



**BOARD OF
COUNTY COMMISSIONERS
CHURCHILL COUNTY, NEVADA**

155 N. Taylor Street, Suite 110

Fallon, Nevada 89406

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Contact Person: Pamela D. Moore,
Deputy Clerk of the Board

E-mail: pam.moore@churchillcountynv.gov

and Crystal Muschetto, Deputy Clerk

crystal.muschetto@churchillcountynv.gov

******NOTICE OF PUBLIC MEETING******

AGENDA

PLEASE POST

PLACE OF MEETING: Churchill County Administrative Building, Commission Chambers,
155 North Taylor Street, Suite 145, Fallon, Nevada

DATE & TIME: September 4, 2025 at 8:15 AM

TYPE OF MEETING: Regularly Scheduled County Commissioners' Meeting

Live Webcasting:

<https://www.youtube.com/@churchillcounty/streams>

If you wish to make public comment, you may provide them at the meeting or via email, no later than 4:30 PM the day before the meeting, to: pam.moore@churchillcountynv.gov and to: crystal.muschetto@churchillcountynv.gov.

Notes:

- I. These meetings are subject to the provisions of Nevada Open Meeting Law (NRS Chapter 241). Except as otherwise provided for by law, these meetings are open and public.***
- II. Action will be taken on all Agenda items, unless otherwise noted.***
- III. The Agenda is a tentative schedule. The Board of County Commissioners may act upon Agenda items in a different order than is stated in this notice – so as to affect the people's business in the most efficient manner possible.***
- IV. In the interest of time, the Board of County Commissioners reserves the right to impose uniform time limits of 3 minutes upon matters devoted to public comment.***
- V. Any statement made by a member of the Board of County Commissioners during the public meeting is absolutely privileged.***
- VI. All persons participating in the meetings are put on notice that an audio and video recording is made of these meetings.***

AGENDA:

- 1. Call to Order.**
- 2. Pledge of Allegiance.**
- 3. Public Comment.**
- 4. Verification of the Posting of the Agenda.**
- 5. Consideration and possible action re: Approval of Agenda as submitted or revised.**
- 6. Consideration and possible action re: Approval of Minutes of the meeting held on:**
 - A. July 3, 2025.
- 7. Appointments:**
 - A. Consideration and possible action re: Adoption of a Joint Proclamation between the City of Fallon and Churchill County declaring September 2025 as Suicide Prevention and Awareness Month.
 - B. Consideration and possible action re: Adoption of a Joint Proclamation with Churchill County and the City of Fallon designating September 2025 as Library Sign-up Month.
 - C. Consideration and possible action re: Approval of a Sending Site Application, TDR25-1, filed by Marc Simoncini of Lonesome Duck Ranch, LLC, for properties located at 7615, 7625, and 7925 Beach Road, Assessor's Parcel Numbers 006-871-04 and 006-871-05, consisting of a total of 156 acres with 15.57 water righted acres, in the A-10 zoning district whereby the Applicant proposes to record a Conservation Easement on the properties.
 - D. **First Reading** - Consideration and possible action re: Bill 2025-A, Ordinance 32, an ordinance amending Title 16 of the Churchill County Code and establishing the I-1, I-2, and I-3 zoning districts; deleting the I zoning district; defining the zoning and design review process; establishing zoning requirements for existing and additional industrial land uses; clarifying the requirements for power generation facilities; and other matters related thereto.
 - E. Consideration and possible action re: Application for community support funding from the Fallon Community Theatre, in the amount of \$3,000, to support the Maine Street Spooktacular event on October 31, 2025.
 - F. Presentation on ServWell Project completed at the Social Services William N. Pennington Life Center to evaluate food waste and recommendations for cost savings.
 - G. Consideration and possible action re: Ratification of an Agreement between the State of Nevada, Department of Human Services, and Churchill County Social Services, in the amount of \$100,000, to provide support services for individuals that report being in crisis to access mainstream resources that support independent living.

- H. Consideration and possible action re: Approval of the Transition Plan for Churchill Area Regional Transportation (CART) to Churchill County, effective October 1, 2025, as well as the revised job descriptions, and the Operation Plan.

8. Consent Items: (Action Items generally not requiring discussion or explanation)

All matters listed under the Consent Agenda are considered routine and may be acted upon by the Board of County Commissioners with one action and without an extensive hearing. Any member of the board or any citizen may request that an item be taken from the Consent Agenda, discussed and acted upon separately during this meeting.

- 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.
- B. Consideration and possible action re: Notification of referral for Guardianship on behalf of Protected Person 25-10DC-0789, received August 18, 2025, which was found to be a Washoe County case on August 20, 2025.

9. Consider Future Agenda Items.

10. Commissioner and Management Staff Reports.

11. Claims and Payroll Transmittals.

12. Public Comment.

13. Adjournment.

14. Appendix.

Supporting Documentation

15. Affidavit of Posting:

STATE OF NEVADA)
 : ss.
County of Churchill)

*I, **Pamela D. Moore, Deputy Clerk of the Board**, do hereby affirm that I posted, or caused to be posted, a copy of this notice of public meeting, on or before the **28th day of August, 2025, between the hours of 11:00 AM and 1:00 PM**, at the following locations in Churchill County, Nevada:*

1. *Churchill County Administration Building, 155 N. Taylor St., Fallon, NV;*
2. *The Churchill County Website @ www.churchillcountynv.gov;*
3. *The State of Nevada Website @ <https://notice.nv.gov/>.*



Pamela D. Moore, Deputy Clerk of the Board

Pamela D. Moore, Deputy Clerk of the Board, who was subscribed and sworn to before me this 28th day of August, 2025.



Crystal Muschetto, Deputy Clerk

Endnotes:

Disclosures:

**Churchill County is an equal opportunity provider and employer.*

Accommodations/Nondiscrimination:

**In accordance with federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its agencies, offices, employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies or complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g. Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible agency [(775)423-4092] or USDA's TARGET Center at (202)720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800)877-8339. Additionally, program information may be available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at: http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the Complaint Form, call (866)632-9992. Submit your completed form or letter to USDA by:*

- 1. Mail: U.S. Department of Agriculture
Office of the Assistant Secretary for Civil Rights
1400 Independence Avenue, SW
Washington, D.C. 20250-9410;*
- 2. Fax: (202)690-7442; or*
- 3. Email: program.intake@usda.gov.*

Procedures:

**The schedule of regular meetings of the Board of County Commissioners is provided for by Title 2, Chapter 2.04, of the Churchill County Code.*

**The public meetings may be conducted according to rules of parliamentary procedure.*

**Persons providing public comment will be asked to state their name for the record.*

**The Board of County Commissioners reserves the right to restrict participation by persons in the public meeting where the conduct of such persons is willfully disruptive to the people's business.*

**All supporting materials for this Agenda, previous Agendas, or Minutes are available by requesting a copy from the Clerk's office, 775-423-4092. During the meeting, there will be one copy available for public inspection. Additional copies are available by making the request from the Clerk's office. You are entitled to one copy of the supporting materials free of charge.*