

MINUTES OF THE BOARD OF CHURCHILL COUNTY COMMISSIONERS

**155 N. Taylor St., Fallon, NV 89406
March 20, 2024**

Call to Order:

The regular meeting of the Board of County Commissioners was called to order at 1:15 PM on March 20, 2024.

PRESENT:

Commissioner Myles Getto
Commissioner Justin Heath
County Manager Jim R. Barbee
Comptroller Sherry Wideman
Deputy District Attorney Jeff Weed
Clerk/Treasurer Linda Rothery
Deputy Clerk to the Board Pamela D. Moore
Commissioner Harry Scharmann

ABSENT:

Pledge of Allegiance:

The Pledge of Allegiance was recited by the board and public.

Public Comment:

Chairman Getto asked if there was any public comment. Harold Payne said the summary firing of Dr. Ryan Kasky and Dr. Misty Kasky has shocked, affected, and appalled many of us deeply. I hope they are receiving the full support of this community as they seek new directions. I hope they will be able to stay with us. That I do not know. The Kasky's firing leaves us now with two general practice doctors in a county with a population of approximately 26,000, with approximately 5,000 of whom are 65 years of age and over. I regard this event as a crisis. Patients and others have been told that we can go to Reno for medical care. I did not retire to Fallon in order to travel to Reno or anywhere else for medical care. This ignores the fact that some of us do not have cars and have other transportation issues. I would hope that, in the discussions about what to do, this transportation issue might be on the agenda. It avoids and ignores the fact that many of us avoid trips sitting in a vehicle for 1-2 hours because it is painful and tiring and, when ill, is not a desired experience. The Kasky's firing simply points to the precarious status of medical service in Churchill County. Since 2017, by my count, we have lost 8 doctors. I did not research any of the doctors affiliated with Renown. This number includes doctors who visit once a month to see patients and the pattern here is that doctors come, stay 1-2 years, and leave. I am aware that COVID has something to do with that. I would like to know if anyone in the City of Fallon or Churchill County is doing an exit interview with the departing doctors. That seems to me to be important information for planning purposes. Is anyone besides patients asking why? I hope you will.

Let me turn now to suggest some thoughts about process that I hope you will consider in your response to community concerns regarding medical care. I hope you will gather all of the players or their representatives in this issue to the table and let them tell their stories. Players

might include the medical community, their representatives, city leaders or their representative. The idea is to get as much true information as we can. I would ask that we develop a plan to address community concerns, items discussed, or anything having to do with medical care and medical service in the Fallon and Churchill County community. The planning part of this could be done with the task force so that we do not have to have everybody that might possibly have an idea at the table. I hope we will devise ways to be transparent in everything that we do and report this to the community.

Third, I want to talk a little about models. I hope you will investigate other models of healthcare, in addition to the corporation model we are in. I am aware, for example, that one of the large hospitals, not Emory, in Atlanta, Georgia, within the past couple of months, simply put a sign up on the door and said we are no longer in business. They had 6 clinics and they shut down in the State of Georgia in these small communities. I am suggesting by this that we investigate these other models of doing business and I am happy to talk about it but I want to observe the 3 minute limit.

The Mayo Clinic's story is on DVD in the library and a good stimulus for thinking about healthcare and the changes we have endured in my lifetime. Every crisis provides opportunity for change, growth, and new opportunities. I hope we will not let this good crisis be ignored or dismissed.

My heart goes out to many people who were patients of the Kasky's who, like myself, went into shock when this event took place. I hope we will look at other models of medical care so that we are addressing the issue where corporations can come into small communities, like Fallon, and remove two doctors without warning. This seems to me to be inhumane. I am willing to share ideas on healthcare issues with you, respond to questions about my remarks today, if asked. I thank you for listening. Chairman Getto thanked him for his public comment. There were no further public comments.

Verification of the Posting of the Agenda:

It was verified by Pamela D. Moore, Deputy Clerk to the Board, that the Agenda for this meeting was posted on the 15th day of March, 2024, between the hours of 8:00 and 9:00 AM at all of the locations listed on the Agenda, in accordance with NRS 241.

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

Commissioner Justin Heath made a motion to approve the Revised Agenda as submitted. Commissioner Myles Getto seconded the motion, which carried by unanimous vote.

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

A- February 21, 2024.

The Minutes of the meeting held on February 21, 2024 are presented for the board's consideration and approval.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Commissioner Justin Heath made a motion to approve the Minutes of February 21, 2024 as presented. Commissioner Myles Getto seconded the motion, which carried by unanimous vote.

Appointments:

1:15 PM A- Presentation of Employee Service Awards for the 1st Quarter of 2024.

Employees receiving service awards during the 1st Quarter of 2024 are:

Employee Name	Department	Years of Service
Leticia Orozco-Padilla	District Attorney	5 Years
Raeburn Sottile	Museum	5 Years
Marilyn Moore	Museum	5 Years
Elizabeth Webb	Community Activities/Parks & Recreation	5 Years
Denise Mondhink-Felton	Assessor	15 Years
Donna Cossette	Museum	20 Years
Paul Loop	Sheriff	20 Years
Arthur Mallory	District Attorney	25 Years
Richard Hickox	Sheriff	25 Years

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

The employees were recognized for their respective years of service but no action was taken.

B- Consideration and possible action re: Special Recognition of Raeburn Sottile with the Churchill County Museum for his work on the Branding Wall Exhibit on loan from the University of Nevada, Reno and on display at the Rafter 3C Arena.

County Manager Jim Barbee worked with the Dean of CABNR at the University of Nevada, Reno and the Department of Agriculture and acquired a loan of the University-owned branding exhibit, that had been on display some time ago at the former John Asquaga's Nugget in Sparks, NV. However, the county needed assistance developing a proper way to display the extensive exhibit at the Rafter 3C Arena, and engaged the Churchill County Museum for assistance. Raeburn Sottile headed up the project, and did a tremendous job designing and assembling the exhibit in time for a special dedication on Friday, February 16, 2024 in conjunction with the Great Basin Bull Sale. Rae went above and beyond and truly created something special with his talent and expertise.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Raeburn Sottile was recognized for this work but no action was taken.

C- Consideration and possible action re: Special Presentation and recognition of Human Resources Director, Geof Stark, and Building Official, Marie Henson.

Geof Stark, the county's Human Resources Director is retiring from county service after serving nearly 29-years and the county's Building Official, Marie Henson is retiring after serving 21-years. As department heads with long-standing service to the county and this community, we recognize and appreciate these outstanding employees on a job well done.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

Human Resources Director Geof Stark and Building Official Marie Henson were recognized for their years of service to Churchill County but no action was taken.

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

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

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

Shevawn Sapp, Acting Stillwater Field Manager, had the following PowerPoint presentation:

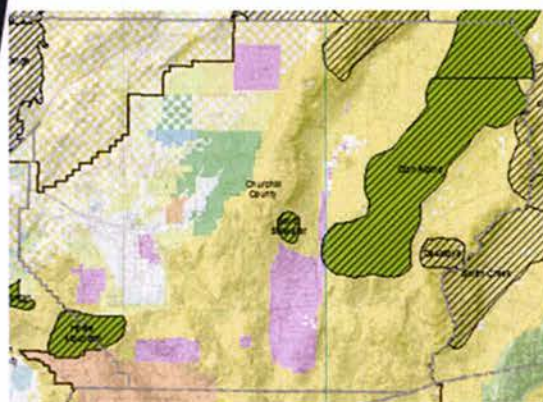
National Defense Authorization Act - BLM

- ▶ CCD is working through our process to hire a project manager for the NDAA.
- ▶ BLM Solicitors Office working with Navy to address some of the livestock grazing portions of the Act.
- ▶ BLM is awaiting an application and Planning of Development from Churchill County for Sand Canyon Road
- ▶ BLM, Nevada Department of Agriculture, and the Navy meet regularly with the affected grazing permittees.
- ▶ BLM is drafting a Scope of Work for the Sand Canyon Road realignment baseline surveys to support the Environmental Assessment.

Ms. Sapp said, during the time they are waiting to receive Churchill County's Application for the redesign of Sand Canyon Road, we are working on the Statement of Work to get a contractor to help us work through that process. County Manager Barbee said why couldn't the original Application be amended to just basically refer back to Churchill County since the federal law basically says those rights-of-way will be awarded to the owners of the roadway? Is it necessary to go through the entire process again? Ms. Sapp said yes. Even though Congress signed the law into effect, there are a lot of areas out there that probably haven't even been surveyed. In order to get the boundaries correct, we have to have a survey process happen. Then there is the whole application process to make sure that everything is documented correctly. We have to do environmental assessments with that. Mr. Barbee said I understand that but I am sure all of that has been addressed by the Navy when they submitted the Application. Have they not submitted the Application because that is what we have been told? Ms. Sapp said we are being told that Churchill County needs to submit the Application and that you are waiting on the Navy to fund that for you. Mr. Barbee said we are definitely waiting on the Navy funding. Ms. Sapp said I think the next step is to set up a meeting and we can sit down and go over the whole process with our Real Estate Department, our District Manager, and with the Navy to let you get informed of what that whole process is. Mr. Barbee said we are in weekly meetings with the Navy discussing this roadway and everything like that, so that is why I am at a loss where that is on us. Ms. Sapp said there is also the Navy's portion that they are working on and then there is the BLM portion that we have to do. I understand it is a complicated process and it involves government bureaucracy but it is the process we have to follow. I think that we should get together for a meeting on what we have to do to make that work. There is that portion with that Application that you will have to follow through with. To make that happen, it would be beneficial for all of us to meet. Mr. Barbee said we are always willing to meet.

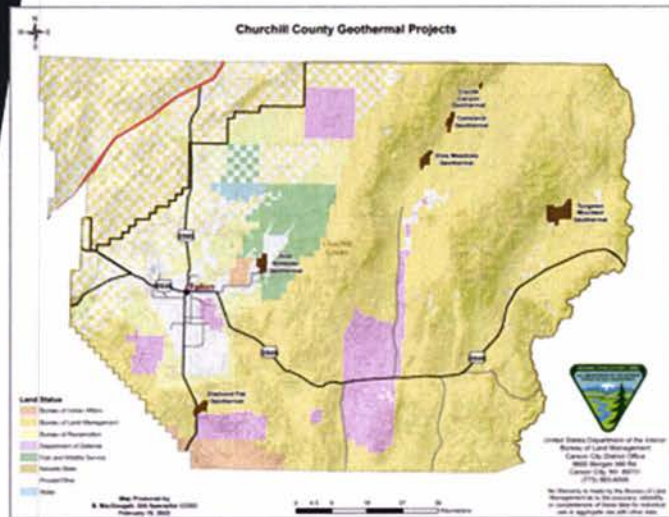
Wild Horse Census Flights

- ▶ Next census flights will be in April 2024, Stillwater Herd Management area
- ▶ Marietta Burro gather scheduled for Aug. 2024



Geothermal Projects

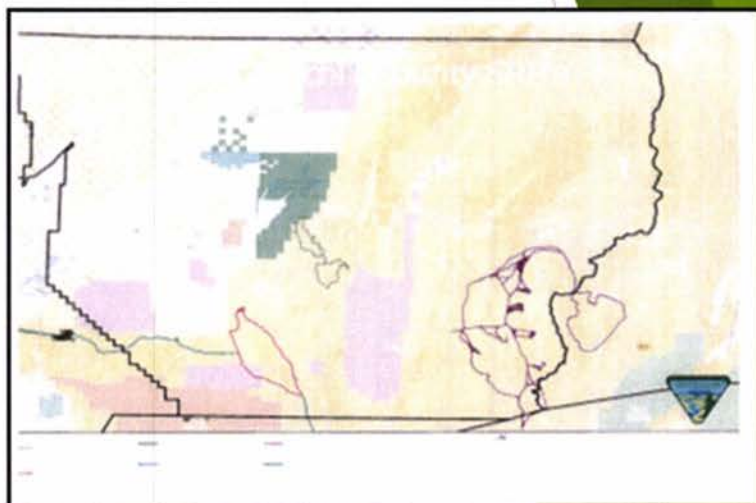
- ▶ Dixie Meadows: Coordinating with US Fish and Wildlife Service, Navy, and ORMAT on additional data needs.
- ▶ Diamond Flat (exploration) NEPA in progress
- ▶ Coyote Canyon (exploration) NEPA in progress. ORMAT collecting baselines.
- ▶ Comstock (exploration) currently on hold until other priority projects have crossed milestones



We are still working through the biological assessments for Dixie Meadows because of the listing of the toad. The Diamond Flat NEPA is on hold. Our main push right now is Dixie Meadows, which is taking up a majority of our time. Ormat has asked us to put Comstock on hold until we get through the Dixie Meadows, Diamond Flat, and Coyote Canyon projects. We will have another geothermal lease sale in August.

Special Recreation Permits Updates

- ▶ High Desert Endurance Ride
5/1-5/30, Equestrian Event
- ▶ VORRA Dog Fight 250
5/3-5/5 OHV Race
- ▶ Legacy Frontier 500
4/18 OHV Race
- ▶ MVDS Team Race
6/22-23 MX Race
- ▶ Cold Springs Poker Run
5/18 OHV (Pending)
- ▶ Vegas to Reno
8/14 OHV Race



We have more of these special recreation permits than we have ever had.

Vero Fiber Optic Line

- Proposed action crosses 8 counties: Washoe, Storey, Lyon, Churchill, Mineral, Nye, Esmeralda, and Clark
- 450-mile buried fiber optic line, approximately 58 acres of linear ROW
- DR and FONSI signed March 15, 2024



Green Link West

- 477-mile transmission line between Reno and North Las Vegas
- Spans portions of Clark, Nye, Esmeralda, Mineral, Storey and Washoe Counties
- BLM National NEPA Register (link to project)
<https://eplanning.blm.gov/eplanningui/project/2017391/510>



We just signed the Finding of No Significant Impact (FONSI) and Decision Record for the Vero Fiber Optic Line last week. That is on its way to getting built. Green Link has a bit of a hold up, although we are still working through it, but it is another large transmission line from Las Vegas to Reno. The hold up is in the Tonopah area regarding sage-grouse.

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

E- Consideration and possible action re: An Application for a Zone Change filed by Hooper Management Family, LLLP and Sharyl Bancroft Trust for property located off Gummow Drive, Assessor Parcel Numbers 008-391-28 & 008-391-29, consisting of 6.11 and 27.97 acres respectively in the E-1 zoning district, whereby the Applicant is requesting a Zone Change for a portion of the parcels being a 13 acre parcel fronting Gummow Drive resulting from the proposed boundary line adjustment from E-1 to R-2.

This Application was previously reviewed at the August 2023 Planning Commission meeting. County Staff recommended denial or tabling the project until a traffic study was prepared to accompany the Application. The Planning Commission convinced the Applicant to request tabling the Application for 6 months to provide time to do the traffic study. The Applicant has proposed changing the request from R-3 zoning to R-2 zoning and asked to forego the need for the traffic study.

The Applicant is requesting to change the zoning on 2 parcels from the existing E-1 single family zoning district to a mix of E-1 and the R-2 multi-family zoning district. The Applicant has submitted a Boundary Line Adjustment (BLA) to change the line between the existing 2 lots, with the intent to change the existing east-west line to a north-south line.

The new line will mostly lie east of an irrigation facility. The resulting lot fronting Gummow Drive will be 13 acres and this area is the subject of the requested rezone to R-2. The tentative plan for the apartment complex is to place apartment buildings along each side of the irrigation facility. *It is important to point out that any approval should be contingent on completion of the BLA, and the property rezoning is limited to Parcel A of the BLA survey.*

The proposed R-2 zoning district has an upper density limit of 10 dwelling units per acre – much less than the 16/ac allowed in the R-3 zone. While plans can change, the Application indicates plans for about 70 apartment units - resulting in a density on 13 acres of 5-6 units per acre. However, R-2 zoning only allows 2, 3, and 4-plexes on one lot, so large complexes on one lot are not allowed. The development will need to include subdivision to create the lots. In comparison, the existing E-1 zone allows up to 2 units/acre.

The primary issue for this proposal is the function of the Gummow Drive/US 50 intersection during rush hour. This issue is discussed in detail in the Staff Report.

A copy of the Staff Report and an excerpt from the Planning Commission Minutes are provided for the Commissioners' review and decision.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Dean Patterson, Associate Planner, made this presentation as outlined above.

Chairman Getto asked if there was any public comment. Andrew Harris, who lives at 2955 Country Club Drive, said the opposition that was presented at the last meeting was only a portion of those affected. I do not believe that everyone who would be affected by this project was notified. I have talked to two different families on Country Club Drive that were not notified, which I believe is because they are renters and not owners. It not only affects the Country Club people but everyone half way down York and the rest of the way up Gummow that will be affected by this traffic. I would like to know if all of those people were notified and I don't expect you guys to have that answer today but I don't think the proper parties were notified of this zoning change. Commissioner Heath said the renters are not notified because the letters are mailed to the property owners. Whoever owns the property, whether they are in California or wherever, are the ones who receive the letter. Mr. Harris said would the renters, if they knew about this, have a say in the matter? Commissioner Heath said they could show up to the meeting if you had told them. The owners could have notified them. That is how it is designed and what is required by law. Mr. Harris said that makes sense and that is part of the problem with these owners being out of state, which the majority of that would be because it

would all be rental, correct? We are talking about apartments, correct? There is no owning of apartments out here really. That would be more misrepresented stakeholders. I think that would be a problem with putting apartments right there.

Mr. Harris said other opposition involves traffic. If they are reducing from R-3 to R-2 to get out of doing a traffic study, that seems like they know it is going to be a problem. Chairman Getto said my understanding is that she had a misrepresentation in her mind about what R-3 was versus R-2. Dean can correct me if I am wrong but I know there was some discussion about that at the Planning Commission meeting. Mr. Patterson said that is correct. They wanted to do the apartment complex but not at the maximum density of 16 units per acre. Their proposal was more like 6-8 units per acre. Mr. Harris said, with R-2, they are allowed 10 units per acre, I believe. Mr. Patterson said that would be the maximum. Mr. Harris said that puts us at 130 dwellings just in that dark blue depicted on the map. Let's say there is only 1 working person per dwelling, that is an extra 130 cars of traffic in that very small intersection. I think the traffic study should be done before rezoning is considered. I think she has plenty of money to make off of that existing E-1 zoning. She could develop those roughly 60 properties and we'll see how that treats everything before we add 130 more. There was no further public comment.

Commissioner Heath said when she submits her map for the planned development, most of the time that is when a traffic study is actually done, right? Mr. Patterson said that is correct. At the time of subdivision, a traffic study and a number of other studies are required. Commissioner Heath said this rezoning does not approve the project at all. Mr. Patterson said that is correct. This will just be allowing a different type of project. Chairman Getto said that is where I stand on the traffic. I understand that Gummow is a horrible road to be driving down, especially with that intersection with the railroad tracks, but this is just the zoning switch. We do not truly know what she will bring forth. She could bring in the maximum but she could say she wants to do something completely different if she wants to. It is up to them as the landowner to decide what they want to do and at what scale. That will come back in front of the Planning Commission and so forth. This is a beginning step. In my opinion, every property owner has the right to switch it if it makes sense for Churchill County and it is in the opportunity zone, they can do that.

Commissioner Justin Heath made a motion to approve the Zoning Map Amendment for Hooper Management Family LLLP and Sharyl Bancroft on Assessor's Parcel Numbers 008-391-28 and 008-391-29, subject to the requirements that: (a) the area zoned R-2 shall be the area displayed on the proposed boundary line adjustment map accompanying the rezone proposal, and (b) the zone change does not become effective until the said boundary line adjustment is recorded. Commissioner Myles Getto seconded the motion, which carried by unanimous vote.

F- Consideration and possible action re: Approval to purchase Verkada Security Equipment and Licenses for a 10-year term through Carahsoft, a state purchasing contractor, in the amount of \$212,442.22.

Churchill County Juvenile Probation, Teurman Hall, and Social Services have a strong need for new and updated camera systems to meet the security needs of the facilities. Review of the camera ecosystem by Juvenile Probation, Facilities and Grounds, and the Information

Technology Professional identified the Verkada camera system as providing the most robust, functional, and economical solution to the county's security camera needs presently and with a view to future needs such as the planned District Court. The Verkada system of cloud based security systems provides distinct advantages not available from other systems that require on-premise data solutions.

Verkada camera systems are sold in Nevada through its reseller, Carahsoft, which is part of the state purchasing program. The State Purchasing system ensures that this system is being provided at a competitive rate while ensuring we receive the cameras we need. A bulk discount was provided for the purchase of the Verkada System at JPO and Social Services with the 10-year licensing option, resulting in substantial savings for the County.

The total cost for JPO related cameras is - \$172,807.52. The total cost for Social Services related cameras is - \$39,634.70.

FISCAL IMPACT: \$212,442.22 for hardware and 10-yr licenses.

EXPLANATION OF IMPACT: Carahsoft: Verkada equipment and Licensure 10 Year- \$212,442.22.

FUNDING SOURCE: \$212,442.22 General Fund (JPO/Social Services)

ACTION REQUESTED: Accept

Colin Utterback, IT Professional, made this presentation as outlined above. Verkada reached out to us a couple of days ago with some additional discounts, which shaved off about \$112. By combining the two projects, it saved the county over \$20,000.

Commissioner Heath asked if this is just for the cameras and licenses but not for the installation? Mr. Utterback said that is correct.

County Manager Barbee reminded the board that, during the budget tour with JPO, this was part of that discussion where some other cameras had gone offline and, in recognition of the liability concerns, that was put together with this. At the same time, with the purchase of the 270 South Maine, in recognition of the programs that will be moving in there, that consolidated purchase made a lot of sense. This will be a consolidated fix for 10 years. We will have other locations moving forward into the future. If you remember, Lalo covered some of the specific advantages of this program and its abilities. That will be carried across any of the locations where we utilize these cameras and software system. This is also why JPO didn't come forward to request any camera fixes in the FY25 budget.

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

Commissioner Justin Heath made a motion to purchase Verkada security cameras with 10-year licenses through Carahsoft in the amount of \$212,442.22. Commissioner Myles Getto seconded the motion, which carried by unanimous vote.

G- Consideration and possible action re: Approval of a Service Agreement with PacStates, in the amount of \$48,583.93, for the installation of data and cabling systems at 270 S. Maine St., Fallon, Nevada.

The county is renovating 270 S. Maine St. to serve Social Services and other county departments. To ensure data connectivity and functionality exists throughout the building, a significant amount of cabling must be completed. The proposed data cabling system will provide data access points, routing equipment, etc for each of the offices and areas in the building. The county issued a Request for Proposals to complete this work and received three responses:

PacStates - \$48,583.93
TID Systems - \$30,325.00
Wired Solutions - \$26,369.94

A review of the received proposals indicated numerous areas of concern. The Wired Solution proposal was determined to be non-responsive. It is missing required aspects requested in the RFP and indicates a lack of understanding regarding the scope of the overall project. The TID Systems proposal was also deemed non-responsive. It lacks clarity in major aspects of the project given the unique requirements of the building; including the amount of cabling required, floor layouts, and installation plans, etc. A followup request was issued to TID Systems for additional clarification on their proposal to ensure it matched the needs of the county but the response was not helpful in addressing these concerns. Staff believes that the lack of specification is likely to result in unknown additional expenses to address divergences between the proposal and the county's expectations.

Staff recommends that the Commission approve the Purchase Agreement with PacStates for the installation of data and cabling systems as presented. In addition to the strongest responsive specification, included references of previous work, and demonstrated ability to perform the contract, PacStates will be providing the access and security system work. The use of a single contractor prevents myriad issues associated with competing contractors working in the same space.

NRS 332.115 exempts from competitive solicitation contracts for "professional services and maintenance and support for peripheral equipment and devices for computers" because divergences in these services can be extreme and selecting the correct proposal for the county is not always clear from a strict price standpoint. Accordingly, the Commission is able to select any of the proposals presented that best fit the needs of the county.

FISCAL IMPACT: \$48,593.93.

EXPLANATION OF IMPACT: \$48,583.93 for equipment and installation.

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

Colin Utterback, IT Professional, submitted this on the Agenda Report as outlined above.

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

Commissioner Justin Heath made a motion to approve the Purchase Agreement with PacStates, in the amount of \$48,583.93, for the installation of data and cabling systems at 270 S. Maine St., Fallon, NV. Commissioner Myles Getto seconded the motion, which carried by unanimous vote.

H- Consideration and possible action re: Approval of a Purchase Agreement with PacStates, in the amount of \$37,870.01, for the provision and installation of a security and access control systems at 270 South Maine Street, Fallon, Nevada.

The county is renovating 270 S. Maine St. to serve Social Services and other county departments. To ensure security for the employees and public members accessing the building, a security system is required. The proposed security system includes security cameras, door access controls, electronic locking systems, etc. The county issued a Request for Proposals to complete this work and received three responses:

PacStates - \$37,870.01

TID Systems - \$9,538.36+\$38,067.98

Wired Solutions - \$6,774.98 + \$1,625

A review of the received quotes indicated that PacStates was the lowest responsive bidder. The Wired Solutions Quote was determined to be non-responsive or understanding of the specifications. Staff recommends that the Commission approve the Purchase Agreement with PacStates for the installation as presented.

FISCAL IMPACT: \$37,870.01.

EXPLANATION OF IMPACT: \$37,870.01 in equipment for and installation of security and access control systems.

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

Colin Utterback, IT Professional, submitted this on the Agenda Report as outlined above.

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

Commissioner Justin Heath made a motion to approve the Purchase Agreement with PacStates for the provision and installation of security and access control systems at 270 S. Maine St., Fallon, NV in the amount of \$37,870.01. Commissioner Myles Getto seconded the motion, which carried by unanimous vote.

I- Consideration and possible action re: Approval of a Professional Services Agreement with TID Systems, in the amount of \$25,280, to install cabling and configure security cameras for the Juvenile Probation Office at 335 N. Broadway St., Fallon, Nevada.

The Juvenile Probation Office and Teurman Hall have a number of failing cameras in their security system that are difficult to service and repair. These cameras provide significant liability protection and safety assurances for JPO staff at the facility. A Request for Proposals was issued for the installation of Verkada cameras purchased through the state purchasing

program to replace the existing camera system. Three responses were received:

TID Systems - \$25,280

Wired Solutions - \$26,000

PacStates - \$34,461.95

Staff recommends that the Commission select TID systems and approve the Professional Services Agreement for the installation and configuration of the system.

FISCAL IMPACT: \$25,280.

EXPLANATION OF IMPACT: \$25,280 in Professional Installation and Configuration Services.

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

Colin Utterback, IT Professional, submitted this on the Agenda Report as outlined above.

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

Commissioner Justin Heath made a motion to approve the Professional Services Agreement with TID Systems to install cabling and configure security cameras at 335 N. Broadway St., Fallon, Nevada in the amount of \$25,280.00. Commissioner Myles Getto seconded the motion, which carried by unanimous vote.

J- Consideration and possible action re: Application for funding for the Churchill County Junior Livestock Show and Sale, in the amount of \$5,000 for FY24.

A copy of the Application for funding submitted by the Churchill County Junior Livestock Show and Sale (CCJLS), in the amount of \$5,000 for Fiscal Year 2024, is provided. The event is being held April 25-27, 2024 at the Rafter 3C Arena. The CCJLS is an annual recurring event held each spring and provides an opportunity for personal growth and development of the youth involved in the 4-H and FFA, while teaching responsibility, leadership, and community service. This show allows these hardworking youth to showcase their projects and receive feedback from judges on ways to improve the livestock. Participants also learn about agriculture through their involvement and local residents have the opportunity to purchase locally raised meat.

The Application provided has been reviewed by the County Manager for completion of required materials and the criteria appropriate to warrant county funding. The Application submitted by the CCJLS indicates a request of \$5,000 in support from the county. Funding was included in the FY24 Community Support Budget under the CCJLS line item in the amount of \$5,000, therefore, funds have been budgeted and are available to support this request. Furthermore, in September 2022, the Board of County Commissioners adopted Resolution 20-2022 declaring management of the Churchill County Junior Livestock Show and Fair, which demonstrates the board's support and commitment to ensuring a successful event.

FISCAL IMPACT: \$5,000 +/-.

EXPLANATION OF IMPACT: The Churchill County Jr. Livestock Show has its own line item within the Community Support Budget.

FUNDING SOURCE: Community Support / Churchill County Jr. Livestock Show: 100-401-70301.

ACTION REQUESTED: Accept

County Manager Barbee said this is part of the community support grant award that we provide to different organizations in the community. As a reminder, this is a program that creates around \$100,000 per year in scholarships for some of the kids in the community who are focused on the animal industry or agriculture, as a whole.

Caitlyn Dock said I am here representing the Churchill County FFA Chapter. I am putting a market steer through the show and sale, along with two breeding heifers and a breeding doe. Carley Dock said I am representing High Desert Grange. This year I am showing a market goat and putting him through the sale. I am also showing two breeder does. Avery Laca said I am representing Churchill County 4-H and I have been showing for four years and will show a pig and a lamb this year. Grace Laca said I am representing Oasis FFA and this is my eighth year showing at CCJLS. This year I am going to show a lamb and dairy heifer. Macady Bogdanowicz said I am representing Churchill County 4-H. This year I am going to show a heifer, bunnies, and my market lamb at CCJLS. This is my sixth year. We are all here today to ask that you consider granting \$5,000 to be awarded for the Churchill County Junior Livestock Show and Sale.

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

Commissioner Justin Heath made a motion to approve funding in the amount of \$5,000 in FY24 to support the Churchill County Junior Livestock Show and Sale. Commissioner Myles Getto seconded the motion, which carried by unanimous vote.

K- Consideration and possible action re: Approval of a Real Estate Purchase Agreement in the amount of \$775,000 for 280, 282, 290, and 292 Quail Way for the Home Means Nevada Initiative and implementation of the New Pass House and Day Center.

Churchill County Social Services applied, on September 25, 2022, for Home Means Nevada Initiative funds to support the purchase and implementation of a homeless transitional house and day center. Funding was obligated in January 2023, in the amount of \$1,743,500.14, by the Nevada State Housing Division. Initially, the project was going to utilize the county property and the board approved the funding agreement and deed restrictions for the said property for a 30-year affordability period in July 2023.

Since July, it has been found the property was not viable for the project and an alternative needed to be located. On January 26, 2024, the property that is located at 290 and 292 Quail Way was viewed. The property has the space and units to not only fulfill the requirements of the project but also provide additional resources as desired for the proposed population to be served.

A grant revision was submitted the same day to the State Housing Division for the required scope of work change to the Home Means Nevada Initiative. On March 8, 2024, an email was

received approving the said revisions and authorizing us to make an offer on said property. An offer, in the amount of \$775,000, was submitted March 8, 2024 and accepted contingent on the Board of County Commissioners' approval and appraisal. The appraisal had been ordered and scheduled to be completed by April 5, 2024. At the time the appraisal is received, final funding contracts will be released for approval by the Nevada Housing Division and the Deed restriction will go into place at the time of close of escrow, on or before April 11, 2024.

It is the request to approve this offer and authorize the County Manager to execute all escrow documents and further authorize the Chair to execute the funding agreement and Deed restriction as required by the State of Nevada.

FISCAL IMPACT: \$775,000.

EXPLANATION OF IMPACT: Purchase of Property.

FUNDING SOURCE: The State of Nevada Home Means Nevada Initiative for a total amount to support purchase, renovations, and implementation of the New Pass House and Day Center in the amount of \$1,743,500.14

ACTION REQUESTED: Accept

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

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

Commissioner Justin Heath made a motion to approve the Real Estate Purchase Agreement as presented and to authorize the County Manager to execute all required documents to finalize the purchase. Commissioner Myles Getto seconded the motion, which carried by unanimous vote.

L- Public Hearing - Consideration and possible action re: Bill 2024-B, Ordinance 7, an ordinance amending Title 3 of the Churchill County Code relating to accrual and use of annual leave.

The Churchill County Code establishes the eligibility and accrual rate of leave for county employees. This ordinance: (1) replaces the term "vacation" with the term "annual leave"; (2) clarifies that annual leave is available the first day of the pay period following the one it is earned; and (3) formalizes the manner of use of annual leave in certain circumstances.

(1) The code currently utilizes the term "vacation" for leave accrued by employees and utilized for their convenience. This ordinance replaces the term "vacation" with the term "annual leave" to match other systems in the county and state. The change also adequately reflects the availability of this time for broader purposes than vacation.

(2) The code currently has a conflict between 3.40.010(A) and 3.40.010(B) as to the exact time when annual leave is available for use. The county has been crediting annual leave on the first day of the pay period following the one it is earned for many years in accordance with 3.40.010(A) and is removing the conflicting language from 3.40.010(B) to remove this ambiguity. No employee will have any changes to their current annual leave calculations due to this change.

(3) The code as written has an ambiguity that indicates that employees are not eligible to earn annual leave during the first six months of employment. This Ordinance clarifies that employees earn annual leave during the first six months of employment but are not eligible to utilize such annual leave as required by statute. See NRS 245.210(2)(e). Employees have already been receiving leave in conformance with this interpretation and no employee will have any change to their current annual leave totals due to this amendment. This ordinance further formalizes a restriction that annual leave may not be utilized when, at the time of use, the annual leave will cause the employee to be paid overtime or cause the employee's regularly scheduled work hours to be paid as overtime. For example, Employee A has worked forty hours for the week on a regular Monday - Friday schedule and requests to use eight hours of annual leave on Saturday. This annual leave would be denied. Alternatively, Employee A utilizes eight hours of annual leave on Monday and works thirty-two hours on Tuesday-Friday. Employee A's supervisor requests that they work a Saturday shift. The Saturday shift would be paid overtime.

A first reading was conducted on March 7th and a legal notice was published in *The Fallon Post* for the public hearing today.

FISCAL IMPACT: None.

EXPLANATION OF IMPACT: All changes reflect current practice, and no changes to current annual leave accruals will occur.

FUNDING SOURCE: N/A

ACTION REQUESTED: Adopt

TITLE: An ordinance amending title 3 of the Churchill County Code relating to the accrual and use of annual leave, and other matters relating thereto.

SUMMARY: This bill revised portions of Title 3 of the Churchill County Code by (1) redefining the term vacation leave as annual leave, (2) clarifying the accrual of annual leave for all employees, (3) defining restrictions on the use of annual leave in certain circumstances, and other matters related thereto.

Civil Deputy District Attorney Jeff Weed made this presentation as outlined above.

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

Commissioner Justin Heath made a motion to approve Bill 2024-B, Ordinance 7, as presented. Commissioner Myles Getto seconded the motion, which carried by unanimous vote.

Nuisance Complaint:

2:00 PM - Consideration and possible action re: Nuisance Complaint filed by Roger D. Mooney, Sean Watkins, and Ruth Groves against Richard S. Alles, Pauline Alles, and Patrick Alles related to miscellaneous vehicles on the property located at 11800 Fulkerson Road, Fallon, Nevada, Assessor's Parcel Number 007-111-34, and adoption of Resolution 6-2024 declaring whether there is or is not a nuisance associated with this property.

On February 16, 2024, a Nuisance Complaint was filed by Roger D. Mooney, Sean Watkins, and Ruth Groves against Richard S. Alles, Pauline M. Alles, and Patrick Alles related to miscellaneous vehicles associated with property located at 11800 Fulkerson Road, Fallon, Nevada, Assessor's Parcel Number 007-111-34.

Churchill County Code 8.12.040(A) states: The Board of County Commissioners shall proceed to hear the complaint and any opponents and may consider the findings presented by the authorized official. At the hearing, the board shall receive the proofs offered to establish or controvert the facts set forth in the complaint. The board may adjourn the hearing from time to time, not exceeding fourteen (14) days in all. (B) On the final hearing of the complaint, the board shall by resolution entered into the Minutes, determine whether or not a nuisance exists and, if one does exist, order the person or persons responsible for such nuisance to abate the same. (Bill 2002-I, 2002).

Churchill County Code 8.12.050 ABATEMENT OF NUISANCE: The person or persons responsible for the nuisance shall enter into abatement plan with the County Commissioners or their designated representative within fifteen (15) days after the Board of County Commissioners renders its decision. The abatement plan shall be commenced within thirty (30) days after the board renders its decision and shall be completed at such time as the Board of County Commissioners, or its representative has set forth in the abatement plan. (Bill 2002-I, 2002).

Churchill County Code 8.12.060 ABATEMENT BY THE COUNTY: If the order is not obeyed and the person(s) responsible for the nuisance fails or neglects to remove the nuisance within the time limit specified in section 8.12.050 of this chapter, the Board of County Commissioners may:

A. Order that the cost of abating the nuisance be a personal obligation of the property owner(s), and shall direct the District Attorney to collect the costs of abating the nuisance and interest thereon by use of all appropriate remedies.

B. Order that the cost of abating the nuisance be assessed against the property, and shall confirm the assessment and have it filed with the County Recorder. Thereafter, the assessment shall constitute a lien upon the property. (Bill 2002-I, 2002).

FISCAL IMPACT: +/- \$200 for publication of the legal notice; +/- \$9 for certified mail postage; and +/- \$14.28 for regular postage for notification letters to adjoining property owners.

EXPLANATION OF IMPACT: Costs are incurred to publish the legal notice and mail the notification letters via certified mail, along with the postage for the adjoining property owner notification letters.

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Other
Adopt

Jeff Weed, Civil Deputy District Attorney, made the introduction to this matter. He said the order of events for this hearing should consist of a swearing in of those who will be providing

factual testimony today; Loreli LeBaron from the Public Works, Planning & Zoning Department will give her report of the investigation; the Complainants will go next; the Owner will then provide testimony; and then the board will make a determination regarding the nuisance.

Deputy Clerk Moore administered the oath to the following individuals: Loreli LeBaron, Patrick Alles, Sean Watkins, Roger Mooney, and Russell Miller (representing Pauline Alles).

Loreli LeBaron, Code Compliance Official said this Nuisance Complaint was filed by Roger Mooney, Sean Watkins, and Ruth Groves against Richard Alles, Pauline Alles, and Patrick Alles on February 16, 2024 for property located at 11800 Fulkerson Road. The details of the complaint include: “open RVs, semi-trucks, pickups, and cars are stored in a state of disrepair visible to our property. Prior individuals residing in disabled RVs were using our property as a shortcut until we paid for \$8,000.00 fence. No fence. No gravel.”

On November 9, 2005, A Special Use Permit was approved for a 300-foot by 600-foot fenced secure storage area for recreational vehicles, boats, trailers, trucks, and various personal vehicles subject to conditions of approval.

On September 8, 2021, a complaint was filed regarding people living in RVs, waste disposal concerns, renting RVs and possible auto repair shop.

An initial inspection was performed on October 10, 2021, and the property was determined to be in violation of Churchill County Codes and Nevada Administrative Code:

- 1) 8.06.010 Dangerous Structure or Condition for partially torn down and unstable shade structure.
- 2) 16.08.070 Temporary Use Permits for a recreational vehicle occupied on the premises without approval of a temporary use permit.
- 3) 16.08.080 Special Use Permits for failure to enact within three hundred sixty-five days from the date of approval.
- 4) 14.04.010 Permits Required for unpermitted electrical work and modifications made to the septic system.
- 5) Nevada Administrative Code 444 Sanitation for improper containment and disposal of human waste.
- 6) Nevada Revised Statute 40.140.1(a) nuisance
- 7) Nevada Revised Statute 487.290.1: Unlawful possession of unregistered vehicles unfit for use; exceptions.

By 2022, the fence enclosure was successfully screened and came into compliance with fire, building and zoning codes. Property conditions outside of the fenced storage area violated local and state laws including not meeting the conditions of approval in the Special Use Permit.

On May 23, 2023, a complaint was filed against the property involving the Special Use Permit for RV storage specifically pertaining to the number of RV and vehicles outside of fenced area,

the number of non-operating vehicles on premise, persons living on premise other than owner, and the number of vehicles entering and leaving the property.

There are two (2) active and unresolved code compliance cases:

(1) 210908-01 filed September 8, 2021 (Special Use Permit Conditions of Approval unmet & people living in recreational vehicles); and

(2) RAC-2023-00080 filed May 23, 2023 (Special Use Permit Conditions of Approval unmet & people living in recreational vehicles, and number of vehicles)

The Churchill County Sheriff's Department has received numerous calls out to property in the last 2 to 3 years for a variety of different reasons.

Ms. LeBaron said she conducted interviews and, according to Mr. Watkins, there has been an increase in the number of vehicles being stored on the property since approximately 2020. There is improper storage of recreational vehicles. There is a lot of vehicular traffic. Vehicles come onto the property on trailers, but some never leave. Recreational vehicles are being stored and rented for the purposes of Burning Man. Outside of burning man season, random people appear to be living on the property in RVs and stay between 4-6 weeks at a time while some people appear to be living there more on the regular. According to Mr. Mooney, there is a collection of disabled vehicles and junk piles located outside of the fenced storage area at the back of the property, visible to many neighbors. There is a concern for property values decreasing in the neighborhood due to the appearance of the property and the amount of vehicle and junk accumulation. According to Mrs. Groves, inoperable vehicles, partially dismantled vehicles, recreational vehicles, and junk piles are brought onto 420 Bench Road from 11800 Fulkerson property and are dumped. Some campers are empty and others are being lived in. There is a lot of traffic.

Based on inspection results and interviews conducted:

- There is an accumulation of inoperable, unlicensed, unregistered, junk vehicles unfit for road use located mostly at the rear of the property, behind the fenced storage area.
- There is an enormous pile of debris mixed with junk along with smaller piles located at rear of the property, which is a concern for fire safety and rodent infestation.
- There are several vehicles, including RVs, kept on the property for lengthy periods of time outside of the designated fenced storage area.
- There appears to be one or more occupied RVs on the property without the approval of a Temporary Use Permit.
- Onsite inspection was requested but was not accomplished. Mr. Patrick Alles denied entry onto the property at the time of inspection. Mr. Alles has not contacted me to schedule an onsite inspection to date.

The following recommendation is being made:

- Remove all excess vehicles intended for storage, which does not fit inside the fenced storage area.
- Remove a minimum of 10 unlicensed, unregistered, inoperable vehicles per month and provide proof of removal within five (5) days.
- Piles of mixed debris to be cleaned up within thirty (30) days to prevent a potential fire hazard.
- Cease all occupancy of people residing in RVs and obtain approval via a Temporary Use Permit along with other permit and inspection requirements, such as a placement permit to verify safe connections.
- Current business license for RV storage originally issued on August 6, 2014 is up for renewal and shall reflect current business activities and operation upon renewal. Business license and requirements to be maintained and reflect accurately the current business operation and activities.
- Comply with the Special Use Permit and conditions of approval.

Chairman Getto said what was the original SUP for? Ms. LeBaron said it states that the original SUP was to establish a 300 foot by 600 foot fence for a secure storage area for recreational vehicles, boats, trailers, trucks, and various personal vehicles.

Mr. Roger Mooney said I would like to echo what Ms. LeBaron just stated. However, in his defense, he has been working very hard the last couple of weeks to clear up debris. From what I could tell, there have been two people back there working almost daily or probably daily. I do not have a problem with one yellow bus per every 10 acres in the county, which I see a lot, but this is much, much, much more than that. That is why we filed the complaint. I thought he was going to start selling some of the scrap metal, which is what all of that is. I really thought, years ago when I talked to his Dad and then I talked to him, that that was what the plan was – to sell scrap metal. At 2 cents per pound, it is hardly worth hauling now. The way Nevada DMV works their registration costs on RVs, it doesn't depreciate it. I think it depreciates the value of the RV if it was bought for \$300,000 down to maybe \$100,000. For a 20 year old RV, you are paying \$900 for DMV, so it is not worth it for people to restore or keep running their old RVs. That adds to the situation that he has in his back yard. That is my feeling on that. As I said, it is so much more than just one yellow bus and a couple of old pickup trucks. I am sure the property values are affected. I am affected personally, too, because it is ugly out there.

Russ Miller said I am Pauline's son-in-law and I am helping Pat clean up Paulie's property at 11800 Fulkerson Road. Richard Alles is deceased. Paulie is 94 years old, she has dementia, she does not hear or see well. Right now, she is at her daughter's house in Washington state and could not be here today. Pat is Paulie's primary caregiver. The property involved in this complaint has an accumulation of 19 years of antique trucks and other vehicles on it. The antique trucks and pickups were parked where they sit today when Roger purchased his property in 2015. The motor homes were placed there when the county representative told us that the motor homes could not be in the storage yard enclosure. We moved them out behind the storage yard where the antique trucks are parked. We admit that they are an eyesore. We are in

the process of dismantling them for the scrap yard. We will continue working on this area until it is cleaned up satisfactorily.

Tyler Shaw, who lived across Bench Road from Roger, would use Roger's land as a short cut to get across to his travel trailer that was parked in the area in question. Whenever he had a fight with his girlfriend, he would sneak over and stay in the travel trailer. He was never given permission to do so. Pat helped Roger out by moving some very large tree stumps from his property to Paulie's property so that Roger could have someone put in a barbed wire fence. Roger told Pat that the reason he was having a fence replaced was to keep another neighbor's cattle from straying onto his property.

Mr. Miller said we have been working on cleaning up this area since we got the notice. We acknowledge that it has gotten out of control. We want to apologize to our neighbors for this, as they are good neighbors. Lastly, we don't know why Roger believes that there are weapons on the property. When Richard died in 2019, all of his guns were inherited by his son, Sam. Sam has taken all of the guns that his Dad had to his house. There are no guns on the property in question. Also, Pat has helped Roger out on numerous occasions by loading hay for him and moving stumps. Roger did not seem to be afraid then. We are sorry that he feels that way today. As I said, those trucks were there before. Dick hauled them from where they lived on Harrigan Road and parked them where they are today. There were no problems. You can't see them because it is behind all of that stuff. Dick would not sell anything unless the price went up, so it accumulated. He was a scrapper. He loved to buy and thought he would make money on it. He provided some pictures and dump receipts to the board to review of the work they had done so far but those pictures and receipts were returned to him after review.

Pat Alles said my mother was a 30 year county employee with an exemplary work ethic and attendance record. We understand civic mindedness and are not opposed to any of that. We have been working diligently for the past couple of weeks to get this squared away. I was unaware that, in the original Special Use Permit, it said trucks and personal vehicles in the enclosure. I was just unaware of that. If some of that stuff can be placed into the enclosure, we could do that too. That would get them out of Roger's sight. He apologized to Roger.

Mr. Mooney said the thing I mentioned about firearms in my statement was meant to be kind of tongue-in-cheek and it probably isn't the way I should have done it for this board. The real reason I didn't go to the county before was because I didn't know the process. I didn't know that there was somebody here who not only has been working on it but could listen to my input and perhaps help her out before I filled out the Nuisance Complaint and took it to the office down the hall. That was meant to be tongue-in-cheek and probably wasn't very wise to put in there.

Mr. Watkins said I moved kitty-corner across the road from Pat. Over the years, I have seen this grow and grow and grow. There are a lot of inoperable vehicles there. I understand that, occasionally, you get a few things, but this has gotten out of hand. It is an eyesore to look at. It is just terrible. We have people who come to visit and ask if we live across from a junkyard. I am sorry that Pat has to do so much work but, if you look at the original agreement, there was a

part in there about inoperable vehicles and it is a lot of them. I do not want to make his life miserable, but I don't want to look at that either. It is affecting my property values.

Mr. Alles said I appreciate your concerns and we are working diligently on it. Partially, in my defense, a lot of people have brought vehicles there and then have disappeared, so I have been stuck with a lot of these inoperable and unregistered vehicles. The scrap prices have been down for the past few years, although they have gone up a little bit. I will start hauling that stuff off. Mr. Miller said you can't sell or get rid of a car without a title. Chairman Getto said there is a process through DMV for abandonment that you can go through. Mr. Miller said we can check into that.

Ms. LeBaron said, if the board would like, I could read the Special Use Permit conditions of approval for the record. Chairman Getto asked her to do that. They are, as follows: "Subject to the following conditions placed on the Special Use Permit: no outdoor lighting of any type; fencing will be an obscure manner, 8 feet tall, chain-link fence with slats so the contents are not visible to the neighbors; that no RV, boat, or any other vehicle stored on the property will be left in a state of disrepair; compliance with Churchill County Code; acquisition of a business license; acquisition of a building permit for any structures 120 feet or larger; and also subject to the following recommendations from the Churchill County Fire Marshal: all batteries to be disconnected prior to storage; all liquified propane, gas, LPG storage tanks shall be turned off and disconnected prior to storage; no LPG or ignitable liquids are to be stored within the RV units; fire extinguishers are to be provided at each entrance into the facility and extinguishers are to be properly maintained; gravel to be provided throughout the facility for fire apparatus access; store RVs or other equipment at the greatest distance apart as possible, never to be closer than 10 feet separation without prior approval from the Fire Marshal; access into each RV unit shall be locked to prevent any unwanted unauthorized admittance; units shall not be stored closer than 10 feet from property lines and 3 feet from any fences; RV storage area shall be kept free from non-fire restive vegetation. Within 12 months of issuance of this notice, applicant must demonstrate the 12 steps have been taken to enact the terms of the Special Use Permit."

Mr. Alles added that the area within the enclosure is in compliance. It is graveled; the gates have the fire extinguishers; the batteries in the RVs have been disconnected; and the propane is turned off.

Commissioner Health said is anyone currently living in an RV? Mr. Alles said no. Commissioner Health said, during Burning Man, nobody is coming out there? Mr. Alles said they might stay overnight or something when they pick them up and take them out and then when they bring them back. Commissioner Heath said is that why people are dropping them off is for Burning Man? Are you a storage site for Burning Man now? Mr. Alles said that is generally what is happening. Some of the clients come and stay a couple of days while they are getting their RV prepared to go out there and then stay a couple of days at the end to clean the RV up and prepare it for storage. There is nobody permanently living there. There had been a couple but when we were told they couldn't be there, we had them leave.

Chairman Getto asked if there was any public comment but there was none. He said you guys were notified on October 10, 2021, so I appreciate you were doing the work the last couple of weeks. I don't know if that is because of this meeting or what that situation was, but, in my opinion, it is still a nuisance.

Commissioner Health said I commend you guys for cleaning it up. Looking at Google maps and the county's maps, it is getting better in comparison, so I am glad.

Commissioner Justin Heath made a motion to adopt Resolution 6-2024, a Resolution finding that a nuisance does exist related to miscellaneous vehicles associated with property located at 11800 Fulkerson Road, Fallon, Nevada, APN: 007-111-34. Commissioner Myles Getto seconded the motion.

Civil Deputy District Attorney Weed said, before you proceed on that, I have a few questions to see if we can clarify this to put it into the Resolution. There were a number of conditions set forth by the Planning Commission, which Loreli read into the record, one of which was modified from what was in your report. He asked if that is accurate. Ms. LeBaron said that is correct. Mr. Weed said is this board going to recommend that those conditions become part of the abatement plan? Ms. LeBaron said I request that the board consider that and amend the specific condition about the business licensing as it reflects more accurately. Commissioner Health said you have a business license right now? Mr. Alles said we do. Chairman Getto said, the next time it comes up for renewal, have it reflect actually what is happening on the property. Mr. Alles added that, as I just said, the storage yard enclosure part is in compliance. Chairman Getto said the SUP follows the actual parcel, so your whole entire parcel has to be in compliance with that. That is something you open yourself to when you get an SUP. Mr. Alles said I understand. We are in the process of getting that done.

Mr. Weed said the Churchill County Code requires that, within 15 days, the owner of the property submit an Abatement Plan, whether it be to the board or to the Public Works, Planning & Zoning Department. Further, that they commence on that Abatement Plan within 30 days. Will that be part of the motion, as well? Commissioner Health said it will.

Commissioner Justin Heath made an amended motion to adopt Resolution 6-2024, a Resolution finding that a nuisance does exist related to miscellaneous vehicles associated with property located at 11800 Fulkerson Road, Fallon, Nevada, APN: 007-111-34, subject to the following conditions:

- **Remove all excess vehicles intended for storage, which does not fit inside the fenced storage area.**
- **Remove a minimum of 10 unlicensed, unregistered, inoperable vehicles per month. And provide proof of removal within five (5) days.**
- **Piles of mixed debris to be cleaned up within thirty (30) days to prevent a potential fire hazard.**

- Cease all occupancy of people residing in RVs and obtain approval via a Temporary Use Permit along with other permit and inspection requirements, such as a placement permit to verify safe connections.
- Current business license for RV storage originally issued on August 6, 2014 is up for renewal and shall reflect current business activities and operation upon renewal. Business license and requirements to be maintained and reflect accurately the current business operation and activities.
- Comply with the Special Use Permit and conditions of approval.
- That, within 15 days, the owner of the property submit an Abatement Plan and that, within 30 days, the owner commence on that Abatement Plan.

Commissioner Myles Getto seconded the motion, which carried by unanimous vote.

Recess of Regular Meeting to Conduct the Liquor Board and Then Reconvene Regular Meeting:

The regular meeting was recessed at 2:36 PM.

Commissioner Justin Heath made a motion to recess the regular meeting to conduct the Liquor Board meeting. Commissioner Myles Getto seconded the motion, which carried by unanimous vote.

The regular meeting was reconvened at 2:38 PM.

New Business:

A- Consideration and possible action re: Approval of proposals from Logically for the Churchill County Switch Replacement Project, in the amount of \$171,828.22, and new switches and wireless access points for 270 South Maine Street, Fallon, Nevada, in the amount of \$33,380.14.

Replacement of switches throughout the county was identified as a FY24 project and funds were requested and approved through the budget process. Proposal #045998 is the primary switch replacement project and identifies a grand total of 25 switches, as follows: 5 core MDF switches and 3 IDF switches at the Admin Bldg, and 17 department switches that need to be replaced throughout the rest of the county (DA, District Court, Annex Bldg, Justice Court, JPO, Parks & Rec, Road Dept, and Sheriff's Office). This project is for discovery, planning/design, client meetings, network infrastructure and staging, onsite network infrastructure installations, and post-implementation support, which is broken down into the discovery/planning phase followed by three phases of work. Furthermore, it is estimated that the entire project will take 171 hours, with some of those hours scheduled after regular county business hours to avoid disruptions to county work. Logically, has extended a 15% discount on equipment and labor (discount: \$30,114.50). Totals with discounts are \$137,664.01 for the Extreme Switches and Licensing, \$1,823.83 in additional hardware costs, and \$31,161.00 in project labor.

Proposal #046187 is for new installation at the county's 270 South Maine Street Building. The building has three floors and will need one switch per floor plus an edge switch. Additionally,

since this is a new site that does not currently have equipment in place, wireless access points are needed at this location (10 total to provide coverage). Although, at the development of the FY24 budget, we did not know that we would have this building and need the additional 4 switches and 10 APs, since the county was already going to embark on a countywide switch replacement project, Logically was able to assess the total need and provide discounts on the Extreme equipment, additional labor, and hardware as stated above. Logically has extended a 10% discount on equipment and labor for the new install at the Maine Street location (discount \$3,667.24). Totals with discounts are \$33,380.14 for the Extreme Switches, Access Points, additional hardware and labor. As listed above, the discounts on the countywide project total \$30,114.50, therefore, the savings provided nearly covers the total cost of adding on the Maine Street building, which made it possible to cover this cost under the budgeted project. Furthermore, we have requested the Maine Street Building project be expedited.

Network switches are hardware components that allow devices to communicate with each other within a network. Network switches connect devices on a local-area network (LAN) or multiple LANs, and can connect to other switches, routers, and firewalls. They allow multiple devices to share a network and are essentially the backbone of any network. Unlike a router, a switch only sends data to the single device it is intended for. There are two types of switches - managed and unmanaged. The switches we are replacing are managed. The difference is that managed switches can be configured for layer 2 and 3 traffic, VLANs, analytics, monitoring, etc. These are known as smart switches. Additionally, the switches are being replaced by Extreme-brand switches. Extreme is an industry leader, and manufactures switches and wireless access points. There is a significant benefit with having all the county's switches manufactured by the same vendor - Extreme. Management of the switches is done via a portal, which will allow the county's IT Professional and Managed Services provider to monitor and access all of our switches seamlessly. This project also provides a valuable opportunity to configure and segment the county's network, thus enhancing our security and privacy position.

FISCAL IMPACT: $\$171,828.22 + \$33,380.14 = \$205,208.36$ total.

EXPLANATION OF IMPACT: Replacement of the switches countywide was a project identified and presented to the board during the FY24 budget requests and was funded. Therefore, funding exists in the Data Processing budget to fund these projects.

FUNDING SOURCE: Data Processing / Capital Outlay Equipment: 100-185-75100.

ACTION REQUESTED: Accept

Julie Guerrero, Administrative Services Manager, made this presentation as outlined above.

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

Commissioner Justin Heath made a motion to approve the proposal from Logically for the countywide switch replacement project in the amount of \$171,828.22 and approve the new switch and AP installation for the Social Services/Public Works Building on South Maine Street in the amount of \$33,380.14. Commissioner Myles Getto seconded the motion, which carried by unanimous vote.

F. B- Consideration and possible action re: Reporting and use of Local Assistance and Tribal Consistency Funds (LATCF) / (ARPA) in the amount of \$3,464,223.86.

In August 2023, Churchill County received the second \$3,464,223.86 in Local Assistance and Tribal Consistency Funds (LATCF)/(ARPA) from the U.S. Department of the Treasury. These American Rescue Plan Act 2021 funds were awarded to local governments that receive federal payments in lieu of taxes, which can be spent on general governmental services. Management requests that these funds be used to fund the design and building of the courthouse, in part.

FISCAL IMPACT: Transfer these grant funds from the General Fund to the Special Ad Valorem Capital Project Fund to be held for the Courthouse.

EXPLANATION OF IMPACT: The funds were originally deposited in the General Fund.

FUNDING SOURCE: Special Ad Valorem Capital Project Fund.

ACTION REQUESTED: Adopt

Comptroller Wideman made this presentation as outlined above. We already committed \$69,284 that we are giving to NACO to fund their Center for Public Lands. The remainder of that would be transferred to cover the District Courthouse in the amount of \$3,394,939.

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

Commissioner Justin Heath made a motion to have the Comptroller file a report with the U.S. Department of the Treasury stating that these funds will be used to cover payroll within the General Fund and then transfer the cost savings from the General Fund to help fund the construction of the Courthouse. Commissioner Myles Getto seconded the motion, which carried by unanimous vote.

C- Consideration and possible action re: Approval of health insurance renewal for employees and retirees of Churchill County at an estimated additional cost of \$242,465.

Each Fiscal Year, the Insurance Advisory Committee (IAC) is charged with making a recommendation to the Board of County Commissioners regarding the insurance program for employees in the upcoming Fiscal Year (FY). Through the past 12-months (insurance claims through January 2024), the county's paid loss ratio (PLR) was 92% and for our plan year (which begins each July) the PLR was at 102%. However, when the February 2024 PLR was reported at 114%, that further increase the county's rolling 12-month PLR to 94% and puts our plan year at over 103% PLR. This means that, during our plan year, the insurance company paid out approximately \$1.03 in claims for every \$1.00 the county paid for premium. This is not a good PLR and, ultimately, with a PLR over 100% and the number of large claims we currently have tracking, the IAC determined it was not in the county's best interest to go to market this year and instead rely on the excellent long-term relationship we've built with Cigna. Due to our history with Cigna, when our renewal rate came in at a 17% increase based upon our numbers, the IAC asked Cigna for the best they could offer if we did not go to market, and Cigna gave us their best at a 9.89% increase. The dental came in at a 5% increase (which is a \$2.02 increase per employee per month). After much conversation, and the IAC not wanting to significantly decrease our insurance benefit coverage, the committee determined that a 9.89% increase was very fair given our PLR and large claims trending. The IAC realizes that if our PLR and large claims do not improve for future renewals, the county will need to explore going to market

and/or making benefit changes to reduce cost. The IAC met on March 12, 2024, to review the most recent offer of 9.89% from Cigna and they unanimously approved making a recommendation to the board to renew with Cigna at the 9.89% increase in medical and the 5% increase in dental. The IAC also requested that the dental be a 5% with a two-year rate guarantee. Additionally, the county's vision coverage with Superior Vision does not have a rate increase this year, so the rate for that coverage remains the same.

Last year, the Commissioners approved a contribution of \$166/month into a Health Savings Account (HSA) for employees who chose the high-deductible health plan. With the difference between the HSA plan and the Base PPO plan being \$182/month, staff requests that the monthly contribution from the county to the HSA be increased to \$182/month.

FISCAL IMPACT: \$236,938 (medical) + \$5,527 (dental) = \$242,465

EXPLANATION OF IMPACT: Medical: Monthly premiums will increase by \$86.60 per employee per month (\$1,039.20 per year). Currently, 228 employees are covered on the county's health insurance. Multiplying the monthly increase by the number of employees enrolled in the medical plan totals an annual increase of \$236,938.

Dental: Monthly premiums will increase by \$2.02 per employee per month (\$24.24 per year). Currently, 228 employees are covered on the county's dental insurance. Multiplying the monthly increase by the number of employees enrolled in the dental plan totals an annual increase of \$5,527.

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

Julie Guerrero, Administrative Services Manager and Chair of the Insurance Advisory Committee, made this presentation as outlined above.

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

Commissioner Justin Heath made a motion to accept the recommendation from the Insurance Advisory Committee for employee and retiree health, dental, and vision insurance for FY 2024-25, with a 9.89% increase on medical insurance with Cigna, and a 5% increase on dental insurance with Cigna, and a 0% increase for vision insurance with Superior; and, further, a motion to continue contributing \$182/month to an employee's Health Savings Account (HSA) for those employee enrolled in the high-deductible health plan (HDHP). Commissioner Myles Getto seconded the motion, which carried by unanimous vote.

Consent Items:

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

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

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

B- Consideration and possible action re: Public Works, Planning & Zoning Department's Revenue Report for February 2024 showing a total of \$34,479.18 in revenue for the month.

The Public Works, Planning & Zoning Department submits its Revenue Report for the month of February 2024 showing a total of \$34,479.18 in revenue. This report is provided for the Commissioners' review and acceptance.

FISCAL IMPACT: \$34,479.18 in revenue for the month.

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

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

2:10 PM C- Consideration and possible action re: Approval of the Transportation Agreement to lease buses from the Churchill County School District (CCSD) for the 2024 SUMFUN Program.

The Parks and Recreation Department is requesting permission to renew the bus Lease for buses with the Churchill County School District to be used for transporting campers to designated field trips for the 2024 SUMFUN Program. The term of the Lease Agreement will be for three (3) months from May 30, 2024 - August 8, 2024.

This year, the program will run for eleven (11) weeks, with an approximate increase of \$320. Additionally, it may require leasing two buses, as one bus will only accommodate approximately seventy (70) participants. With the popularity of the program and the addition of the new building at the Cottage Schools, it is anticipated that there may be more demand. The department has requested two buses but they will have a better idea after registration opens to the public in May. They will then make a determination if two buses are needed.

FISCAL IMPACT: The fiscal impact will increase because the program will run for 11 weeks and participation is expected to increase, resulting in the need for two buses to accommodate participants. Fees to participate are based on the \$2.50 per mile.

EXPLANATION OF IMPACT: \$2.50 per mile. Fees for the SUMFUN Program are based on the listed lease terms of \$2.50 per mile. If two buses are needed, there will be increased costs. Additionally, running for 11 weeks will result in an increase of \$320.

FUNDING SOURCE: Recreation Budget - 303-5717 - Cost Built into program fees required of participants.

ACTION REQUESTED: Accept

D- Consideration and possible action re: Recorder's Monthly Apportionment Report for February 2024 totaling \$14,764.00 in revenue.

Churchill County Recorder, Tasha Hessey, provides her Recorder's Monthly Apportionment Report for February 2024 totaling \$14,764.00 in revenue for the month.

FISCAL IMPACT: \$14,764.00 in revenue.

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

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

E- Consideration and possible action re: Building Department's Revenue Report for February 2024 totaling \$33,693.52.

The Building Department provides its Revenue Report for February 2024 for the board's consideration and acceptance. A total of \$33,693.52 was received for the month.

FISCAL IMPACT: \$33,693.52.

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

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

F- Consideration and possible action re: Building Permit Activity Report for February 2024.

Provided for the board's review is the report showing 18 permits issued in the month of February 2024. Included in the 18 permits are 2 single-family-dwelling permits, 2 commercial permits, 0 industrial permits, 1 manufactured home permit, and 4 septic permits.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

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

Commissioner Justin Heath made a motion to approve the Consent Agenda as submitted. Commissioner Myles Getto seconded the motion, which carried by unanimous vote.

Consider Future Agenda Items:

Sheriff Hickox requested a discussion for renaming the Sheriff's law enforcement building to Mark L. Wildes Memorial Law Enforcement Facility. Mr. Wildes was a Sheriff in 1917 and was killed in the line of duty in 1918. I have no personal agenda to this, other than he is the one law enforcement officer associated with the Churchill County Sheriff's Office who has given his life in the line of duty. I would ask that we consider this for the future. He died May 23, 1918 while trying to serve a warrant when he was shot.

Commissioner and Management Staff Reports:

Chairman Getto reported on the following topics:

- Fire Board meeting last week.
- RTC Meeting this morning.

Commissioner Heath reported on the following topics:

- Lahontan Conservation District and Stillwater Conservation District meetings.
- Central Nevada Health District Board meeting.
- I will be meeting with Daren with the Central Nevada Health District to discuss health care in our community, so there are plans being discussed now. The Kaskys were not fired. Northern Nevada just closed the clinic for financial reasons.

Commissioner Scharmann was not present.

County Manager Barbee had nothing to report.

Comptroller Wideman reported on the following topics:

- Working on the tentative budget. We will see you next week for that workshop.

Civil Deputy DA Weed had nothing to report.

Deputy Clerk to the Board Moore had nothing to report.

Sheriff Hickox reported on the following topics:

- We had several members of our administration who went to the Western States Sheriff's Association Conference in Reno, NV. We got some good information from that. There are some national bills being pushed that will affect us locally. One would drastically change visitation at our facility, to the point that we would lose a lot of security. I have spoken to the County Manager about one of the bills and am still trying to get more information on that. Another bill deals with Search and Rescue and takes it from a local enterprise to more of a state or federal level. We are opposing those and trying to get some information so we can get that to our County Manager to forward on.
- We had other staff from administration who went to Las Vegas for a conference regarding jail liability and some new classification standards. They came back and are working on policies to reflect those current standards.

Claims and Payroll Transmittals:

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

Public Comment:

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

Adjournment:

The meeting was adjourned at 2:51 PM.

Quarterly Jail Inspection:

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

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

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

The quarterly jail inspection was conducted after the meeting as scheduled and a separate report of such inspection was prepared and recorded.

Approved:



Myles Getto, Chairman

Approved:



Harry "Bus" Scharmann, Vice-Chairman

Approved:



Justin Heath, Commissioner

ATTEST:

Linda Rothery, Clerk/Treasurer



Pamela D. Moore, Deputy Clerk to the Board