



**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

******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: October 15, 2025 at 1:15 PM

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.

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. August 20, 2025.
7. **Appointments:**
 - A. Consideration and possible action re: Update of current activities, plans, or actions related to the Bureau of Land Management's Carson City District.
 - B. Consideration and possible action re: Approval of an internal or external compensation study of all regular county employee positions.
 - C. Consideration and possible action re: Approval of holiday standby compensation for District Attorneys, Public Defenders, and the Justice of the Peace.
8. **New Business:**
 - A. Consideration and possible action re: Approval of a Settlement, Mutual Release, and Dedication of Property Agreement between Churchill County and River Homes in Fallon, LLC relating to property identified as APN 008-293-33 and APN 008-391-44.
 - B. Consideration and possible action re: Approval of the Amendment and Restatement of Real Estate Purchase and Sale Agreement between Churchill County and Vertex Fund 3, LLC for the sale of real property identified as APN 008-301-11 and APN 008-301-12, consisting of 26.21 acres and 5.20 acres respectively, to Vertex Fund 3, LLC in the amount of \$600,000.
 - C. Consideration and possible action re: Approval of an Easement Agreement between Churchill County and Vertex Fund 3, LLC to grant an Access Easement and Utility Easement to Churchill County for the properties identified as APN 008-301-11 and APN 008-301-12.
 - D. Consideration and possible action re: Approval of an Easement Agreement between Churchill County and Churchill Village, LLC to grant an Access Easement and Utility Easement to Churchill County for the property identified as APN 010-611-53.
 - E. Consideration and possible action re: Approval of the Final Subdivision Map for Vertex Fund 3, LLC for property located on Coleman Road, Assessor's Parcel Numbers 008-301-11 and 008-301-12, consisting of 26.24 and 5.20 acres respectively in the R-3 Zoning District, whereby the Applicant proposes to create 19 lots within the large apartment complex property referred to as Riverstone Apartments.
9. **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: Central Nevada Health District service update report for September 2025.
- C. Consideration and possible action re: Recorder's Monthly Apportionment Report for September 2025 totaling \$19,146.40 in revenue.
- D. Consideration and possible action re: Recorder's 1st Fiscal Quarter Mining Claim Filing Fees Report for the period July - September 2025.
- E. Consideration and possible action re: Recorder's 1st Fiscal Quarter Real Property Transfer Tax (RPTT) Report for the period of July - September 2025.
- F. Consideration and possible action re: Public Works, Planning & Building Department's Revenue Report for September 2025 showing a total for Public Works Planning of \$17,965.74 and a total for Building of \$44,897.84 in revenue for the month.
- G. Consideration and possible action re: Approval of the Building Permit Activity Report for September 2025.
- H. Consideration and possible action re: Sheriff's Third Quarter 2025 Death in Custody Report showing no deaths at the Churchill County Law Enforcement Facility for the quarter.

10. Consider Future Agenda Items.

11. Commissioner and Management Staff Reports.

12. Claims and Payroll Transmittals.

13. Public Comment.

14. Adjournment.

15. Appendix.

Supporting Documentation

16. Affidavit of Posting:

STATE OF NEVADA)
 : ss.
County of Churchill)

I, Pamela D. Moore, Deputy Clerk to 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 9th day of October, 2025, between the hours of 1:00 and 5:00 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 to the Board

Pamela D. Moore, Deputy Clerk to the Board, who was subscribed and sworn to before me this 9th day of October, 2025.



Erin Montalvo, Chief Deputy Clerk/Treasurer

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, audiotape, 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.*