



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

155 N. Taylor Street, Suite 110

Fallon, Nevada 89406

(775) 423-4092

Fax: (775) 423-7069

Contact Person: Pamela D. Moore,

Deputy Clerk of the Board

E-mail: pam.moore@churchillcountynv.gov and

Tara Adams, Deputy Clerk

E-mail: tara.adams@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: January 6, 2026 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 tara.adams@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. November 10, 2025 Workshop Presentation related to Classification and Compensation Study.
- 7. Appointments:**
 - A. Consideration and possible action re: Election of Chair and Vice-Chair positions for the Board of County Commissioners, Highway Commission, and CC Communications Management, and designation of board or committee assignments for 2026.
 - B. Consideration and possible action re: Approval of a Zone Change Application (ZC25-3) filed by The Emborsky Family LLC, Trinity Series, concerning property located near Trinity Junction, Assessor's Parcel Number 005-091-13, consisting of 640 acres in the RR-20 zoning district, whereby the Applicant proposes to change the zoning to I-3 Heavy Industrial.
 - C. Consideration and possible action re: A Zone Change Application (ZC25-4) filed by SE US Development, LLC, for Forty Mile Desert LLC. The properties are located off Interstate 80, Assessor's Parcel Numbers 004-391-14, 004-391-15, 004-391-17, 004-391-19, 004-391-20, 004-391-24, and 004-391-34, in the RR-20 zoning district. The applicant proposes to change the zoning to I-3 Heavy Industrial for a future solar project.
 - D. Consideration and possible action re: Presentation of the Annual Comprehensive Financial Report for the general Churchill County and CC Communications for the Fiscal Year Ending June 30, 2025.
 - E. Consideration and possible action re: Approval of two Parcel Map Applications (PC25-13 and PC25-14) filed by Bart Hiatt concerning property located on Boundary Road, Assessor's Parcel Number 009-071-27, consisting of 66.54 acres in the A-10 zoning district to implement a previously approved Tentative Parceling Plan.
 - F. Consideration and possible action re: Approval of a Parcel Map Application (PC25-11) filed by Bernard Ponte, Jr. and Cynthia Troxel concerning property located at 1250 Rice Road, Assessor's Parcel Number 008-272-03, whereby the Applicants propose to divide the farmstead from the farm lot, creating two lots.
 - G. Consideration and possible action re: Approval for community support funding in the amount of \$2,180 for the Fallon Community Theatre, Inc, a

revised amount from the \$5,000 requested, which takes into account the budget cuts for the current fiscal year.

- H. Consideration and possible action re: Approval of the issuance of a Notice of Award for the Churchill County Annex Building Improvement Project (PWP-CH-2026-064) to SB Builders, LLC as the lowest responsible bidder, in the amount of \$322,322.00.

8. Appeal Hearing:

- A. Consideration and possible action re: Appeal of the Planning Commission's denial of a request for an extension of the Temporary Use Permit (TUP427) that was previously granted to Eric Madrigal on September 11, 2024, related to property located at 8893 Helens Way, Assessor's Parcel Number 006-031-10, whereby the Applicant is requesting an extension for the Temporary Use Permit for another year.

9. Letters Received:

- A. Nevada Division of Environmental Protection's request for release/spill information from FedEx Corporation Mobile Release for a diesel fuel spill.

10. New Business:

- A. Consideration and possible action re: Approval of a Professional Services Agreement between Churchill County and Pictometry International Corp., dba Eagleview, for aerial imagery flights in 2026, 2027, and 2028, for a total of \$100,800.00, over three years.
- B. Consideration and possible action re: Approval of hiring Kenneth Hanke for the position of IT Professional, at an advanced step placement of Grade 60 Step 6.

11. 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: Treasurer's Report for November 2025 showing a balance of \$64,016,875.16 in the account.
- C. Consideration and possible action re: Sheriff's Civil Report for the month of November 2025 totaling \$3,853.00.
- D. Consideration and possible action re: Acknowledgment of recordation of a Conservation Easement Deed, Document #517392, for Toby Joe Scoggin for property located at 6755 Stuart Road and on Stuart Road, Assessor's Parcel Numbers 009-131-06 and 009-131-03; authorization for issuance of 201 Transfer of Development Right (TDR) Certificates to Churchill County; and authorization to record the Notice of Final Action to issue said certificates.

12. Consider Future Agenda Items.
13. Commissioner and Management Staff Reports.
14. Claims and Payroll Transmittals.
15. Public Comment.
16. Adjournment.
17. Appendix.

Supporting Documentation

18. Affidavit of Posting:

STATE OF NEVADA)
 : ss.
County of Churchill)

*I, Tara Adams, Deputy Clerk, do hereby affirm that I posted, or caused to be posted, a copy of this notice of public meeting, on or before the **30th day of December, 2025**, between the hours of **12:00 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/>.

Tara Adams, Deputy Clerk

Tara Adams, Deputy Clerk, who was subscribed and sworn to before me this **30th day of December, 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, 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.*