

MINUTES OF THE BOARD OF CHURCHILL COUNTY COMMISSIONERS

155 N. Taylor St., Fallon, NV 89406
November 10, 2025

Call to Order:

The regular meeting of the Board of County Commissioners was called to order at 8:15 AM on November 10, 2025.

PRESENT: Commissioner Myles Getto, Chair
Commissioner Eric Blakey, Vice-Chair
Commissioner Matt Hyde
County Manager Chris Spross
Comptroller Sherry Wideman
District Attorney Arthur Mallory
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:

Chair Getto asked if there was any public comment.

District Attorney Arthur Mallory congratulated the Churchill County High School football team for making the high school play-offs. Mr. Mallory stated that they did an outstanding job the second half of Friday's game, and that should be noted and appreciated.

Verification of the Posting of the Agenda:

It was verified by Pamela D. Moore, Deputy Clerk to the Board, that the Agenda for this meeting was posted on the 4th day of November, 2025, between the hours of 1:00 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 Eric Blakey seconded the motion, which carried by unanimous vote.**

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

A- May 21, 2025.

The Minutes of the meeting held on May 21, 2025, are submitted for the board's consideration and approval. Due to staff shortages in the office of the Clerk/Treasurer over the year, staff has been unable to complete the Minutes in a timely manner.

POSTED

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Commissioner Eric Blakey made a motion to find that staff shortages in the Clerk/Treasurer's office have caused delays to the completion of Minutes and to approve the Minutes of the meeting held on May 21, 2025, as presented. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

Appointments:

A- Consideration and possible action re: Approval of a Reversion to Acreage Parcel Map Application (PC25-9), filed by Jim Menesini Petroleum, LLC for property located at 7925 Reno Highway, Assessor's Parcel Numbers 007-271-43 and 007-271-56, whereby the Applicant proposes a Reversion to Acreage Map to merge lots.

Summary: The Applicant is requesting a Reversion to Acreage Map to combine 2 parcels of land owned by the Applicant into one lot. The merger is to create more room for the existing commercial business on the property. *Note* that the county has very little discretion to deny or require changes to a Reversion to Acreage.

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:** The proposed lot merger will not create setbacks or easement problems.
- **Sewer, water, and utility facilities:** The existing water well and septic systems are adequate for the property. Consultation with utility and video service providers is not needed in this case.
- **Generally:** Outside storage, parking and loading, lighting requirements, landscaping, friction zone buffering, signage, and community development fees are not applicable for lot mergers.

CCC 16.04.050(A) Conditional Development Approval: The [public works] 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 establishes the area as Urbanizing Area and is implemented by the C-2 commercial zoning district. Most Master Plan policies are not applicable to the issue of a lot merger. Both **GOAL LU 2** and Policy LU 2.1 discuss compatibility issues that are discussed under criterion 2. The lot merger will take two 1 acre lots and create a single 2 acre in area.

2. Compatibility with existing adjacent properties and uses. Intensity of future development

will be reduced by eliminating one of the lots. The proposed lot merger is compatible with the adjacent commercial uses.

3. *Protection of the public health, safety and general welfare.* The proposed lot merger will not change existing conditions. It may, actually, enhance these protections by reducing the number of individual lots needing well and septic.

4. *That adequate public facilities and services are available to the development.* The proposed lot merger will not change existing conditions. It may, actually, reduce the future demand on public services and roads by reducing the number of individual lots available for development. There are no public sewer and water facilities on or near the site. Private sewer and water service currently exist for the site, and will continue to be used. Power, communications, and gas services exist and will continue to be available. Future road traffic on the adjacent paved roads may be reduced by reducing the number of lots.

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, options for Findings are provided below.

Recommended Conditions:

1. Changes shall be made for compliance with Churchill County Code.
2. Any final changes required by the Churchill County Surveyor shall be made prior to recording, including, but not limited to, any topographical and map errors shall be corrected.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

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

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

Commissioner Matt Hyde made a motion that the findings have been met for conformance with the criteria found in Churchill County Code 16.04.040(C) and 16.04.050(A) and, therefore, to approve the Application for a Reversion to Acreage (PC25-09) for Jim Menesini LLC to merge APNs 007-271-43 & 007-271-56 located at 7925 Reno Hwy and Reno Hwy (APN 007-271-56), subject to conditions as listed in the Staff Report. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

B- Consideration and possible action re: Approval of a Tentative Subdivision Map Application (PC25- 8) filed by Casey Road, LLC for the Sand Creek Subdivision for property located at 2685 Casey Road, Assessor's Parcel Numbers 008-792-95 and 008-792-

11, consisting of 47.37 acres in the R-1 zoning district, whereby the Applicant proposes to create about 180 lots.

Permitting History

This property is part of the Old Stone Ranch Planned Unit Development (PUD) that was originally approved at the beginning of 2023. Since then, the Applicant has determined the project is too difficult to market and develop. The subject Application will reconfigure the north unit of the PUD from multifamily development of roughly 500 units into 180 single family dwelling lots.

If this project is approved, half of the PUD project will be changed and the PUD will be voided. The Applicant understands this, and agrees to it. The remaining south unit of the PUD area will be developed in the future as a large lot subdivision.

Note: A Tentative Subdivision Map is reviewed by the Planning Commission, which makes a recommendation to the Board of County Commissioners (BOCC), which makes the final decision. It is implemented by a Final Subdivision Map that is approved directly by the BOCC to check that code requirements and conditions of approval have been met before recording the map. Normal subdivision maps are not subject to noticing requirements to neighbors or the newspaper.

Note: The map is called a “Tentative Subdivision Map”, but, in this instance, there is the need to merge existing lots before subdividing the larger property. The official terminology is a “merger and re-subdivision” (as allowed under NRS). The merger and re-subdivision (a) eliminates existing lot lines, (b) merges the lots together, and (c) re-subdivides the property all in one process rather than multiple processes. Existing utility easements can be abandoned within the same process.

An important point is that a Tentative Subdivision Map is a *PLAN*, and is not intended to be unchangeable or designed to construction detail. The subdivision laws specifically have the Tentative Subdivision Map stage, and the Final Subdivision Map stage. Some adjustments, shifting, and minor changes are allowed in the final designs between the “tentative” plans and “final” plans. As a general rule, the standard is that the final plan “substantially complies” with the approved tentative plan.

Applications:

The project submittal includes the Tentative Subdivision Map Permit, which also requires an array of reports and studies, including:

- Traffic Study – including multiple letters of amendment.
- Geotechnical Report.
- Drainage Report.
- Grading Plan.

Copies of the subdivision were sent to different agencies as required by NRS. No comments

have been received at this time.

Summary of Project A summary of the primary elements of the project are provided below:

- **Project area:** 47+/- acres, zoned R-1.
- **Single Family Parcel Layout** - Includes areas of single family homes on east and west of the proposed Wildcat Parkway. See maps for details. Phases 1-5 will take place along and west of the parkway. Phases 6-8 will take place east of the parkway. While the layout of the single family homes could be shifted slightly, it is very likely to be in a final configuration.
- **Zoning Density:** R-1 zoning allows a density of 5 units/acre. The project proposes 180 lots. Average density for the project is be **3.8 units/acre**, including road areas.
- **Phasing Plan:** A Phasing Plan Map is provided on the Tentative Map, which includes 8 phases of 25 +/- lots. Major phasing considerations include: (a) construction of the Wildcat Parkway/Casey Road intersection improvements, (c) segmental construction of Wildcat Parkway (d) connection of Wildcat Parkway to Birch Lane in Phase 5. These are described in detail below.
- **Traffic and Access**
 1. **Primary Access and Major Roads:** The previous PUD performed a Traffic Study that had multiple update letters. The traffic study and letters can be found in the submittal. An update letter was also prepared for the current proposal. It recommends intersection improvements at the 2 primary points of access: (1) on the north side at the Casey Road/Wildcat Parkway intersection, and (2) to the east at the Birch Lane/Allen Road intersection. Wildcat Parkway lies within an existing easement running through the property, and will be probably be a collector road. It will connect to Birch Lane, which runs east to Allen Road, and will probably also be a collector.
 2. **Minor Access:** There will be several points of minor access into and through the project. Along the west side of the property is an existing development with 4 roads dead-ending at the property: Eagle Rock Road, Big Horn Drive, Black Bird Road, and Elizabeth Parkway. Along the south side, Dixie Drive ends at the property. These will be extended through the project, connecting with Wildcat Parkway.
 3. **Pedestrian Access:** Pedestrian facilities are proposed within the project through curb, gutter, and sidewalk along improved streets. Subdivisions must normally connect into the county's TRACC trail system, however, there are no trail segments fronting the property.

Water and Sewer Service: The project will connect to the existing county water and sewer systems, which abut the west edge and south tip of the property. Primary service mains will run through the property within the roads. This includes both transmission mains through the area, and distribution mains that will serve individual lots. The water treatment plant lies just to the west, and the sewer lift station lies just to the south.

- **Stormwater**: The Applicant has provided a drainage report for dealing with stormwater. The concept is to use surface drainage and subsurface pipes for routing water to detention basins on the north and south ends.
- **Irrigation Facilities**: The project has 2 BOR/TCID facilities on the property, one on the northernmost edge (Pine Road), which will not be altered, and one on the southernmost edge (near Birch Lane), which will have 2 bridge crossings for project roads: Dixie Road and Wildcat Parkway. Both BOR and TCID have long been involved with the PUD project.

County Code Criteria Review:

Subdivision Criteria Review:

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.

- **Building Setbacks, Building Height**: Homes will easily meet the 35' height limit. The subdivision was designed to provide normal R-1 zoning setbacks. However, some lots do not meet the minimum lot size and width requirements (see below) and may have difficulty with providing an easily developable space, while still meeting setbacks due to odd shapes and narrow widths. Such lots may need a specialized floorplan and lot layout, rather than a tract home approach.
- **Easements**: Wildcat Parkway, Eagle Rock Road, Dixie Drive, and Blackbird Drive will be located within the existing easements for them. Some easements will need to be enlarged, as described in Criterion 4 below, along with the adjacent utility easement. The Wildcat Parkway easement currently reaches to the county's property housing the sewer lift station for the area. It will extend across the county's property to reach Birch Lane. There are a number of existing public utility easements on the property. Some follow existing property lines that will be eliminated, or even the lines of lots that no longer exist. These need to be shown on the map, and those that are to be abandoned clearly labeled.
- **Agricultural irrigation easements and facilities** run through the project in 2 locations. The Applicant and county have coordinated with the Bureau of Reclamation and TCID regarding the facilities, particularly during the PUD. A deliver canal runs along the north edge of the project, and Pine Road turns onto the canal road, though it is not an official road right-of-way. The Applicant does not intend to alter the canal, but may confine the road to the irrigation easement. Along the south edge of the property, another drainage facility runs east-west. The project proposes 2 bridge crossings over it for project roads, which will require federal permitting.
- **Lot size and width**: Most of the project meets the lot size limits of 7,000 sf for normal lots and 7,500 sf for corner lots, *except for* 1 lot pointed out in the application. Lot 15 is a corner lot at the turn of Eagle Rock Road, but it does not even meet the standard lot area, being less than 6,800 sf. Being a corner lot, it would be challenging to develop. It

is recommended that lots to the south that are larger than the minimum be adjusted to provide the required lot size. Alternatively, a lot may have to be removed and its area used to increase this lot and others by shifting lines. Throughout the project, there are many lots that are exactly or nearly 7,000 sf, which leaves no room for miscalculation. This, in turn, means that adjustments might be needed with the Final Map.

The code has 2 lot width requirements, which are columns in the Development Standards table (CCC 16.16.020.1). One column is the minimum width of 60' for normal lots, and 75' for corner lots. This standard establishes a minimum to be used for oddly shaped lots. The other column is the minimum average width of 100', which would have to be calculated for oddly shaped lots, or which is the minimum width for rectangular lots. The project seems to have been designed to use only the minimum width. *No lots meet the average width, and it appears that some do not meet the 60' or 75' minimum width.* One example is Lot 15, which does not meet the area requirement (noted above), and which is less than 75' at the corner. Most of the lots that do not meet the 60' width requirement are in the south part of the project. There may be other corner lots may not meet the 75' width requirement. FYI – Staff would not penalize the lot for the street corner curve radius in the measurement.

This issue seems to arise because the map uses the same layout approach as the original Sand Creek Subdivision, which appears to have been designed using the 60'/75' width requirements. It was developed around 2005, which coincides with the date the modern Development Code was established. Staff's best guess is that the "minimum average width" was established with or after the modern Development Code in 2005. Staff recommends that the proposed lot configuration, which was previously approved in the original Sand Creek Subdivision is acceptable, and that a variance from the "average width" standard for all lots be submitted with the Final Subdivision Maps. Plans for a variance should be stated on the tentative map. On the other hand, staff recommends that the proposed lot layout should be modified to meet the other standards not in the "minimum average width" column – such as the lot area and minimum width issues noted above. This may result in the loss of a few lots. However, there are areas in the development with large lots, where adjustments might regain any lots lost in other areas.

- **Access, sewer, and water facilities:** See comments under Criterion 4, below, regarding infrastructure. Each new lot will be served by the county's community sewer and water systems, and will have access to a public or private road.
- **Water rights and community development fees:** The county has 4 community development fees: roads, parks, schools, and water dedication. The park and school fees are required at the time of residential construction – they will not be required with the land division. The road fee is required at the time of Final Subdivision Map. Projects connecting to the community water system do not have to meet surface water dedication requirements, but must meet the groundwater dedication requirements with the Final Map instead.
- **Friction Zones:** The Churchill County Code provides for special requirements and buffers between different land uses, which are called Friction Zones. The previous PUD had multifamily development that has friction zone requirements next to single family

development. The proposed single family development will be nearly identical to the development to the west, and be similar in use to the single family development to the east. No friction zones are required.

- **Parking and Landscaping:** The parking code requires single family lots to have 2 spaces per dwelling, which is normally easily accommodated on single-family lots, but very small lots often propose “tandem” parking (front to back) for the garage and driveway, which never actually provides for adequate parking. Staff recommends that notes be placed on the map to deal with this possible problem. Landscaping does not apply to single family development or subdivisions.
- **Lighting, and Signage:** The lighting code requires the use of Dark Sky compliant fixtures to point downward, not sideways or upward. Lighting is not discussed in the submittal. Lighting for the single-family homes will be reviewed with those building plans. Lighting along roads will be reviewed with improvement plans. Staff recommends that street lighting be provided, and that it be installed to county standards. The previous PUD proposed project signs for the entrances; however those are no longer planned.

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 existing R-1 zoning district. Most Master Plan policies are not applicable to the issue of a land division. Some exceptions include:

- **GOAL LU 2** and Policy LU 2.1, discuss compatibility issues that are discussed under criterion 2, below.
- The Public Services and Facilities **Chapter 9** extensively discusses requirements for major developments using community sewer and water services, which the project follows. These are addressed in the plans, and discussed under Criterion 4.
- In many locations, the Master Plan outlines the growth and development factors that are creating a critical housing shortage in the community. The project lies in an infill area amongst other urban and suburban development. These policies and factors support the proposed development.

2. Compatibility with existing adjacent properties and uses. The new single family lot sizes mostly range between 7,000-9,000 sf. with a few being larger. This is comparable to the existing home sites west of the project. To the east are single family residences on 1 acre homesites. The proposed single-family development is compatible with adjacent uses.

3. Protection of the public health, safety and general welfare. While owners of homes to the east and west of the project may object to the development of the property, any effects to public health, safety and general welfare will be similar to the existing developments. Adequate

protections exist.

4. That adequate public facilities and services are available to the development. The project lies in an infill area amongst other urban and suburban development, and is near shopping opportunities. The area has well-developed public facilities and the project is in close proximity to them. Adequate capacity in services and infrastructure is available for the project.

Emergency and School Services: The Sheriff's Office and Fire Marshal were involved in meetings for the previous PUD. No comments have been received for the new layout with reduced density. During the previous PUD, discussions with the school district indicated that there would be a need for school bus turnouts. The school district has provided no comments on the new layout at this time. Adequate services are available.

Water Service: The project site is immediately adjacent to the existing county water system along its west edge – the water treatment plant is visible at the edge of the map. The submittal shows utility routing for the existing transmission mains and the proposed distribution mains. Note that a "raw water" line runs from the county well at the north tip of the project, down Wildcat Parkway, and along Blackbird Lane. The transmission line to Onda Verde runs along Eagle Rock Road and then Wildcat Parkway to Casey Road. Distribution mains run in the new roads, but the ability of existing adjacent mains to support the additional demand is unclear. Staff recommends conditions to ensure that the county is not responsible for unforeseen improvements to serve the development. There may be off-site upgrades to the water system needed to serve the areas and there may be looping requirements that come into play. Improvement details will be worked out with the Improvement Plans.

Sewer Service: The project site is adjacent to the existing county sewer system along the west edge and at the project's south tip, where the county's sewer lift station is located. The project site has a force main (which cannot be used by the project) running in Wildcat Parkway from the sewer lift station on Birch Lane to Onda Verde and beyond. A major sewer line runs south to the sewer lift station following Elizabeth Parkway and Wildcat Parkway. A collector main for the development will run south in Wildcat Parkway. The proposed distribution mains will run in the project roads, connecting to the county system. It is possible that off-site upgrades to service mains or the sewer lift station may be needed to serve the areas. Staff recommends conditions to ensure that the county is not responsible for unforeseen improvements to serve the development.

The county has issued an **Intent to Serve** letter for both sewer and water service, as required by NRS. This is contingent upon adequate capacity being available at the time project construction moves forward with a Final map. At that time, a **Will Serve** letter will be issued.

Existing Roads: Casey Road lies on the north side of the project, and Wildcat Parkway will connect to it. It is a paved county-maintained road within the south edge of the federal irrigation easement. That easement is supplemented by an additional road easement width established from previous land divisions. Birch Lane lies off the south tip of the project, and Wildcat Parkway will connect to it. Birch Lane runs eastward to Allen Road. It is a paved county-

maintained road within a right-of-way that (a) is of variable width, (b) sometimes lies in easements, and (c) sometimes lies in county-owned land.

To the west, several existing roads end at the west property line and will be extended through the project to Wildcat Parkway: Eagle Rock Road, Big Horn Lane, Black Bird Road, and Elizabeth Parkway. These are county roads within 50' easements built to urban standards (curb/gutter/sidewalk). To the south, Dixie Drive also ends at the project boundary. It will be extended across the canal into the project. Pine Road lies to the east, but the north end turns onto the dirt TCID canal road running along the north edge of the project. This segment is also referred to as Pine Road, though it has no official right-of-way, and informal use has dramatically expanded it outside the canal easement. Three homes north of the canal take access from this canal road. The project (a) will leave the canal road in place, (b) will not use it, and (c) may confine it to the canal easement so that project land can be used for lots.

Primary Project Access: The project has 2 primary access points from major collector roads: the Casey Road/ Wildcat Parkway intersection on the north edge of the project, and the Birch Lane/ Allen Road intersection east of the project. The previous PUD performed a Traffic Study that had multiple update letters. The traffic study and letters can be found in the submittal. An update letter was also prepared for the current proposal. All versions included development of both areas north and south of Birch Lane, but the current proposal only applies to the north area. The current letter recommends intersection improvements at the two primary points of access.

Project traffic to and from the north will be from Casey Road, either connecting east to the traffic light at US 50, running west. For the Casey Road/Wildcat Parkway intersection, the updated traffic letter recommends installing the Aug. 11, 2022 improvements – becoming a Casey Road west-bound turn lane into the project. Staff recommends a condition to install the recommended turning improvements to the Road Supervisor's satisfaction with Phase 1.

Project traffic to and from the east will connect to Birch Lane in Phase 5. This connection will allow project and neighborhood traffic to easily use the intersection with Allen Road, then turn north to the city or south towards the Navy base. The previous PUD had planned intersection improvements here. For the Birch Lane/Allen Road intersection, the current traffic study update letter recommends following the April 2021 improvements – becoming exclusive turn lane improvements from all three directions.

The Allen Road improvements should not be needed for an undetermined time after Phase 5. The Applicant previously acquired the parcel at the Birch Lane/ Allen Road intersection for the PUD. It is still needed for the larger project lying both north and south of Birch Lane, and the Applicant verbally indicates he intends to dedicate it to the county for that intersection. Of more immediate concern is that Birch Lane is in substandard condition and needs repair, and the Road Supervisor may want to do intersection improvements soon. He indicates plans to use Road Fees from the project to make improvements to the Birch Lane/ Allen Road intersection and the Birch Lane surface. Consequently, he will need the parcel sooner rather than later.

By ending the PUD, and developing it in parts, there is a risk that ownership of all lands (north

area, south area, and intersection property) might be separated. Staff recommends that the intersection property be dedicated with the mylar of the tentative map after final corrections are made. This will ensure that the improvements can be made regardless of whether ownership is separated.

Major Roads: The two access points will be connected by the new Wildcat Parkway running through the project between Casey Road and Birch Lane. The Parkway will use a normal road standard that includes a 60' right-of-way and urban road improvements. Wildcat Parkway and other roads will be constructed by the developer, and the right-of-way land and improvements will be dedicated to the county and accepted for county maintenance.

Birch Lane provides access to Allen Road. The Wildcat Parkway connection to Birch Lane will require off-site improvements through the sewer lift station property, and at the intersection. These need to be constructed to county standards, and will need to be dedicated to the county using a separate process. In addition, staff recommends that the Birch Lane/Wildcat Parkway intersection receive turn-lane and pedestrian improvements, as determined by the Road Supervisor, mainly through striping. Improvement details for both roads will be worked out with the Improvement Plans.

Minor Roads: There are several existing minor roads to the west and south that will be extended into the project. Some will have to be transitioned from the existing 50' road standard to the project's 60' road standard, including curb/gutter/sidewalk. This will need the abandonment of the existing 50' easements for roads and utilities, and upgrading them to 60' rights-of-way for roads and utilities. This would be done with the first Final Map, and is a recommendation.

The county's ability to fund maintenance for new roads is limited, which was an issue for the previous PUD that was addressed by using a homeowners' association. ***The current Application indicates plans to establish a Special Assessment District (SAD)*** with the county to fund maintenance on the project roads. However, later discussions indicate a desire for flexibility to use other alternatives, and a recommended condition would incorporate such flexibility.

- NOTE that a SAD has never been done in the county, though it has been discussed for years. SADs are common in more populated jurisdictions. This will require some work by the staff and Applicant to develop.
- Also NOTE that the previous PUD planned to accomplish the same thing using a homeowners' association, which is still an option.

Pedestrian Access: Pedestrian facilities are proposed on streets through the urban road standard with curb/gutter/sidewalk. These facilities will be extended off-site with any associated road improvements, as noted above. Street pedestrian safety facilities, such as crosswalks and street lighting must be installed to county and Orange Book standards. See lighting discussion above regarding street safety lighting locations, at least at intersections and pedestrian crossings.

Stormwater: The Applicant has provided a preliminary drainage report for dealing with stormwater. The concept is to use surface drainage and subsurface pipes for routing water to detention basins to hold storm drainage. Basins are located in the north and south ends of the project. The south basin will have the largest storage volume. The final report will need to be updated for the improvement plans. These facilities are part of the road system and will be maintained by the county after construction and dedication, though funding measures will need to be developed.

Dedication of Road, Utility, and Other Easements and Improvements. As required by NRS 278.378, the offers to grant easements and dedicate land to the county must be accepted or rejected along with approval of Final Subdivision Maps on the BOCC approval certificate. These plans need to be figured out and noted on the tentative map.

- The county would normally accept all easements shown on the map.
- Staff recommends that offers of dedication for road land and improvements should be accepted. Those that are off-site improvements will need to be offered/accepted by a separate document.
- Staff recommends the on-site sewer and water system improvements constructed to serve the project should be accepted for dedication. Most of these will be within the roads.
- Staff recommends that any abandonments of utility easements should be clearly identified on the tentative map, and that the abandonment process would take place on the final maps, or by a separate process running concurrently with the final map.

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, options for Findings are provided below.

Recommended Conditions:

- 1) The Tentative Subdivision Map shall be updated within 60 days to reflect requirements of these conditions of approval to the satisfaction of county Department Heads. Disputes shall be resolved by recommendation of the Planning Commission and approval by the BOCC. When done, the Tentative Map shall be printed on mylar and appropriately signed. Failure to update materials in a timely manner may require reconsideration by recommendation of the Planning Commission and approval by the BOCC.
- 2) Phasing of the project shall progress according to the phasing plan. A table of phase improvement sequencing shall be included on the revised Tentative Map, with the following improvement requirements:

- a) With the filing of the mylar addressing all corrections, the property at the intersection of Allen Road and Birch Lane shall be dedicated to the county to accommodate road and intersection improvements.
 - b) Improvements interior to the phase shall be provided with the phase. Improvements exterior to the phase that are needed for the phase to function as determined by the Director shall be provided with the phase.
 - c) With each phase, streets shall be provided with street lighting meeting Churchill County Standards, with locations at intersections and pedestrian crossings at a minimum.
 - d) Phase 1 shall include the establishment of a financial arrangement for road maintenance (including stormwater, street lighting, and power costs) that is acceptable to the county. This can include a Special Assessment District, homeowners association, or other alternative.
 - e) Phase 1 shall include the recommended turning improvements at the Wildcat Parkway/ Casey Road intersection, as described in the updated traffic study letter and determined to be needed by the Road Supervisor.
 - f) Phase 5 shall include the extension of Wildcat Parkway through the county's sewer lift station property to Birch Lane, the extension of Dixie Drive and its canal crossing, improvements to the Wildcat Parkway/ Birch Lane intersection, and associated pedestrian improvements determined to be needed by the Road Supervisor.
- 3) A variance must be obtained before the first Final Map is recorded to waive the "minimum average width" standard for the subdivision. All lots must conform to all other lot layout standards. Conforming lots shall be shown on the revised Tentative Subdivision Map.
 - 4) The depiction and labeling of any planned abandonment of existing road or utility easements, and the elimination of any parcel lines shall be added to the revised Tentative Map to clearly illustrate and document such actions. The 50' easements for roads and associated utilities shall be abandoned and replaced with 60' rights-of-way for roads and associated utilities. All abandonment processes shall be completed before or concurrently with the Final Map approvals.
 - 5) The plan and timing for the handling of irrigation facilities, including all recommendations from TCID and BOR, shall be clearly indicated on the revised Tentative Map. All necessary permits for altering facilities shall be obtained during construction of improvements.
 - 6) The plan for the handling of roads shall be provided on the revised Tentative Map. It shall clearly state what is to be built. Roads shall be built to county standards, with any portions that do not have a county standard designed to a special standard approved by the Director. It shall clearly state what is to be offered for dedication to the county. This can be done in general notes or on each road label.
 - 7) The recommendations of agencies that submit comments shall be incorporated into the Tentative Subdivision Map, as determined by the Director.
 - 8) Changes shall be made to the revised Tentative Map 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 county's decision on offers to grant easements and dedicate land and facilities.
 - b) All existing roads connecting to the project roads shall be shown on the map and provided with the easement and road dimensional information on the revised Tentative Map.

- c) All proposed roads shall have the easement/right-of-way width, construction standard, and end of proposed road construction (where applicable) for each road clearly indicated on the revised Tentative Map.
 - d) Off-site road improvements shall be shown on the map or indicated in notes, and shall reference the current traffic study update letter.
 - e) Existing utility easements from previous maps and documents shall be shown on the map, and those that will be abandoned shall be labeled as such.
 - f) Existing property lines that will be removed from the project shall be labeled as such.
 - g) A note shall be placed on the typical lot layout diagram indicating that lots must provide for two parking spaces that do not rely on tandem (front to back) parking.
 - h) Metes and bounds shall be provided for the project perimeter.
 - i) The vicinity map shall be modified to improve readability.
 - j) North arrows and scale shall be included on all maps.
 - k) The legend and map lines shall be modified to clearly distinguish lines for different purposes, including different utility lines, from project parcel lines.
 - l) Add a phasing improvements sequence table to Sheet 1, consistent with conditions of approval.
 - m) Add statement of intent regarding proposed deed restrictions, such as home associations, and other matters regarding common areas.
 - n) Add project density and percentage of land uses to the Project Information on Sheet 1.
 - o) Provide TCID review number and review comments.
- 9) Any final changes required by the County Surveyor shall be made to the revised Tentative Map, including but not limited to the following:
- a) Labeling on the Sheet 1 map that displays phasing and other features.
 - b) Accurate naming of the map as a merger and re-subdivision, and reference to the legal description document name and number.
 - c) Modify notes and labels to clearly identify irrigation structures and document their source.
 - d) Electronic signatures shall be made larger and more legible.
 - e) Basis of bearing line and monuments shall be clearly indicated.
- 10) The improvement plans for off-site and on-site sewer and water infrastructure shall be designed to county standards. In addition:
- a) Existing water and sewer lines lying outside the project that need to be upgraded to serve the project shall be completed at the developer's expense, as determined necessary by the Public Works Director.
 - b) Any sewer lift station upgrades needed to serve the project shall be completed at the developer's expense, as determined necessary by the Public Works Director.
 - c) Any additional water main segments needed to meet looping requirements shall be installed at the developer's expense, as determined necessary by the Public Works Director.
- 11) Final maps shall be submitted and implemented in compliance with Churchill County Code, including but not limited to, water dedication timing, impact fee timing, and infrastructure construction timing.
- 12) All Final Subdivision Maps shall be in substantial conformance with the approved Tentative Subdivision Map, and subject to the following:

- a) A submittal not in substantial conformance must first be approved as a modified Tentative Map by recommendation of the Planning Commission and approval by the BOCC.
- b) Final maps shall be submitted in numerical order, but consecutive phases may be grouped together.
- c) Final maps for subsequent phases shall not be submitted until infrastructure for the previous phase is constructed.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Randy Hines, Public Works Director, made this presentation as outlined above. Commissioner Blakey asked if the blacktop portion of the streets 50' wide or 60' wide as both of those were on the Site Plan? Mr. Hines stated that the original Sand Creek Development had 50' right of ways which was designed in the early 2000s. Since then, code has been changed to have 60' right of way minimums. These transition from where they tie into 50' to 60' right of ways. Commissioner Blakey then asked if this is R-1 zoning for all lots? Mr. Hines said that is correct. Commissioner Blakey asked if manufactured housing is allowed, or is it only stick-built homes? Mr. Hines said he would have to look into that. The intent of the project is to get this to a Final Map stage so a developer can develop stick-built homes.

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

Commissioner Eric Blakey made a motion to: A) approve the Sand Creek #2 Tentative Subdivision Map Application submitted by Casey Road LLC to divide APN 008-792-11 & 008-792-95 into 180-lots, subject to conditions as listed in the Staff Report; and B) to void the previously approved Old Stone Ranch Planned Unit Development. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

C- Consideration and possible action re: Presentation from the Churchill Animal Protection Society (CAPS) regarding the development of their building.

Kendra Flower, CAPS Board President, will provide an update on the building renovations completed with funding previously approved by the Board of County Commissioners and issued from Churchill County.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

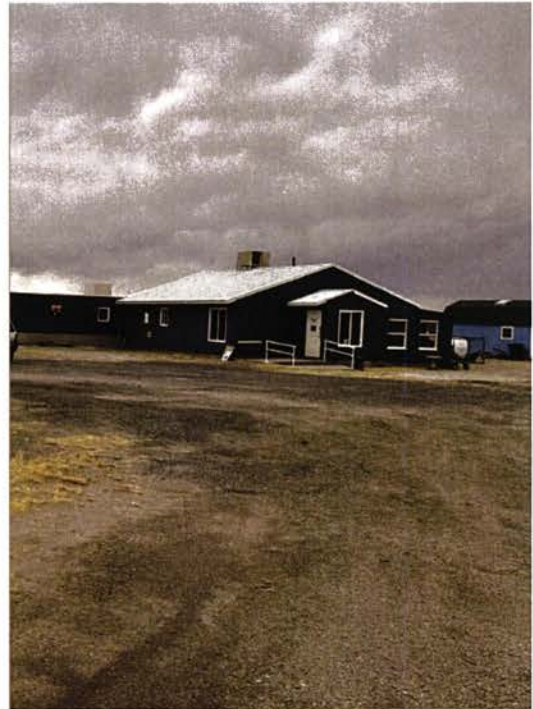
ACTION REQUESTED: None; Informational Only

Kendra Flower, President of Churchill Animal Protection Society (CAPS), had the following PowerPoint presentation:

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SHELTER IMPROVEMENTS



NEW FACILITY FLOORS AND PAINT

The floors throughout the entire facility have been completely redone. We've also given the space a fresh coat of paint and are in the process of repairing all the door frames — all thanks to the hard work and dedication of our amazing volunteers.



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NEW CAT CONDOS

Donated by Pet Network

Pet Network in Lake Tahoe generously donated their gently used cat condos to us after upgrading the ones in their shelter. These condos are easier to clean, offer built-in storage in some units, and can be arranged in a variety of configurations to best suit our space and our cats' needs.



NEW KENNEL FLOORS



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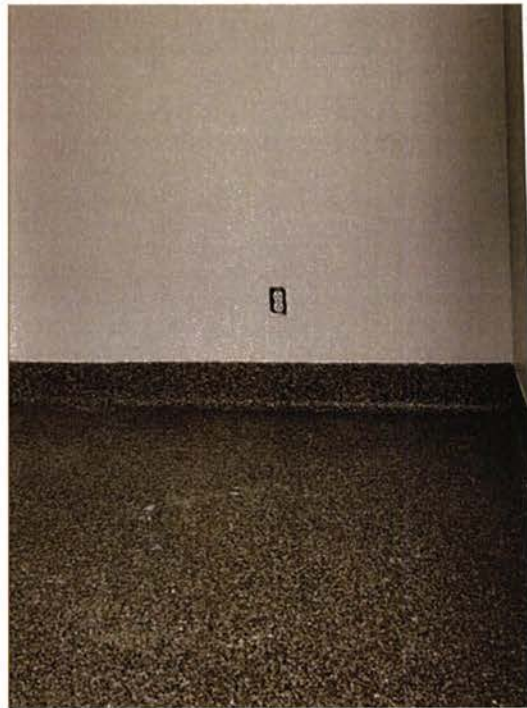
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THANK YOU

None of this progress would have been possible without the generous donation from Churchill County, which allowed us to redo our floors. This contribution kickstarted a much-needed upgrade to our facility!



Chair Getto asked if there was any public comment but there was none. This item was done for informational purposes only, and no action was taken.

D- Consideration and possible action re: Application for continued support funding for the Churchill Animal Protection Society (CAPS), in the amount of \$17,000, with an annual update on activities.

The county has a long-standing history of supporting the Churchill Animal Protection Society (CAPS), especially in light of not having a county animal control facility. CAPS is seeking continued support, in the amount of \$17,000 for FY26. This is the same amount that was funded in FY25. For this fiscal year, it was necessary not to increase the overall community support budget from last year. The \$17,000 funded last fiscal year did not include any amounts given for providing a greater level of funding to help support needed maintenance/special projects. The \$17,000 requested for this fiscal year also does not contain any amounts for maintenance or special projects. Requests for additional funding will be presented before the Board of County Commissioners separately. The Churchill Animal Protection Society (CAPS) operates year-round and offers a variety of community benefits, including spay/neuter programs for low-income families and housing unwanted or displaced animals from the county and from animal control. All animals taken in by CAPS are vaccinated, spayed/neutered, and placed in good homes.

Provided for the board's consideration is a funding Application from CAPS. The Application provides information on expenses and revenue (budget provided), as well as the benefits to our

community. CAPS will also be providing a presentation of this information and an annual update to the board.

FISCAL IMPACT: FY26: \$17,000 (paid in four quarterly installments of \$4,250).

EXPLANATION OF IMPACT: The CAPS line item within the Community Support Budget has been funded each year with \$20,000. Last year it was reduced to \$17,000 due to the county's budgetary constraints. During development of the FY26 budget, funds to continue county support in the amount of \$17,000 were budgeted in an effort to maintain a flat budget.

FUNDING SOURCE: Community Support Budget/Grant CAPS: 100-401-70230.

ACTION REQUESTED: Accept

Chris Spross, Churchill County Manager, made this presentation as outlined above.

Kendra Flower, President of Churchill Animal Protection Society (CAPS), had the following PowerPoint presentation:



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Who We Are

Churchill Animal Protection Society (CAPS)

We are a small, no-kill, nonprofit animal shelter serving Fallon, Nevada, and the residents of Churchill County since 1986. As a registered 501(c)(3), CAPS rescues dogs and cats in need, provides spay and neuter services, and works to place every animal in a safe, loving, and permanent home.



Our Mission

Churchill Animal Protection Society (CAPS)

Founded 1986 · Fallon, NV

No-kill, 501(c)(3) nonprofit shelter

CAPS rescues, rehabilitates, and rehomes abandoned and surrendered cats and dogs in Churchill County, Nevada, while educating our community about responsible pet ownership and providing resources to keep pets and families together.



**Permanent
Homes**



**Community
Education**



**Veterinary
Care**



**Low-Cost
Spay/Neuter
Assistance
Program**



Pet Pantry

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Operations

- Small shelter with 5 employees, including a Shelter Director
- Governed by a 7-member Board of Directors
- Provide full veterinary care, vaccinations, and spay/neuter services
- Place animals into a loving, permanent homes

Our Pet Gallery



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Our Pet Gallery



Our Stats for 2024

Adoptions

Total - 73

Dogs - 43

Cats - 30

Impounds

Total - 95

Dogs - 60

Cats - 35



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Our Stats for 2024

Pet Pantry
2800 lbs. of
food
provided to
families in
need.

Litters of Puppies
33 Puppies
5 Litters
3 from the City
of Fallon
Animal Shelter



Meet Our Team

Shelter Director - Julia Aneil	5 Shelter Care Associates
Kendra Flower - Board President	Anaya Flores - Board Member
Michelle Moore - Vice President	Miranda Plaza - Board Member
Rebecca Dugan - Treasurer	Shane Kinner - Board Member
Jennifer Gehant - Secretary	Jodi Orlov - Board Member

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Adopt A Pet

- Shelter houses both dogs & cats
- 20 indoor dog kennels
- 5 new cat condo units with multiple kennels - donated by Pet Network, Tahoe
- Adoption fees:
 - Dogs: \$90-\$150 (age-based)
 - Cats: \$60-\$100 (age-based)

New Initiatives and Developments

- SNAP Program - to help our community and reduce shelter overpopulation.
- Scholarship Program - Scholarships for students in our community who volunteer!

In Development:

- Extending our operating hours - to better accommodate our community
- Short-Term Foster Program - temporary stays for dogs in need
- Day Adventure Program - borrow a dog for a day: hikes, park visits, or quality time at home



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2026 Organizational Goals



1. Educational Animal Welfare Presentations

- Conduct 4 educational presentations, one per quarter, reaching a combined minimum of 300 participants across Churchill County senior centers and elementary schools between January 1, 2026, and December 31, 2026.

2. Increase Animal Adoption Rates

- Increase CAPS' successful animal adoption rate by 25% from the current baseline to the target number by December 31, 2026.

3. Post-Adoption Follow-Up Program

- Implement a comprehensive post-adoption follow-up program.

Shelter Improvements



Fresh Paint



New Floors
(Inside)



New Floors
(Kennels)



New to Us
Cat Kennels

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Shelter Needs



Indoor Kennel
Walls



Kennel Shade
Covers



Kennel
Maintenance



Kennel Ceiling



Connect with us



775-423-7500



CAPSNEVADA.ORG



CAPS@CCCOPV.NET



5894 PASTURE RD. FALLON NEVADA 89406



@caps_nevada



www.facebook.com/CAPS.Fallon



@capsnevada

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Thank You

Kendra Flower expressed appreciation for the funding provided by the county over the years. CAPS is requesting the fund of \$17,000 for Fiscal Year 2026.

Commissioner Hyde said, we've got a compensation study that we are getting ready for, although I am not saying no to this, however, we may want to see what comes of that study. My fear is that we will have to come up with a lot of money, and giving money here and there, the timing isn't great. I am just not comfortable granting this donation at this time. Commissioner Blakey asked Manager Spross if the money was already in the budget. Manager Spross said it is. This money was already approved for this Fiscal Year. Commissioner Hyde said then I am good with approving for this Fiscal Year, but anything beyond that I am not. Commissioner Blakey said the donation we give to CAPS is our way of having an animal control program for the county to help with the contract with the city. It is important that we pay attention to future spending. Since it is part of this year's fiscal budget, I am okay with it. Chair Getto said I am okay with it, too. Commissioner Hyde said we just need to spend wisely right now because we are unsure where the budget will be moving forward.

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

Commissioner Matt Hyde made a motion to approve issuance of continued support funding for the Churchill Animal Protection Society, in the amount of \$17,000 for FY26. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

E- Consideration and possible action re: Request to appropriate a portion of previously authorized additional funding for the Churchill Animal Protection Society (CAPS), in the

amount of \$10,812 from the original \$106,010, toward necessary drainage repairs in the kennel area.

On the December 18, 2024 Board of County Commissioners meeting, it was approved to provide additional funding in the amount of \$106,010 to the Churchill Animal Protection Society (CAPS) for the necessary improvements to the dog kennels and interior of the office building. It was specified at that time that the additional funds would be used towards repairs to the kennel floors, including patching, epoxy coating, sealing the CMU block walls, and improvements to the interior of the building that includes demolition, replacement, and epoxy coating.

CAPS has spent a total of \$95,189 to date of those approved funds. They request to use the remaining \$10,812 balance to perform necessary repairs to the drainage system in their kennel area. Specifically, they need to replace the catch basin and install a drain system that would redirect water that collects in the kennels during cleaning in order to keep a sanitary environment for the animals kept there.

FISCAL IMPACT: None.

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Kendra Flower, President of CAPS, made this presentation as outlined above.

Commissioner Blakey asked Manager Spross, does that complete \$106,000.00? Manager Spross stated that this is not over and the above the previously approved amount.

Commissioner Hyde asked have you completed everything that was to be done, and is this just the leftover amount? Ms. Flower stated yes, it was left over from the flooring project. We would just like to continue with other improvement projects. I think it will be less than what was quoted, so if there are more funds to use, do we need to come to the board to ask to use it?

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

Commissioner Eric Blakey made a motion to the approve request to appropriate a portion of previously authorized additional funding for the Churchill Animal Protection Society (CAPS), in the amount of \$10,812 from the original \$106,010, toward any necessary drainage repairs and to utilize any money left over from the \$10,812.00 for any necessary repairs to the facility. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

Manager Spross stated that Ms. Flower asked about a remaining balance and the need to come before the board, as there should not be a lot of money left over.

Commissioner Blakey made a motion to allow any money left over from \$10,812.00 be used for any necessary repairs to the facility. Commissioner Hyde seconded the motion, which carried by unanimous vote.

Comptroller Wideman asked Ms. Flower to provide her with the accounting of the completed projects.

Letters Received:

A- Thank you card from the Fallon Junior Rodeo Committee for the community support provided to the organization.

The Fallon Junior Rodeo Committee provides a thank you card in appreciation of the community support provided to the organization.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Other

B- Nevada Division of Environmental Protection's notification of its review of the Second Quarter 2025 Groundwater Monitoring Report.

The Nevada Division of Environmental Protection (NDEP) provides notification to the City of Fallon of its review of the Second Quarter 2025 Groundwater Monitoring Report. The report summarizes the monitoring and sampling of 11 site monitoring wells. Dissolved phase contaminants were detected in groundwater samples above the Maximum Contaminant Levels or Nevada State Action Levels.

The report recommends continuation of the quarterly groundwater monitoring and reporting program. NDEP concurs with this recommendation and requests that they include Mann-Kendall trend analyses for all wells impacted by MTBE above the State Action Level. The next semi-annual report is due no later than January 28, 2026.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

C- United States Department of the Navy's notification of the Final Environmental Assessment and Finding of No Significant Impact for the Fallon Range Training Complex Modernization Range B-16 Improvements.

The United States Department of the Navy provides notification of the Final Environmental Assessment (EA) and Finding of No Significant Impact (FONSI) for the Fallon Range Training Complex (FRTC) Modernization Range B-16 Improvements. The Final EA was done to analyze the potential environmental impacts from infrastructure improvements at the FRTC, Bravo-16 Range. As part of the Navy's overall FRTC modernization effort, the Proposed Action is to provide new and improve existing range infrastructure to support acceptable realistic air and ground training activities. As discussed in the 2020 FRTC Modernization Final Environmental Impact Statement (EIS), further analysis was required for certain improvements and activities for which adequate information was not available at the time (e.e. specific infrastructure locations). Sufficient information has become available to analyze the potential impacts from infrastructure improvements at Range B-16.

Proposed range infrastructure improvements include:

- Installation of approximately 33 miles of fencing along the expanded Range B-16 boundary.
- Improvements to approximately 21 miles of existing routes.
- Updates to the Free Maneuver Area and continuation of periodic ground-disturbing training activities on up to 4,890 acres within this area.
- Potential expansion of the Dead Camel Gravel Pit by up to four acres.
- Restoration of well access near Building 612 or drilling of a new well.

In preparing the Final EA, the Navy coordinated with the Nevada State Historic Preservation Office and federally recognized tribes, and considered public comments received on the Draft EA. Based on the analysis presented in the Final EA, which was prepared in accordance with National Environmental Policy Act requirements and applicable federal implementing regulations and other applicable federal guidance, the Navy finds that implementation of the Preferred Alternative (Alternative 1) would not significantly impact the quality of the human environment. As a result, an Environmental Impact Study will not be prepared.

The Final EA and FONSI can be downloaded from the project website at: <https://cnrsw.cnrc.navy.mil/Operations-and-Management/Environmental-Support/Public-Information-Access-to-Navy-Projects/>. Printed copies are also available to view at the Churchill County Library and Fernley Branch Library.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

D- City of Fallon's notification of its intent to annex approximately 18,916 square feet of land, more or less, located at 580 East Front Street, Fallon, Nevada, owned by and at the request of Shawn and Tauni Judd.

The City of Fallon provides notification of its intent to annex approximately 18,916 square feet of land, more or less, located at 580 East Front Street, Fallon, Nevada, owned by and at the request of Shawn and Tauni Judd. This matter was considered by the City Council at their regular meeting on October 21, 2025.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

E- Bureau of Land Management's notification of its completion of the Environmental Assessment (EA) for the October 2025 Competitive Geothermal Lease Sale and signing of the Finding of No Significant Impact (FONSI) and Decision Record (DR).

The Bureau of Land Management provides notification of its completion of the Environmental Assessment (EA) for the October 2025 Competitive Geothermal Lease Sale and signing of the Finding of No Significant Impact (FONSI) and Decision Record (DR). The sale was held on October 21, 2025.

The EA analyzed the proposal to offer parcels for geothermal leasing and potential direct and indirect impacts from the issuance of leases and the public comment period was June 25 to July 25, 2025. There are nine parcels, comprising approximately 20,293 acres of public land within the area administered by the Carson City District, being offered for lease. Parcels being offered for lease are in Washoe, Storey, Churchill, and Mineral Counties, Nevada.

Copies of the Final EA, FONSI, and DR are available in the Carson City District BLM Office and on the project webpage at: <https://eplanning.blm.gov/eplanning-ui/project/2039110/510>.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

F- Nevada Governor's Office of Economic Development's notification of the Sales Tax Abatement, Modified Business Tax Abatement, and Personal Property Tax Abatement filed by Idaho Asphalt Supply, Inc. and Churchill County's response acknowledging receipt of the same.

The Nevada Governor's Office of Economic Development provides notification of the Sales Tax Abatement, Modified Business Tax Abatement, and Personal Property Tax Abatement filed by Idaho Asphalt Supply, Inc. Idaho Asphalt has operations planned in Churchill County, which will result in at least 99 new full-time jobs for the next five years. The company is planning to invest \$8,150,032 in capital equipment. The ten-year total economic impact is estimated to be \$387,753,624. The board is scheduled to review this application on November 10, 2025 at 2:30 PM. In light of the fact that the County Commission will not meet until the same day, County Manager Spross prepared a letter in response just acknowledging receipt of the notification of the application.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

Commissioner Blakey asked, regarding Letter F, do we need to submit comments since the meeting is today? Mr. Spross said this is a directive from the state. In the 83rd Legislature, there was some legislation that passed that allows the county to request some community benefit as a result of an abatement, with considerable savings to the applicant. We have returned a letter stating we have received notice that we have the abatement, but there is not a comment to be submitted. Comptroller Wideman said this is the abatement regarding sales tax. When you see the sales tax going up, these are the types of things that would decrease the sales tax that we are receiving on the assessment of the properties that are being abated.

Old Business:

A- Consideration and possible action re: Approval of the request to advertise for bids for the proposed civil improvements for the employee parking lot, located at 270 S. Maine Street, whereby the estimated cost for the project is \$256,500.00.

Churchill County has relocated several departments to South Maine Street. The new buildings have limited parking for staff, with parking up front generally reserved for visitors and the public. To ensure adequate long-term parking solutions, the county has negotiated with the Elks Lodge for the use of their parking facilities during the daytime period. In return, the county will construct and maintain an asphalt surface over the parking lot. This Cooperative Agreement enhances parking facilities for the county during regular business hours, while enhancing parking facilities for the Elks Lodge during their regular operations.

A conceptual plan and opinion of probable construction cost was presented to the BOCC showing the new parking lot and the cost to install the improvements. The BOCC approved the Cooperative Agreement between the County and the Elks Lodge. Lumos and Associates have finalized their design and provided an opinion of probable construction cost (attached to this agenda). Due to the unsuitable soils encountered during the geotechnical investigation, Lumos provided two (2) pavement sections, one section with an over-excavation of ~4', placement of 3' of structural fill, 8" type 2 aggregate base and 4" of pavement. The second option would consist of a geogrid fabric placed between the subgrade and the 8" type 2 aggregate base with 4" of pavement.

FISCAL IMPACT: ~\$256,500.00 to construct the parking lot and ~\$16,000.00 for construction services.

EXPLANATION OF IMPACT: Construction and testing costs to construct the parking lot.

FUNDING SOURCE:

ACTION REQUESTED: Accept

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

Commissioner Hyde said, because this is not in the current budget, we will have to come up with an alternative due to the upcoming compensation study. Mr. Hines said there is no striping or anything, it is just a gravel space, and if you don't have the necessary striping to organize the parking lot, we really lose the amount of parking available. I am not sure how to accommodate it, especially when the Elks have meetings. Paving would alleviate the problem. Manager Spross asked Mr. Hines, by not paving it, does it jeopardize the agreement with the Elks? Mr. Sanford said our agreement with the Elks was that we would pave it within two years. If we choose not to do that, we will have to re-negotiate. The Elks gave us parking in that space with the intent that we would pave it, and if choose not to, they may choose not to allow us to park there during the day. Commissioner Blakey asked, should we not approve to pave the parking lot at this time, and we put this back on the Agenda in April or May, would we still be able to make the timeline? Mr. Hines said ideally, we would like to get this out in January for paving to be done in the spring. If we decide not to approve or table this until April, we could get it done before the end of paving season, which is around the first of November. Commissioner Blakey asked Mr. Hines if he thought the project would come in at the estimated amount? Mr. Hines

said the increase is due to the thicker pavement section, and I do not think the amount will deviate much, unless the supply prices increase. Commissioner Blakey asked, since this is on the Agenda and the plans are there, and there are pavement sections, who determines that? Mr. Hines stated one pavement section is to take three feet of material out and the other option is to scarify and recompact the material, lay the geo grid, and put the pavement section on. We put the two options on there so, if there is a cheaper option, we may choose that. We will not know that until the contractor puts a price to that.

Commissioner Hyde said, we need to explore other alternatives and table this. Chair Getto stated that he agrees. Manager Spross asked Mr. Hines what is the monetary threshold for work having to be taken out to a contractor for Public Works work, or work that can be done in-house? Mr. Hines said, typically, \$100,000.00 turns into Public Works projects, the county can do \$250,000.00 projects, so this kind of sits right in there. Gary Fowkes, Churchill County Road Department Supervisor, would have to answer more of the in-house work questions. There is more equipment required and I am not sure if the Road Department has the ability to do that. Mr. Fowkes said that the Road Department can do that. Chair Getto stated he would like to get an estimate from the Road Department for this project and come before the board with those numbers. We have the comp study coming up and, if this has to wait and we have to re-negotiate with the Elks, we may need to do that. Mr. Hines stated the estimate includes prevailing wage rates because they are over \$100,000.00, so that would be less with the Road Department. Commissioner Blakey stated it is an important project for the county, so we definitely will look at all options. How much time do we have with the Elks' agreement? Chair Getto said we should have more than a year left. Commissioner Blakey stated he is in agreement with the other Commissioners about exploring an option with the county Road Department, if Mr. Fowkes can give a breakdown of the preparation and the finished product so we can see the total and stretch funds, if possible. Mr. Hines asked if we need to table until April and have information available then, or would you like to see that information sooner from Mr. Fowkes? Chair Getto said as soon as Mr. Fowkes can get it ready, so we can review the information.

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

Commissioner Matt Hyde made a motion to table the matter. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

New Business:

A- Consideration and possible action re: Recommendation of the board's choice to the Governor for consideration to serve on the Nevada Clean Energy Fund Board.

The Nevada Clean Energy Fund (NCEF) consists of members nominated by each county in the state and appointed by the Governor, formed in 2017 by Nevada Revised Statutes 701(B):

NRS 701B.990 Board of Directors: Creation; appointment; qualifications; terms; election of Chair; meetings; quorum; adoption of rules; allowances and expenses of members.

1. There is hereby created the Board of Directors of the Nevada Clean Energy Fund,

consisting of the following nine members:

- (a) The Director of the Office of Energy;
- (b) The Executive Director of the Office of Economic Development or his or her designee;
- (c) The Real Estate Administrator of the Department of Business and Industry or his or her designee;
- (d) The Commissioner of Financial Institutions or his or her designee;
- (e) One member appointed by the Governor from among a list of nominees submitted by the State Contractors' Board;
- (f) One member appointed by the Governor from among a list of nominees submitted by labor organizations in this State;
- (g) One member appointed by the Governor from among a list of nominees submitted by the board of county commissioners of the county in this State with the largest population;
- (h) One member appointed by the Governor from among a list of nominees submitted by the board of county commissioners of the county in this State with the second largest population; and
- (i) One member appointed by the Governor from among a list of nominees submitted by the boards of county commissioners of the counties in this State not described in paragraph (g) or (h).

2. The members appointed to the Board pursuant to paragraphs (e) to (i), inclusive of subsection 1, should have expertise in matters relating to renewable energy, economic development, banking, law, finance or other matters relevant to the work of the board. When appointing a member to the board, consideration must be given to whether the members appointed to the board reflect the ethnic and geographical diversity of this state.

3. The term of each member of the board appointed pursuant to paragraphs (e) to (i), inclusive, of subsection 1 is 3 years. A member may be reappointed for additional terms of 3 years in the same manner as the original appointment. A vacancy occurring in the membership of the board must be filled in the same manner as the original appointment.

4. The board shall annually elect a chair from among its members.

5. The board shall meet regularly at least semiannually and may meet at other times upon the call of the chair. Any five members of the committee constitute a quorum for the purpose of voting. A majority vote of the quorum is required to take action with respect to any matter.

6. The board shall adopt rules for its own management and government.

7. While engaged in the business of the board, each member of the board is entitled to receive the per diem allowance and travel expenses provided for state officers and employees generally.

(Added to NRS by 2017, 2536)

There is currently an opening on the board and counties are being asked to make a recommendation to the Governor to fill a position on the Nevada Clean Energy Fund.

FISCAL IMPACT: Minimal.

EXPLANATION OF IMPACT: Travel costs to attend meetings.

FUNDING SOURCE: County Manager's Budget / Travel & Subsistence (100-150-58600)

ACTION REQUESTED: Accept

Chris Spross, County Manager, made this presentation as outlined above.

Commissioner Blakey said I spoke with Monte Morrison about this position, and he said he would accept the nomination. Commissioner Hyde stated he thought of Mr. Morrison as a recommendation, as well.

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

Commissioner Eric Blakey made a motion to recommend that Monte Morrison be recommended to the Governor to fill a position on the Nevada Clean Energy Fund. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

B- Consideration and possible action re: Revocation of Appointment and Official Oaths for people who are no longer serving in the capacity of that position or have a more recent Official Oath on file.

When board/committee members, staff, or elected officials take office or assume an official position, they are administered an Official Oath. When that person is no longer serving in such a capacity, then a revocation of the old Official Oath should be recorded. Additionally, elected officials and some appointed deputies renew their oath upon the re-election of the official. In these cases, the revocation of the prior Official Oath should be recorded.

It has been some time since a revocation was done. Staff has gone through the Official Oaths and determined those that should be revoked. Staff is asking that the board approve the Revocation of Appointment and Official Oaths as presented. The following is a list of those for revocation:

NAME	POSITION	DOCUMENT NUMBER
Renae Paholke	Deputy Clerk/Treasurer	459582
Crystal Muschetto	Deputy Clerk/Treasurer	509199
Julie A. Gilmore	Deputy Clerk/Treasurer	385749
Mitch Young	3rd Assistant Fire Chief	510048
Rich McKay	Central Nevada Health District Board	503012
Cliff Barnhouse	Auxiliary Deputy Sheriff	430552
Javier Pena	Deputy Sheriff	510977
Javier Pena	Deputy Coroner	510978
Tristan Redmond	Deputy Sheriff	486136

Tristan Redmond	Deputy Coroner	486137
Joshua David Wayne Stokes	Deputy Sheriff	504346
Joshua David Wayne Stokes	Deputy Coroner	504347
Joseph L. Sanford	Chief Civil Deputy District Attorney	499725

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Pamela D. Moore, Deputy Clerk of the Board, made this presentation as outlined above.

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

Commissioner Matt Hyde made a motion to approve the Revocation of Appointment and Official Oaths for the people listed on the document who are no longer serving in that capacity or have a more recent Official Oath on file. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

C- Consideration and possible action re: Recommendation to the Governor regarding the appointment of Churchill County Manager Chris Spross to the State Land Use Planning Advisory Council (SLUPAC), to fill the remainder of former County Manager Jim Barbee's term ending on December 31, 2025, as well as serve the next term running from January 1, 2026 to December 31, 2028; and designation of Joseph Sanford, Assistant County Manager, as the alternate for both terms.

The State Land Use Planning Advisory Council (SLUPAC) consists of 17 members nominated by each county in the state and appointed by the Governor. Members may be Elected Officials or representatives of local political subdivisions. SLUPAC meets to discuss land use planning activities and advises the Administrator of the Nevada Division of State Lands on matters related to land use planning and the development of plans and policy statements involving the acquisition of lands under federal management. Section 1.3 of the SLUPAC By-Laws allow for the designation of an alternate to represent the member in the event the member cannot be present at council meetings.

Former County Manager Jim Barbee held the term, which runs from January 1, 2023, to December 31, 2025, and Assistant County Manager Chris Spross was designated as the alternate. After Mr. Barbee's retirement, and after the selection of the new Assistant County Manager, it was decided to designate the new County Manager, Chris Spross, as the Churchill County representative and the new Assistant County Manager, Joe Sanford, as the alternate.

The current terms ends December 31, 2025 and the new terms begin January 1, 2026 and goes through December 31, 2028. County Manager Chris Spross is interested in serving as the county's representative on SLUPAC, with Assistant County Manager Joe Sanford as the alternate.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Chris Spross, County Manager, made this presentation as outlined above.

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

Commissioner Eric Blakey made a motion to recommend that County Manager Chris Spross be appointed to SLUPAC as Churchill County's representative to fill the remainder of former County Manager Jim Barbee's term ending on December 31, 2025, as well as serve the next term running from January 1, 2026 to December 31, 2028; and designate Assistant County Manager Joseph Sanford as alternate for both terms. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

D- Consideration and possible action re: Appointment of Joe Sanford to replace Chris Spross on the Board of Directors of Fallon Golf Course, Inc. for the remainder of his current term ending December 31, 2026.

Fallon Golf Course, Inc. is a non-profit 501(c)(3) tax-exempt organization that leases and operates the Fallon Golf Course. This organization has its Board of Directors appointed by the Churchill County Board of County Commissioners to ensure strong ties with its mission to provide a high-quality course to the citizenship of Churchill County.

The corporation was initially formed in 2017 by the county to take over management operations of the golf course after the departure of the previous management company. The course had an initial set of directors with strong ties to the golf course and significant experience with golf operations. They selected Marty Davis as the superintendent of the course and have operated in the black for several years. The Bylaws of the corporation call for director appointments to be made by the Board of County Commissioners for two-year terms, with a potential extension of two years by vote of the other directors.

Additionally, Churchill County and the corporation desire to prevent significant vacancies or recruitment delays. Accordingly, it is recommended that Joe Sanford, Assistant County Manager, be appointed to replace Chris Spross on the Board of Directors for the remainder of his current term expiring December 31, 2026.

FISCAL IMPACT: None.

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Chris Spross, County Manager, made this presentation as outlined above.

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

Commissioner Matt Hyde made a motion to appoint Joe Sanford to replace Chris Spross

on the Board of Directors of the Fallon Golf Course, Inc. for the remainder of his current term ending December 31, 2026. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

E- Consideration and possible action re: Ratification of the advanced step placement of former CART employees as Transportation Specialists at Step 2, Grade 30.

Starting in October of 2025, Churchill County decided the CART (Churchill Area Regional Transportation) service directly instead of funding the program through an NDOT grant. This decision was based on multiple factors, including the difficulty of maintaining personnel for operations and reporting, with the intent of continuing to utilize CART employees in the new program. Two CART employees decided to work for Churchill County as part of the transition, and needed to be placed into the existing county infrastructure, which already has a Transportation Specialist position. To align the transitioning employees with at least the minimum wage for driver services under CART, both transitioning employees were placed at Step 2 of Grade 30. As this is technically an advanced step placement, we are asking for the board's ratification of this decision. Both transitioning employees are knowledgeable of prior CART operations, routes, and community needs, giving them the superior qualifications for which an advanced step placement is appropriate.

Both positions are part-time casual positions without benefits, having a maximum of 1,039 hours per year, with the base hourly wage moving from \$15.70 per hour to \$16.09 per hour. The advanced step placement, if all 1,039 hours are worked, would have a maximum impact of \$405.21 per position or \$810.42 for both positions.

FISCAL IMPACT: \$810.42 for both positions.

EXPLANATION OF IMPACT: \$15.70 per hour to \$16.09 per hour for 1039 hours for two positions.

FUNDING SOURCE: NDOT Grant funds these operations.

ACTION REQUESTED: Accept

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

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

Commissioner Eric Blakey made a motion to ratify the advanced step placement of former CART employees as Transportation Specialists at Step 2 of Grade 30.

Commissioner Myles Getto seconded the motion, which carried by majority vote, with Commissioner Hyde opposed to the motion.

F- Consideration and possible action re: Adoption of updated job titles and pay tables for FY 2026, to include updates for recently created positions.

This board has recently approved two positions within Churchill County for the Assistant Road Supervisor and Public Defender's Office Legal Intern. At the time of creation, Human Resources forgot to include a request to update the FY 2026 job and pay tables to include these positions. This action will update the pay tables to include these existing positions.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

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

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

Commissioner Matt Hyde made a motion to approve the updated FY 2026 job and pay tables as presented. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

G- Consideration and possible action re: Appointment of Wade Carner as a new employee to the position of Chief Deputy District Attorney - Civil, with an advanced step placement of Grade 83 Step 12.

The District Attorney's Office has selected a candidate, Wade Carner, to fill the position of Chief Civil Deputy District Attorney and has requested this board approve an advanced step placement from Step 1 to Step 12. Churchill County Code 3.32.040 authorizes the board to make an advanced step placement to (1) meet a difficult recruiting problem; or (2) employ a person who possesses superior qualifications. The District Attorney's Office submits that this candidate possesses superior qualifications.

At Step 1, the position has a base salary of \$120,931.20 and a total compensation of \$178,173.42. At Step 12, the position has a base salary of \$158,620.80 and a total compensation of \$229,713.94.

FISCAL IMPACT: From Step 1 with benefits included: \$51,540.52. From Step 6 (present budget) with benefits included: \$29,866.20.

EXPLANATION OF IMPACT: Expected additional cost of Salary and PERS benefits on an annual basis. The vacancy of the position will have created a total salary savings of \$21,043.04 between the period of September 29, 2025 and November 23, 2025, if that is the start date.

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

Joseph Sanford, Assistant County Manager/HR Director, made this presentation as outlined above. Mr. Sanford stated that it is not typical to ask for placements at this level, and he has asked Chief Deputy District Attorney Lane Mills to prepare a statement as to why this is appropriate in this case.

Mr. Mills said I am on a different pay scale than this Step 83, which we are looking at. Mr. Sanford, the predecessor, was on my pay scale. The former County Commissioners decided to reduce the pay of that pay scale by \$15,000.00 at the bottom end and \$10,000.00 at the top end. That is why we are here. I am relatively sure that, if they had not done that, we would still have Mr. Sanford as Chief Civil Attorney. We were not involved in that process, and Mr. Shawcroft left our office for a higher paying job. If we still had the old pay scale, we would not be here, as

we would be somewhat competitive. We had three applicants, and just to remind you, the last attorney position that was open, we had two applicants with one that showed up for an interview. We also had to come to you to ask for a step increase due to our wildly out of whack pay scale. That employee had to take a pay cut to come here; this potential employee will have to take a pay cut to come here, as well. That is why we find ourselves here, because we have not kept up with the job market, and the last set of County Commissioners cut the pay for this position, which is an important position. This individual has extensive civil litigation background in the private sector working in construction defect and also working for one of the law firms that works for POOL/PACT. This individual also works for the Washoe County District Attorney's Office in the Civil Division. They do not have a POOL/PACT, they do all their civil litigation themselves. This individual has extensive experience doing civil litigation on behalf of the county and preplanning those types of things out, knowing what is important in those types of situations, which we believe is something that we need for you, our County Commissioners, as well as our county. We believe he has the experience that is worthy of this step increase. Materials submitted in the packet show that, when this individual comes on, this would be a neutral budget for this fiscal year because we will have had at least three months of savings that we have not had to outlay. Quite frankly, if we are doing the compensation study, you will see, as we go forward, this is right in line with where we should be.

Commissioner Hyde asked Mr. Mills how those numbers are figured, because there will be fiscal impact. Mr. Mills said, there is, though it is slight. Our numbers did not include the PERS numbers, but the PERS numbers are a percentage, so it is a slight impact. I will note, with respect to our budget, we lost another employee, and are gapping that position for ninety days, and we have another employee leaving, and we will probably have to gap that position for ninety day, as well. With respect to the District Attorney's Office's budget, we expect that this will be revenue neutral. Commissioner Hyde stated for this fiscal year. Mr. Mills said, as a reminder, the Chief Civil Deputy Attorney and the other Deputy Civil positions are also funded from money that comes from work associated with Child Support, CC Communications, and the Central Nevada Health District. I believe that it is one quarter of the salary for CC Communications, and two-thirds of the hourly rate for Child Support, which they bill in six minute increments.

Commissioner Hyde said, the theme for me today, with the compensation study coming forward, is I am not willing to do this, currently. I understand that we had three applicants, although I don't know who they were or their qualifications, and to be honest with you, I am not qualified to choose. My responsibility is to be fiscally responsible. This compensation study is really worrying me and what we will be up against after that. I know there is not a great fiscal hit, but when it's \$29,000.00 here and \$9,000.00 here and \$14,000 here, that is where you start gaining ground. I am not in favor of starting this person at Step 12. My fellow Commissioners might be okay with it, but, at this point, I am not.

Chair Getto said I think it is extremely challenging with the job market, and you could correlate it to the price that is on this job, you could offer tons and tons of money, but someone will always go around to try to find better money from somewhere else. The other thing is that this is our legal representation for Churchill County. This is a very, very important position that we

need, and if that is what it takes to get a qualified person to do all of our civil work, in my opinion, we almost have no option. Every time the Public Defender's Office advertises for attorneys, the District Attorney's Office advertises for attorneys, they have very few applicants. I guess, in my eyes, this is part of the compensation study; it is re-checking and putting it where it should be. That is just my opinion.

Mr. Spross asked Mr. Mills if this person starts at Step 12, and when the compensation study is done, it shows that this position requires a step increase of \$10,000.00, is the intent to keep this person at the value of Step 12, or would they move at the same rate as everyone else? Not sure if I am saying that correctly, but I think you understand what I am saying. Mr. Mills said I think I understand what you are saying: would that person move up to the new step 12? I think that is one of the things, when we talk about the benchmarking aspect of the compensation study, which is where we find ourselves, because we have allowed ourselves to fall so far behind, that when we have new hires, which has occurred across Churchill County, we have had to start them at higher steps, which is inherently unfair to the people that have already been here for a long time and have put in their time. All of a sudden, this new person is only one year behind them. That is why the upcoming compensation study is so important, because we have inequities when we have this, and I think this is something the compensation study would have to address with the benchmarking aspect of the study, as to where the particular place for that person is on that.

Commissioner Hyde said, compensation study aside, have we ever brought someone in at Step 12 in any position, anywhere, that anyone knows of, historically? Mr. Mills said, honestly, not that I am aware of. Mr. Sanford said not that he is aware of, but we have brought people that have left at Step 13 and say they took two years off to have a baby or something, and came back, they have been brought back at Step 13. I do not know of anyone that has been placed originally at Step 12 or 13. Mr. Mills stated, just so you are aware, this is a former Churchill County employee. It was a while ago, but this is someone who was the civil attorney, lives in our community, and has lived in our community. We had three total applicants for this position and that was it. It is not like we had three interviews; we interviewed everyone who put it in application.

Commissioner Blakey said the current position is at a Step 6, which is the step the previous person had? Mr. Mills said yes it was. Commissioner Blakey stated that you mentioned that, if this person had a different pay scale, he may not have transferred. Mr. Mills stated that is a possibility, you would have to ask him. I know he has his own motivations. I think it is one of those things that, when we learned that this position had been downgraded after Mr. Shawcroft left, to a Step 83, we were a little upset. We were not involved in that process. We are not here to talk about that, and that was not this board. We were just left out of that process. We think that this position, as someone who is the Chief Deputy of the Civil Division, which is responsible to you, responsive to you, oversees the Civil Office, and if Art or myself is not around, they also oversee the entirety of the rest of the District Attorney's Office. This is a position that is not just a lawyer; it is also a position with responsibilities of oversight of a number of people and different departments. It is a very broad responsibility, and it is also a

public responsibility, and they have a boss, which you can differentiate from other positions at this Step 83.

Commissioner Blakey said you had three qualified candidates, and you would agree that they were all qualified for this position? Mr. Mills said yes. Because this was not listed and has not been approved as a critical need position, one of those candidates could not have filled it because they were in the PERS system. Commissioner Blakey asked, is Step 12 a hard negotiation for this person? Mr. Mills said I think so. Commissioner Blakey said I understand that you can cover it in this year's budget, but then next year it will increase your budget. Do you feel there is any way you can get back to what has been budgeted for this position for this year for this person, and allow the compensation study to do its job to confirm where we are at? Mr. Mills said we can take that to the candidate, if that is the board's desire, but I honestly do not know. I do know that we are out more time for our office, which is a hardship for all the attorneys. Commissioner Blakey asked how long a gap in this position can go before it is detrimental to your department? Mr. Mills said I think it is detrimental now. Commissioner Blakey said, from the research I have done, this person has a little time left in the system if he chooses to use PERS as his retirement. If we place him at Step 12, in three or four years, fatigue is going to set in because he cannot go higher on the pay scale, and then he will move on. If we satisfy him today, but we cannot satisfy him tomorrow, that is concerning. I am allowed to have my own opinion, and when people do not receive continuous raises, they get fatigued with their job, and that is just human nature. That is why, moving forward, the compensation study is so important to me, and that we get a compensation study on a regular basis, making sure we are doing all we can so that people are not fatigued on their salary. Mr. Mills said I do not disagree with that analysis. Every county employee is on a 13 step salary scale, but I am on a 15 step scale. Everyone gets a much higher percentage raise than I do, so there are pros and cons to those longer pay scales. I do not think that longer scale is necessary to attract talent. There is something to be said about the quality of an organization and the quality of the culture in an organization to retain people beyond pay. Frankly, I think we have that here, and when I look around and see the quality of the culture we have, with all of our Elected Officials, and the collegiality we have with everyone, there is something to be said for that. I think you can show that here, because you have someone that wants to come back to Churchill County at reduced pay for this job.

Commissioner Hyde said I did some research on Wade Carner. and I know he was here and I do not know why he left, and I know he lives here. I can imagine he wants to come back here due to the commute. We can never say why someone leaves, because there are various reasons, and the more I think about this, I do not love setting this precedence at starting someone at a Step 12. Everyone is hard to find, not just attorneys. Moving forward, I do not believe he will take less, and I do not believe that whoever was left will want to play second fiddle. I do not want to set that precedence, especially because no one can tell if that has been done before. I do believe, when the compensation study comes out, he will probably start at this pay anyway. The other thing people need to realize with the compensation study, is sometimes it does not come in your favor, and that is something this Commission will have to figure out. With this, I came in a hard no, but I am a little worried about the things that are in our frying pan right now, and it sounds

like he has immense qualifications and experience with civil litigation, and I think we are up against it.

District Attorney Arthur Mallory said we seem to be looking over some obvious facts. Number one, this has a neutral effect on our budget for this year. Number two, this particular individual is taking a \$30,000.00 to \$40,000.00 decrease in pay to come to Churchill County, and they live here, and want to stay. Assuming he wants a higher salary is not an issue. He has already done that and has decided he wants to stay in Churchill County at a lower salary, which is to our benefit. To base a decision on what may or may not come out of a future study, that you control, is ignoring the fact that most litigation can be prevented by good legal advice at the beginning. Without that good legal advice, you automatically step into a situation where it is very possible for litigation to snowball, because we could not be present for necessary legal advice. We have a mandatory requirement to try to prevent the county from being involved in unnecessary litigation. By not providing the resources we need, you are possibly opening the county to more costly litigation in the future. That is in the same category as worrying about the compensation study. That is something that is in the future, and if it comes out lower, that person will have to think about that. However, after making the change, I would doubt this individual would want to relocate after being able to come back and enjoy the benefits of Churchill County. Just to automatically say no to something like this, after the previous administration cut our pay on this position without consulting us, seems like a double insult to the fact that we are not being consulted to get the people we need to do the job for you. We have asked for an extra civil deputy position for the last three years, and we have been told it is not in the budget, which we have kindly accepted without any turmoil, even though we are over taxing our civil people. By doing this, all the boards we have will have less legal advice than they need. All the other transactions you have, although you have an excellent person in Human Resources now, opens us up to other possibilities that we could have dealt with at the beginning. To be short-sighted and worry about the pay steps, when the county put us in this position, seems to us like it is unjust. We are trying to do a proper job for the people of Churchill County, and to think that protecting the people from possible future losses, and to ensure people are conducting business in an appropriate, legal, and ethical manner, you are preventing us from doing that due to lack of manpower. Mr. Mills and I can only be stretched so far, as we are the only ones in the office that have extensive civil litigation experience. It is absolutely your right to take that position, but you are putting us in a position where we are worried about the future jeopardy of the county and its legal position on many things. It is true that you have a very fine Assistant County Manager, but he cannot give you legal advice that you can rely on to be able to perform your duties as County Commissioners. Doing that, you are almost opening a Pandora's Box of problems, when we have a neutral effect on the budget for this year. We do not know what will come out of the compensation study, yet. At the same time, the previous County Commissioners have failed to maintain a proper standard of pay for our county workers, and it is rapidly getting the county into a terrible position. We see that all the time, and we need to think about that. Being short-sighted and saying that we are going to cut this money off to save money, might come back to bite us in the long run. That is your decision, and we respect that, and will do our best and do a good job in whatever circumstances you put us in. However, we can only do so much. Instead of having three people in the civil division, which we had, we have been dealing with two for the last three years. Now we are

down to one, and, in all likelihood, based on our recruitment, we probably will not be able to fill any position in the civil division with the competition in other areas. We have a golden opportunity to take someone who is part of the community, who wants to stay here, who is taking a substantial pay cut, to provide us with excellent legal representation. We are throwing that out the window for the sake of what might be future costs, when right now there is no extra cost.

Commissioner Hyde asked is this fiscal impact not correct? Mr. Sanford said the fiscal impact of \$51, 540.52 is from Step 1 to Step 12, per year. The \$29, 866.20 is the fiscal impact, per year, between the previous step and the new Step 12, per year. The \$21, 043.04 that is referenced is the savings from having that position open from when I departed to November 23rd. What is being described as a budget neutral for this year is based off the savings of having a vacant position. Next year, there will be fiscal impact. Commissioner Blakey asked do you know what that will be? Mr. Sanford said, yes, from my prior step, it would be \$29, 866.20, which is, obviously, dependent on whatever the compensation study does.

Mr. Mallory said, in other words, we are begging you to help us do our job at a level that Churchill County deserves. To do anything less would be a disservice to all of us, not just the District Attorney's Office. We are begging you, literally, to consider this, so we can get on with business at a reasonable level. Otherwise, we would be talking about Washoe County salaries. When it comes to budget time, we have total respect for whatever you want to do, and we will have to live with that. Right now, as Mr. Sanford pointed out, there is no change in our budget this year. Mr. Sanford said I believe it is around \$8,000.00 for this year between the suspected savings and the new position cost. I would say, in case there is an implication, at budget time you cannot reduce that position's salary.

Commissioner Hyde said, regarding the previous pay scale, would it be the same as yours? Mr. Mills said yes. Commissioner Hyde asked what would a Step 6 or 7 be on that scale? Mr. Mills said that is Step 9 on that pay scale. As I told Commissioner Blakey, you have people who are working here that like it, even though everyone else is making a lot more money. Commissioner Hyde said that makes a lot more sense to me now, as this is the first time I heard about getting rid of the other pay scale. Mr. Mills said there is no reason you would know. It was a part of some other things that were not germane to our discussion here. Commissioner Hyde said, that is why I am glad that I do know now, because that also makes me think differently. It may be something that needs to be brought up at budget time.

Commissioner Blakey said thank you both for your comments and input. We have not made any decisions at this moment; we are merely having discussions. I know that conversations sound as if we have made up our mind, but I don't think we have made up our minds today. Knowing that the compensation study is coming, I am putting no weight on that for this position, as it is irrelevant because it has not happened, yet. My biggest concern, and I have mentioned this before, is the employee getting payroll fatigue because he is already at Step 12, and we expect him to stay for ten years, and he is only going to possibly get a cost of living raise after a couple years. Sure, we will get you there if we do this, and he will leave in five years. I know that your office has probably thought about that, and I know your office probably

has a good feel for the pay scale that needs to happen. You've made mention that you do not think that anything can happen below a Step 12. Is there even an option if we were to approve this today, to negotiate to a lower step that works for everyone to avoid pay fatigue?

Commissioner Hyde said I am not so worried about pay fatigue, because he wants to be in Fallon. Mr. Mills said he has lived here for the last few years. In Washoe County, they work from home a fair amount of the time, as a perk. A couple things that Mr. Mallory mentioned, and I will also mention, even before we lost an employee, Mr. Sanford, they were so busy that they had to unload a portion of the civil division's workload to the criminal division. Our criminal division has been doing DCFS and NRS 432B cases, so now we have to distribute that even more, out of fairness to our remaining Civil Deputy Attorney.

Chair Getto said I will add that I have been to my secondary board meetings, and there will be someone from the criminal division representing some of these boards, so I can see that they are extremely behind. I have been on board with this since I read it aloud today. The other thing to consider is that it is really none of our business if he is going to get pay fatigue. I guarantee that he has thought about that and looked at that; he wants to be in Churchill County. Just as Mr. Mills said, on his pay scale, this is only a Step 9 or something along the lines of that, so those are all things to consider.

Commissioner Blakey said, I want to make sure that you know, I am not opposing the situation, it is just a lot. I am in the private sector, and I know all about pay fatigue. It costs people a lot of money. I understand that we need more than one attorney, and I am just trying to be responsible.

Commissioner Hyde said it is important to note that this is why we have these discussions. Sometimes they are uncomfortable, but sometimes they get someone who is not on board, on board. We do not want to be telling the District Attorney's Office who to hire, but unfortunately, we have to look at the fiscal side of it. After I learned about the two different pay scales, the placement makes more sense to me. I agree with Chair Getto, we cannot worry about him leaving because of pay fatigue. We have to have someone now, and he wants to be here. I worked at the phone company for thirty years, and, at some point, you top out on a pay scale, and you are counting on cost of living raises. I didn't necessarily get pay fatigue, you just know where you are at and you made that decision. I understand that is factor in some industries, but time will tell. We do not get to discuss these things behind closed doors; we do it in an open meeting. This is not the first time I have gone into a meeting completely one way, and then, through discussion and further understanding, went another way.

Chair Getto 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 83 Step 12. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

H- Consideration and possible action re: Approval of the creation of a Senior Deputy Public Defender position within the Public Defender's Office at Grade 79.

The Public Defender's Office has been recruiting for attorneys to fill vacant positions since its inception. One deputy position has been filled, with the remainder stagnant with no applicants for several months. The Public Defender is requesting that a Senior Deputy Public Defender position, equivalent to the Senior Deputy District Attorney position, be created to consider applicants with strong experience in practice. This position will create further parity between the District Attorney's Office and the Public Defender's Office.

The Department of Indigent Defense is obligated to cover the additional costs of providing indigent defense beyond the base costs paid by Churchill County prior to the implementation of the Public Defender's Office. The county already exceeds this base cost, so the majority of additional expenses are covered by DIDS, including base salary costs. DIDS has confirmed that it would provide reimbursement if this position was filled.

FISCAL IMPACT: Step 1 - \$162,557.66 to Step 13 \$214,211.96.

EXPLANATION OF IMPACT: The total compensation for a Senior Deputy Public Defender.

FUNDING SOURCE: General Fund, reimbursed by the Department of Indigent Defense.

ACTION REQUESTED: Accept

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

Public Defender Jacob Sommer said our recruiting efforts are ongoing, as the board knows. A few months ago, we came before the board asking for a legal intern position. I am thrilled to indicate that we made an offer for that position, and that intern will be starting in January. In my continued efforts to discuss the shortage of staff attorneys, the State Executive Director of the Department of Indigent Defense, Mr. Handy, and I have talked several times. I have received a couple of inquiries from attorneys outside of our county that indicate they may be interested, but that depended on positions. Most of those attorneys are experienced well beyond the first and second positions we have to offer, currently. This is just another tool for recruitment, and, certainly, we hope that this will be filled quickly. I think it will be successful as we continue to work with the state and the county in terms of these needs. As Mr. Sanford said, we still need to fill three full-time attorney positions to meet the state's standards. We are working with them, they are happy with our efforts, and we continue to try to maintain a good relationship. This is just another opportunity to expand our toolbox.

County Manager Spross asked Mr. Sommer, is it your intent to advertise for this position should it be approved? Mr. Sommer said, depending on who shows interest, that may be the case. I will say, just for the board's information, we have budgeted all those positions in our current budget. Mr. Spross asked, assuming the number is \$450,000.00 before DIDs starts to reimburse, do we need to expend the full \$450,000.00, and, near the end of the year, they start to pay, or do we get a certain percentage every time we invoice that? Mr. Sommer said, previously, there were three contract attorneys that filled the needs for indigent defense in Churchill County. The county expended a certain amount of money on those contracts over the course of years. When the DIDs was created, they took that amount and said, With the exception of a little bit of increase every year for inflation, we are going to pay above that. If you spend \$400,000.00 per year, and you spend that, that is on you. Anything above that, we reimburse, provided it is

reimbursable- at 100%. This is essentially a blank check, in my view. They are obligated by law to pay the difference. Once a certain amount is met, they pay everything else. We try to be very careful and work with the state's Executive Director specifically about this position, and he said he has no concerns that it would be a reimbursable expenditure. Mr. Spross asked is the \$450,000.00 just what the county would have spent on these contractors? Mr. Sommer said, yes, they came up with that amount from what the county was spending at the time, and they said we know that you cannot come up with another 1.5 million dollars on top of this. The state said we are going to cover anything above the initial amount. Mr. Spross said then I am assuming the money you had in contracted services within your services and supplies was reduced by that amount to cover the labor budget that you put into your budget? Mr. Sommer said I am not sure I understand the question. Mr. Spross said, when you have contractors, I am assuming that is a contracted service. Mr. Sommer asked, are you talking about contracted attorneys? Mr. Spross said, yes, the three you had contracted for. I am assuming that budget was removed from your budget because it is being replaced by in-house attorneys, because you had said that you had already budgeted for those attorneys. Mr. Sommer said, I see what you mean. The amount that Churchill County had paid previously to the three contractors, that amount was the amount that they set the number for. When the county opened the Office of the Public Defender, and when I came on to lead this organization, whatever that budget number was that had been spent before was shifted over into my office. Mr. Spross said I did not realize that this was before we had a Public Defender's Office; I thought it was in addition to that. Mr. Sommer said, no this was before the creation of my office.

Commissioner Blakey asked are we currently meeting that base cost? Comptroller Wideman said, yes, we are meeting the base cost. The expenditure for 2025 was 1.1 million dollars and the revenues were \$600,000.00, so the cost for last year was \$521,000.00 for the combined office of the Alternate Public Defender and the contracts. Mr. Sommer said the difference between the \$450,000.00 and the \$521,000.00 is because DIDs does not cover the cost of representing individuals who are in the NRS 432B or the DCFS type cases. Those are not indigent costs, but they are required to be represented by public defenders. That is the reason for the additional cost. Commissioner Blakey asked can you please remind me of your answer to Mr. Spross' question about advertising? Mr. Sommer said we do not necessarily intend to advertise unless we need to, but we have seen there have been some inquiries from more experienced attorneys over the last couple of months. It is a position we are creating to ensure that if someone shows interest and we need advertise, then we could.

Commissioner Blakey asked Mr. Mallory, is a Chief Deputy higher than a Senior Deputy? Mr. Mallory said a Chief Deputy is higher than a Senior Deputy. Unfortunately, every county has different titles. Mr. Sommer has done an outstanding and very professional job in leading his office. We appreciate someone at his level doing that job and I think we all benefit from it. Thank you, Mr. Sommer, for your leadership. Mr. Spross said, Commissioner Blakey, the Chief Deputy is at a grade 83 and a Senior Deputy is at a grade 79. Commissioner Blakey asked are we offering this position at a higher rate than what we approved someone else for? Mr. Sommer said no. Commissioner Blakey asked are we creating a position at a Step 1, with a salary of \$162,000.00? Mr. Sanford said that includes the benefits. \$162,000.00 to \$214,000.00, which includes 37% from PERS and \$12,000.00 of health insurance. The actual pay is significantly

lower. I included the fiscal impact to show you the full fiscal impact to the county, but the base salary is \$110,000.00 to about \$150,000.00 at Grade 13. Commissioner Blakey said that is what I wanted to make sure of, because the other one was just salary, and this was not clarified. Mr. Sommer said that is correct, that was the base level. Commissioner Blakey said, this one is the full combined number. Mr. Sanford said, correct. Commissioner Blakey said there are two different things there, but if you do not have that written, it can be confusing, and we are offering a new position that is higher than what we offer to someone else that has more experience. Commissioner Hyde said the loaded wage was above it in the notes. Chair Getto said, the notes say \$229, 713.94. Mr. Sanford said, in the notes in the previous position, a Chief Deputy makes between \$120,000.00 base, but \$178, 173.42 as the benefitted rate at Step 1, and at Step 12, the position that was just included, with a base salary \$158, 620.80, resulting in a total compensation of \$229, 713.94. Commissioner Blakey said I understand and thank you. Commissioner Hyde said you are also talking about a Grade 83 versus Grade 79? Comptroller Wideman said there is about a 2.5% increase between each grade, so there is 10% between the two positions.

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

Commissioner Matt Hyde made a motion to approve the creation of a Senior Deputy Public Defender job class, add the position to the pay table, and approve hiring positions within that class. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

Consent Items:

A- Consideration and possible action re: Report of the condition of each fund in the treasury and the statements of receipts and expenditures pursuant to NRS 251.030 and NRS 354.290.

A Fund Balance Report 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: Sheriff's Civil Report for the month of September 2025 totaling \$5,622.00.

The Sheriff's Office provides its Civil Report for September 2025 for the board's review and acceptance. A total of \$5,622.00 was received as revenue for the month.

FISCAL IMPACT: \$5,622.00.

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

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

C- Consideration and possible action re: Notification of the passing of Protected Person #24-10DC-0740 on October 15, 2025, and the Guardianship case being closed per Nevada Revised Statutes.

Notification is provided that Protected Person #24-10DC-0740 passed away on October 15, 2025 and the Guardianship case has been closed pursuant to Nevada Revised Statutes.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

D- Consideration and possible action re: Court Services' First Quarter Revenue Report for the period of July 1, 2025 to September 30, 2025, reflecting \$6,890 in revenue for the quarter.

Court Services submits its 1st Quarter Revenue Report for the period July–September 2025 for the board's consideration and acceptance. A total of \$6,890 in revenue was collected for the quarter.

FISCAL IMPACT: \$6,890 in revenue.

EXPLANATION OF IMPACT: Fees collected help to offset the costs of providing services.

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

E- Consideration and possible action re: Treasurer's Report for September 2025 showing a balance of \$65,289,028.42 in the account.

Clerk/Treasurer Linda Rothery provides the Treasurer's Monthly Report for September 2025 showing a balance of \$65,289,028.42 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

F- Consideration and possible action re: Transfer of funds to the Churchill County Road Department in the amount of \$300,000 for FY 2026 road and bridge projects for the 1st quarter.

The Churchill County Road Department is requesting a transfer of funds in the amount of \$300,000 for payment of the FY 2026 road and bridge projects for the 1st quarter. The transfer is to be split 50/50 between the Regional Transportation Fund 280 and the Public Transit Fund 395.

FISCAL IMPACT: \$150,000 from Regional Transportation Fund 280-631-8530 and \$150,000 from Public Transit Fund 398-881-8530.

EXPLANATION OF IMPACT: As outlined.

FUNDING SOURCE: \$150,000 from Regional Transportation Fund 280-631-8530 and \$150,000 from Public Transit Fund 398-881-8530.

ACTION REQUESTED: Accept

G- Consideration and possible action re: Notification of the passing of Protected Person #18-10DC-1299 on November 2, 2025, and the Guardianship case being closed per Nevada Revised Statutes.

On November 2, 2025, Protected Person #18-10C-1299 passed away, and the Guardianship case was closed per Nevada Revised Statutes.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

H- Consideration and possible action re: Churchill County's Quarterly Report to the Department of Taxation regarding Churchill County's Economic Condition for the quarter ending September 30, 2025.

Provided for the board's review and consideration is the Quarterly Report of Churchill County's economic condition for the period ending September 30, 2025, which is prepared in accordance with the Nevada Administrative Code (NAC). This report must be submitted to the Department of Taxation within 45 days of completion of the prior quarter. A signed copy will be forwarded to the department in a timely manner, and this is provided for the board's review.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

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

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

Consider Future Agenda Items:

There were no future Agenda items suggested.

Commissioner and Management Staff Reports:

Commissioner Hyde had nothing to report.

Chair Getto had nothing to report.

Commissioner Blakey reported on the following topics:

- Attended a CEDA meeting.

- Attended UNR Outdoor Recreation Summit with regional players. They are developing an outdoor recreational plan for our area. More to come from Mr. Fred Steiman.

County Manager Spross reported on the following topics:

- Attended the inaugural America 250 Committee meeting, which includes a group of government staff and private citizens, all getting ready to put events and plans together for the 250th birthday of our great nation on July 4, 2026.

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

Comptroller Wideman had nothing to report.

District Attorney Mallory had nothing to report.

Clerk/Treasurer Rothery reported on the following topics:

- My office has been really busy. In October, we collected 4.1 million dollars of property taxes, and \$540,000.00 of special assessments for other agencies. I am hitting the financial side of it because it was very busy. In my interest allocation, I bring to you that, in August, we collected \$243,000.00 plus, and the interest earned in September was \$258,000.00. We are steady with our investments right now. Our Wells Fargo sweep account, which is attached to our checking account, had a balance in the sweep account of 7.3 million dollars. The returns for October are \$29,351.00, which is almost three times what we anticipated for the sweep account. We are doing good with that.

Deputy Clerk to the Board Moore reported on the following topics:

- I want to introduce Tara Adams as the newest addition to our family. She is going to be the new and improved Pam, so welcome her aboard.

Sheriff Hickox reported on the following topics:

- Attended the Nevada Sheriff's and Chief's meeting in Las Vegas. I am concluding my term as president of that association, which has been fun for the last four years.
- Our office has been very busy. We implemented a tablet in our lobby as resource for the community, similar to the one in the Life Center. With the changes regarding Medicaid and the jail, it was decided one would be put in our lobby.
- We put in for a grant to expand our active shooter training. Prior to me being elected, the agency was slack in some of that training. For the first two years I was elected, we hosted an active shooter training, and now we have those trainers. We have been hosting classes for regional area law enforcement officers, along with the Fallon Police Department. The grant covers all of the equipment. We did that because we were one of many agencies around the nation that were trying to get the same gear, and our time slot

was very limited. We now own that gear and can train, as necessary. We are going to be sending staff to an outdoor active shooting training through a grant.

- I am headed to Sheriff's Fellowship Conference this week. This is follow-up to last year's training.
- We have been pushing forward with making sure that the Public Defender's Office and the District Attorney's Office stay busy.

Assessor Felton reported on the following topics:

- Staff have finished re-appraisals and are finishing up all declarations. We will be sending out assessment notices in the first part of December, which notify the taxpayers what we have on the roll, and it gives them the opportunity to question and appeal by January 15, if that is the case. Otherwise, we are right on schedule.

Claims and Payroll Transmittals:

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

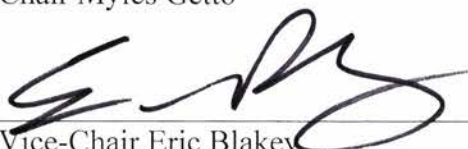
Public Comment:

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

Adjournment:

The meeting was adjourned at 10:08 AM.


Chair Myles Getto


Vice-Chair Eric Blakey


Commissioner Matt Hyde

ATTEST:
Linda Rothery, Clerk/Treasurer


Tara Adams, Deputy Clerk