

MINUTES OF THE BOARD OF CHURCHILL COUNTY COMMISSIONERS

**155 N. Taylor St., Fallon, NV 89406
January 6, 2026**

Call to Order:

The regular meeting of the Board of County Commissioners was called to order at 8:15 AM on January 6, 2026.

PRESENT: Commissioner Myles Getto via GoTo Meeting
Commissioner Eric Blakey
Commissioner Matt Hyde
County Manager Chris Spross
Comptroller Sherry Wideman
Chief Civil Deputy District Attorney Wade Carner
Clerk/Treasurer Linda Rothery
Deputy Clerk to the Board Pamela D. Moore
Deputy Clerk Tara Adams

ABSENT: N/A

Pledge of Allegiance:

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

Public Comment:

Vice-Chair Blakey asked if there was any public comment, but there was none.

Verification of the Posting of the Agenda:

It was verified by Tara Adams, Deputy Clerk, that the Agenda for this meeting was posted on the 30th day of December, 2025, between the hours of 12:00 and 5:00 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:

**Commissioner Matt Hyde made a motion to approve the 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- November 10, 2025 Workshop Presentation related to Classification and Compensation Study.

The Minutes of the special meeting for a Workshop Presentation related to Classification and Compensation Study held on November 10, 2025, are presented for the board's consideration and approval. The completion of Minutes was not done within 30 days and, therefore, the board

is asked to find that this is due to the staff shortages in the office over the past six months or more.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Commissioner Myles Getto 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 November 10, 2025 Workshop Presentation related to Classification and Compensation Study, as presented. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

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.

Each year, the board elects the position of Chair and Vice-Chair for the Board of County Commissioners, Highway Commission, and CC Communications Board, as well as appointing the Commissioners to serve on various boards and committees. The current list of assignments is provided for consideration. It is once again time that the board make the elections and appointments for these positions and boards/committees for the upcoming year.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Other

Commissioner Matt Hyde made a motion to elect Myles Getto as the Commission Chair; Eric Blakey as the Commission Vice-Chair; Matt Hyde as the Chair of the CC Communications' Board; Eric Blakey as the Vice-Chair of CC Communications' Board; Eric Blakey as Highway Commission Chair; Matt Hyde as Highway Commission Vice-Chair, Matt Hyde as member of the Nevada Works Committee, and to approve the officer and board/committee appointments as stated through December 31, 2026. Commissioner Myles Getto seconded the motion, which carried by unanimous vote.

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.

Background: This Zone Change Application follows recent updates to the Churchill County Code regarding industrial zoning classifications. The county recently adopted a zoning amendment that divided the former single "Industrial" district, into a tiered system including Commercial Industrial (I-1), Industrial (I-2), and Heavy Industrial (I-3). The purpose of zoning change is to better align industrial activities with intensity levels and to ensure appropriate separation of high impact uses from residential and commercial areas, thereby supporting public health, safety, and general welfare. Note that the Churchill County Master Plan designation for

the area around this property is industrial.

Summary:

The Applicant proposes to rezone the 640-acre parcel from RR-20 (Rural Resource) to I-3 (Heavy Industrial). The intent is to develop an explosives storage and distribution facility—a use classified as heavy industrial. This use is prohibited within the existing RR-20 Rural Resource district under the county’s use table, but is allowed in the new I-3 zone through a Conditional Use Permit due to the use or handling of explosives.

Key components of the proposal include:

- Establish a federally compliant explosive storage and distribution facility to be leased to Cal-Nevada Precision Blasting, Inc. (CNPB).
- Although the parcel totals 640 acres, only approximately 2 acres will be used to establish the explosive storage and distribution facility.
- The remaining acreage serves as a protective buffer, ensuring adequate separation from neighboring parcels, roadways, and structures. This acreage helps CNPB meet federal safety and setback standards prescribed by the Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) without reliance on off-site easements or mitigation measures.

In reviewing the request, the Planning Commission should refer to findings for a Zoning Map Amendment:

Churchill County Code (CCC) 16.08.060(E) Findings: The Applicant for a zoning map amendment or consolidated development code amendment shall have the burden of proof to provide facts supporting the proposed zoning map amendment or consolidated development code amendment. For purposes of legal clarity, this shall include the burden of going forward with the evidence and the burden of persuasion on all questions of fact which are to be determined by the Commission and the board. Additionally, the Applicant shall provide adequate information in the Application and on the site plan to substantiate the findings required in the subsection. The Commission and board shall determine if the information presented is adequate to support their decisions.

1. Before a zoning map amendment may be recommended for approval, the Applicant shall provide evidence to the Commission and board concerning the physical use of land and zoning currently existing in the general vicinity, and which have occurred in the previous five (5) year time period, and describe:

Applicant – There has been no changes in the last five (5) years.

Staff summary – The site and surrounding area is zoned Rural Resource RR-20. Nearby land uses are:

- The site is a square mile of vacant desert land. It includes steep mountains and rock outcrops, strongly sloped mountain bases, ravines with stream pathways, and hazardous alluvial fans with distinct flow pathways. Uses are grazing and a power transmission line and access road passing east-west through the property.
- South of the property is vacant desert land composed mainly of strongly sloped mountain bases, ravines with stream pathways, and hazardous alluvial fans with distinct flow pathways. Uses are grazing, another power transmission line running east-west, and Interstate 80.

- West of the property is vacant desert land largely similar to the site. Further west are various mining operations.
- East of the property is vacant desert land largely similar to the site. Uses include transmission lines, access roads, Interstate 80, and the Trinity Junction interchange.
- North of the property is vacant desert land that is more mountainous than the site. Uses are grazing, with a major gravel mining operation further north that has a paved access road that also serves the property.

a. How growth and/or other development factors in the community support a change in the land use.

Applicant – Demand for secure, regulated explosive-storage facilities in northern Nevada has grown due to increases in mining, construction, and infrastructure activity. Churchill County’s Master Plan supports locating heavy-industrial and resource-supporting uses in areas with minimal residential conflicts and good regional access. The subject parcel’s large size and rural setting make it well-suited for an explosives storage yard without creating land-use incompatibility problems. Access from I-80 (via Exit 83), then running north on Frontage Road, then running west on the 118 pole-line road across BLM lands, provides a connection to major corridors, while avoiding residential areas. NV Energy has authorized improvements and use of the 118 road for transporting explosives.

Staff agrees. The proposed use aligns with several key principles of the Churchill County Master Plan, particularly those supporting heavy-industrial development in remote, sparsely populated areas to reduce potential conflicts with residential or commercial uses. The parcel’s location offers sufficient separation from sensitive uses, and its large acreage provides an appropriate buffer for a secure explosives-storage operation.

An important development factor is the location along the major transportation corridor of Interstate 80. Rezoning to I-3 also aligns with the property’s intended use. Concentrating this specialized industrial use on a large, non-residential tract minimizes potential impacts and supports best practices for siting high-hazard industrial uses.

b. The change in land use represents orderly development and that adequate services and infrastructure to support the proposed land use are available in the area.

Applicant – The proposed explosives-storage use has low demand for utilities but requires secure site access, coordinated emergency response, and road infrastructure capable of supporting heavy vehicles. The site is accessible from I-80 and U.S. 95 via Frontage Road and the designated pole-line road, enabling truck traffic to avoid residential areas. With county and state approvals, on-site well and septic system will be installed to support the facility. CNPB will implement required fire-protection and hazardous-materials plans in compliance with county, state, ATF, and NFPA standards to ensure public safety.

Staff agrees. The area’s highway network can accommodate heavy-vehicle access. Local road access has problems that will need to be worked out; however, the applicant is already working with:

- The mining company that built and maintains the access road.
- The power company that built and maintains the transmission line road.
- BLM that owns intervening land between the property and the access road.

On-site utilities (well and septic) are appropriate for a low-intensity commercial use and reduce

the reliance on public systems. Emergency-response needs, while elevated due to the nature of explosives storage, are addressed through required multi-agency coordination and adherence to established federal, state, and county safety standards.

c. The change in zoning provides for an appropriate use of the land.

Applicant – The proposed rezoning does not constitute spot zoning. Instead, it assigns a highly regulated industrial use to a large rural parcel where the primary intent is to maintain substantial safety buffers, not to introduce isolated industrial activity near residential development. The I-3 zoning designation is suitable because it accommodates heavy industrial and hazardous-materials operations that require strict security, controlled or conditional uses, and enforceable performance standards such as noise, dust, lighting, vibration, and traffic controls.

Staff agrees –The recent restructuring of industrial zones was intended to ensure higher-intensity operations are properly sited. The applicant's proposal aligns with the intent of the new zoning structure by situating a heavy industrial facility within an appropriate industrial district. The applicant intends to meet all ATF requirements for storage and distribution of explosive materials and has designed the use to remain fully contained within the 2-acre developed area. The surrounding acreage provides the necessary safety setbacks

d. The proposed zoning is in substantial conformance with the master plan and other adopted plans and policies.

Applicant – The proposed rezoning aligns with the Master Plan's direction to place industrial and resource-related uses in suitable areas where they will not conflict with nearby agricultural or residential lands. Only about two acres of the site will be developed, while the remainder will stay as open space that also fulfills ATF-required safety-buffer standards. By locating a compact, secure industrial area on a large parcel and maintaining extensive buffers, the project supports economic activity while protecting agricultural uses and remaining consistent with long-term land-use policy.

Staff agrees. The subject parcel designation is industrial in the Churchill County Master Plan due to its strategic location along Interstate 80. The proposed rezoning is consistent with the Master Plan objectives that seek to cluster industrial uses near major transportation routes and away from residential neighborhoods.

e. The proposed zoning and project is sensitive to and compatible with the use and development of the adjacent properties.

Applicant – The parcels are largely rural or undeveloped, providing effective separation for an explosive's storage operation. The 2 acres will be fenced, with setbacks to maximize buffers; additional berms, screening, and access controls will reduce perceptible impacts such as dust, noise, or light.

Staff agrees. The significant acreage of the site provides a natural buffer, enabling safe placement of a high-hazard industrial activity. The proposed I-3 zoning is appropriate for the intensity of the use and would ensure industrial-grade safety and security measures.

2. The commission, in forwarding a recommendation to the board for approval of a zoning map amendment or consolidated development code amendment shall make the following findings of fact:

a. That the proposed amendment is in substantial compliance with and supports the goals and policies of the master plan;

Policy LU 2.5 states: "Churchill County shall only approve requests for rezoning, special use permit, land division and other development proposals that are consistent with the land use map, and the policies contained within the Master Plan." The Master Plan designates the area as

Industrial, which allows a variety of conforming zoning districts, including I-3. The application includes references to issues of concern in the Master Plan goals and policies that the project supports and complies with.

The subject parcel is designated for industrial use in the Churchill County Master Plan due to its strategic location along U.S. Highway 80. The proposed rezoning is consistent with long-range planning objectives that seek to cluster industrial uses near major transportation routes and away from residential neighborhoods.

b. That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity;

The project site is in a remote area, more than half a mile from Interstate 80 and Trinity Junction, and the surrounding parcels are largely vacant. There is a powerline, private roadway leading to an existing mineral mine in a distant parcel. No residential development or sensitive receptors adjoin the site.

c. That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.

The proposed use will have very minimal impact on existing public services or utilities. Refer to staff discussion #1b regarding access issues using private access roads that will need to be overcome.

The Planning Commission recommends approval, and a copy of an excerpt from the meeting minutes is provided for the Commissioners' review and decision.

FISCAL IMPACT: \$133.87.

EXPLANATION OF IMPACT: There are costs associated with this public hearing: \$21.84 for postage and \$112.03 for the publication of the legal notice, for a total of \$133.87.

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

Dean Patterson, Public Works, made this presentation as outlined above.

Vice-Chair Blakey asked if there was any public comment, but there was none.

Commissioner Myles Getto made a motion to approve the Zone Change Application (ZC25-3) for The Emborsky Family LLC, Trinity Series, to change the zoning of Assessor's Parcel Number to 005-091-13 to I3 Heavy Industrial. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

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.

Background: This zoning change application follows recent updates to the Churchill County Code regarding industrial zoning classifications. The County recently adopted a zoning amendment that divided the former single "Industrial" district into a tiered system including Commercial Industrial (I-1), Industrial (I-2), and Heavy Industrial (I-3). The purpose of the zoning change is to better align industrial activities with intensity levels and to ensure

appropriate separation of high impact uses from residential and commercial areas, thereby supporting public health, safety, and general welfare. Of particular emphasis is locating heavy industrial activities in remote, less populated areas, where conflicts can be avoided. The amendments also changed the zoning ordinance such that the new I-3 Heavy Industrial designation allows for solar power generation subject to conditional zoning review rather than a special use permit. Note that, the Churchill County Master Plan designation for much of these 7 properties and nearby area is Industrial.

Summary: The applicant proposes to rezone 3,169.12 acres of privately owned land from the currently zoned Rural Resource (RR-20) to Heavy Industrial (I-3). This would streamline permitting using the conditional zoning permit for the property's intended use as a solar power plant and battery storage facility, including associated infrastructure, such as collector lines, an on-site substation, internal access roads, and necessary interconnection facilities.

In reviewing the request, the Planning Commission should refer to findings for a Zoning Map Amendment:

CCC 16.08.060(E) Findings: The applicant for a zoning map amendment or consolidated development code amendment shall have the burden of proof to provide facts supporting the proposed zoning map amendment or consolidated development code amendment. For purposes of legal clarity, this shall include the burden of going forward with the evidence and the burden of persuasion on all questions of fact which are to be determined by the commission and the board. Additionally, the applicant shall provide adequate information in the application and on the site plan to substantiate the findings required in the subsection. The commission and board shall determine if the information presented is adequate to support their decisions.

1. Before a zoning map amendment may be recommended for approval, the applicant shall provide evidence to the commission and board concerning the physical use of land and zoning currently existing in the general vicinity, and which have occurred in the previous five (5) year time period, and describe:

Applicant – Majority of surrounding area is vacant, roads, and mining. County has changed industrial zoning district and associated code to allow solar projects in the I-3 zone with a conditional zoning review. I-3 supports effort to designate industrial lands in remote areas with road access.

Staff summary – The 7 properties lie within the Rural Resource (RR-20) zoning district and are not far from the newly approved Sierra Solar project. Generally, the area is characterized by vacant land and mining sites (some of which are abandoned). On the south side of the freeway are a number of industrial operations. The nearest one (about a mile away) is US Silica (EP Minerals), a manufacturer of diatomaceous earth materials. The project properties are in the checkerboard land area of the County, and are individually encircled by Bureau of Land Management (BLM) property.

The setting of the different parcels proposed for rezoning has the above similarities, but each also has specific differences.

2 large parcels north of freeway

APN 004-391-15 - Northmost lot of 640 acres with steep hills, ravines with stream paths, and strongly sloped terrain. No distinct human use exists on or near the lot. There are desert roads,

but they do not appear to provide legal access.

APN 004-391-17 - Westmost lot of 640 acres with hills, and stream washes. No distinct human uses exist on or near the lot. There are desert roads, but they do not appear to provide legal access.

3 smaller parcels fronting along freeway

APN 004-391-14 - Eastmost (of middle 3 parcels) lot of 120 acres with modest slopes and a large wash. A transmission line crosses the lot. Mining has occurred nearby. The historic (RS 2477) rail bed road runs south of the lot, near I-80, but no road seems to provide legal access to the lot.

APN 004-391-19 - Middle lot (of 3 parcels) of 200 acres with gentle slopes. Human uses on and near the lot include extensive mine pits, multiple desert roads, a transmission line crossing the north tip, and I-80 passing through the south end. The historic (RS 2477) rail bed road serves the lot.

APN 004-391-34 - Westmost (of middle 3 parcels) lot of 330 acres with modest slopes and a stream wash. The lot lies mostly between the historic (RS 2477) rail bed road that serves the lot and I-80 (fronting the south line). A transmission line crosses the north tip. Extensive mining has occurred on and near the lot. Across the freeway is the US Silica mine and processing plant.

2 large parcels south of freeway

APN 004-391-20 - Eastmost lot of 640 acres with strongly sloped terrain, a large alluvial fan, stream paths, and a major wash in a steep sided ravine. No distinct human uses on or near the lot other than desert roads and I-80 passing through the NW corner of the lot. The desert road running to the ravine is an RS 2477 road.

APN 004-391-24 - Southmost lot of 640 acres with strongly sloped terrain, and multiple small dry stream paths. Human uses include desert roads and extensive mining or exploration onsite (now reclaimed) and to the west. I-80 and Nightingale Road (old Hwy. 40) lies off the NW corner of the lot, but no obvious road serves the property.

a. How growth and/or other development factors in the community support a change in the land use.

Applicant – Churchill County BOCC recent zone changes which seek to provide clarity to the county's land use by allowing the heavy industrial activity separated from the residential and commercial uses aligns with this zone change request.

Staff agrees for all properties. The proposed use aligns with several key objectives of the Churchill County Master Plan, particularly those supporting heavy-industrial development in remote, sparsely populated areas to reduce potential conflicts with residential or commercial uses. The parcel's location offers sufficient separation from sensitive receptors.

b. The change in land use represents orderly development and that adequate services and infrastructure to support the proposed land use are available in the area.

Applicant – The development of solar generation is an ideal balance of growth and economic benefit at minimal detriment. Siting avoids residential areas and protected habitats, and would require minimal water usage. The main infrastructure needed would be roads for construction and periodic maintenance. The close proximity to the highway would assist in this effort, as well as the necessary access roads. A generation tie would also be needed and is planned as part

of the project.

Staff – The proposed rezone represents orderly development for the 3 lots with obvious legal access to local or RS 2477 roads. It is harder to make the case for the 4 lots with no apparent legal access (2 to the north, 1 to the south, and the eastmost smaller lot). Dealing with access issues will require work to resolve the matter, though they are easier to resolve for an expansive solar power projects with control over a large area, which is what is planned. The site is better suited for renewable energy production than for other industrial uses because of the access issues.

Operational demands for the solar facility are anticipated to be low, with minimal water usage required for ongoing maintenance. A power transmission line runs through the group of parcels; however, the project's power transmission is planned to run north along Sagehen Creek Road to connect the facility to the regional electrical grid. Aside from access, there is adequate infrastructure available.

c. The change in zoning provides for an appropriate use of the land.

Applicant – The proposed rezoning matches the intended use of the property. The I-3 district allows heavy industrial uses, including major power generation such as solar facilities. SB Energy plans to use the site for a solar photovoltaic and battery energy storage system, along with related infrastructure, all of which are allowed within the I-3 designation. The project provides public benefits consistent with nearby public-use classifications and supports county growth. The site's size, access, low water and traffic demands, and suitable interconnection make the location appropriate, and no sensitive receptors border the property.

Staff agrees for all properties – The remote location with transportation and utility services make the site appropriate for industrial uses. The planned solar project is an allowed use in the current RR-20 zone with a Special Use Permit. Changing the zoning to I-3 allows the project to be reviewed as a Conditional Zoning Permit. It should be noted that a large variety of heavy industrial uses would be allowed on these properties if the request is approved. The site offers suitable size, access, and utility interconnection, with minimal water and traffic impacts and no nearby sensitive uses.

d. The proposed zoning is in substantial conformance with the master plan and other adopted plans and policies.

Applicant – The zone change conforms to the Master Plan and supports its goals for sustainable growth, community compatibility, and economic development.

Staff agrees for all properties. The Master Plan designates the land as Industrial in the due to its strategic location along Interstate 80. The proposed rezoning is consistent with the Master Plan objectives that seek to cluster industrial uses near major transportation routes and away from residential neighborhoods.

e. The proposed zoning and project is sensitive to and compatible with the use and development of the adjacent properties.

Applicant – The parcels are in a remote area with no nearby residential uses. The nearest commercial area lies approximately 1 mile west of the project boundary. Surrounding land uses are primarily vacant or undeveloped, consisting of public use lands, mining properties, and open range, with most parcels classified as vacant per the County Assessor. It will also complement the Sierra Solar Project – phase 1, which was recently approved within the same vicinity.

Staff agrees for all properties, including those near existing industrial uses. The significant acreage of the site provides a natural buffer, enabling safe placement of a high-hazard industrial

activity. The proposed I-3 zoning is compatible with nearby properties.

2. The commission, in forwarding a recommendation to the board for approval of a zoning map amendment or consolidated development code amendment shall make the following findings of fact:

a. That the proposed amendment is in substantial compliance with and supports the goals and policies of the master plan;

Policy LU 2.5 states: "Churchill County shall only approve requests for rezoning, special use permit, land division and other development proposals that are consistent with the land use map, and the policies contained within the Master Plan." The Master Plan designates the area near the freeway as Industrial, which allows the proposed I-3 zoning. As noted above, some of the properties are partly inside and partly outside the polygon for the Industrial designation. But that polygon is not an exact boundary. In this case the proximity to the Master Plan designation is adequate to justify rezoning all of the properties. In addition, the application includes references to issues of concern in the Master Plan goals and policies that the project supports and complies with.

b. That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity;

Approving the I-3 zoning will allow a wide variety of heavy industrial uses. Uses in the broader area are primarily industrial in nature, though these are interspersed between federal land that is vacant, undeveloped, or used for limited mining activities. This in turn provides large buffers between any existing and future industrial uses. Therefore, approval of the change would allow land uses for all of the properties that can still be compatible with, and not detrimental to other uses and properties in the surrounding area. Note that the applicant is not contemplating such heavy industrial uses. The planned solar project would be similar to the Sierra Solar project which is in the same vicinity.

c. That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.

Normal industrial development on all 3100+ acres of land could overtax the limited road infrastructure that exists. Providing adequate roads for such extensive development would be very difficult. But the planned solar project will place much less demand on local roads and be manageable.

Public services in the area are limited but are also robust. Power transmission corridors run through the area and can serve industrial uses. The freeway provides access to the national transportation network. No comments were received from NDOT, and the freeway is considered to have adequate capacity. Local road access is limited to Nightingale Road and existing RS 2477 roads. Nightingale Road is partly a state-maintained frontage road and partly RS 2477 historic road. The old rail bed road is an RS 2477 historic road. Additional work will be needed to establish legal access across intervening properties.

Operational demands for the planned solar facility are anticipated to be low, with minimal water usage required for ongoing maintenance. A limited water supply using water wells will limit the possible industrial uses. After construction, the infrastructure needs are limited and easily met. Construction will place an intense demand on area road infrastructure, but it can handle it. Local roads might be protected by a road maintenance agreement with the Road Department to address needed repairs.

The Planning Commission recommended approval, and a copy of an excerpt from the meeting minutes is provided for the Commissioners' review and decision.

FISCAL IMPACT: \$128.41.

EXPLANATION OF IMPACT: There are costs associated with this public hearing: \$16.38 for postage and \$112.03 for the publication of the legal notice, for a total of \$128.41.

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

Dean Patterson, Public Works, made this presentation as outlined above.

Vice-Chair Blakey asked if there was any public comment, but there was none.

Commissioner Matt Hyde made a motion to approve the Zone Change Application (ZC25-4) for Forty Mile Desert to change the zoning on these parcels to I-3 Heavy Industrial. Commissioner Myles Getto seconded the motion, which carried by unanimous vote.

C. 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.

The Annual Comprehensive Financial Report for the Fiscal Year Ending June 30, 2025 will be presented to the board. The audit was presented to the Audit Committee on January 5, 2026. After review of the report, the board is asked to accept and approve the audit report.

FISCAL IMPACT: As contracted.

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

///

///

///

///

///

///

///

///

///

Kelli Jones, HintonBurdick CPAs and Advisors, presented the following:



Churchill County, Nevada Fiscal Year 2025 Audit Presentation

Presented by
HintonBurdick CPAs and Advisors

HintonBurdick.com

////

////

////

////

////

////

////

////

////

Introduction

- Thanks to the County's staff
- Letter of transmittal
- Management's discussion and analysis (MDA)



HintonBurdick.com



////

////

////

////

////

////

////

////

////

////

Audit Reports

- **Independent auditors report – page 15**
 - Unmodified opinion or “clean opinion”
- **Report on Internal Controls over Financial Reporting and On Compliance – page 219**
 - No internal control deficiencies



HintonBurdick.com

Audit Reports

- **Independent Auditor's Report on Compliance for Each Major Federal Program and Report on Internal Control over Compliance in Accordance with the Uniform Guidance – page 225 (Churchill County)**
 - No instances of noncompliance or internal control deficiencies reported
 - Low risk auditee – see page 228
- **Independent Auditor's Report on Compliance for Each Major Federal Program and Report on Internal Control over Compliance in Accordance with the Uniform Guidance – page 235 (Central Nevada Health District)**
 - No instances of noncompliance or internal control deficiencies reported
 - High risk auditee (due to second year) – see page 238



HintonBurdick.com

Financial Highlights

- All funds operated within approved budgets.
- Changes in fund balances – governmental funds - page 36
- Changes in net position – business-type funds - page 42
- Review of fund balance and net position
 - Assets/deferred outflows – liabilities/deferred inflows = fund balance or net position



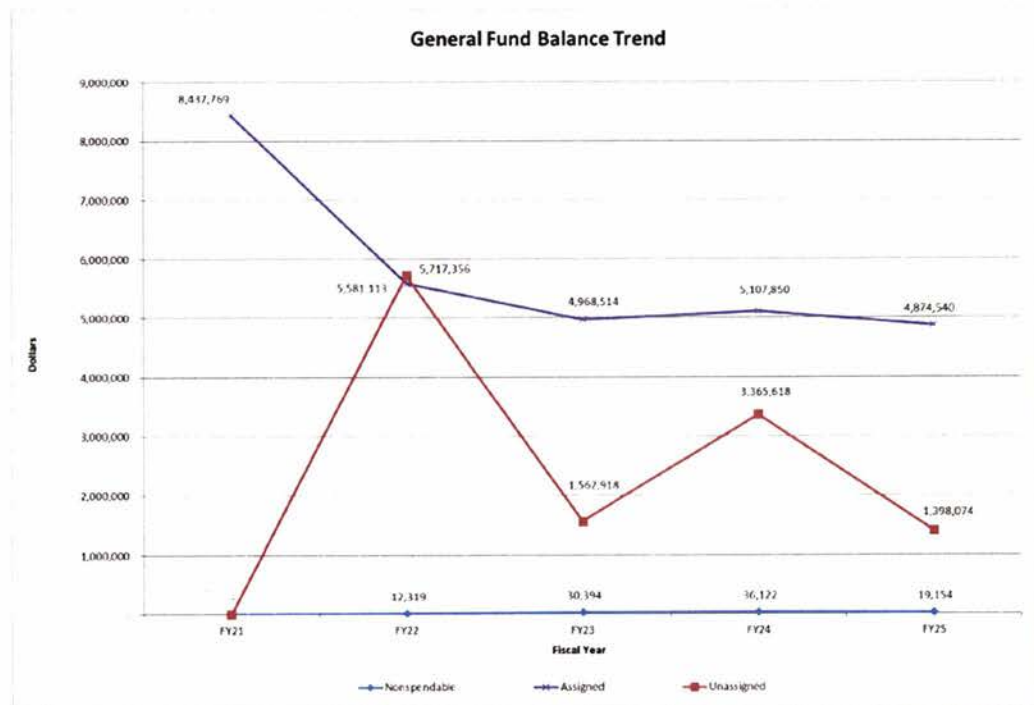
HintonBurdick.com

Financial Highlights

- Churchill County took over the management and accounting of Central Nevada Health District which has been included as a discretely presented component unit.
 - CNHD had an increase in net position of \$753,105
 - See page 32 & 33
- County also added the new Opioid Settlement special revenue fund during FY2024. This is considered a major fund for FY2024 and FY2025.
 - This fund had an increase in fund balance of \$147,076 which is all restricted.

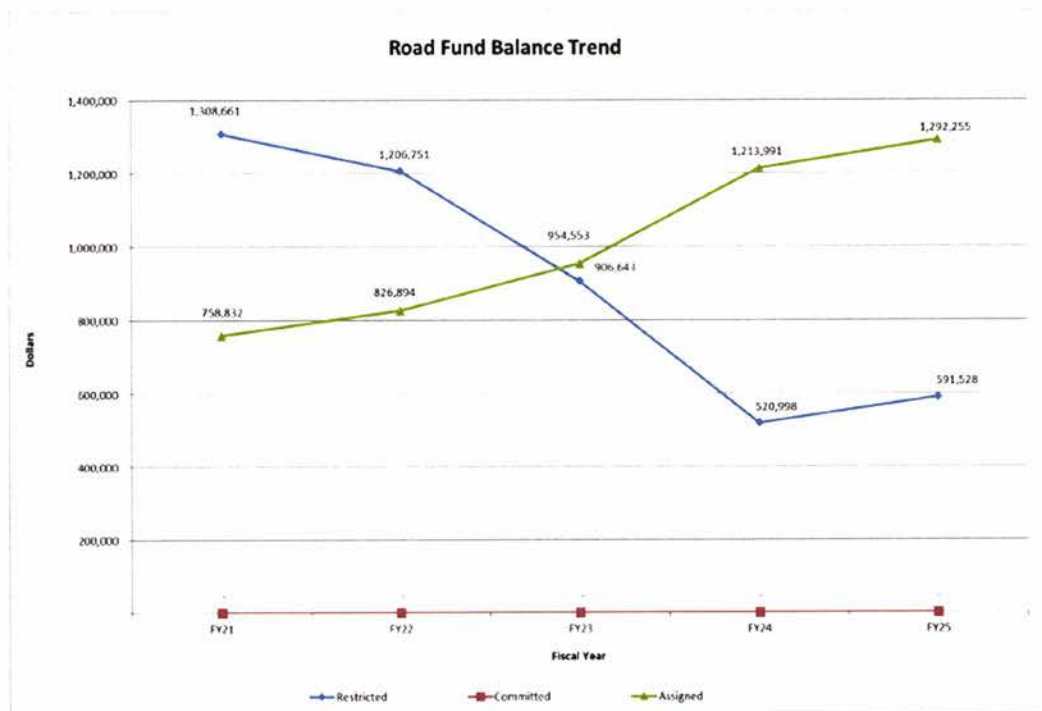


HintonBurdick.com



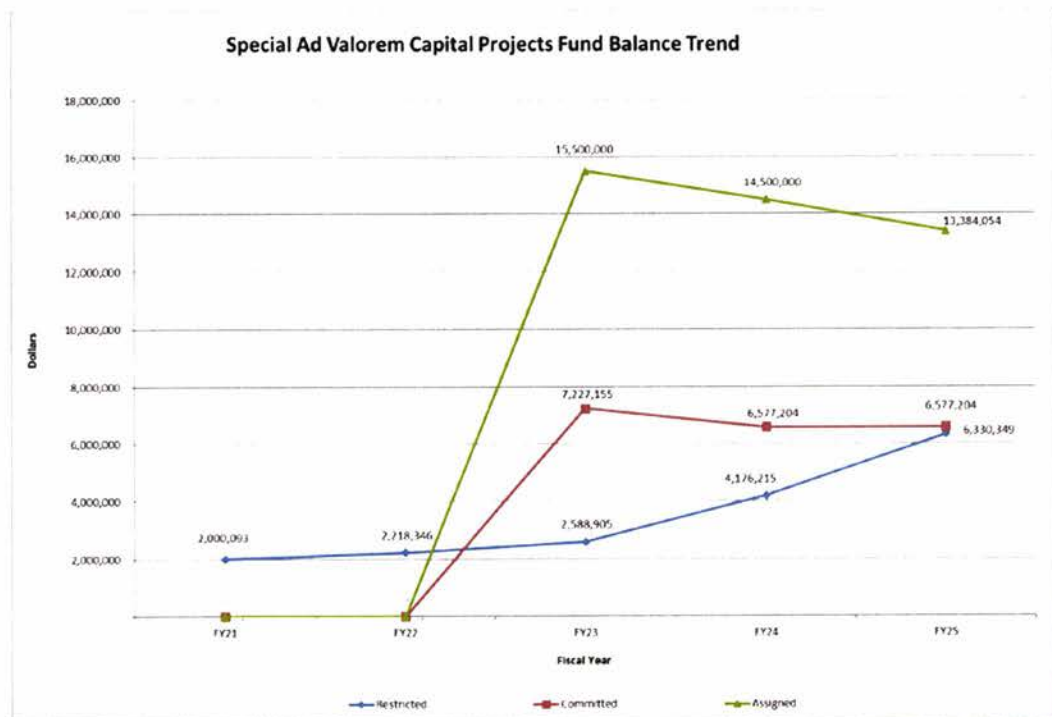
HINTONBURDICK
CPAs & ADVISORS

HintonBurdick.com

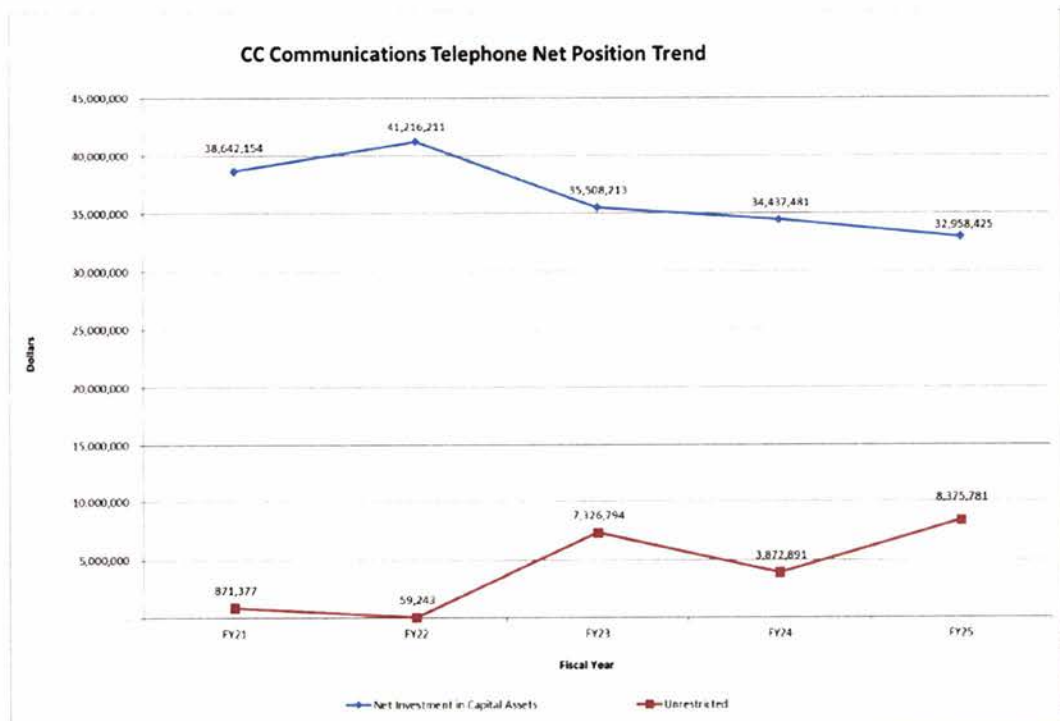


HINTONBURDICK
CPAs & ADVISORS

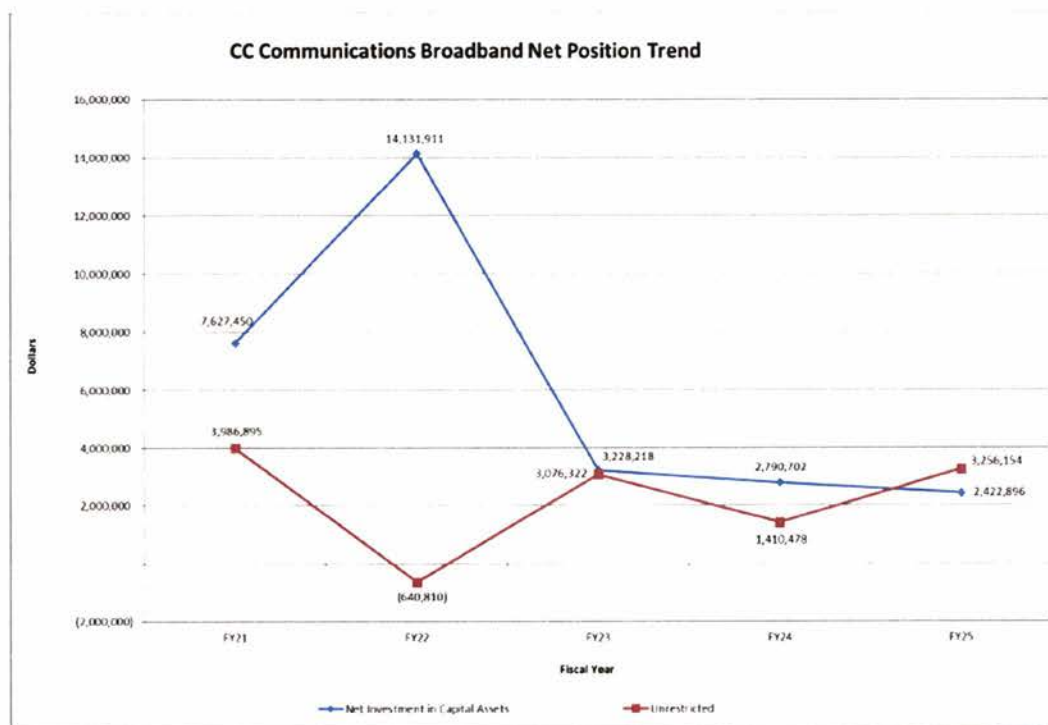
HintonBurdick.com



HintonBurdick.com

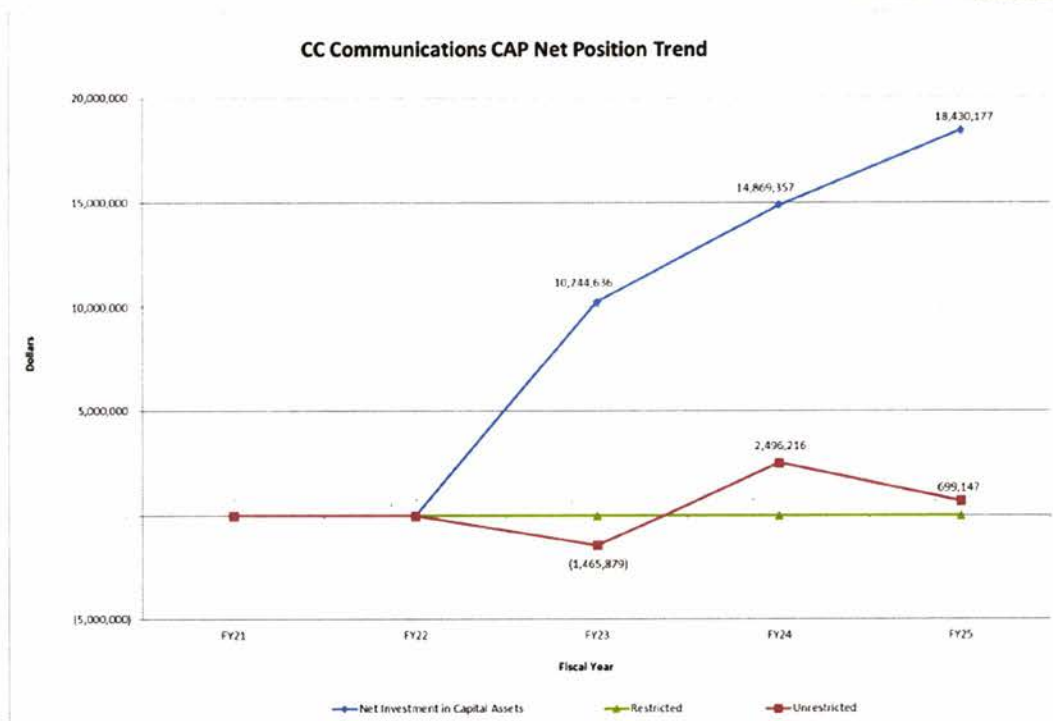


HintonBurdick.com



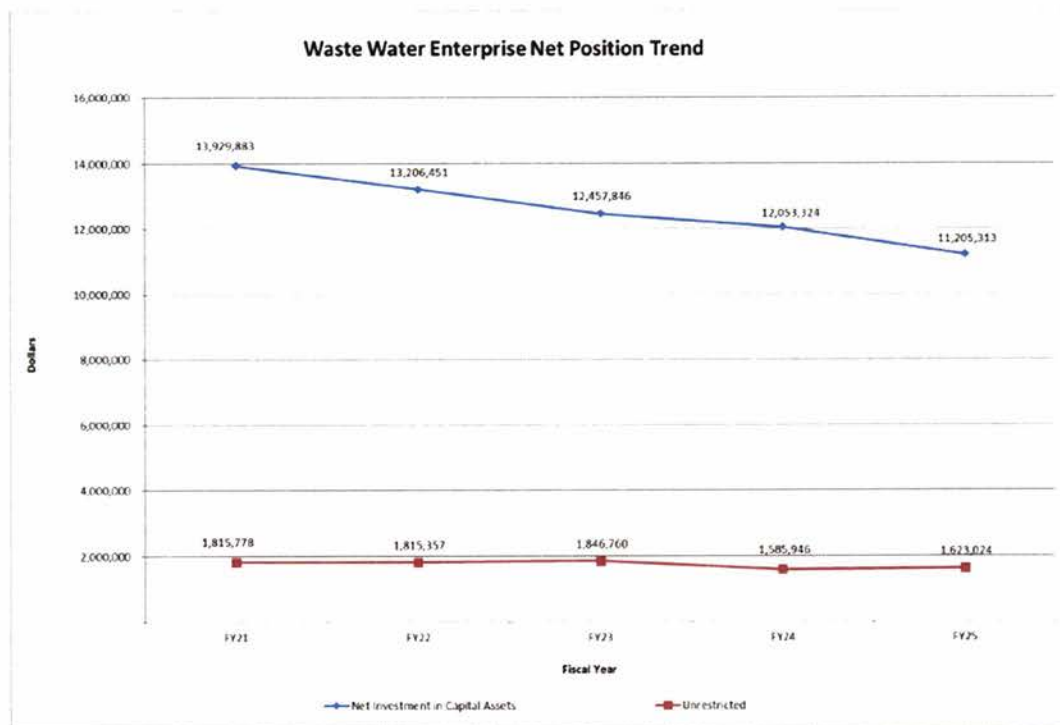
HINTONBURDICK
CPAs & ADVISORS

HintonBurdick.com

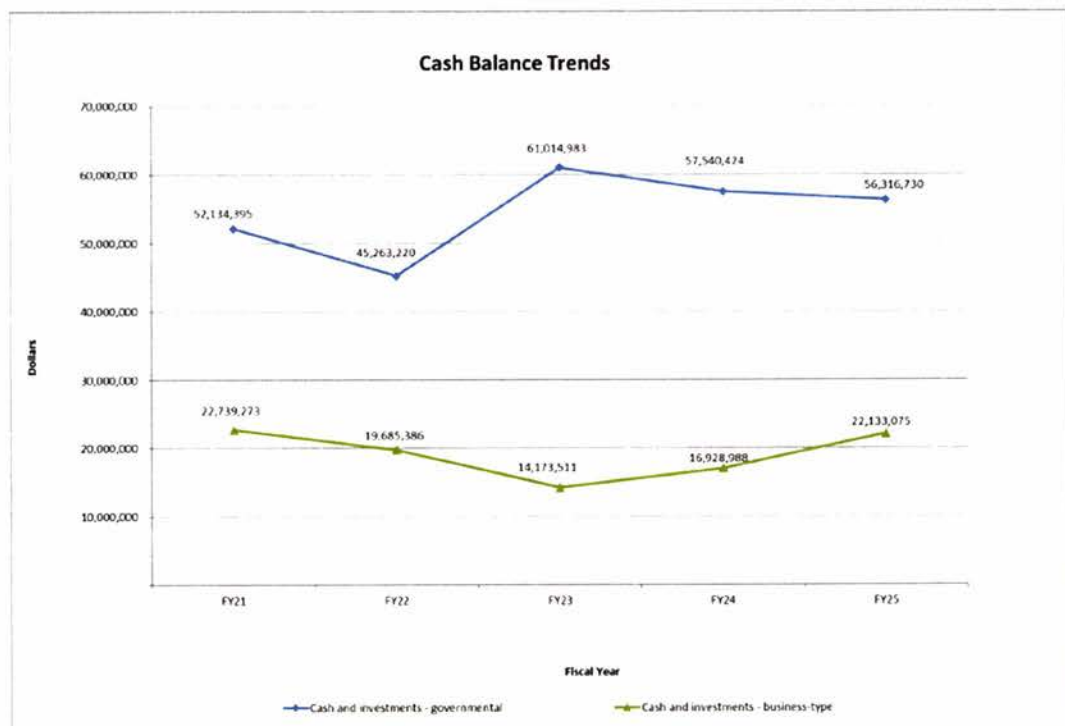


HINTONBURDICK
CPAs & ADVISORS

HintonBurdick.com



HintonBurdick.com



HintonBurdick.com

Questions?

Chad B. Atkinson, CPA

Audit Partner

Office: (888) 566-1277 ext. 207

E-mail: chad.atkinson@squire.com

Or

Kelli Jones, CPA

Audit Associate Director

Office: (888) 566-1277 ext. 215

E-mail: kelli.jones@squire.com



HintonBurdick.com



HINTONBURDICK
CPAs & ADVISORS ›

Clerk/Treasurer Rothery said to Ms. Jones, I was unavailable to be present at the Audit Committee meeting yesterday, but listened to it last night. For clarification, there is a report regarding my investments that indicates the maturity, which is the actual five-year mark for all of my investments. I am in compliance with my current Investment Policy, which the board approved August 4, 2022. I will send that information to you, and if you need anything else let me know.

Comptroller Wideman presented the following:



CHURCHILL COUNTY

There's no place like home!

Summary of the Annual Comprehensive Financial Report FYE 6-30-2025

Presented By Sherry Wideman, CPA
Comptroller



////

////

////

////

////

////

////

Two-year comparison Net Position (assets – liabilities) page 22

	Governmental activities		Business-type activities		Combined total	
	2025	2024	2025	2024	2025	2024
Current and other assets	\$ 64,545,618	\$ 65,489,838	\$ 32,024,836	\$ 25,276,512	\$ 96,570,454	\$ 90,766,350
Noncurrent assets	530,103	459,423	18,624	18,624	548,727	478,047
Capital assets	100,752,101	100,821,204	89,236,628	86,960,804	189,988,629	187,782,008
Total assets	165,827,822	166,770,465	121,279,988	112,255,940	287,107,810	279,026,405
Deferred outflows of resources	17,468,625	16,827,829	3,367,057	3,375,707	20,835,682	20,203,536
Current liabilities	3,966,118	3,966,375	3,707,572	2,187,618	7,673,690	6,153,993
Long-term liabilities outstanding	62,105,154	64,570,068	24,004,655	26,028,401	86,109,809	90,598,469
Total liabilities	66,071,272	68,336,443	27,712,227	28,216,019	93,783,499	96,752,462
Deferred inflows of resources	8,390,759	3,862,357	5,132,272	2,956,979	13,523,031	6,819,336
Net position:						
Net investment in capital assets	80,617,595	79,945,414	75,035,344	72,775,569	155,652,939	152,720,983
Restricted	21,961,026	18,615,536	18,624	18,624	21,979,650	18,634,160
Unrestricted	6,255,795	12,638,444	16,748,578	11,664,456	23,004,373	24,303,000
Total net position	\$ 108,834,416	\$ 111,199,494	\$ 91,802,546	\$ 84,458,649	\$ 200,636,962	\$ 195,658,143

Governmental:

Total Asset ↓ **-\$ 942,643**
Total Liabilities ↓ **-\$2,465,171**
Net Position ↓ **-\$2,365,078***

Business:

Total Asset ↑ **\$9,024,048**
Total Liabilities ↓ **-\$ 503,792**
Net Position ↑ **\$7,343,897***

**Includes prior period restatement adjustment for Compensated Absences*

***Adjustment** **-\$1,674,523**
 -\$ 690,555

***Adjustment** **-\$ 300,329**
 \$7,644,226

////

////

////

////

////

////

////

////

////

////

////

Revenues and Expense Compared to Prior Year

page 23

	Governmental Activities		Business-type activities		Combined total	
	2025	2024	2025	2024	2025	2024
Revenues						
Program revenues						
Charges for services	\$ 5,349,903	\$ 5,156,258	\$ 24,774,547	\$ 22,974,584	\$ 30,124,450	\$ 28,130,842
Operating grants and contributions	3,819,411	9,447,720			3,819,411	9,447,720
Capital grants and contributions	64,322	7,500	2,994,448	665,903	3,058,768	673,403
General revenues						
Ad valorem taxes	11,774,142	11,592,153			11,774,142	11,592,153
Consolidated taxes	9,112,693	8,630,989			9,112,693	8,630,989
Other taxes	9,985,230	9,862,246			9,985,230	9,862,246
Other unrestricted intergovernmental						
Unrestricted investment earnings	2,855,577	2,893,852	610,808	582,470	3,466,385	3,476,322
Other miscellaneous revenues	2,381,497	3,563,895	338,187	1,264	2,719,684	3,565,159
Total revenues	45,542,755	51,154,413	28,717,788	24,274,219	74,260,543	75,428,632
Expenses						
General government	11,627,992	11,634,695			11,627,992	11,634,695
Judicial	6,685,841	6,105,290			6,685,841	6,105,290
Public safety	12,756,251	13,855,505			12,756,251	13,855,505
Public works	4,052,654	5,940,518			4,052,654	5,940,518
Health	257,193	393,597			257,193	393,597
Welfare	3,200,556	3,601,085			3,200,556	3,601,085
Culture and recreation	4,379,717	3,756,755			4,379,717	3,756,755
Community support	2,387,031	2,257,722			2,387,031	2,257,722
Interest on long-term debt	536,095	555,603			536,095	555,603
Telephone			11,379,552	12,865,941	11,379,552	12,865,941
Long distance			78,654	100,935	78,654	100,935
Broadband			4,209,081	5,536,421	4,209,081	5,536,421
CAP			3,354,920	3,086,486	3,354,920	3,086,486
Waste water			1,257,178	1,099,649	1,257,178	1,099,649
Utility water			861,541	709,441	861,541	709,441
Golf course			87,638	64,417	87,638	64,417
Total expenses	45,883,330	48,100,768	21,273,562	23,463,290	67,156,892	71,564,058
Increase/Decrease in net position before transfers and contributions	(340,575)	3,053,645	7,444,226	1,810,929	6,913,651	3,814,574
Transfers	(150,000)	(150,000)	150,000	150,000		
Increase/Decrease in net position	(690,575)	2,903,645	7,644,226	1,960,929	6,913,651	3,814,574
Net position - beginning	111,199,484	105,716,173	84,458,649	83,547,720	195,658,133	189,263,893
Restatement adjustments	(1,674,323)	2,579,726	(300,329)		(1,974,852)	2,279,397
Net position - ending	\$ 108,525,161	\$ 110,895,544	\$ 83,858,320	\$ 84,508,649	\$ 193,683,281	\$ 191,543,290

Change from FY 2024

Governmental Revenue
Governmental Expense



\$5.8M
-\$2.2M

-11.4%
-4.6%

Business-type Revenue
Business-type Expense



\$4.5M
-\$2.2M

18.6%
-9.5%

Note: The expense includes depreciation, pension, and debt principal payments

////

////

////

////

////

////

////

////

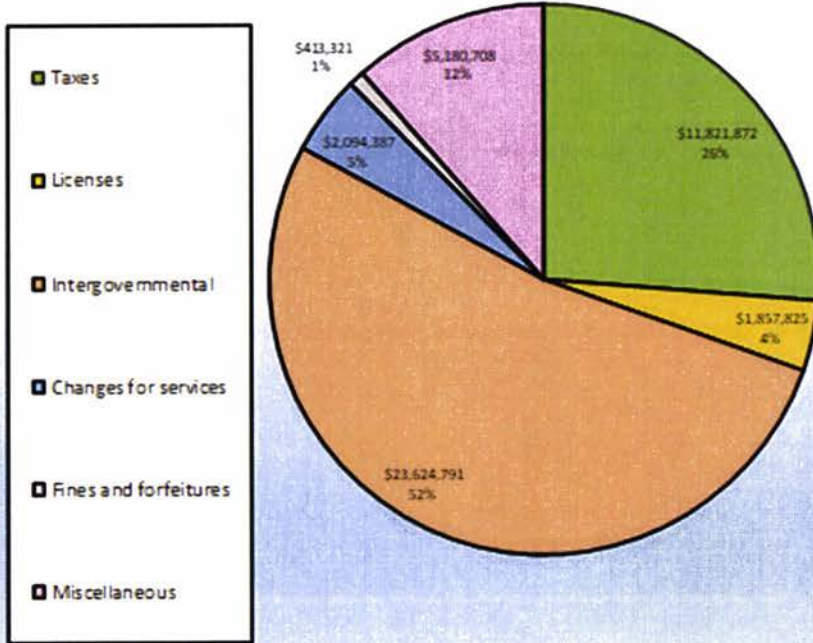
////

////

////

Governmental funds revenue of \$44,992,904 by source

Page 36



////

////

////

////

////

////

////

////

////

////

////

General Government Revenues By Source for the last 10 years page 197

Fiscal Year Ended June 30.	Taxes	Licenses and Permits	Intergovernmental Revenues	Charges for Services	Fines and Forfeits	Interest and Miscellaneous	Total
2016	9,087,338	793,920	13,837,411	1,272,148	539,451	2,446,582	27,976,850
2017	8,167,353	1,022,824	14,495,790	1,280,962	549,907	3,276,448	28,793,284
2018	8,666,452	1,290,770	16,598,844	1,324,906	533,486	1,585,135	29,999,593
2019	9,251,305	1,559,879	17,427,798	1,422,464	590,092	2,401,615	32,653,153
2020	9,376,255	1,639,593	19,659,848	1,278,356	453,816	2,682,900	35,090,768
2021	9,820,415	1,709,994	21,890,790	1,447,419	535,194	2,219,330	37,623,142
2022	9,863,554	1,659,495	27,787,689	1,573,854	503,748	2,315,781	43,704,121
2023	10,689,362	1,929,091	46,087,563	1,571,275	540,555	3,115,871	63,933,717
2024	11,587,807	2,119,039	28,137,697	1,585,565	439,420	5,882,305	49,751,833
2025	11,821,872	1,857,825	23,624,791	2,094,387	413,321	5,180,708	44,992,904

Includes: General, Special Revenue, Capital Projects and Debt Service Funds

////

////

////

////

////

////

////

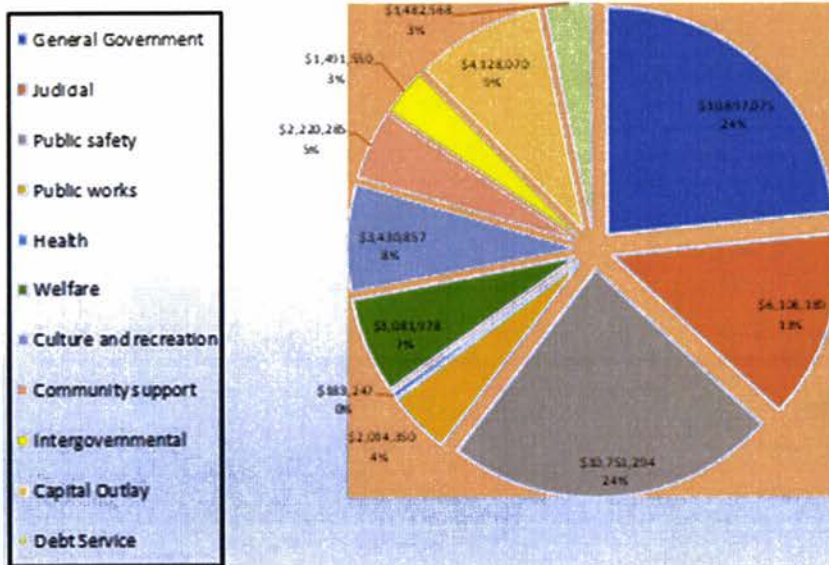
////

////

////

////

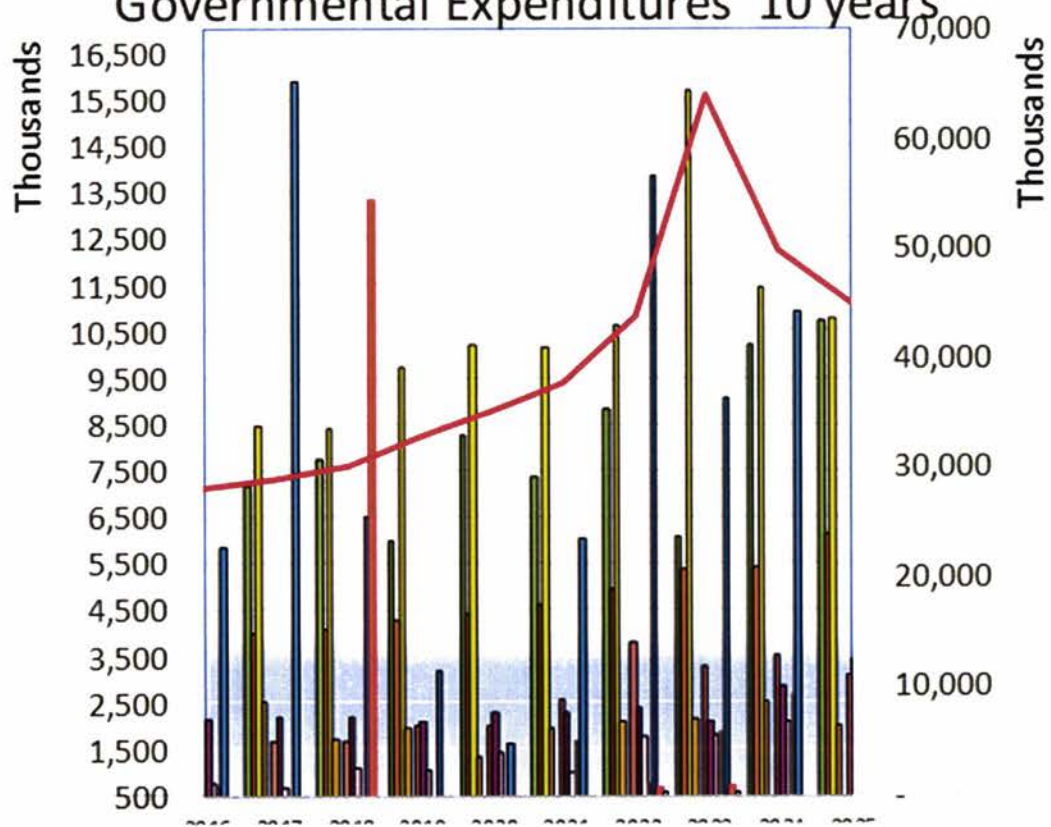
Governmental Funds Expenditure of \$45,386,783 by function page 198



Governmental Expenditures by Function Last ten fiscal years Page 198

Fiscal Year	General Government	Judicial	Public Safety	Public Works	Health & Services	Welfare	Culture & Recreation	Community Support	Intergovernmental	Capital Outlay	Debt Service		Totals
											Principal	Interest	
2016	5,837,818	3,913,785	8,162,516	1,788,435	249,213	1,365,054	2,157,856	760,391	749,881	5,839,879	-	-	30,804,638
2017	7,162,468	3,985,087	8,461,439	2,528,935	251,941	1,645,967	2,169,488	665,963	479,524	15,858,022	-	17,980	43,225,614
2018	7,750,612	4,073,982	8,382,431	1,714,917	269,388	1,645,902	2,177,199	1,112,338	392,272	6,489,000	13,305,041	294,410	47,597,490
2019	5,995,438	4,278,793	9,703,540	1,945,445	277,435	2,011,637	2,094,855	1,027,198	384,644	3,162,788	301,465	405,339	31,606,557
2020	8,257,433	4,429,904	10,195,318	1,354,530	280,115	2,006,549	2,282,289	1,434,499	392,059	1,619,945	308,749	398,055	32,953,465
2021	7,356,495	4,579,569	10,151,831	1,945,151	291,825	2,581,457	2,284,222	1,006,747	1,701,598	6,021,531	318,420	388,384	38,455,430
2022	8,838,774	4,950,534	10,597,231	2,077,287	306,295	3,818,300	2,374,082	1,773,084	769,403	13,821,311	687,267	586,875	50,597,223
2023	6,945,846	5,367,972	15,872,242	2,129,999	214,422	3,277,345	2,077,607	1,781,354	1,875,579	9,068,076	705,360	575,082	48,790,884
2024	10,206,506	5,426,935	11,414,862	2,509,246	294,600	3,464,805	2,841,775	2,101,485	2,680,565	10,907,184	722,713	558,058	53,158,754
2025	10,897,075	6,108,189	10,751,294	2,914,350	183,247	3,081,978	3,430,857	2,220,285	1,491,550	4,128,070	741,284	538,604	45,386,783

Governmental Expenditures 10 years



////

////

////

////

////

////

////

////

////

////

////

HintonBurdick Contacts

Chad Atkinson, CPA
Audit Partner

Kelli Jones, CPA
Audit Director

(888) 566-1277

www.hintonburdick.com



CHURCHILL COUNTY

There's no place like home!

Questions & Answers

Thank You

Commissioner Blakey asked Ms. Rothery to share the Investment Policy with the Audit Committee and the Commissioners.

Commissioner Blakey said I would also like to point out that the Churchill County Comptroller's Office was awarded a Certificate of Achievement for Excellence in Financial

Reporting for 20 years, and this is their 20th year in a row that has been awarded. That is a great accomplishment, and we say thank you to the Comptroller's staff and other departments that were part of that successful reporting.

Vice-Chair Blakey asked if there was any public comment, but there was none.

Commissioner Myles Getto made a motion to accept the audit report and related findings for the Annual Comprehensive Financial Report for the Fiscal Year Ending June 30, 2025. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

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.

Background: This property was a farm in the past. The U.S. Fish and Wildlife Service purchased the property and removed the water. They sold the property to the Applicant without water. The property is located on Boundary Road, which serves as the east boundary for the Fallon Paiute-Shoshone Reservation. These two Parcel Maps implement a Tentative Parceling Plan to create 6-lots, which was approved by the Planning Commission in May 2025. A Tentative Parceling Plan is usually required when a series of Parcel Maps are planned – usually creating 3 small lots and a larger remainder, then splitting the larger remainder into another 3 small lots, etc. In this case, the Tentative Parceling Plan uses two Parcel Maps. The 1st is creating 3 small lots and a larger remainder. The 2nd Parcel Map splits the remainder into 3 lots.

Summary: The Applicant proposes to create 3 small lots of about 11 acres each, and a larger remainder of 33 acres to implement the first Parcel Map of the Tentative Parceling Plan. To implement the 2nd Parcel Map, the Applicant proposes to split the larger remainder into three lots of about 11 acres. All the created lots will be residential – allowed use in the existing zoning district. The new lots will front Boundary Road, which is a county-maintained gravel road. Consequently, no road construction will be needed to provide access to the new lots.

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 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. Later development must meet setbacks and avoid applicable easements.
- Lot size and width: The A-10 zone has a 10-acre minimum lot size and dimensional requirements. The minimum lot width is 300'. The proposed lots comply with these standards.
- Agricultural Protection: The code has Friction Zone and Land Division requirements to protect adjacent agricultural operations. In the Tentative Parceling Plan, an Agricultural Protection Plan was required, and a 75 foot "agricultural protection setback" established along the north line to keep buildings away from that farm field. The 1st map implements that requirement.

- 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. The future development will require driveways to buildings that are accessible by fire trucks.
- 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 2 Parcel Maps will need to pay fees for 6 lots before recording, unless they have already satisfied the requirement.

CCC 16.12 provides extensive requirements for submitting land division maps.

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 E-1 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 result in an increase of residential use and human activities compared to the existing vacant lot, but it is comparable to what takes place on the existing nearby development to the northwest and southwest. To the northwest are 4 homes close to the property, and to the southwest are 3 homes close to the property. These homes are on lots or reservation properties in the 10–15-acre range – some related to agricultural fields. Another large lot farm home is next to the east property line. The main consequence of the development will be slightly more traffic and human activity in adjacent areas due to the new population passing through those areas. The project is generally compatible with other existing residential and vacant lands nearby.
3. Protection of 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. No road, water, or sewer services will be needed. Lots will access existing roads. 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. The new development will increase traffic on nearby roads. Normal residential traffic from the development will use Boundary Road and Stillwater Road. Some traffic may instead use the paved Reservation Road to reach Stillwater Road. All nearby roads are county or state maintained roads that will not be overburdened.

As required by NRS 278.378, offers to grant easements, and to dedicate land to the county must be accepted or rejected along with approval of future Parcel Maps. Parcel Maps sometimes offer to dedicate the land within a right-of-way to the county, but the Road Supervisor and staff recommended NOT requiring this, due to the location of the road in federal easements, and the proximity to the reservation boundary during the Tentative Parceling Plan. In addition, no NEW road construction is required since the property fronts Boundary Road, which is a county-

maintained road.

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. Based on the above assessment, findings are provided below.

Recommended Conditions:

- 1) Changes shall be made for compliance with Churchill County Code, including but not limited to:
 - a) Changes to labels on road easements and improvements shall be made to be consistent with the final decision on offers to grant easements and dedicate land and facilities.
 - b) Changes to the Churchill County Commissioner's Certificate shall be made to be consistent with the final decision on offers to grant easements and dedicate land and facilities.
 - c) Water right requirements must be met prior to recording the map.
- 2) Any final changes required by the County Surveyor shall be made prior to recording.

The Planning Commission recommended approval, and a copy of the excerpt from the meeting Minutes is 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, Public Works, made this presentation as outlined above.

Vice-Chair Blakey asked if there was any public comment, but there was none.

Commissioner Matt Hyde made a motion to (A) approve the two parcel maps (PC25-13 and PC25-14) for Bart and Shirley Hiatt to divide APN 009-071-27 into 6-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 Myles Getto seconded the motion, which carried by unanimous vote.

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.

NOTE that this Application was on the November Planning Commission Agenda. The Applicants requested the Application be postponed to provide time to discuss and address issues and requirements in the Staff Report. This Staff Report is not changed, except as noted in specific locations. The Applicants have provided a letter that discusses concerns related to the private water system, Old River Water Company, that their family developed in support of two adjacent subdivisions – one that includes Red Road (Ponte subdivision), and one on Wade Lane and Ryan Way (by the Applicants).

Summary: The Applicants propose to divide the farmstead from the farmland, creating 2 lots. The existing property was about 66.29 acres, with 50.29 acres of water rights, before a boundary line adjustment that reduced the farm, with the farmstead, to 65.52 acres. The boundary line adjustment extends the 2 properties on Tamara Lane ownership (parcel 5 and 6) onto the TCID easement. The Parcel Map is not intended to create a new development, but, rather, to create a 3.55 ac. parcel for an existing residence and a large parcel of vacant land (farm). The large parcel will be 62.07 acres, with 48.89 ac. of water rights.

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. Later development must meet setbacks and avoid applicable easements.
- **Lot size and width:** The E-1 zone has a 1-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 road easements, both parcels will have access to existing roads, as required by Churchill County Code. Their future development on the farmland will require driveways to buildings that are accessible by fire trucks. The residence is connected to the Old River water system. Water or sewer service will not be needed for the large vacant parcel. Future development will require these services are met.
- **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. In this case, water dedication is required to satisfy the requirement since water exists on the property.

Clarification: In discussion with the Applicants, it was discovered that the existing home is ALREADY connected to the Old River Water Company water system, and that the large farm lot is also within the service area and can be served. Connection to a water system is an exemption from the dedication/ fee requirements, so, this requirement is met.

- **Land division road standards:** The proposed land division requires legal and physical access. The large lot will front on Wade Lane (a county-maintained paved road) and meets the requirements. The small lot takes access over a canal bridge, across another lot (the water company lot), onto Rice Road. This would normally need to be a paved county standard road, but a variance was approved (Nov. 2024) to allow a minimum access road, being a 20' gravel standard with other requirements.

The small lot will be served by an existing bridge. The Churchill County Code requires that existing bridges must be investigated to confirm that they are adequate for fire truck crossings to the satisfaction of the Fire Marshal. A condition of approval is recommended to address the adequacy of the bridge. Note that the Fire Marshal's initial response is that the bridge is

adequate.

Clarification: Since the previous meeting, the Applicants provided information regarding the driveway construction. In addition, the Road Supervisor has examined the driveway and found that it meets Churchill County standards as approved in the variance. Road requirements are met.

CCC 16.12 provides extensive requirements for submitting land division maps. 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 E-1 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 Master Plan also includes policies regarding the use of water wells and septic systems on new parcels less than 5 acres in size that deal with the consequences of density on water quality and quantity:

Policy PSF 1.14.1: Areas planned for urban or suburban development (residential densities greater than one unit per five acres or comparable non-residential development) will be served by a community water supply system. In accordance with adopted and existing county policies and ordinances, all new systems and facilities shall be dedicated to Churchill County.

Policy PSF 2.2.6: If a new land division development proposes the use of on-site sewage treatment and disposal systems on lot sizes of less than one unit per five acres or smaller, the proposal shall not be approved unless it qualifies for one of the following exceptions ...

The listed exceptions include, (a) mergers and boundary line adjustments NOT creating new lots;

(b) Development in the E-1 zone where sewer and water will soon be installed; and (c) infill situations allowed in code. While the code does not yet have the exceptions, the project could be considered to be infill development so lots can be less than 5 acres. Staff recommends that proposed 3.55 acre small lot is adequate to provide protection for the water quality and quantity concerns caused by density. The Application conforms with the Master Plan. Clarification: Since the previous meeting, the Applicants provided information that the property is either already served by a water system or that the remaining land can be served when developed. This meets the Master Plan policies.

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 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. The existing home is served by septic and well, as the farm lot would be in the future. Other public utilities (power and gas) do exist and

can serve the proposed lots. Current county practice is for roads and property lines to include utility easements. The map complies with the practice.

Current Churchill County Code Title 13.04.120 requires that second and subsequent Parcel Maps inside the service area, with lots less than 5 acres, must be served by the county's water system.

13.04.120 Area Served Properties within the boundaries of the service area shall be eligible to receive water from the county in accordance with this chapter. The following properties, developments, or permitted projects must connect to the county water system:

1. Subdivisions, planned unit developments and second and subsequent parceling of land that create new parcels of less than five (5) acres in size. This property is inside the service area, and the small lot is 3.55 acres. It is supposed to connect to the water system unless the County Commissioners allow an exception, per Title 13. Variances have previously been approved to allow farmers to split off the farmstead. Staff supports allowing a similar exception to Title 13 in this case, which is included in the motion. 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. Clarification: As noted for other clarifications, since the previous meeting, the Applicants provided information that the property is already or can be served by the Old River Water Company. This meets the Title 13 requirements.

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. Based on the above assessment, findings are provided below.

Recommended Conditions:

- 1) Changes shall be made for compliance with Churchill County Code, including but not limited to:
 - a) Changes to labels on road easements and improvements shall be made to be consistent with the final decision on offers to grant easements and dedicate land and facilities.
 - b) Changes to the Churchill County Commissioner's Certificate shall be made to be consistent with the final decision on offers to grant easements and dedicate land and facilities.
- 2) Any final changes required by the County Surveyor shall be made prior to recording.

The Planning Commission recommended approval, and a copy of the excerpt from the meeting minutes is 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, Public Works, made this presentation as outlined above.

Vice-Chair Blakey asked if there was any public comment, but there was none.

Commissioner Myles Getto made a motion to (A) approve the Parcel Map (PC25-11) for the Benard Ponte Family Trust and Cynthia Troxel to divide APN 008-272-04 into two 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 Matt Hyde seconded the motion, which carried by unanimous vote.

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.

In 2016, the Fallon Community Theatre, Inc. purchased the Fallon Theatre using a Community Development Block Grant (CDBG) to preserve the historic building located in downtown, Maine Street. The theater operates with the help of volunteers and hosts free second run and classic movies and a wide variety of other events, such as local bands, theater groups, comedy shows, special concerts, sporting events, community reunion activities, as well as birthday parties and other events. The venue provides an affordable community entertainment/historic stage for a variety of community events, plays, ceremonies, candidate's nights, etc., and is a downtown anchor.

The Fallon Community Theatre, Inc. is an all-volunteer organization with many local citizens involved in keeping this historic building functioning for the benefit of our community. Community support is key to keeping the doors open and volunteers host several annual fundraisers, along with their sustaining memberships, with generous donations of time and materials for maintenance, repair, and projects that help. Expenses include movie license fees, utilities, insurance, general repairs/maintenance, improvements to the building and replacing the screen in the upper theater.

The last time that the Fallon Community Theatre, Inc. applied for county funds was January of FY24, and \$5,000.00 was granted back then to help with the program. Since that request, the line item for Miscellaneous Grants has been reduced by 31% last fiscal year and 56.4% this fiscal year. As such, we are recommending the Board approve the request for a revised amount of \$2,180.00, which reflects the cuts for this fiscal year to the Miscellaneous Grant budget line item. This Application has been reviewed by the County Manager for completion of required materials and the criteria appropriate to warrant county funding (such as: non-profit status, funding sources, community benefit, etc.).

FISCAL IMPACT: \$2,180.00 +/-.

EXPLANATION OF IMPACT: The Miscellaneous Grants line item of the Community Support Budget was funded with a total amount of \$8,150.00 for FY26. As of today, the budget remaining for miscellaneous applications is \$5,285.02 through June 30, 2026, or until exhausted.

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

ACTION REQUESTED: Accept

Jessica Huckaby and Glenn Perazzo thanked the board for their ongoing support of the Fallon Theatre, Inc. Ms. Huckaby stated the donation will help provide free and low-cost entertainment for the community.

Commissioner Hyde said this is not just a theater; other things are held there, such as the State Football Championship game. It is a great asset to the community, and I would like to thank all the volunteers who work on that. It is much appreciated.

Vice-Chair Blakey asked if there was any public comment, but there was none.

Commissioner Matt Hyde made a motion to approve funding for the Fallon Community Theatre, Inc. in the amount of \$2,180.00. Commissioner Myles Getto seconded the motion, which carried by unanimous vote.

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.

The “Work” to include the following Annex Building west side:

- Demo existing walls including electrical and data, doorways, and interior windows.
- Remove existing flooring and baseboards.
- Construct interior walls including tape and texture.
- Install new electrical receptacles, switches, and data.
- Install new doors including trim and hardware.
- Install new carpet tiles, LVT flooring, and baseboards.
- Adjust existing lighting and HVAC registers as necessary.
- Remove and replace all receptacles, switches, and wall plates.
- Prime and paint interior walls.
- Install wiring for cameras and door access points as required.
- Install security cameras and door access points.

We had three bidders for the project and the lowest responsible bidder was SB Builders, LLC with a bid of \$322,322.00.

FISCAL IMPACT: \$322,322.00

EXPLANATION OF IMPACT: Grant funds to be expended no later than December 31, 2026.

FUNDING SOURCE: American Rescue Plan Act of 2021, U.S. Treasury CFDA 21.027 - State of Nevada GFO Allocation 23LRHA01

ACTION REQUESTED: Accept

Randy Hines, Public Works Director, made this presentation as outlined above.

Vice-Chair Blakey asked if there was any public comment, but there was none.

Commissioner Myles Getto made a motion to issue a Notice of Award for the Churchill County Annex Improvement Project to SB Builders, LLC as the lowest responsible bidder, in the amount of \$322,322.00, and approve the County Manager to execute a Contract and any change orders for the same. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

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.

On November 20, 2025, an 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.

FISCAL IMPACT: \$__

EXPLANATION OF IMPACT: There are costs associated with mailing the notification: labels in the sum of \$25.74 and publication of the legal notice in the sum of \$102.36, for a total of \$128.10.

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

Randy Hines, Public Works Director, said this began as a code enforcement case in 2024. Mr. Madrigal was living in an RV without the required permits, and for your information, Churchill County Code (CCC) states that you can live in an RV for no more than ninety days in a calendar year. In September 2024, which was past ninety days, Mr. Madrigal applied for a TUP to live in his RV while he built a house, which conforms to code. This went to the Planning Commission and was approved by the Planning Commission with the understanding that, in the first year, he would have his driveway constructed and financing in place for the house. In September 2024, after the Planning Commission meeting, this board approved a code change to allow all TUPs to be administratively done by the Planning Director. With that, we have had several email correspondences with Mr. Madrigal regarding this situation, which is included in the Agenda Packet. The driveway is constructed, but he is having trouble obtaining financing for the house. We did emphasize that, for the department to give him an extension, the financing had to be in place in the first year, and if he did not, we would have to deny it. At the one year deadline, he still had not had his financing in place, which in turn, we put him on the Planning Commission Agenda, where they ultimately denied the extension, and that is why we are here today with this Appeal.

Eric Madrigal said I have been completely working on getting my financial loan for the home. It has been very difficult trying to get the loan the way that everything is done right now. I cannot get a loan any higher than \$200,000.00 and it is kind of hard to build a home under that amount. It is becoming extremely difficult, and I have to keep downsizing from my initial floor plans, and I am continuing to do so. I have been trying to do this since July of 2025, and I am getting close, but I still need more time. That is what I tried to plead last time, and they (Planning Commission) denied me on that. I am getting close, but I just need more time. It is making it a lot harder for you guys to restrict me and to kick me off my own property, to have to pay for another place while I am trying to accommodate and build my home. I cannot pay

two mortgages, or two rents. It is going to make it extremely difficult for me to accomplish what I need to.

Commissioner Hyde said when I read through the last Minutes, I believe that you stated that you would have the financing in the next year or two. Mr. Hines said just for clarification, that was in the last Planning Commission meeting. Commissioner Hyde said, yes, the last Planning Commission meeting. We are already a year out, so another year or two would put us three years out. Mr. Hines said I think that was the ultimate decision on why it was denied, because again, per CCC, you have three years to construct a house, so that allows you to live in your RV for three years while you are constructing your house. It also states that every year you have to show substantial progress to building that house, and that is why at the initial Planning Commission meeting in 2024, we were really set on constructing the driveway and getting financing, and that would have been the first year progress. After that, we would set progress for the next year, and then after that we would have it completed in three years. Again, that is why we revised the CCC, especially for the TUP's to be more defined on the length of time for this TUP, and what needed to be done for the TUP.

Commissioner Getto said it is one of those tricky things where it is the financing, so it is kind of out of his control, but our code is our code, and we are stuck in this predicament of, if \$200,000.00 is all he can get, that is not going to be able to build a fraction of a house. We are talking about custom building a home, and that is half a million plus at least, and so we are a long way off from there.

Mr. Spross asked Mr. Madrigal, how much time do you think you need? I know you said previously a year or two, but you also just mentioned that you were getting close. How much time do you think you would need to secure the financing that you would need for your revised plans, or however you are changing your floor plan? Mr. Madrigal said at least a year, and like I said I have been changing the floor plans, we have been downsizing as small as we can. We have a family of four, so we need substantial space, but we cannot go to a one bedroom. I need room for my kids, too. I am trying to negotiate with my loan officer and work with Creekwood Homes on getting a decent floor plan that I can afford, at least around \$200,000.00, or close to it. I have money to put down for it, but I still have \$42,000.00 of the loan that I previously had for the land, as well. I have to pay that off or roll that into the construction loan. I am hoping within this year to have at least the loan, and to get the construction going, and that is my goal.

Commissioner Blakey said, the permit was approved on September of 2024, correct? Mr. Hines said that is correct. Commissioner Blakey said that you started to attempt financing in July 2025, so there is a ten month gap that you did not try to accomplish anything. Mr. Madrigal said I did not have a job at that time in order to acquire the loan, then my wife got laid off from Tesla, so I had to get a job in order to start getting the loan going in order for us to get the house and continue the TUP. Commissioner Blakey said, during the 2024 meeting, I was on the Planning Commission, and you assured us that you could do the things that you agreed to do, and you seemed to have no difficulty agreeing to those things. Now, you have hit some constraints that are holding you back. If you can only get qualified for \$200,000.00, how soon can you get qualified for enough money to build a home? Is this a six month or two year window to get the financing in place? We cannot make decisions on hope. Mr. Madrigal asked

what the last part of what you said? Commissioner Blakey said we cannot make decisions because you are hoping something happens. Mr. Madrigal said I am hoping to get it done in the next few days, actually, but, like I said, I am still communicating with Creekwood Homes on trying to find a suitable and affordable home. Dani Northington just sent me some plans that could possibly fall into my price range, and I am working with her, trying to figure out what is in my budget. I just need more time to get the estimates going in order to get it to my financing agent. I did not know that it would be this hard to purchase a home. This is the first time I have ever done anything like this, and I have no idea what I am actually doing.

Commissioner Hyde said we are not trying to put you out and off of your property, but we have these things in place to ensure that people just do not move onto a piece of property and never make the improvements that we require. I understand there are some difficulties going on with your financing, and I do not know your financial situation, but all we want to see is progress, and there has been very little to no progress made. Mr. Madrigal said there is some progress made. Commissioner Hyde said I saw that the driveway was done. We are past a year, and from your own words in the last meeting, it may be another year to two years. That is a big window. I am not opposed to, if you have some things identified that you can afford, and you are saying that floor plans you may be able to afford were brought to you yesterday, I would think in the next six months you should be able to secure financing for that. Mr. Madrigal said I am trying to.

Commissioner Hyde said I do not know if that is in our wheelhouse to do, but I would be willing to give a six month extension, but much beyond that, I do not know. I do not want to put a family off of their property, and the other thing is, I just do not know if you can do it in six months, when I am getting a timeframe of a year to two years. Mr. Madrigal said I was hoping that the market would get better, and that is why I was originally planning to wait for it. I am kind of pressured into doing this so quickly. Commissioner Hyde said these things are in place to protect other property owners around where you live, because there are codes and things in place to protect all property owners in that area. Mr. Madrigal said there are multiple people living in their trailers all around us, I am not the only one. Mr. Hines said we currently have around 111 TUPs, and a lot of those are for farm labor, there are also some for hardships, there are some for home construction, and then are some for watchmen's quarters, which are typically for commercial uses. I am not saying those cover everyone living in RVs, and we typically do not go out looking for people living in RVs, they typically come to our department as a code enforcement case, which this one did. Someone put in a code enforcement case saying that someone was living in an RV for longer than ninety days, so like I said, we do not go out and look for them, but I am sure there are people out there living in RVs without the proper permits. Mr. Madrigal said there is someone that has been living in their RV for the last four or five years on our street. There are people behind a building living in their RV and you guys do not do anything about that. Commissioner Blakey said to Mr. Madrigal, we are here to discuss your permit, and we cannot allow other information as you presented to factor into our decision today. The decision upon this board today is on your permit, so that information is irrelevant to this situation, just so you know. If you think someone is doing something wrong, you are more than welcome to file a complaint yourself, and the Planning Department will definitely investigate that, and find the findings.

Commissioner Getto said, if you are going to Creekwood Homes, a manufactured home route, they will have some sort of wait period or wait time for the home to be built, delivered, and installed, so I think we are looking at more than six months, probably more than a year. I think that is something we need to take into consideration. Mr. Madrigal asked if you are talking about the build, to which Commissioner Blakey said when you purchase a home from Creekwood Homes, sometimes there is a waiting list, so you may have to wait six months before they even start building your home, and then you may have to wait four months for it to be built, then you may have to wait two months for it to be delivered. Mr. Madrigal said I thought we were talking about just getting the loan. Mr. Hines said this is for him to get an extension; he just has to have the financing in place. If you give him six months to get the financing in place, and he gets it in place, then we can give him another year's extension to then construct the modular home from there.

Commissioner Blakey said, in your appeal narrative, you mentioned a couple things, and I just want to make sure we are on the same page. You said, "to help you make sense of this". There are a couple things I want to point out to help you make sense of why we are here today. One, you established a residence there without the proper permitting, so that is a concern for us. Second, you agreed to all of these timelines and all this work at the Planning Commission meeting, you signed the paper, so that is why we are here today. Third, you waited ten months before you really did anything, so that is a concern that we have. Fourth, there is nowhere it says in the permit that we wanted you to put livestock on that property, that is no concern of ours. For you to say in your narrative that the county does not care, that is not correct, because we do care. You are not honoring the agreement that you signed, and we do care that this could burden our community and infringe on the property rights of all the other property owners that connect to your property, which is not fair. That is why it makes sense for you to be here today.

Vice-Chair Blakey asked if there was any public comment, but there was none.

The board took no action and, therefore, the matter stands on the decision of the Planning Commission to deny the Temporary Use Permit.

Letters Received:

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

The Nevada Division of Environmental Protection (NDEP) received notification on December 2, 2025, of a Release/Spill (Release) of contaminants at Highway 95 South, (39.2816133, -118.7804302) Churchill County, Nevada. A traffic accident resulted in a release of 40 gallons of diesel to soil adjacent to the roadway. Because this Release appears to have resulted in contamination and exceeds limits or quantities established by Nevada Administrative Code (NAC) 445A.347 or 445A.3473, FedEx is required to provide an evaluation of the release per NAC 445A.2269 and NAC 445A.2247 no later than January 16, 2026, as outlined in the notice.

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 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.

Since 2011, the Churchill County Assessor's office has utilized Pictometry's four-way imagery as a mode of discovery and as a tool to complete its appraisal duties safely, accurately, and efficiently. The county's GIS parcel base and web maps also utilize these aerial photos in conjunction with the Assessor's parcel data.

The proposed Agreement revision will capture 3-inch oblique and 2-inch orthogonal imagery of 112 square miles (see map provided) to be flown in July 2026, July 2027, and July 2028 respectively, at a cost of \$33,600.00 for each flight. The proposed flights will be included in the Technology Fund 310 Budget.

FISCAL IMPACT: Not to exceed \$100,800.00 for the three-year term.

EXPLANATION OF IMPACT: Each flight will be \$33,600, for an amount not to exceed \$100,800.00 for the three-year term.

FUNDING SOURCE: The Technology Fund Budget for 2026-2027, 2027-2028 and 2028-2029.

ACTION REQUESTED: Accept

Denise Felton, Assessor, made this presentation as outlined above.

Vice-Chair Blakey asked if there was any public comment, but there was none.

Commissioner Matt Hyde made a motion to approve the Professional Services Agreement between Churchill County and Pictometry International Corp., dba EagleView, and to authorize the Vice-Chair to sign the Agreement for the not-to-exceed amount of \$100,800.00 for the 3-year contract. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote of the two Commissioners, with Commission Getto experiencing technical difficulties with the virtual meeting during the vote.

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.

Churchill County has been recruiting for an IT professional since October 8, 2025. After some difficult recruitment efforts, the county has identified Kenneth Hanke as a strong candidate for the position. Mr. Hanke has substantial experience operating as a lead technician for a corporation managing users, troubleshooting issues, and ensuring organizational best practices in the IT setting.

Mr. Hanke is interested in joining Churchill County with his substantial experience, but his current remuneration is significantly higher than the starting salary for the IT Professional position. Churchill County authorizes the appointment to an advanced step to meet a difficult recruiting problem or employ a person who possesses superior qualifications. This position fits both requirements and addresses a critical need for the organization.

The candidate is aware that the county is currently undergoing a compensation study and

understands that should this position be modified due to the study, he would be placed on the first step of the new range that is not a decrease from this appointment.

FISCAL IMPACT: \$12,316.25

EXPLANATION OF IMPACT: Step 1 - \$106,437.65

Step 6 - \$118,753.90

FUNDING SOURCE: IT Budget.

ACTION REQUESTED: Accept

Joe Sanford, Assistant County Manager/HR Director, made this presentation as outlined above.

Commissioner Hyde said I just want to make sure that everyone understands that is a loaded wage, correct? Mr. Sanford said that is correct, the fiscal impact is a loaded wage that includes health benefits, PERS benefits, and all of the associated costs.

Vice-Chair Blakey asked if there was any public comment, but there was none.

Commissioner Matt Hyde made a motion to approve the advanced step placement of the prospective employee to Grade 60 Step 6. 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: Treasurer's Report for November 2025 showing a balance of \$64,016,875.16 in the account.

Clerk/Treasurer Linda Rothery provides the Treasurer's Monthly Report for November 2025 showing a balance of \$64,016,875.16 in the account. This report is provided for the board's consideration and acceptance.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

C- Consideration and possible action re: Sheriff's Civil Report for the month of November 2025 totaling \$3,853.00.

The Sheriff's Office provides its Civil Report for November 2025 for the board's review and acceptance. A total of \$3,853.00 was received as revenue for the month.

FISCAL IMPACT: \$3,853.00.

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

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

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.

The Board of County Commissioners approved the application for a sending site for Assessor's Parcel Numbers 009-131-06 and 009-131-03 on July 6, 2023. The Navy and Churchill County have participated on a 75:25 basis to purchase a Restrictive Use Easement and a Conservation Easement on the subject properties. A Conservation Easement Deed, Document #517392, and a Restrictive Use Easement Deed, Document #517395, were recorded on the subject properties on December 15, 2025. As part of the purchase agreement between Toby Joe Scoggin and Churchill County, which was approved by the Board on July 16, 2025, a total of 201 Transfer of Development Rights (TDRs) will be retained by Churchill County.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Vice-Chair Blakey asked if there was any public comment, but there was none.

Commissioner Myles Getto 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:

The following Agenda items were suggested for a future meeting or workshop: changing the deadlines and posting dates of future Agendas; a workshop to consider the Attrition Policy and hiring matters; and a fee schedule for Public Works.

Commissioner and Management Staff Reports:

Manager Spross had nothing to report.

Commissioner Hyde had nothing to report.

Commissioner Blakey said he had nothing to report, but he noticed in the financial report that there is organizational chart that appears to be outdated, so he was wondering who updates that, and does it need to be current each year. It also defines a lot of responsibilities levels of the Elected Officials and appointed staff. Ms. Wideman stated the chart was as of the audit date, so it will be updated in the next audit, and that is done through the County Manager and Comptroller's offices.

Commissioner Getto had nothing to report but hoped everyone is having a good New Year.

Comptroller Wideman had nothing to report.

Civil Deputy District Attorney Carner had nothing to report.

District Attorney Mallory reported on the following topics:

- I think the chain of command structure is a very good idea. In addition to having it where it would function properly according to the way the county intends for it to function, we need to also need to comply with the provisions of NRS as to how some of these offices work together, and who is in charge of what. We are currently working on that and will continue to complete that.
- Although we have a truly outstanding staff who are doing a fantastic job, we still have vacancies in attorney and support positions. We are doing our best to get those filled, but it has been tough.

Assistant County Manager/HR Director Sanford had nothing to report.

Clerk/Treasurer Rothery reported on the following topics:

- Judicial Candidate filing is ongoing for the next two weeks, and one has already filed.
- Third installment of Property Taxes was due yesterday, with a ten day grace period.
- 1,100 delinquent tax letters were mailed out yesterday.
- November interest allocations totaled \$231, 204.00.

Recorder Hessey reported on the following topics:

- 38 single family resident homes were recorded in November, with an average sale price of \$378,000.00.

Assessor Felton reported on the following topics:

- Staff are busy answering taxpayers' inquiries.

Sheriff Hickox reported on the following topics:

- There are two positions that they are hoping to get movement on this week with the physical being completed for one, and the CVSA for the other, so we will know if we can move forward with those.

Claims and Payroll Transmittals:

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

Public Comment:

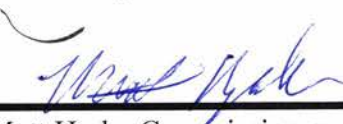
Vice-Chair Blakey asked if there was any public comment, but there was none.

Adjournment:

The meeting was adjourned at 9:33 AM.

Approved: 
Myles Getto, Chairman

Approved: 
Eric Blakey, Vice-Chairman

Approved: 
Matt Hyde, Commissioner

ATTEST:
Linda Rothery, Clerk/Treasurer


Tara Adams, Deputy Clerk