues within communities across the state. While he acknowledged it may struggle to pass due to the current legislative makeup, Mr. Sanford emphasized that the bill is well-crafted and substantive, representing a serious attempt to strengthen public safety efforts statewide.

SB461 is the Governor's economic development bill, focused on continuing and refining the state's tax abatement program used to attract and relocate businesses within Nevada. Mr. Sanford described the bill as not a significant expansion of current law, but one that preserves key tools in the Governor's toolkit for fostering growth. While its immediate impact on counties may be limited, Mr. Sanford noted the importance of maintaining good relationships with the Governor's Office, especially with other major challenges on the horizon.

With these final remarks, Mr. Sanford underscored how the state's direction on crime and economic development could ripple out to impact local governments—either through increased resources and support or, depending on outcomes, added challenges.

Commissioner Blakey said I understood that Mr. Sanford would like to have some kind of action on bills and there are some that I would like to have further discussion on if you guys think we should provide a letter of support to. I have a couple that you might want to consider opposing if you want to entertain that. Chair Getto said yes, let's see what you've got. Commissioner Blakey said DA Sanford spoke to supporting AB66 and I support that, as well as AB70, AB211, AB226, AB249, AB326 [sic], and then SB69. There are some that we want to oppose: AB245, AB388, SB303, SB390, and SB447.

Chair Getto said I think one of the biggest ones is AB66, which relates to the District Court Judge, and DA Sanford wanted an answer from the board on that one. I have my concerns with that. Is it doubling District Court? I think we would all agree that Judge Stockard's current caseload is heavy. He does a lot and he is very good at what he does, but he does a lot. My concern is that, by supporting AB66, it will lock us in where we have to get a District Court Judge in the next cycle in 2026. With regard to the budget, that will double the staff at District Court. I have my concerns on that because it locks us in on having to get another judge. County Manager Barbee said I have had conversations with Judge Stockard and he feels that will create an additional need for three positions that would then work into the discussions we have had around Justice Court earlier in the year with the budget preparation. Basically, this would create an increase for the three positions and then those positions would be pooled together for a Court Clerk's office that would be managed as one group and would service the two District Judges and Justice of the Peace, with each judge having their own Court Administrator directly to the judge and then the rest would be pooled. It wouldn't double but it would increase. He is guessing that it would be necessary to add these three positions.

Chair Getto said my additional concern is space and availability of the current District Court building. County Manager Barbee said you would, basically, be committing to moving forward with a new courthouse. Chair Getto said that number is still around \$28M? Mr. Barbee confirmed that. Chair Getto said we would have one year to come up with \$28M. Those are my concerns. I think everyone agrees that we need another District Court Judge. I just don't want the state to be able to force us into it when that time comes. I would like us to do it on our own timeframe. I think it would be very easy to go back into the next Legislative Session and ask for another District Court Judge. I am sure they would be more than happy to approve it then – I just don't want to be locked in right now when we are not prepared for it.

Commissioner Blakey said I understand your concerns. Please refresh my memory. You did say that more than likely this bill would pass regardless of whether we oppose or support this? DA Mr. Sanford said I suspect that, if we oppose it, they will amend us out. That is just my guess. I don't want to speak to this. My guess is, if our county says we do not want this, they will remove us from the bill. Commissioner Blakey stated that the District Court Judge has made it very clear that he is understaffed, correct? Chair Getto said not understaffed but over-cased. The numbers that have been thrown around is that he has one of the highest caseloads in the State of Nevada. I am not arguing about that. I agree with that, but this just locks us into a certain date, and that is what scares me. Commissioner Blakey said I think we could figure out three positions but we might not be able to figure out a new courthouse right away. Is it confirmed that we have to have another courthouse if this position was created or is it just something that would be nice to have? Chair Getto said we have toured the facility before. There is another courtroom in that building, although I wish Judge Stockard was here to better explain it. It would be extremely challenging with the building that is there now and the set-up of that building to have trials in that other courtroom. I don't think it was ever designed for that.

County Manager Barbee said I have been bathed in this topic for the seven years that I have been here. It is definitely necessary if you are going to have a second District Court Judge, and you will definitely have to have the new courthouse because the existing secondary courtroom will not facilitate the necessities of a fully operational District Courtroom and Judge. You would definitely have to expand or you would have to liberate Justice Court at different times and have both of those courtrooms going at the same time for a three and two kind of situation. It would be a big struggle. It is a necessity. I am not telling you anything new, but I would point out that, with the District Court hearings that we have in there currently, as well as Drug Court, there are real limitations in terms of safely on the existing District Court. You double that load and it will be significant.

Commissioner Hyde said I could totally support this bill if it was at our leisure and they would pass a bill that said the counties are eligible for a District Court Judge under your timeframe. Is that a possibility? Deputy DA Sanford said my expectation is that, with this being proposed by the Supreme Court, they probably won't give up that sort of power because it is their push, but I don't see any reason that we cannot reach out to the bill sponsor and ask. Commissioner Hyde said I don't know that we could get there in two years. Chair Getto said that is my concern also, and, if we support it, you just gave the State of Nevada the power to come after us because we

did not abide by it. Commissioner Blakey said, if we wrote a letter of support in favor but on our timeline, that would be the only way, right? Or we don't even write an opposition letter and just let it stand. Commissioner Hyde said I am sure every county is in a different situation, but we are not in a situation where we are ready. Chair Getto said, in my opinion, it just needs to be opposed. Again, I think if you wanted to go back on the next Legislative cycle, just as Deputy DA Sanford said, this is being pushed by the Supreme Court and I am sure they will happily entertain it at a later date, I am sure they would put together a bill for us at that time. Again, my concern is that this locks us in for 2026 and having to hit the ground running – come up with \$28M and build and construct a whole new courthouse. We would have had to have started that months ago.

County Manager Barbee said, for clarity on where we are on the court project, that has fully been designed and laid out and we have been moving steadily towards the new construction each year, with the most recent step being the remodel of the first floor of the existing District Court building from the old jail to the evidence locker and storage facility. The idea is that we would move forward this year and drop the old Sheriff's Substation that is right next door and start preparing that ground for construction and start looking at funding sources, whether that would be USDA or other low interest rate municipal funding to start construction on the courthouse over the next 12 month slow-walk plan. Part of that has been that we hope to see interest rates drop.

County Manager Barbee said the bill itself isn't necessarily out of line. I am looking at my public works guys to make sure I am not getting over the tips of my skis in what I am saying, but the bill is not out of line with the timeline that we have been pursuing in construction of a new courthouse, although I am not trying to sway you one way or another because I think what you are saying is valid, but just to be clear.

Commissioner Blakey asked if we have any funds set aside solely for this project? County Manager Barbee said we have cash set aside as part of this project. We are mindful of that as we look at the constraints and the economy. You are all aware of these things, as it is not new ground. Commissioner Hyde said our current bill is built for another judge. County Manager Barbee said the current plan design is for two District Court Judges. Two upstairs, which will be separate, large, courtrooms that would facilitate the modern needs of a District Court.

Commissioner Blakey said I think if we wrote an opposition letter, that might create problems for us down the road if we wanted to come back later and ask for another judge. I am wondering if it would. Maybe we could have the DA find out the opinion of if it matters if we take Commissioner Hyde's thoughts and put them into a letter and see if that has any weight. Chair Getto said is there enough time for that, Joe? I don't think there is enough time for that. Deputy DA Sanford said this will be voted on by next Friday. We could address that. I have had personal conversations with Judge Stockard about what it would look like in the time before the courthouse was built, and he didn't have as many concerns, but I do not want to speak for him. I know he has mentioned before on our tours but I just don't know what that would look like in terms of timing as to your concerns if this courthouse took five years instead of two years and what his opinion is on that. As far as reaching out to the sponsor and drafting a letter to say

what our interests and concerns are related to when this could be done, potentially, would you be open to an amendment that allowed the County Commission to adopt the creation of a second judge position? County Manager Barbee commented that the letter should include the timeline of construction. I am looking at our Public Works Director, but it is my understanding that, if this were to go through and then we were handed a deadline of January 2027, which would be when this Judge's seat would be filled, could we have the building built? That is, basically, two years and I would think yes. It would be pushing it, but it would be around that timeline. Chair Getto said that is only a year and a half. Mr. Barbee said all of those things are in place. We have been moving steadily towards this and it is not like we now need to quickly develop a District Court plan. That plan was underway when I started in 2018 when I was hired. Maybe it is two years out and would be the summer of 2027 before it was fully opened or something like that, but I think it is reasonable to assume. Now, with that, is the investment. That is a different conversation. I am just talking about the physical timeline of what could be accomplished based on what we have currently done.

Commissioner Blakey said it is definitely unsafe to have two District Courts in the existing courthouse. We have determined that for sure. Maybe we just do as little as possible and let this play out the way it plays out and just make getting a courthouse an extreme priority in the near future by figuring out the funding and get a plan in place. We could think about it that way too, I guess.

Chair Getto said I am pretty well set on opposing that bill. It is an unfunded state mandate is what it comes down to. I am pretty well opposed to that. It is not a small unfunded state mandate – it is a huge mandate. We would be mandated by the state to have the second judge in January 2027. I just like the option of us being able to do it on our own terms. I don't think there is enough time to write a letter. I think you are better off to oppose it now, and then, when the time comes, we go back to them and say that we would like another District Court Judge, so please write a bill for us because we are now ready for it.

Commissioner Blakey said I understand that. I am still new to this, so I don't know what opposing really means down the road. Is it just opposing this specific bill and only this specific bill and then tomorrow we can change our minds and write a new letter saying we want a new judge? Chair Getto said you are simply opposing AB66 for this Legislative cycle. In the next Legislative cycle, it is a whole entire brand new thing, with all new hearings, with different people elected, so it all changes with each cycle. In my opinion, and Joe please correct me if I am wrong, opposing a bill now is not going to come back and bite us later. Commissioner Hyde said unless there is no funding. County Manager Barbee said it could, but I would suggest, if you want to take a stance like that, here is my suggestion, is that you take a stance of neutrality and you note in the letter of neutrality that you have great concerns based on the most recent economic data on whether the county would be in a position, because of current high interest rates, to move forward with the \$28M courthouse construction and the potential challenges it could cause because, ultimately, if you've got the second District Court Judge and you added the three staff, which isn't a huge expense – it is the courthouse, if you had to go even for six months waiting to get the courthouse completed, you are probably looking at committing the Commission Chambers for part of the need to hold District Court hearings because it will take a

room that is more this size. We went through this during Covid to determine what facilities we could use and how they could be used. Reasonably, it was this room and the current existing District Court, so there would be some real challenges. That would be my suggestion – stay neutral but note your concerns. Then your concerns are aired but you are not putting yourself in a conflicted position with anyone. What would be your thoughts on that, Joe? Deputy DA Sanford said I have similar thoughts. I think that a neutral position with a fiscal note and concern about the fiscal note is appropriate. I will just address that I don't expect that getting additional judges is going to be as easy as we think because it is a state cost. This is a big political push for them to have been able to get this done. It doesn't happen very often, so this year there is that political push. I am not saying that they wouldn't because I know the Supreme Court is very supportive of Judge Stockard's need for additional people – I just don't want to create an impression that they would do it for us at the next Legislative Session. They might, and we could certainly ask Assemblyman Koenig to sponsor a bill for us, but it may not be as common. I know several districts have been asking for a while and not getting them, so that is the only concern I would have – it is a push and pull with the state, since they pay the judge, they have a fiscal impact. Parole and Probation said they have about a \$150,000 impact for our court, which, of course, is vastly inflated. They can come up with large numbers and they could make it difficult for us to get a second judge. I would like to believe that, if they were open to it this year, then they would be open to it in two years when our courthouse is built too, but I do not want to promise that.

Commissioner Blakey said I understand where you are coming from, that they are telling us what to do and when to do it. We know it is not plausible. I am worried about down the road if we did oppose it. I am not in favor of writing an opposition letter. I am more in favor of writing a neutrality letter with Commissioner Hyde's comments that he structured to be put into the letter. That would be a good position for me. It sort of keeps our options as open as possible, without committing to something.

Commissioner Hyde asked to have it clarified as to what counties are affected. Deputy DA Mr. Sanford said that, currently, it is only Carson City and Churchill County. Clark County I think had like eight they were looking at but ran into a similar position where they were going to have to build courthouses for it and it is similar with Washoe County. They got pulled from it because their counties said they were not going to pay for courthouses. Currently, it is just Churchill County and Carson City receiving additional judges.

Commissioner Hyde said I have the same concerns Deputy DA Sanford has about kicking the can down the road. We are pressed into a corner where we can't, so I am in favor of neutrality with our concerns. Chair Getto said my only concern with neutrality with our concerns is to what note are they going to heed them and actually listen to our concerns? Generally speaking, they really don't listen to the rural counties very often. Commissioner Hyde said if we are on pace to do our new courthouse, if we are moving forward with that, maybe we are a year after it and we have to have our District Court Judge work out of the old courthouse. We can't keep kicking the courthouse too much down the road too much further either. Chair Getto said I think we all agree with that; it is just a matter of the fact that the time is a year and a half away, so can we get everything done that we want to get done? Commissioner Hyde said I am not so much

worried about the new courthouse being done in a year and a half. I'm concerned our facilities housing two judges currently, and if we can do that in a safe, productive manner. It might take two and half years to build the courthouse, but we might have to make-do with what we have until then. When I get the caseload numbers for Judge Stockard, it is alarming. It is significant. He is good at what he does, but that is a lot! I agree, Chair Getto, that I hate unfunded mandates, and they just keep coming. I spent ten years on the school board and they just keep coming there too, with no money attached. This is needed. I know you agree that it is needed. Your hangup is on the timeframe, the same as my hangup, but sometimes we just have to suffer through the timeframe of the overwhelmed judge. When we go on our tour of the courthouse, it is significant.

Chair Getto said it has to change. I think we are all in agreement with it. My biggest concern is that January 2027 we have a District Court Judge, although I will not say we have no planning for it because we have a year and a half to plan for it, but it is not going to be easy versus, in my opinion, pose it now, we continue to work towards building our courthouse and, when that time comes and we have our ribbon cutting ceremony, we take pictures, and you can send them off to whomever and tell them we just built a brand new courthouse with two full courtrooms for two District Court Judges, so please give us another District Court Judge because we are ready for it. That is in comparison to us scrambling for the next year and a half to try to figure out how we are going to make this work, how it fit, where people are going to go, and how we will get financing for it. Again, we have money set aside for it and we all agree on that and we all know that, but do you want to commit, in a year and a half, to having to come up with that money in that timeframe?

Commissioner Hyde said, at some point, that money is going to become moldy. At some point, we have to get moving on it. Maybe this is the push.

County Manager Barbee said, again, on the courthouse piece, the only real drag that we have has been watching interest rates. We knew we were going to have to take a loan out on part of it. Again, that has been part of the plan. I think, for some time, we are pretty resourceful, and we can come up with a plan to make things work ultimately. I do note what Deputy DA Sanford is suggesting that, if we come out in opposition to this, it could poison the well a bit moving forward with the Supreme Court. It is not ideal. We could feel a lot more confident in it if we were back at 2% interest rates for governmental entities through USDA. Of course, again, that is part of this conversation. The landscape has changed. The landscape has changed federally in terms of these grants and awards and low interest loans. It is fair that we would have concerns that we didn't even have when the session started versus earlier. I continue to say, personally, in my opinion, it is better to try to be neutral and try to really point out the genuine concerns that exist. You are not going to upset anybody by doing that. Egos are fickle in Carson City, they just are.

Chair Getto said it sounds like we will go with a neutral letter stating our concerns for AB66, so neither support or oppose. Commissioner Blakely said can we maybe put some thoughts in there about the events at the time to try to get an extension of time? Can we put comments in there to where maybe they don't make it mandatory by January 2027? Is that a waste of time?

Deputy DA Sanford said we can ask for it. I don't suspect that will happen, but I don't think there is anything wrong with saying that this is the position that the county is in, that funds are tight, that we know we will have a courthouse built soon, but soon as it relates to January 2027 is also fairly soon, so that could be part of our issue. If they are open to it in the next session, then that would be our preference, but, if not, then we would understand and that is the issue we are in. Commissioner Blakely said I would like to include some kind of wordage for a time extension. The worst thing they will do is to say no. We have all been told no before. Mr. Sanford said, currently, it says it will for the 2026 election but they could say it will start with the 2028 election. County Manager Barbee said here is the question that I have with that – I don't think they could do it in the 2028 election because they can't assure money for a next biennium, but I wonder if they couldn't basically facilitate it in the 2026 election, with it to be seated in January of 2028. In other words, they are still funding within the biennium, which legally is within their Constitutional authorities, but they are saying the election could be held in 2026 but only seated or have a special election in the fall of 2027 to seat a judge for 2028. That I am not sure on. I know they can't do it into the next biennium.

Commissioner Blakey said do we have any thoughts about what Carson City was thinking? Maybe they are in the same boat. Deputy DA Sanford said Carson City showed up in support on their part of the bill. Commissioner Blakey said maybe with the neutrality letter, perhaps they will let it die or hold off. Who knows. Maybe we will get lucky. Chair Getto said or not – I guess we will see.

Chair Getto said I guess we will do a neutrality letter stating our concerns for AB66 and maybe throw out some other ideas. He asked if there were any other bills they wanted to add to Commissioner Blakey's list as stated before. Commissioner Hyde said I think he covered them. Do you have any? Chair Getto said I had a couple that I wanted to oppose: AB241. Commissioner Blakey said he said it was probably going to pass anyway but we can still oppose it. Chair Getto said anything to oppose it. AB247, which Commissioner Hyde said he had on his list. Chair Getto continued with AB388, AB462, AB479, AB502, AB547, SB93, SB173, SB303, SB390, and SB447. As far as supporting, I also had SB415, which is related to junk titles of vehicles. It would make it easier, but I don't know if we want to bother with it this year. I did like AB363, which is the groundwater board, not that that would be a problem for us here for us, but, for other rural counties that do have groundwater issues, it would be nice for them to have that power and authority. I also had AB211, but I think that was on your list.

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

Commissioner Eric Blakey made a motion to send a letter of neutrality with concerns on AB66, to support the following bills: AB70, AB211, AB226, AB249, AB363, SB69; and to oppose the following bills: AB241, AB245, AB247, AB388, AB462, AB479, AB502, AB547, SB93, SB173, SB303, SB390, and SB447. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

****NOTE: See revision to motion on page 53.****

Recess the Board of County Commissioners' Meeting to Convene the Liquor Board and then reconvene the Board of County Commissioners' meeting upon the adjournment of the Liquor Board @ 1:45 PM:

The meeting was recessed at 2:44 PM to conduct the Liquor Board meeting and was then reconvened at 2:47 PM.

Old Business:

A- Consideration and possible action re: Approval of an Agreement for purchase of a Conservation/Restrictive Use Easement with Frey Ranch, LLC on Assessor's Parcel Number 006-092-09, totaling 188.08 acres with 154.07 acres of water rights.

The subject property is under the ownership of Frey Ranch, LLC, which is an approved Sending Site. The Sending Site Application includes 188.08 acres of land, with 154.07 acres of water rights being included in this easement. The landowner elected not to reserve a future home site. Easement on this property and development rights transferred to designated receiving sites will preserve agriculture 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 Right (TDR) Program goals.

FISCAL IMPACT: Estimated Total Cost: \$505,000, 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 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 Matt Hyde made a motion to approve the purchase of a Conservation Easement and 248 Transferable Development Rights from the approved Sending Site, Assessor's Parcel Number 006-092-09. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

B- Consideration and possible action re: Approval of an Agreement for purchase of a Conservation/Restrictive Use Easement with Denver Nygren on Assessor's Parcel Number 009-091-05, totaling 80.0 acres with 68.7 acres of water rights.

The subject property is under the ownership of Denver Nygren, which is an approved Sending Site. The Sending Site Application includes 80.0 acres of land, with 68.7 acres of water rights being included in this easement. The landowner elected to reserve one home site. Easement on

this property and development rights transferred to designated receiving sites will preserve agriculture and facilitate Naval Air Station (NAS) 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: \$207,000.00, plus closing costs, to be divided 75% Navy and 25% Churchill County. Churchill County's portion to be paid from the Water Resources Fund. Funds have been budgeted and are available for this purchase.

EXPLANATION OF IMPACT: Approving these expenditures will support the 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 the purchase of a Conservation Easement and 101 Transferable Development Rights from the approved Sending Site, Assessor's Parcel Number 009-091-05. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

New Business:

A- Consideration and possible action re: Declaration of certain uncollected property taxes, in an aggregate amount of \$4,602.92, as uncollectible and striking those taxes from the tax rolls.

Pursuant to NRS 361.725, the District Attorney is required to deliver to the County Auditor a statement of the delinquent taxes. The statement is required to be filed with the Clerk of the Board of County Commissioners. The County Commissioners are required to strike those taxes that cannot be collected. Provided is a 2025 Uncollectible Delinquent Amounts spreadsheet detailing those taxes that have been deemed by the Churchill County Assessor and the Churchill County District Attorney as unable to be collected. The NOTES section of the spreadsheet indicates the reasons why the specific tax cannot be collected but, in most cases, the responsible party is out of business, has a revoked license, property has been sold, and/or is unable to be contacted or located. The total amount of taxes owed, including penalties and interest, that will be removed from the rolls is \$4,602.92. All prior efforts to collect the taxes have been unsuccessful. Given the amounts owed by each individual, the cost of further collection efforts in staff time and the likelihood of collecting the money, it is recommended that the board strike the listed uncollected taxes. The cost associated with pursuing legal action for collection is not warranted.

FISCAL IMPACT: \$4,602.92

EXPLANATION OF IMPACT: The fiscal impact of \$4,602.92 represents the amount of tax revenue that will be stricken from the rolls by this action. It is not anticipated that any efforts made by Churchill County would be successful in collecting this amount of money were further collection efforts pursued.

FUNDING SOURCE: General Fund

ACTION REQUESTED: Accept

Jeff Weed, Senior 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 to strike the uncollected taxes from the tax roll as set forth by the 2025 Uncollectible Delinquent Amounts spreadsheet in an aggregate amount of \$4,602.92. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

B- Consideration and possible action re: Approval of writing-off uncollectible water and sewer customer accounts in the amount of \$4,332.36.

Churchill County outsources the operations and billing of our wastewater and water facilities to SPB Utilities Services, who have historically been very good at collecting customer fees. However, occasionally, in the instance of renters' accounts, collections become more difficult. Therefore, due to the small balances totaling \$193.84 in user fees and \$4,135.52 in late fees, a courtesy write-off is requested.

FISCAL IMPACT: \$4332.36 Utility Fund.

EXPLANATION OF IMPACT: Bad Debt Expense.

FUNDING SOURCE: Utility Fund.

ACTION REQUESTED: Accept

Sherry Wideman, Comptroller, 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 write-off of uncollectible wastewater and water customer accounts from prior fiscal years in the amount of \$4,332.36. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

C- Consideration and possible action re: Approval of a revised Interlocal Contract between the Nevada Division of Agriculture and Churchill County to collect, test, and submit reports on groundwater samples in Churchill County, not to exceed \$25,000 from date of board approval through May 31, 2029.

The Nevada Department of Agriculture staff will sample predetermined and approved groundwater wells in Churchill County and provide results for requested tests: pesticides, lithium, arsenic, barium, boron, calcium, copper, hardness, iron, magnesium, manganese, potassium, and silica. The staff will then drop off and collect all samples from the required

laboratories. Reports will be provided to Churchill County within two weeks of sampling; any delays in reporting will be communicated.

FISCAL IMPACT: Not to exceed \$25,000 by May 31, 2029.

EXPLANATION OF IMPACT: Fees for staff hours and laboratory testing costs per sample.

FUNDING SOURCE: Water Resources 380-380.

ACTION REQUESTED: Accept

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

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

Commissioner Matt Hyde made a motion to approve a revised Interlocal Contract between the Nevada Division of Agriculture and Churchill County to collect, test, and submit reports on groundwater samples in Churchill County, not to exceed \$25,000 from date of board approval through May 31, 2029. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

D- Consideration and possible action re: Approval of a Class Specification (Job Description) for an Administrative Assistant - Grants position at a Pay Grade 47.

Churchill County Social Services was awarded \$42,000 from the State of Nevada, HHS, Aging and Disability Services for personnel costs. The funds were allocated for personnel to assist Churchill County in developing a transition plan and implementation of the Churchill Area Regional Transportation Program from the non-profit to the county effective October 1, 2025. The \$42,000 grant is made up of \$39,667 from the Administration for Community Living and a \$2,333 match from the State of Nevada. This grant requires a 15% match from Churchill County, which will be used for equipment and supplies. The grant outlined an Administrative Assistant - Grants position as the personnel necessary in the development of the transition plan and implementation of the program.

Furthermore, as part of the SNPLMA (Southern Nevada Public Lands Management Act) project submission for Churchill County, funding was included for several positions for the administration of the projects. One of those is an Administrative Assistant – Grants position to manage the administrative paperwork associated with the grant funding. The essential functions of this position include the management of the grant/cooperative agreement lifecycle, from application to reporting and close-out. This includes tracking grant budgets, expenditures and deliverables. The primary focus of this position as it relates to the SNPLMA projects is to maintain accurate records and documentation related to the grants/cooperative agreement and ensure compliance with regulations, policies and procedures.

The administrative pre-construction paperwork for the two SNPLMA projects has begun, and the county is submitting the paperwork necessary to secure the Notice of Award. Once the Notice of Award is issued by BLM, the county can begin submitting requests for reimbursement on the projects and pay for expenditures associated with the position. Social Services will pay for this position until such time as the Notice of Award is received, at which time the SNPLMA cooperative agreement will fund the position.

FISCAL IMPACT: \$86,887.96/year for the position.

EXPLANATION OF IMPACT: The cost of the position will be shared between grant funding in the amount of \$42,000 from Social Services and monies included in the SNPLMA project awards. The 15% match funds will come from the SNPLMA grant monies.

FUNDING SOURCE: Social Services grant funding and SNPLMA project award funding.

ACTION REQUESTED: Accept

Chris Spross, Assistant County Manager/Human Resources Director, made this presentation as outlined above. The \$42,000 grant we are talking about expires October 1st. We are uncertain whether or not our SNPLMA reimbursement will be available at that time. What we will do, like we do with all grant-funded positions, is to include in the job description, the job recruitment posting, and the job offer letter will be clear that this position is based on having sufficient grant funds, and should those grant funds not be available, then the position could be eliminated. We are working diligently to try to get the SNPLMA underway and get our Notice of Award but, as you can imagine through other matters that this board takes action on, working right now with the BLM is not expedient. Ms. Ernst, the Director of Social Services, is also going to see if she can extend that grant because that \$42,000 will not be expended by October 1st so if she can extend that grant to get the full \$42,000, whether that is the end of October or the end of November, that would help us gauge a little more time to potentially get the SNPLMA stuff wrapped up. At this point in time, I am asking for the approval of the job description and to allow HR to commence with the recruitment for that position upon approval.

Commissioner Blakey said I have one comment for clarity. This position will handle all of the SNPLMA money as it starts coming in, including the bookkeeping for that grant? Mr. Spross said that is correct. The grants position will handle the administration of the grant. The person will make sure that we stay in compliance with all of the regulatory requirements that are part of that grant. When that shifts over, it will be the responsibility of this position. Commissioner Blakey said this person will still be available for the needs that Ms. Ernst will have? Mr. Spross said Ms. Ernst's needs are short-term. It is really just for the development of the transition plan and then the implementation, so that will stop at some point in time. That is why we are saying that, hopefully, when that ends, we will have the SNPLMA funds and this position can roll right into that. If not, we will have a break and we will have to handle that with either a layoff or, if other grant funds are found at that time for that kind of work.

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

Commissioner Eric Blakey made a motion to approve the Class Specification for an Administrative Assistant - Grants and to authorize Human Resources to begin the recruitment process to fill the position. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

E- Consideration and possible action re: Adoption of Resolution 6-2025, a resolution dissolving the petty cash fund for the County Manager's Office.

The County Manager's Office has a petty cash fund of \$75.00 that it no longer uses. This Resolution will dissolve that petty cash fund and return such funds to the General Fund.

FISCAL IMPACT: None.

EXPLANATION OF IMPACT: Return of \$75 to the General Fund by dissolving the Petty Cash Fund from the County Manager's Office.

FUNDING SOURCE: County Manager's Budget to the General Fund.

ACTION REQUESTED: Adopt

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

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

Commissioner Matt Hyde made a motion to adopt Resolution 6-2025, a resolution dissolving the petty cash fund for the County Manager's Office. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

F- Consideration and possible action re: Update regarding the selection process for a new County Manager and input from the Board on the interview process.

The job posting for the County Manager process closed on May 1, 2025 with 31 Applications received. Thirteen Applications met minimum qualifications and were transmitted to the review panel. The review panel will submit 3 to 5 candidates to the board for final interviews and selection at the June board meeting. Input from the board is desired on the duration of interviews and interview topics.

FISCAL IMPACT:

EXPLANATION OF IMPACT:

FUNDING SOURCE:

ACTION REQUESTED: Accept

Joseph Sanford, Chief Deputy District Attorney - Civil, said the job posting for the County Manager position closed on May 1st. There were 31 Applicants. According to the process, the Applications were screened to determine those that were qualified, which resulted in 13 that were minimally qualified for the position. Those were provided to the review panel, and the review panel is recommending 3 names to the board, with 3 alternates in the event that any of the people scheduled for an interview decide to withdraw. The purpose of the discussion today is largely to get input from the board as to what your preferences are in regard to the interview process, specifically related to the amount of duration of the interviews, and any topics that you want to have during the interview. General recommendations based off of discussions with HR has been that we would expect to have 90 minutes for interviews, with approximately 15 questions, which would allow for 5 minutes for each answer, for a total of 75 minutes, then 5 minutes for introductions, and 10 minutes for any questions the candidates may have.

The interviews are currently planned for immediately following our next regularly scheduled board meeting, which will start at 8:15 AM. It has been recommended that this Agenda be scheduled lightly so that interviews can start at 9:30 AM, and that would give sort of a timeframe of 9:30 – 11:00 AM for the first interview, 11:00 AM to 12:30 PM for the second, and 12:30 – 2:00 PM for the last interview. At that time, the board could take a recess, think about it, and then start deliberations upon reconvening.

The current process has been discussed in a couple of different ways. The current intention is to have 3 things for them to do, since we have 3 candidates. While the first person is interviewing, another candidate would be performing a written assessment to plan a couple of simple fact patterns related to Churchill County and Churchill County's needs that they can write a response to. That is something that you will have the opportunity to read during your break. The third candidate will have an opportunity to go on a tour with the County Manager so he will not be involved in this process and could give an idea for candidates of what the general nature of the county is like. The candidates will rotate as the interview process goes forward.

Current topics that are included in our job posting are financial and budget management, water resources and federal land use, growth of the county, economic development, and state and federal policy making. If you have additional topics that you want to have considered or have questions directed towards, I ask that you email those to Ms. Brontsema, preferably this week sometime so that we can have time to generate good questions for the interviews. If you have any questions, I am happy to answer them. Obviously, you are running the show, so you are welcome to tell us if you want to do something different.

Jim Barbee, County Manager, said I would add that what we are looking for is for you to give us guidance on the length of the interview, the date, start time of the interviews, and then, if you are good with what Mr. Sanford laid out for the structure of how we will do that during the day to keep each of three busy and occupied while the other is being interviewed, or, if you want to go in a totally different direction, then line that out, as well. Those things are, basically, what we are asking for.

Commissioner Hyde said we do have the CC Communications and Highway Commission meetings, so that may add a little bit of time. Commissioner Blakey said do we need to break the interviews to conduct those meetings or can we post those meetings for a later time that day and then we don't have to break away? Chair Getto said I think we can post them for whenever we want to. Again, both of those boards are under our direction, so I think you can push them to whenever we want. Mr. Sanford said those boards do not have a statutory date and time, so you can set them to be at a different time that is convenient to you. The Highway Commission just has to be at the beginning of the month or near the beginning of the month. If you want to choose a different date or, if you want to do it during the break period, we can do whatever your preference is. Commissioner Blakey said, depending on the Agenda of the county meeting, we may be able to conduct one of them right after the county meeting that morning, but we would not know that until you built the Agenda. Chair Getto said, generally speaking, the Highway Commission is a light Agenda. Every once in a while, we have the Agenda item for road and bridge projects but, most of the time, those are less than 10 minutes, which is pretty custom. I think, as Commissioner Blakey said, it is best to pack our meeting lightly that day, schedule Highway Commission directly after that for 10 minutes, and then start. We will have to get ahold of Mark Feest at CC Communications to see what it looks like, but, if he can make it a light Agenda, we can either do it or cancel the meeting for CC Communications. Commissioner Blakey said we could, maybe, do all three meetings and then start the interviews at 10:00 AM. County Manager Barbee said, additionally, in looking at what was suggested for 90 minute

interviews, maybe you want to make those for only an hour or something. That is just another option for you to look at.

Commissioner Hyde said, having done this before, we actually gave a time limit and we told the people being interviewed that you have this amount of time and there are this many questions, so gauge your responses accordingly. It really keeps people direct, so they don't go down rabbit holes. That is something we can think about. I have seen a candidate not be able to answer all of the questions. Chair Getto said I am personally fine with an hour. Again, just like you said, making that statement will make them be direct and on point, as you have to be quick on your feet and ready to go to get through as many questions as you can. Commissioner Blakey said the only concern I have there is, if we have rebuttal questions, and now we are trying to squeeze everything into an hour, are we really giving the candidate a fair shake at an interview if we restrict it to an hour. I like 90 minutes because, even if they do get done early, then that gives us a little extra time to put our thoughts together immediately. That is one way to look at that. Another way to look at it is, everything is not pushed through and rushed through. In order to give someone a fair shake, I really like the 90 minutes. Commissioner Hyde said you also have to be really cautious of rebuttal questions. You can ask clarifying questions, but I'm sure Mr. Sanford could speak to that. Mr. Sanford said we will have prepared questions that will have run through the legal and HR Departments to ensure that we don't have anything that could, potentially, be problematic. We generally ask the same questions to ensure that every applicant is treated equally across all of them. If an applicant answers a question and you have a small question related to their response, that can be acceptable, but I am going to encourage you to limit yourselves toward the questions that have already been vetted. We will talk more about that in our discussions but, as long as we don't leave what was originally planned, it is acceptable, but we try not to generate too many independent questions. Commissioner Blakey said I understand that completely. If we are going to have 15 questions and try to get them all answered in an hour, and then allow us to comment back, that will press the time limit pretty good. I can only assume, if we only ask the first candidate 8 questions, then we can only ask the next candidate those same 8 questions – we can't pick through the questions, correct? Chair Getto said no, but if you prewarn the candidate and tell them you have X amount of time, just as Commissioner Hyde said, and there are this many questions, and they need to gauge their responses accordingly, if they only get to question 8, that is on them, as they should have clarified their thoughts more or used their time more wisely.

County Manager Barbee said to Mr. Sanford, for clarification, when we hand the questions out to the Commissioners, then those become public and we have to give a copy to the public, so those set questions become public at the beginning of that first interview. The number of questions will be reflective of the time that you guys decide upon, whether it is an hour or an hour and a half. If it is an hour and a half, you probably are going to 10 or something like that, although I haven't done the math. Commissioner Blakey said my only concern is that this is a very important position and I do not want to rush the interviews, and I do not want to rush the process. That is how I feel, and I feel strongly about that. If we are trying to save a couple of hours in one day, I have worked many days all day long. That is how I feel about that.

Commissioner Blakey said, since I have the floor, I would like to see if there is any appetite to move the interviews to 5 people instead of 3 because we did have 13 qualified candidates, and 5 is a good number. It is probably like 30% of the qualified candidates. Like I said, this is a long-term position, and we need to take this very seriously, so we need to make sure we are interviewing the right number of people and providing enough time for an interview to be done properly. I do understand the concerns of long-winded answers, being direct, but, sometimes, people can't give a direct answer; they need like 2 more sentences to give a good answer that we want to have. Commissioner Hyde asked if he was good with 90 minutes. Commissioner Blakey said I think 90 minutes is a good amount of time for an interview, and to have 15 questions. I do agree with that. I think one hour is cutting it pretty tight. I would like to see us interview 5 people and, since they have already determined 6 possible candidates, then it wouldn't be that hard for them to get the 5 to interview and 2 alternates. Commissioner Hyde said, if we are going to do 5 at 90 minutes, I would recommend that we do not do it on the same day that we have a Commission meeting. Chair Getto said we will have to split it. County Manager Barbee said, on top of that, we will have to reconvene the committee. What the committee brought forward was a recommendations for 3 and 3 additional. So, you do go 5 and 1, but we would have to reconvene the recommendation committee to get to 5 and 2. Commissioner Blakey said I am sorry, I misspoke. Five and one, with one alternate. I wrote down the wrong number and I am sorry. Chair Getto said now that poses the question, if you want to do 5 and then the 1 alternate, if we started this at 10:00 AM, you go through all of that, it would be 6:00 or 7:00 at night. Now, is there an unfair advantage for the last candidate? Commissioner Blakey said I do agree with Commissioner Hyde that, if we do entertain 5 applicants, we need to schedule it for its own date. Commissioner Hyde said Chair Getto is correct – this is going to be a public meeting and the 5th person will absolutely have the advantage, perhaps even the 3rd or 4th. It just creates a stronger advantage. County Manager Barbee said you need to keep them all busy with 5 different activities. Commissioner Hyde said even so, this process is terrible. I want this to go through legislation to change this process, because it is an absolutely unfair advantage for the last person going, because somebody will text them the questions. Commissioner Blakey said is it possible to isolate these candidates? Chair Getto said isolate them for a whole entire workday? Commissioner Blakey said, well, they are trying to get a job. Chair Getto said you are right, I guess, that is true. Deputy DA Sanford said I guess it depends on what you mean by isolate. I think the discussion was had about doing a writing sample, so they would have a computer to prepare something for us, but that was a relatively short period of time. I don't know if we would have an ability to isolate them. We cannot check their phones or tell them to turn them in. I guess we could ask. County Manager Barbee said that is the point – we could ask all of these things, but we can't mandate all of these things because it is a public meeting, and they are public. Commissioner Blakey said I understand. I am just asking. They have a right to be here today, also, and they could be watching. Chair Getto said I would be watching. Commissioner Blakey said I am not too concerned about the 5th or the 4th applicant or the 3rd applicant knowing what is going on. I think we are capable of interviewing them correctly to decide who the best candidate will be to begin with. I have little concern of that matter.

Commissioner Hyde asked if we would have these candidates draw numbers to see when they interview? That is what I have seen done in the past. County Manager Barbee said, without

revealing who the candidates are, because I am not sure they have even been notified, the 3 scenario we came up with, one of them is an employee of the county, so we figured they didn't necessarily need a tour, so it would make sense that this person would be the first interview, and then the tour and the testing could happen for the other two candidates at the same time, so it kind of worked out from that direction. If you go to 5, you will probably want to do some kind of draw. We figured we would draw for the 2nd and 3rd interview under that scenario. Like I said, we tried to put together what we thought was going to make the most sense, based on the recommendation from the review committee. Commissioner Blakey said can HR assign the number to each candidate and then HR or someone else pull the numbers out of a hat, and that is how they will interview? County Manager said sure, that is what you do.

Commissioner Hyde said I am fine with 5 interviews and 90 minutes. Can we do the interviews on Wednesday, June 4th? Commissioner Blakey said I can do that. Chair Getto said what time are you thinking? County Manager Barbee said you would want to start off at 8:00 AM. Chair Getto said to Mr. Barbee that they had a meeting with the Mayor that morning. Mr. Barbee said we could cancel that. Chair Getto said that is fine with me then. Commissioner Hyde said 8:00 or 8:30? Chair Getto said 8:00 AM. Commissioner Blakey said 8:00 AM, 5 candidates, and 90 minutes. Chair Getto confirmed. Now, we need to come up with what they are going to do. County Manager Barbee said, if you go that direction, and we have 6 that have been selected, if we have people fall out, that 6 would be our max, so let's say that only 4 of them agree to interview, then you would interview 4, correct? Chair Getto said that is correct. Mr. Barbee said I am just making sure that we are all on the same page, thank you.

Chair Getto said what do we want to do? The only option really is to politely ask that they not watch. Commissioner Blakey expressed that he thinks we just let it be. Let it work itself out. Commissioner Hyde said that is what I have seen done where we asked them to not watch, but whether they do or not is another thing. Chair Getto said that is the plan for that. Commissioner Hyde said kind of a gentlemen's agreement.

Commissioner Blakey said I want to clarify – you have the 6 candidates that you brought forward, and that is it. Like Mr. Barbee said, if 3 of them drop out, then we will only interview 3, and we will not go back to the other qualified applicants, correct? Chair Getto said, yes, that is how it would unfold. If we wanted to change that, we could change that, but that is again having that committee reconvene to go again. County Manager Barbee said you are all in total control, right, so I mean if you only interviewed 3, let's say 3 dropped out, you interviewed 3, and you were not satisfied with those candidates, then you have the ability to go back out and open it up or see the remainder of those that were qualified, or do any number of those things. Commissioner Blakey said he thinks that is fine and that he thinks that is where we should go. They applied for the job, so surely, they will want the interview.

Commissioner Hyde asked at what point will those questions come out? Maybe to make it fair, they just know what the questions are and can be well prepared. Deputy DA Sanford said the questions will be available to the public as soon as they are available to you. Generally, we will give you the questions at the time that the meeting starts and then copies will exist in the back in case members of the public want to follow along. Again, it is up to you whether you want to

make them public beforehand or not. We can include them in the packet and make it sort of a preparatory thing, as well, but, typically, we have not done that. Commissioner Hyde said I would rather not do that. I would rather have them think on their feet. Chair Getto said especially if we are doing 90 minutes, which allows them the time to articulate their thoughts.

Chair Getto said we have the duration at 90 minutes, 5 as the number of applicants we want to interview, date of June 4th with a start time of 8:00 AM. Commissioner Blakey said do we want to discuss a lunch break in the schedule? Chair Getto agreed and said that will probably work itself out for whatever is the closest time between 11:30 and 12:30 or somewhere around that time. Commissioner Hyde said some of these candidates may not take 90 minutes. Chair Getto said that is true. Commissioner Blakey said you never know, but we can't start the next interview until the time designated, correct? Deputy DA Sanford said that is correct. Deputy Clerk Moore asked Deputy DA Sanford if he will have his usual instruction period at the very beginning so you don't want to start the first interview at 8:00 AM, right, as you want to give the board instructions? Deputy DA Sanford said I assume the actual interview will start at 8:15 AM so we can do public comment and instructions. County Manager Barbee said, if each one of them has 90 minutes, and you interview 5, you are talking about 7.5 hours of just interview time period. We have done this with budget hearings and that sort of stuff where, basically, we have food, snacks, and drinks that we can bring into the room. That time period doesn't even cover deliberation at the end, so you are talking about 9 hours or so. Staff will be more than happy to facilitate food, snacks, and drinks. Chair Getto asked the Commissioners if that worked for them, which they confirmed.

Chair Getto said is there any other guidance you need from us? County Manager Barbee asked if the topics work for the board. Chair Getto said I liked all of those topics. Commissioner Blakey said we are probably not supposed to talk about our topics today, rather we are supposed to email them to Kim Brontsema if we have additional topics, correct? Chair Getto said that is correct.

Chair Getto asked if there was any public comment. Bob Getto said, as I was listening to another specific question from Commissioner Hyde when he brought up the fact, just a few minutes ago, maybe there is a benefit to letting them know the questions ahead of time and then someone said something about letting them think on their feet. I am interested in that thought process. Is there a benefit to letting the 5 or 6 candidates know the questions ahead of time? I see potential in that. Deputy DA Sanford was asked if they could respond to the public comment and he replied that they could, if they wanted to. Commissioner Hyde said I see benefit and I see where thinking on your feet is good. I would not be opposed to having a certain number of questions published prior to the meeting. I see a good mix of being prepared with some questions and thinking on your feet, so some questions they could have, with a certain amount that they can't have. Bob Getto said he supports that. This is a super important process that you will be doing. I was interested in that, and I think you could expand on that, I think it is good. Commissioner Hyde said for them to have some questions beforehand gives you a chance to see how much they researched those topics to come up with their answers. That is the benefit that I see. Commissioner Hyde said to the board, if you want to entertain that and that is a possibility that we could give them a certain number of questions prior. Deputy DA

Sanford said I am open to that. What I would mention is that we sort of covered something similar to that by having a writing portion, which is part of the plan where, while they cycle around, they would have a written portion that involves 3-5 minutes for each question to have an in-depth analysis on the particular issue for them to write down and then the board will have a chance to review that at your deliberation stage of the process. Does that make sense to you? Obviously, that doesn't give as much time for research, because you will be here. Commissioner Hyde is the thing is that we don't get to see those as Commissioners until the public sees them. That is the other benefit of having those questions out – we get to see them, as well, so we get to formulate some thoughts. County Manager Barbee reminded them that you are identifying specifically the areas of the question, like right now. That is public.

Chair Getto asked if there were any other comments or questions. Commissioner Blakey said I just want to clarify one more thing. Deputy DA Sanford said that we could submit topics. I assume we can also submit additional questions to make sure that, if they have not been covered, that they could throw that in there. Deputy DA Sanford said you can submit topics and questions. Obviously, your questions will not necessarily be included. We will look at them and compare it with the questions we already have written to determine whether it is already covered or does it have an element that is not covered and we want to include it in the new question. Commissioner Blakey said is Ms. Brontsema included in the set up of all of that or just her only? Deputy DA Sanford said I am included in that and we make sure that the questions are legally sound. County Manager Barbee said the DA, HR, and the County Manager have all been involved in these questions. Chair Getto asked if there were any further questions or comments. County Manager Barbee said, for those that are out of the area, we will pay for their travel to the interview.

Commissioner Blakey made a motion to approve the interview process for the County Manager position, having established that the interviews will be conducted on June 4, 2025 at 8:00 AM in these Chambers, we will interview 5 candidates, each interview will be set for 90 minutes in length, Churchill County will pay for the travel expenses for any candidate who is outside of the Churchill County area, and the interview times will be predetermined for each candidate to know the time of their interview and to know that their interview will not start until the designated time. Commissioner Hyde seconded the motion, which carried by unanimous vote.

Consent Items:

A- Consideration and possible action re: Public Works, Planning & Building Department's Revenue Report for April 2025 showing a total of \$210,243.38 in revenue for the month.

The Public Works, Planning & Building Department submits its Revenue Report for the month of April 2025 showing a total of \$210,243.38 in revenue. This report is provided for the Commissioners' review and acceptance.

FISCAL IMPACT: \$210,243.38 in revenue for the month.

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

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

B- Consideration and possible action re: Recorder's Monthly Apportionment Report for April 2025 totaling \$16,267.80 in revenue.

Churchill County Recorder, Tasha Hessey, provides her Recorder's Monthly Apportionment Report for April 2025 totaling \$16,267.80 in revenue for the month.

FISCAL IMPACT: \$16,267.80 in revenue.

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

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

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

C- Consideration and possible action re: Building Department's Revenue Report for April 2025 totaling \$68,641.01.

The Building Department provides its Revenue Report for April 2025 for the board's consideration and acceptance. A total of \$68,641.01 was received for the month.

FISCAL IMPACT: \$68,641.01

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

FUNDING SOURCE: General Fund

ACTION REQUESTED: Accept

D- Consideration and possible action re: Building Permit Activity Report for April 2025.

Provided for the board's review is the report showing 41 building permits issued in the month of April 2025. Included in the 41 permits are 5 single-family-dwelling permits, 1 commercial permit and 1 industrial permit. Additionally, 1 manufactured home permit and 7 septic permits were issued.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

E- Consideration and possible action re: Sheriff's Civil Report for the month of April 2025 totaling \$3,495.25.

The Sheriff's Office provides its Civil Report for April 2025 for the board's review and acceptance. A total of \$3,495.25 was received as revenue for the month.

FISCAL IMPACT: \$3,495.25.

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

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

F- Consideration and possible action re: Treasurer's Report for April 2025 showing a balance of \$61,854,643.84 in the account.

Clerk/Treasurer Linda Rothery provides the Treasurer's Monthly Report for April 2025 showing a balance of \$61,854,643.84 in the account. This report is provided for the board's consideration and acceptance.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

G- 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:

Deputy DA Sanford expressed that he had texted Judge Stockard earlier during the legislative discussion to see if he could come over for the discussion, but he was on the bench. He is here now to address any questions you may have.

Judge Stockard was out of court and able to come talk to the Commissioners regarding AB66 as it relates to another District Court Judge. He said that he was not sure exactly where the board was at on this item, but he would update the board on what has been happening at the Legislature and behind the scenes. Today, over the lunch hour, there was a fiscal note from Parole and Probation that listed some concerns about the impact that it would have on them and whether they would need an extra employee, particularly in Carson City and in Fallon if a judge was added.

AB66 was originally a bill that would add over 20 judges throughout the state. I think it was 18 in Clark County, 5 or 6 in Washoe County, 1 in the Eleventh Judicial District, which is Mineral, Pershing, and Lander County, and then one in the Sixth Judicial District of Humboldt County, as well as 1 in Churchill County and 1 in Carson City. It was amended and whittled down to just Churchill County and Carson City, which was based a lot on the workload here in Churchill County. I handle 1,700 cases a year by myself. In Clark County, the judges have a caseload that is essentially that, but they also have maybe 10 or 15 Discovery Masters, so it is spread out.

Carson City is unique because they have to handle all of these Constitutional questions, so their caseload is fairly large.

Today we met with Chief Jackson, who used to be an officer with the Fallon Police Department but is now with Parole and Probation. Our plan all along here did not add criminal cases. We were going to continue just having our Law and Motion one day a week so that it would not increase their workload. Carson agreed to continue with just their two days a week of their criminal Law and Motion. What we really need is the other 90% of the caseload, which is family law, juvenile law, and probate law. We need to free up time so we can continue to do those things. They are withdrawing their fiscal concerns, so that was really the last hurdle.

I do not know exactly what questions you have. It is my understanding, since I was reading while he was on the bench, which I never do, but this was important because you were considering sending a neutral letter. Chair Getto said the motion was made to be neutral on that bill, while listing Churchill County's concerns and comments. There was discussion of support, as well as opposition for the bill. Commissioner Hyde said he felt the main concern was being ready to house another judge in our facilities and not having a new courthouse in time for this to take place. Judge Stockard said that is a fair concern. I have thought a lot about this, and we have come up with a plan. I met with County Manager Barbee originally and said we would need to add 2 employees, one is a Law Clerk and one is a Judicial Assistant that the two judges would share. I am the only judge in the state who does not have a Judicial Assistant. My Court Administrator does that for me. We can accommodate this in our existing courthouse. It will be cozy. We had 3 judges in the existing courthouse before that we split, but they were also driving to Lyon County. We also have that Courtroom downstairs in the Justice Court building. When we experienced the fire and things downstairs, we functioned in that existing Court. A lot of our hearings don't require big courtrooms, such as family law cases, so we can make do. This is a decision that, obviously, is yours. There are 5 other counties that are not going to get the judges that they think they need. I think if you are neutral, it is likely that our portion of the bill dies, which is okay. I am busy. We have what I call the grain of our senior judges. If I have a conflict or if I'm sick, although I am healthy, but if something came up, the senior judges I am relying on now are in their upper 70s. The Legislature meets only every two years. I don't think we go back to the front of the line if we pass now. That is something to think about. The Judge and all of those are funded by the state. There is some cost to the county.

Judge Stockard said I appreciate the worry about whether we can accommodate it. I think it is a lot easier to have the Judge and find a place to hold our hearings than to have more space than I need but not enough judicial resources to hear the cases. I will support whatever you decide to do and we will make do, but if we pass now, I think it is likely, because Judges are only elected every 6 years, it is at least 2032 before they consider it again. We will probably have the facilities but there is a lot of due process that needs to happen. It gets hard. I know you have weighty decisions to make, and my problems are not your only problems. Those are my thoughts.

Commissioner Hyde stated that was our fear – will this ever happen again? When will this come up again where there is legislation where we can get another Judge. Maybe we are not in

a financial or political spot where we are now. Judge Stockard expressed his thoughts that if they had to drop a Judge right now, as it stands, they would drop Carson over us. Our caseload is quite a bit higher on a per-Judge basis. You don't always return to the front of the line, even if you deserve it if you decide you don't want to do it now. That is a decision for you to make. It might go through if you are neutral but, candidly, in this Legislative Session where they are going to spend very, very, limited resources, Carson's support for their Judge is full throated. I think if they had to choose from having a letter of neutrality or a letter of opposition and concerns, I think we are the first to drop, even though we are first in line right now. That is the reality of this Legislative Session where they are working with less resources than they thought they were originally going to have. My hope is that you might reconsider that. You don't have to do anything right now and it would sail through. I think if you want it to go through, I think you really need to send a letter of support. If you don't want it to go through, oppose it, but I think if you are neutral, I am not sure how they will receive that.

Chair Getto said that is definitely eye-opening. I'm glad you showed up. You answered a lot of my questions.

Commissioner Blakey said the neutrality letter was going to have concerns that we have listed on it, which holds us back from supporting it fully. We have to be mindful of the money. It is great that you brought to light that, if you had to function, you could function. We, as the Commission, have heavy concerns of two Judges trying to operate on the top floor of the Courthouse, but if you had one Judge that only 5 people in a courtroom at the time, then do you just switch up the cases to where one day you work down in the Justice Courtroom and the other Judge would work upstairs to where we don't have this bunch of people in one area? Judge Stockard said not knowing exactly who I am going to be working with, it is hard to say, but we will work that out. The vast majority of our cases involve a smaller number of litigants. I am doing a termination of parental rights case right now, which involves the 2 parties and their counsel. They could easily go over to the Justice Court downstairs. In particular, I think that would be necessary when there was a jury trial going on. The facility is not meant to handle one jury trial. Right now, we put the jury in the second courtroom because you can't even fit 12 people around the table in the jury room. I think whether we have 1 Judge or 2 Judges, ultimately, we need a new Courthouse, but if we get the second Judge, I think we will make it work. Of the people who, in order to be qualified as a Judge, you have to be a lawyer for over 10 years. I can look around and identify who those people are in the community, and I think I could work with any of them. I think we would all work cooperatively in that way. If our location constraints are the biggest concern, I think if we share that with the Legislature, they may just look for the easy, low-hanging fruit and push it off. They definitely are not going to send us any money to help build a Courthouse. Right now, I think they are behind it, although there are no guarantees in this last week. The last hurdle that the AOC saw was this Parole & Probation stance, but they just didn't understand how both Carson and Churchill were going to approach this. We do the same number of criminal cases – it just frees up other judicial time to do some of the things that have really grown in the number of cases that we handle.

Commissioner Hyde said all of my concerns have been put to rest. Chair Getto agreed. Commissioner Hyde said I have to reconsider and support this without any neutrality.

Commissioner Blakey asked if County Manager Barbee has any thoughts to the facilities. Do you have anything that is popping out at you of great concern that it wouldn't work? Mr. Barbee said no, and I will always lean to Judge Stockard. My quoting in the meeting was inaccurate – I said 3 new staff and he said 2, so I apologize about that. Judge Stockard laughingly said I will take 3. Mr. Barbee continued that if Judge Stockard is good and recognizes that there may be some hurdles. I did convey to them that we are continuing to move with the plans for the Courthouse and, probably, if there was any lag or drag, it was basically watching interest rates in trying to get a little bit cheaper money on that federal side that we have been targeting. I told them that I was tasked with moving this forward in my very first meeting in May 2018. If the Judge is good, I think we are good. Would that involve a motion to reconsider that item, Joe? Mr. Sanford said to the Chair that if he wanted to reopen the Legislative item and then make a new motion related to AB66, that would be acceptable.

Chair Getto reopened the Legislative Update item for further consideration.

Commissioner Eric Blakey made a motion to amend our previous motion to support AB66 in light of the additional testimony provided. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

Commissioner and Management Staff Reports:

Chair Getto reported on the following topics:

- I attended the Street Dance.
- I had a Lahontan Conservation District meeting.
- On behalf of Churchill County as well as this board, I would like to send our condolences to Deputy Tristan Redmond's family. He was a Deputy at the Sheriff's office who unfortunately passed away in an accident. Our condolences to his family. Commissioner Blakey added that his funeral is tomorrow at 2:00 PM at the North Taylor Street LDS Church.

Commissioner Blakey reported on the following topics:

- I attended the Cottage School dedication ceremony. I want to thank the previous Commission for getting that all done and thanks to the staff for making that happen. It is valuable to our community.
- I was a speaker at the Fallon Day of Prayer event, and I attended the Fallon Interfaith Breakfast in Reno.
- I attended the Fire Board meeting, which consisted of general business.

- At the CEDA meeting, we are finalizing the Revolving Loan Program that will be offered to local businesses to help them get over a hurdle or get started.
- I participated in the Fire Department's Street Dance. There were a lot of people there and we gave out 500+ tri-tip and 700+ hotdog dinners.
- The Museum Board meeting had general business matters.
- I want to thank the Comptroller's office and staff and County Manager's office and staff for all of their hard work and dedication in getting the budget ready to go and getting it sent out.

Commissioner Hyde reported on the following topics:

- I also attended the Cottage Schools repurposing. I love repurposing of old buildings, especially since I went to the cottage furthest to the east with Mrs. Perazzo. I don't know anybody who forgot which Cottage School they went to. It was awesome to go in and see what was left, like remembering the little tiny toilets, which are still there. It is awesome to see. I like repurposing instead of tearing things down and starting over. It adds a lot of character to this community.

County Manager Barbee reported on the following topics:

- I also want to convey condolences to the family of Deputy Redmond and the Sheriff's Department. This was a tragic loss.
- The Cottage School event was a great success. I have had the great honor of being engaged in several cool projects while I've been here in Churchill County, but that is my favorite. It honestly is. There is nothing cooler.
- We have been engaged in a tremendous amount of communication with Congressman Amodei's office as they have been building the big beautiful bill. We have been working on the big beautiful budget and they have been working on the big beautiful bill. We are appreciative of the amendment that Congressman Amodei submitted. We are appreciative to the Congressman for what he has done for Churchill County with the lands bill that we received. We wish and hope that the wants and aspirations of other counties are also acknowledged. We have voiced to them our concerns around the SNPLMA component of that and that we want to see the SNPLMA fund continue to grow. We want to provide clarity on that, which is that the fund, even through this bill and after, continues on as it were. We don't want it to be in jeopardy, as there is still 27,000 acres of land that was originally identified in the legislation in 1998 that will continue to fund the SNPLMA fund itself. We are hopeful that, as they continue to evaluate that and continue to look at that, it will fund other new lands that are sold for economic development are inclusive into the SNPLMA as it moves forward or into the future. Again, we are hopeful for our neighboring and sister counties across the state in

that their wishes are adhered to in the fund or in the bill. We appreciate Congressman Amodei and what he does for us everyday here in Churchill County.

Comptroller Wideman reported on the following topics:

- We are working on budget augmentations.

Chief Deputy DA Sanford reported on the following topics:

- We have two more weeks of Legislature, so we are all very happy about that. That is enough to celebrate for me.

Clerk/Treasurer Rothery reported on the following topics:

- We are continuing to watch and discuss the bills at the Legislature. Hopefully, that will be done quickly.
- We are working on delinquent property taxes.
- Next month, our office will be doing a mock election. This will be a 3-day mock election. The purpose for this is to test our new election equipment. With all of the changes in voter registration software, that will also be tested with this mock election. We will probably do another 1 or 2 of those with these processes.

Undersheriff Lawry reported on the following topics:

- We have a Deputy graduating from the POST Academy 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 3:54 PM.

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