

MINUTES OF THE BOARD OF CHURCHILL COUNTY COMMISSIONERS

155 N. Taylor St., Fallon, NV 89406

October 2, 2025

Call to Order:

The regular meeting of the Board of County Commissioners was called to order at 8:15 AM on October 2, 2025.

PRESENT: Commissioner Myles Getto, Chair
Commissioner Eric Blakey, Vice-Chair
Commissioner Matt Hyde
Clerk/Treasurer Linda Rothery
Sheriff Richard Hickox
County Manager Chris Spross
Comptroller Sherry Wideman
District Attorney Arthur Mallory
Deputy Clerk to the Board Pamela D. Moore

ABSENT: N/A

Pledge of Allegiance:

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

Public Comment:

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

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 26th day of September, 2025, between the hours of 1:00 and 3:00 PM at all of the locations listed on the Agenda, in accordance with NRS 241.

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

Chair Getto reported that item 7B has been withdrawn and, therefore, the Agenda needs to be revised accordingly.

Commissioner Matt Hyde made a motion to approve the Agenda as revised.

Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

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

A- August 7, 2025.

The Minutes of the meeting held on August 7, 2025 are presented for the board's consideration and approval.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A
ACTION REQUESTED: Accept

Commissioner Eric Blakey made a motion to find that staff shortages in the Clerk/Treasurer's office have caused delays to the completion of Minutes and to approve the Minutes of the meeting held on August 7, 2025 as presented. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

B- September 17, 2025 - Jail Inspection.

The Minutes of the jail inspection meeting held on September 17, 2025 are presented for the board's consideration and approval.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Commissioner Eric Blakey made a motion to find that staff shortages in the Clerk/Treasurer's office have caused delays to the completion of Minutes and to approve the Minutes of the jail inspection meeting held on September 17, 2025 as presented. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

Appointments:

A- Consideration and possible action re: Approval of a Parcel Map Application (PC25-7) filed by Vickie Detomasi for property located at 2376 Roberson Lane, Assessor's Parcel Number 008-113-16, in the A-5 zoning district, whereby the Applicant proposes to divide the parcel into two parcels.

Application History: The Applicant previously submitted a variance request to waive the paving requirements for a future 10-acre lot. The variance was denied. The Applicant has reconfigured the project so that the lots will not be less than 20 acres, which allows a gravel road standard. However, this required a boundary line adjustment to set up the property for the proposed Parcel Map, which is being reviewed at the same time.

Summary: The Applicant is requesting a Parcel Map to split the 50.28 acre property into two lots of 20.14 acres and 30.14 acres. The 50.28 acre lot is a result of a boundary line adjustment that was submitted at the same time as this Parcel Map, and will soon have a new Assessor's Parcel Number. The existing parcel has a home on it that is accessed from Roberson Lane, and will be on one of the new lots. The second parcel proposed in the Parcel Map will be served by Indigo Drive, a private road along the south property line, which provides access to Roberson Lane. Meeting road requirements is the primary issue for this permit, and is discussed in detail below.

Criteria Review:

Churchill County Code (CCC) 16.04.040(C) Design Standards: Churchill County has adopted development standards, which shall be complied with in all application submittals. The proposed development must conform to the Churchill County Development Code.

Conditions of approval will address specific issues.

- Setbacks and Easements: New lot lines will not create setback problems. Necessary easements exist or will be created. This includes extending a powerline easement through the middle of the current property to serve all lots involved in the Boundary Line Adjustment and the Parcel Map. Later development must meet setbacks and avoid applicable easements.
- Lot size and width: The A-5 zone has a 5-acre minimum lot size and dimensional requirements. The proposed lots comply with these standards.
- Access, sewer, and water facilities: See comments under Criterion 4, below regarding public services and specific road requirements. With the new road and the road easements, both parcels will have access to public roads, as required by Churchill County Code. Their future development will require fire truck accessible driveways to buildings.
- Water rights and community development fees: Community development fees will be due with any home construction on new lots. The exception is that water dedication is required for new lots with the Parcel Map, unless no water rights exist on the property, in which a cash payment-in-lieu in the amount of \$3,276 per lot. The Parcel Map will need to pay fees for 2 lots before recording unless they have already satisfied the requirement.

CCC 16.12 provides extensive requirements for submitting land division maps. One requirement is to accurately show the traveled way for Indigo Drive and Roberson Lane. Another is to provide utility easements to all properties involved. Staff recommends conditions of approval to address changes for required items.

CCC 16.04.050(A) Conditional Development Approval: The Planning Director, Planning Commission or County Commissioners are authorized to apply conditions to applications for development. Conditions are employed to development projects to ensure:

1. Conformity with the Master Plan. - The Master Plan designates the area as urbanizing and is implemented by the A-5 Agriculture zoning district. Most Master Plan policies are not applicable to the issue of a land division. Both GOAL LU 2 and Policy LU 2.1 discuss compatibility issues that are discussed under criterion 2, below. The Application conforms with the Master Plan.
2. Compatibility with existing adjacent properties and uses. - The proposal will not significantly change the existing residential use and human activities of the existing site. The project is generally compatible with other existing residential and vacant lands nearby.
3. Protection of the public health, safety, and general welfare. - The creation of new lots will not significantly change the existing conditions for public health, safety, and welfare, nor will it overburden police and fire services.
4. That adequate public facilities and services are available to the development. - There are no public sewer and water facilities on or near the site. Other public utilities (power and gas) do exist and can serve the proposed lots. Current county practice is for road easements and property lines to include utility easements. The map must comply with the practice. There is a 10' wide Sierra Pacific Power Company (SPPCo) easement that extends from Robertson Lane through the center of the property and ends at the original property line. Staff recommends that

a public utility easement be established to cover the line, and extended to serve all properties involved.

The properties south of the project have a 30' road easement abutting the south line. Indigo Drive was constructed directly against (north of) the south line but does not have an easement at this time. It is approximately 30' wide and gravel, almost meeting Churchill County's gravel road standard, and will need minor upgrading. The proposed map will add a 60' easement along the south line with Indigo Drive occupying the south half of the easement, for a total road easement width of 90 feet. This adequately provides legal access for the development. The primary issue for this project is providing physical road access for the site that meets county standards. The creation of new lots requires frontage on a publicly maintained road, or the construction/upgrading of a road reaching from a publicly maintained road to the new lots. When the new lots are 20 acres or less, the road must be paved. If over 20 acres, the road can be gravel. The proposed roads must be built to the county gravel road standard. The nearest publicly maintained road is the intersection of Dillon Road and Roberson Lane via Indigo Drive. The route needed is two segments: 1300+ feet of Roberson Road, and 1600+ feet of Indigo Drive. Indigo Drive is fairly well built, but will need minor improvements. Roberson Lane is not built to any standard and will need major improvements.

Roberson Lane extends north from the Dillon Road intersection, but it is more of a dirt road with areas of minimal gravel. There is little to no maintenance on it, so it has large mud holes with drive-around paths on the sides, variable width, washboards that have grown large, etc. Improving the road would need regrading and reshaping to create a crown, provide appropriate width, and provide drain ditches; and then adequate base and surfacing will need to be provided. It appears to have adequate road easements.

Indigo Drive extends from Roberson Lane, eastward through the property. It was recently created as a driveway to a house, and the Application describes it as a private road. While it is fairly well-built, it does not appear to meet the county gravel road standard. Needed improvements include minor reshaping to create a crown, adding drain ditches, investigating the bed of the road, and providing any needed surfacing upgrades. The proposed map will provide a 60' road easement.

As required by NRS 278.378, offers to grant easements and dedicate land to the county must be accepted or rejected along with approval of the map. The motion of approval needs to include these statements.

5. As a part of the review and analysis of the development request, findings of conformance with the goals and objectives of the code and the Master Plan must be made in order to recommend approval and impose conditions. The conditions imposed by the staff may be modified by the final decision-making body.

A copy of the Staff Report and excerpt from the Minutes of the September 10, 2025 Planning Commission 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.

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

Commissioner Matt Hyde made a motion (A) to approve the Parcel Map for the Detomasi Family Irrevocable Trust to divide Assessor's Parcel Number 008-113-16 (soon to be 008-113-80) into 2-lots, subject to conditions as listed in the Staff Report; (B) to accept the offer to grant easements identified on the maps; and (C) to reject offers to dedicate land and improvements. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

B- Consideration and possible action re: Public Administrator's Report through the Third Quarter 2025.

Robert M. Getto, Jr., Churchill County Public Administrator, will make a presentation and seek discussion about the Churchill County Public Administrator's office.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

This item was withdrawn prior to the meeting.

C- Consideration and possible action re: Application for Funding from Churchill County to support a community event or program for Nevada Community Alliance/Fallon Community Events, in the amount of \$250.00, for the 2nd Annual Tricks & Tees Golf Tournament.

Nevada Community Alliance (formerly Fallon Community Events), a non-profit 501(C)(3) organization, seeks community support funding in the amount of \$250 to support the 2nd Annual Tricks and Tees Golf Tournament. Proceeds from the event will go to supporting a long-term goal of a small housing community for veterans and seniors. Churchill County provides \$3,500.00 annually to this organization for their Armed Forces Day event. The Tricks and Tees Golf Tournament would be an additional funding request. Unfortunately, due to budget restraints, there is not enough available funds to fulfill the requested amount on the Application. This year's budget was reduced by 56.4% in addition to the 31% from the prior fiscal year.

FISCAL IMPACT: FY25: \$250.00.

EXPLANATION OF IMPACT: The Miscellaneous Support line item of the Community Support Budget currently has \$5,535.02 remaining through June 30, 2025.

FUNDING SOURCE: Community Support/Miscellaneous Grants: 100-401-70300.

ACTION REQUESTED: Accept

Alison Fenimore, Nevada Community Alliance, made this presentation as outlined above. She added that it is important to note that the county will not be writing a check for the \$3,500.00 but, instead, the support comes in the form of course access and merchandise, which does not carry the same direct financial impact as a cash expenditure. In essence, it is a way to provide meaningful support to our Veterans and seniors, while maximizing the resources that the county already manages. The tournament raises funds and, with this certificate, will spotlight the county's golf course and will directly benefit Veterans and seniors in our community. We are proud of the work we have accomplished so far and we are hoping to keep pushing this forward, with your help.

Comptroller Wideman said what are you asking for? Ms. Fenimore said we are asking for 2 memberships to the Fallon Golf Course and 2 gift certificates to be spent at the pro shop at the golf course. Comptroller Wideman said they are two different entities, so I am not sure how you think that will work. Ms. Fenimore said we were told it is county-owned. Ms. Wideman said that is correct, however, the golf course is run by its own board, with two different bank accounts, so we would need to give them a check to pay for that. How much money are you asking us to give you? Ms. Fenimore said it was \$3,500.00.

Chair Getto said I think it was \$3,500.00, which is the value of the memberships and the gift certificate. The golf course board is who would do that. They are asking for \$250 from this board. It would represent a total of \$3,500.00, but just \$250.00 from this board. Am I understanding that correctly?

County Manager Spross said that is my understanding, as well. To Comptroller Wideman's point, if we were to grant two memberships, the county would have to pay the non-profit for those two memberships because, although the county owns the golf course, the golf course is being run by a non-profit. It is not like we would be able to say two people could join the golf course free of charge. We would still need to pay the non-profit. My understanding is that you are requesting \$250 from this board for the county's contribution.

Commissioner Hyde said it would be my understanding that she could go before the golf course board and they could grant the memberships. Mr. Spross said the golf course board would be able to do that, but this board would not be able to do that without making a financial commitment to pay the non-profit for those memberships. Ms. Fenimore said she was unaware of that but thanked them for the clarification.

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

Commissioner Eric Blakey made a motion to approve funding in the amount of \$250.00 to support the Tricks and Tees Golf Tournament. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

Letters Received:

A- Nevada Division of Environmental Protection's concurrence with the Draft Work Plan/Sampling and Analysis Plan for Post-Remedy Investigation at Installation Restoration Program Site 3, at Naval Air Station Fallon, Nevada dated September 2025.

The Nevada Division of Environmental Protection provides notice of its concurrence with the Draft Work Plan/Sampling and Analysis Plan for Post-Remedy Investigation at Installation Restoration Program Site 3 at Naval Air Station Fallon, Nevada dated September 2025. The draft plan summarizes the planned data collection as part of the post-remedy investigation for Installation Restoration Program (IRP) Site 3 located within the Northern Operable Unit (NOU).

The draft plan presents a scope of work to define the estimated extent of the volatile organic compound (VOC) contaminants of concern (COCs) in groundwater along the northeastern edge of the known VOC plume. Additionally, this data will refine the estimated extent of the western plume edge and determine if there are potential environmental impacts for proposed future hangar construction. Details about the investigation are outlined in the notice.

NDEP concurs with the scope of work and recommendations presented in the Draft Work Plan/Sampling and Analysis Plan.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

B- Nevada Division of Minerals notification of the 2024 Nevada Abandoned Mine Lands Physical Hazards Report.

The State of Nevada Abandoned Mine Lands (AML) Program was created by the Nevada Legislature in 1987 in response to incidents, both fatal and nonfatal, which occurred at abandoned mines. The 2024 Nevada Abandoned Mine Lands Physical Hazards Report summarizes Nevada's AML Programs and activities statewide.

The report fulfills the Division of Minerals' statutory responsibility to document the division's progress in identifying, securing, and remediating abandoned mine lands hazards across the State of Nevada. Over the past year, the division has continued to advance public safety through the Abandoned Mine Lands Program. Highlights include:

- Securing or permanently remediating a total of 1169 hazardous sites statewide.
- Conducting more than 24 public outreach efforts, including school programs, digital campaigns, and community partnerships.
- Coordinating with state and federal agencies to prioritize closures in high-use recreation and residential areas.

These efforts reflect the ongoing commitment to protecting Nevada's citizens and visitors, while

preserving the state's mining heritage. The report also outlines upcoming priorities and opportunities for collaboration with the state and federal partners.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

C- Bureau of Land Management's notification that the BLM has completed the environmental review process and approval of the County Line Mine Plan project located northeast of Luning, Nevada and southwest of Gabbs, Nevada.

The Bureau of Land Management provides notification that the BLM has completed the environmental review process and approval of the County Line Mine Plan project located approximately 20 miles northeast of Luning, Nevada and approximately nine miles southwest of Gabbs, Nevada in Mineral and Nye Counties. The project will be located within both Mineral and Nye Counties and straddles the borders between the counties.

The Environmental Assessment (EA) analyzed the proposal and potential impacts by County Line Minerals Corporation to develop the expansion of two existing historic open pits, expansion of the existing waste rock storage facility, placement of two in-pit waste rock storage facilities, growth media stockpiles, low and high-grade ore stockpiles, construction of access road, crushing facilities, stormwater controls, ancillary facilities, and block exploration drilling within the Plan of Operations boundary.

The EA, Finding of No Significant Impact, and Decision Record are available for review at: <https://eplanning.blm.gov/eplanning-ui/project/2037896/510>.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

New Business:

A- Consideration and possible action re: Approval of an Assistant Road Supervisor position and Advanced Step Appointment upon Promotion of Karl Zulz to Assistant Road Supervisor.

Due to the recent loss of key personnel, the Road Department Supervisor is requesting approval to reorganize the department structure. This reorganization would involve reinstating the previously established position of Assistant Road Supervisor, which was part of the department's structure in the past.

Department leadership believes this change will improve operational efficiency, ensure proper oversight, and support the department's ability to continue delivering essential services effectively.

As part of this reorganization, the department is requesting to promote Mr. Zulz to the position of Assistant Road Supervisor. With over 22 years of dedicated service to the Road Department,

including more than a decade as the Road Maintenance/Construction Foreman.

Title 3 of the Churchill County Code (Section 3.32.040) says that a promoted employee "shall be placed on the lowest step in the higher range that provides a two-step increase over the salary last received". This would put Mr. Zulz at Step 5 of Grade 69 (\$94,432.00 annually). Title 3 also indicates the county board may approve an advanced step appointment within a salary range to:

1. Meet a difficult recruiting problem; or
2. Employ a person who possesses superior qualifications.

Staff believes the current circumstances meet the second category. Mr. Zulz brings extensive experience, institutional knowledge, and proven leadership. His qualifications and long-standing commitment to the department make him an ideal candidate to assume this critical role and help lead the department through this transition. Staff respectfully requests the Board of County Commissioners to approve promoting him at an advanced step. Based on a review of the pay range and Mr. Zulz's experience and qualifications, staff requests that the board approve hiring Mr. Zulz at Step 10 of Pay Grade 69 (\$106,828.80 annually).

FISCAL IMPACT: Approximately \$23,610.56 in wages & benefits for a full year.

EXPLANATION OF IMPACT: The fiscal impact is based on the costs of salary and benefits for promoting Mr. Zulz at and an advanced step from his current position. This number is based on a full 12 months of salary & benefits and does not take into account any savings from currently budgeted positions within the Road Department.

FUNDING SOURCE: Road, Streets & Highways Fund.

ACTION REQUESTED: Accept

Joseph Sanford, Assistant County Manager/Human Resources Director, made this presentation as outlined above.

Road Supervisor Fowkes explained that he realizes the Agenda Report says \$23,610 of fiscal impact, but it is really not that. It is a savings to the Road Department, and he will explain how this will play out. The department lost the Officer Supervisor, plus the Lead Shop Mechanic. If we move Karl Zulz to the Assistant Road Supervisor and not hire and eliminate that Lead Shop Mechanic position, although the department will hire a regular Mechanic to take that spot, all of that comes to about \$10,470 in savings. In the meantime, the Officer Supervisor retired. By moving the Office Specialist to that position, it represents \$27,729 in savings. Once an Office Specialist is hired at Step 1, that represents a \$4,350 savings. The total savings will be \$42,551. He then asked if there were any questions. As you know, the funding is separated from the general county. We have totally different funds, as Comptroller Wideman can confirm. It has nothing to do with general county funds.

Commissioner Blakey asked him to explain how they are getting away from a Lead Shop Mechanic and going to an Assistant Road Supervisor. Give us the benefits or structure you are trying to create there for the future. Mr. Fowkes said he created an organizational chart but did not get it included in the packet. It will be the Road Supervisor, the Assistant Road Supervisor,

and then you will have four tiers of Road Department Fleet Mechanics, the Road Maintener/Operators, the Office Supervisor, and the general county Fleet Maintenance. Right underneath that will be the Office Supervisor and Office Specialist. With Karl's experience and the ability to hire the right people, it is better that he and Kaarl run the whole thing. We will run the Fleet Mechanic side, the Road Department shop side, the office, and everything. That is my plan, which is how it used to be before I was hired. Commissioner Blakey said do you see this as maybe having one less manager and one more worker? Mr. Fowkes said that is absolutely correct.

Comptroller Wideman said I need some clarification for budgeting purposes. We are removing the Lead Shop Mechanic, but you will add a Mechanic? Mr. Fowkes agreed. Ms. Wideman said what about the Foreman position. Mr. Fowkes said the Foreman position will no longer be there. Comptroller Wideman said that will be the position we need to remove? Mr. Fowkes said we will remove the Lead Shop Mechanic and Foreman position and add a regular Mechanic.

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

Commissioner Matt Hyde made a motion to reinstate the position of Assistant Road Supervisor, using the previously established job description and maintaining the same grade differential from the Road Supervisor position; and, further, to approve the advanced step placement of Karl Zulz at Step 10 of Grade 69, with an annual salary of \$106,828.80. Commissioner Eric Blakey 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 was provided 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: Notification of Order of Guardianship of Estate for Protected Person #24-10DC-0437.

On September 11, 2025, Public Guardian, Shannon Ernst, was Ordered by the Tenth Judicial District Court to assume Guardianship over Protected Person #24-10DC-0437.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

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

Commissioner Eric Blakey made a motion to approve the Consent Agenda as submitted. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

Consider Future Agenda Items:

There were no future Agenda items presented.

Commissioner and Management Staff Reports:

Commissioner Hyde reported on the following topics:

- I attended the NACO Conference.
- I attended the Lithium Symposium. I do not know if anybody has seen that the government is backing Lithium in America, so I expect those projects to move forward.

Commissioner Blakey reported on the following topics:

- I attended the Lithium Summit in Las Vegas.
- The NACO Conference was very interesting and informative.
- I attended the fall Local Emergency Planning Committee meeting.

Chair Getto reported on the following topics:

- I had two CWSD meetings.
- I also attended the Nevada Water Resource Association meeting.

County Manager Spross reported on the following topics:

- I attended the Lithium and NACO Conferences, which were very informative. It was my understanding that this was the first time that a sitting Governor was at the NACO Conference as a keynote speaker.

Comptroller Wideman reported on the following topics:

- The external audit has begun.

DA Mallory reported on the following topics:

- I have some extensive remarks, which I will reserve for the next meeting, which is true of the other Elected Officials.

Clerk/Treasurer Rothery reported on the following topics:

- I attended the County Fiscal Officers Association Conference.

- I also attended the Secretary of State's Election Training Conference. Both conferences were informative meetings.
- My office is busy with property taxes, as second installments are due now.
- My office has successfully hired two new employees, who are amazing. One started last week and the other one this week. I anticipate that I will be able to fill the last position shortly so that my office will be fully staffed.

Sheriff Hickox had nothing to report.

Claims and Payroll Transmittals:

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

Public Comment:

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

Adjournment:

The meeting was adjourned at 8:35 AM.

Approved: _____



Myles Getto, Chairman

Approved: _____



Eric Blakey, Vice-Chairman

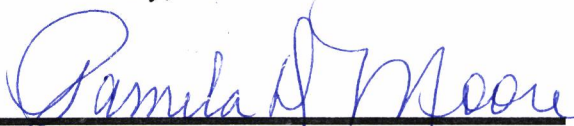
Approved: _____



Matt Hyde, Commissioner

ATTEST:

Linda Rothery, Clerk/Treasurer



Pamela D. Moore, Deputy Clerk to the Board