

MINUTES OF THE BOARD OF CHURCHILL COUNTY COMMISSIONERS

155 N. Taylor St., Fallon, NV 89406

February 5, 2026

Call to Order:

The regular meeting of the Board of County Commissioners was called to order at 8:15 AM on February 5, 2026.

PRESENT: Commissioner Myles Getto

Commissioner Eric Blakey

Commissioner Matt Hyde

County Manager Chris Spross

Comptroller Sherry Wideman

Chief Civil Deputy District Attorney Wade Carner

Clerk/Treasurer Linda Rothery

Deputy Clerk to the Board Pamela D. Moore

Deputy Clerk Tara Adams

ABSENT: N/A

Pledge of Allegiance:

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

Public Comment:

Chair Getto asked if there was any public comment. Anne McMillin said we are displaying these America 250 signs in the Chambers and the building throughout the year in honor of America's 250th anniversary.

Geoff Knell said Dominion Voting Machines have been infiltrated by South America, 2.0. As of December 25th of last year it expired. I hope the management does not continue with Dominion Voting Machines. We do have a county, I do not remember right off hand, has voted against it, and they went back to paper ballots, so I hope you go to paper ballots. You change things, everything. There are a lot of people here. I would like to say, effective in the Constitution of the United States, overrides you. We are watching you, we are governing you. When you say to me, although I have never heard anything, it is alive in the pits of hell. Mr. Hyde, would you look at me? Look at me! If I comment.... Uh uh, no. Don't look away, don't look away. I get more impression from City Council. Everyone looks at me, but you. Stop it. The people have every right. I want you to understand what you are doing. It is wonderful to a certain extent, but you have to look at me. I am your constituent, and I voted for you, Mr. Getto because he represents me. Well, where is the representation? I go to the certain offices, and I get the run around. Why? Why? I govern you. It is a Nevada public service. I have to have that said. It is ridiculous that I have to go that far, and it is so irritating. I will speak at the second comment, thank you.

Verification of the Posting of the Agenda:

It was verified by Tara Adams, Deputy Clerk, that the Agenda for this meeting was posted on the 30th day of January, 2026 between the hours of 12:00 and 5:00 PM. at all of the locations listed on the Agenda, in accordance with NRS 241.

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

Commissioner Matt Hyde made a motion to 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- March 27, 2025 - Budget Workshop.

The Minutes of the meeting held on March 17, 2025 are presented for the board's consideration and approval. The completion of Minutes was not done within 30 days and, therefore, the board is asked to find that this is due to the staff shortages in the office over the past six months or more.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Commissioner 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 March 27, 2025 as presented. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

B- November 19, 2025 - Departmental Tours.

The Minutes of the meeting held on November 19, 2025 are presented for the board's consideration and approval. The completion of Minutes was not done within 30 days and, therefore, the board is asked to find that this is due to the staff shortages in the office over the past six months or more.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Commissioner 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 November 19, 2025 as presented. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

C- December 4, 2025 - Departmental Tours.

The Minutes of the meeting held on December 4, 2025 are presented for the board's consideration and approval. The completion of Minutes was not done within 30 days and,

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

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Commissioner 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 December 4, 2025 as presented. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

D- December 17, 2025.

The Minutes of the meeting held on December 17, 2025 are presented for the board's consideration and approval. The completion of Minutes was not done within 30 days and, therefore, the board is asked to find that this is due to the staff shortages in the office over the past six months or more.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Commissioner 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 December 17, 2025 as presented. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

E- December 17, 2025 - Departmental Tours.

The Minutes of the meeting held on December 17, 2025 are presented for the board's consideration and approval. The completion of Minutes was not done within 30 days and, therefore, the board is asked to find that this is due to the staff shortages in the office over the past six months or more.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Commissioner 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 December 17, 2025 as presented. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

F- January 6, 2026 - Departmental Tours.

The Minutes of the meeting held on January 6, 2026 are presented for the board's consideration and approval.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Commissioner Eric Blakey made a motion to approve the Minutes of the meeting held on January 6, 2026 as presented. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

G- January 6, 2026.

The Minutes of the meeting held on January 6, 2026 are presented for the board's consideration and approval.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Commissioner Eric Blakey made a motion to approve the Minutes of the meeting held on January 6, 2026 as presented. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

H- January 21, 2026 - Departmental Tours.

The Minutes of the meeting held on January 21, 2026 are presented for the board's consideration and approval.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Commissioner Eric Blakey made a motion to approve the Minutes of the meeting held on January 21, 2026 as presented. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

Appointments:

A- Consideration and possible action re: A Parcel Map Application (PC25-15) filed by Joe and Laurie Werlinger, for property located at 3434 Cress Place, Assessor's Parcel Number 006-351-11, consisting of 40.45 acres in the A-5 zoning district., whereby the Applicants propose to divide the parcel into two lots to separate existing houses.

Summary: The Applicants propose to divide an existing 40.05-acre parcel to split off an existing second residence onto a 9.11-acre lot. Both lots will continue to use the existing on-site wells and septs. Both parcels will have existing access onto Cress Place, a county-maintained roadway located to the east. In addition, Allyn Place runs along the south property line.

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.

- **Setbacks and Easements:** New lot lines will not create setback problems. Necessary easements exist or will be created, including road easements for the existing roads. Later development must meet setbacks and avoid applicable easements.
- **Lot size and width:** The A-5 zone has a 5-acre minimum lot size and dimensional requirements. The minimum lot width is 150'. The proposed lots comply with these standards.
- **Agricultural Protection:** The code has Friction Zone and Land Division requirements to protect adjacent agricultural operations. The created lots do not change the existing condition, therefore, friction zones are not necessary with this request.
- **Access, sewer, and water facilities:** The future lots will already be developed with the existing residences, which have existing sewer, water, and access facilities. Both parcels will have access to public roads - being Cress Place and Allyn Place. See comments under Criterion 4, below regarding public services and specific road requirements.
- **Water rights and community development fees:** Community development fees will be due with any home construction on new lots. The exception is that water dedication of 2 acre feet is required for new lots with the Parcel Map unless no water rights exist on the property, in which a cash payment-in-lieu in the amount of \$3,276 per lot. Although the residences already exist, these fees are still applicable because the Parcel Map is creating new lots. The property has surface water rights, so it must be dedicated.

Churchill County Code (CCC) 16.12 provides extensive requirements for submitting land division maps.

CCC 16.04.050(A) Conditional Development Approval: The planning director, planning commission or county commissioners are authorized to apply conditions to applications for development. Conditions are employed to development projects to ensure:

1. Conformity with the master plan.

The Master Plan designates the area as Agriculture and is implemented by the A-5 zoning district. Most Master Plan policies are not applicable to the issue of a land division. Both **GOAL LU 2** and Policy LU 2.1 discuss compatibility issues that are discussed under criterion 2, below. Chapter 9 policies for Public Facilities do not allow lots under 5 acres, unless connected to county services. The Application conforms with the Master Plan.

2. Compatibility with existing adjacent properties and uses.

The subject property and all surrounding parcels are zoned A-5 (Agricultural), which allows 5 acre lots. The proposed 9.11-acre lot splitting off an existing second residence is consistent with neighborhood.

3. Protection of the public health, safety, and general welfare.

The creation of 2 new lots will not significantly change the existing conditions for public health, safety, and welfare, nor will it overburden police and fire services.

4. That adequate public facilities and services are available to the development.

There are no public sewer and water facilities on or near the site. The existing on-site well and

septic will be used for the existing development. Other public utilities (power and gas) exist and can serve the lots. There will be no new development that will increase traffic on nearby roads more than already exists. Both lots will use existing road access onto Cress Place. Cress Place and Allyn Place are county-maintained roads within the adjacent federal irrigation easements. Neither have official road easements, so those are needed and provided on the map. However, a note that they are “offered for dedication” needs to be added. Current county practice is for road easements and property lines to include utility easements, and are provided on the map. As required by NRS 278.378, offers to grant easements, and dedicate land to the county must be accepted or rejected along with approval of future Parcel Maps. Parcel Maps normally offer to dedicate the land within a right-of-way to the county, which is a recommended condition, but the Road Supervisor and Staff recommended NOT accepting this offer at this time.

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.

Recommended Conditions:

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

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Dean Patterson, Associate Planner, made this presentation as outlined above.

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

Commissioner Matt Hyde made a motion to (A) approve the Parcel Map for Joseph and Laurie Werlinger to divide APN 006-351-11 into 2 lots, subject to conditions as listed in the staff report, (B) to accept the offer to grant easements identified on the maps, and (C) to reject offers to dedicate land and improvements, at this time. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

B- Consideration and possible action re: A merger and resubdivision Parcel Map Application, PC25-17, filed by Fernley Business Park, LLC. The property is located at 17127 Inland Port Drive, Assessor's Parcel Numbers 009-251-77 & 009-251-78, consisting of 163.78 acres in the Industrial zoning district. The applicant proposes to merge the two existing lots and re-divide the property into 4 parcels of varying size, including abandonment of a utility easement.

Project History: This application was previously reviewed by the Planning Commission in April 2023 and was recommended for approval to the Board of County Commissioners. Following Board approval, CCC 16.12.040.2 required the parcel map to be recorded within one year of the approval date, with a one-year extension allowed. However, difficulties in getting signatures completed caused delays and the approval expired. The applicant has resolved those difficulties, and is re-submitting the previously approved map. The staff report is edited to reflect (a) the resolved issues, (2) completed conditions of approval, and (c) changed situations since the original staff report.

Site History: This industrial property and rail facility is at the county line near Hazen, and it is historically known as the Darwin railroad siding. The property has a history that complicates the current situation.

A persistent issue in the past has been providing legal access to all parcels. A number of past land division actions took place because the land north of the tracks did not have legal access. The current parcel layout has the land north of the tracks extending across the tracks so its access could be taken from the highway, meaning that the parcel was split by the tracks. (That extended portion has the current business operations.) Separating the land north of the tracks on its own lot required that the access issue had to be resolved. Access rights have now been obtained from BLM. One objective of this map is to split off the north area.

Proposal: The applicant is requesting a Merger and Resubdivision Parcel Map to merge the 2 large industrial properties totaling over 163 acres, and then divide the land into 4 lots. The property northeast of the tracks (Parcel 4) will be separated on its own. The property southwest of the tracks will be split into three parcels (Parcels 1-3). These three parcels will be oriented toward current and future rail service uses, some of which are currently under development.

Included with this application is the abandonment of a utility easement running through Parcels 1-3 that was established with the previous land division. Additional notes and certificate language are included with the map to deal with the abandonment.

This map also addresses access road problems. After initial approval, the applicant realized they did not want a public road with limits on closing the gate. They applied for and were approved to abandon the public road and re-establish a private road easement that will be privately maintained (Planning Commission meeting August 2023). The private easement allows government access for infrastructure and emergency services. This is incorporated in the current map, as required by that approval.

In addition to fixing the BLM access problem, additional easements are included for Patua

Road along the pipeline, where it crosses the property.

A rare situation comes into play on this map due to the large area of wetlands, other native features, and stormwater flow paths that occupy part of parcel 4. These features are addressed by placing an information note on the area, and they are discussed in more detail below.

Previously required changes to the road name and changes to the address on that road have been completed.

A rail spur with multiple branches is currently located on the proposed Parcels 1-3, being recently upgraded and extended through Special Use Permits. Additional branches may be installed in the future, including extensions across the county line to other industrial land.

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 County Development Code. Conditions of approval will address specific issues.

- **Height, Setbacks, and Easements:** There will be no height and setback issues at this point. Nearby structures have been removed. Existing easements are identified on the map, and required easements will be provided. **EASEMENT ABANDONMENTS:** An existing utility easement running through Parcels 1-3 is shown on the map and labeled as being abandoned. Utility easement abandonments can be approved administratively by the Director, and the order of abandonment is included in the Planning Certificate. An existing public road easement running through Parcels 1-3 was abandoned after the first map approval. Previous conditions regarding both easements for additional notes, labels, and certificate language have been incorporated into the map.
- **Lot size and width:** The proposed lots meet the lot dimensional standards for area and width.
- **Access, sewer, and water facilities:** Also see criterion 4 below regarding public roads. With road easement changes, all parcels will have access to public roads, as required by County Code.
Also, see criterion 4 below regarding public water and sewer systems. At this time, the new parcels can use individual wells and septic systems. The future industrial facility may require large amounts of water, which might need groundwater rights to be obtained and transferred to the site. It would be subject to regulation by the state.
- **Water dedication and community development fees:** Parcel maps require a water right dedication or a payment-in-lieu in the amount of \$3276 per lot before recording. The previous parcel map in 2008 paid 2 fees, one for the parcel north of the tracks, and one for south of the tracks. This parcel map needs 2 additional fees for the 2 lots being created south of the tracks. All fees have been paid.
- **Protection of Natural Features:** Parcel 4 (north of the tracks) has characteristics like a sink, being the concentration point at the bottom of a drainage basin of approximately 8 square miles. Part of this property is regularly underwater following storm events. This

has resulted in a sizable area of potential wetlands, saltgrass meadows, and other habitat features. The County Code requires the protection of native features and topsoil, waterways, and drainage ways using easements and protection measures. A condition was previously recommended to delineate a conservation easement on the map using the edge of the saltgrass meadow before recording.

Flash flooding can enter the property from 2 storm water flow pathways and are now indicated on the map. Both pass through the Patua geothermal plant and enter the property from the north crossing the pipeline road. They enter the above-noted natural area, pass through, and exit to the southeast. The flow paths entering the site are undefined and are not conducive to establishing easements. In addition, extensive discussion with project parties and site visits show that the upstream flow paths are extensively obstructed by Patua facilities which hold and infiltrate the water into the ground. This appears to be raising the groundwater levels in the lower basin. Air photo history shows the wetland and habitat areas growing. Give the pattern of changing features, staff recommends using an informational note, rather than a defined easement, to inform the reader that County Code protects the area. This has been placed on the map.

- **Parcel Map Procedures:** The County Code places limits on the use of parcel maps, serial parcel maps, and subdivisions. Future division of this property may be limited. Specifically, serial parcel maps may be prohibited from being used for commercial and industrial lands. That standard limits the use of parcel maps to this one map. After this map, further development may have to be done through a subdivision process, including the option for using the commercial/industrial subdivision process. However, such a project would have to also meet the sewer and water policies in the Master Plan, which are discussed below.

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 Industrial and is implemented by the area's Industrial zoning district. Other nearby properties are federal land or other industrial land. Most Master Plan policies are not applicable to the issue of a land division, except that there are important policies in **Chapter 9** (Public Services and Infrastructure) that impact lot size and land division. These are discussed under Criterion 4, below. Both **GOAL LU 2** and Policy **LU 2.1** discuss compatibility issues that are discussed under criterion 2, below.

2. Compatibility with existing adjacent properties and uses.

The proposal will result in two more industrial properties than currently exists. The compatibility of them with the surrounding vacant lands or industrial developments will not change significantly. The difference in development potential due to this map would be comparing large industrial uses for the existing larger properties vs. smaller industrial uses on smaller properties.

3. Protection of the public health, safety and general welfare.

Potential industrial uses will not change when the parcel is split. Compared to the large industrial lots, the creation of additional industrial lots might minimally increase human activity

in the neighborhood or bring it about sooner. Specific consequences will be assessed with land use permits for specific projects. Public health, safety, and general welfare will be minimally affected by the land division, and are adequately protected.

4. That adequate public facilities and services are available to the development.

Emergency services - Compared to vacant land, future industrial development will increase demand on emergency services, and road facilities. That is the existing condition, whether on one or four lots. With the parcel map, the future development of two additional industrial lots will place a minimally greater demand on facilities and services. Fire and police services are adequate to serve the existing or future uses. No comments have been received from those departments.

An issue was previously identified related to addressing and emergency response. The address was 11,000 Reno Highway in Hazen. However, that address does not fit into any county address numbering system, either measured from Fallon or Hazel. A previous condition of approval required fixing the situation. In addition, previous development and land division identified the access Rd. as Greenu Parkway. The applicant did not like the name. Previous conditions required the road name and address problem to be fixed, and it has been resolved by changing the name to Inland Port Drive with appropriate addressing.

Sewer/Water services - There are no public sewer or water services, so on-site services will be used for any future development. Power and gas are available at the site or nearby, including major power and gas transmission lines. The utility easements provided along property lines comply with the current county requirement. As noted above, there is a complication relating to **additional land division** on the site in the future; and a future division of the property may have to go through a subdivision. There are **Master Plan policies** related to providing community sewer and water. **PSF 1.21** requires subdivisions to be served by a centralized water system; **PSF 1.2.3** requires that such system must be within a service area; and **other policies** require that the County own/operate the water service. There are also policies addressing sewer service for subdivisions. **PSF 2.2.6** requires that creating lots less than 5 acres in size requires a sewer system connection; and **PSF 2.1.4** requires such systems to be within a service area. Thus, future divisions may need to deal with these Master Plan policies.

Transportation services – County Code requires that the new lots are served by a road meeting county standards that connects to a publicly maintained road. The road situation has changed dramatically since the previous review, and most requirements are now incorporated into the current map. Parcels 1-3 are already served by a paved access road that is well worn and damaged. It used to be a public road but now has been made a gated private road that serves more as a driveway for the port facility. It is adequate for purposes of reconfiguring the lots. In the near future, the company will be rerouting and rebuilding the access road.

As previously mentioned, Parcel 4 is on the other side of the tracks. It will be served by a 30' BLM grant of access easement in the name of Fernley Business Park. The access easement follows Patua Road (to Hazen) which is a gravel road serving the Patua geothermal project. Since the easement is only in the name of the current owner, a change of ownership will require that the easement rights be changed with BLM as well. Since this is not a normal public road easement, it will not be adequate for major development. But it can be used for a single user driveway, similar to its use by the Patua geothermal plant which also obtained BLM permission to use the road. Land division or major development would require a full County Road. A note describing this situation has already been placed on the 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.

Recommended Conditions:

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

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Dean Patterson, Associate Planner, made this presentation as outlined above.

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

Commissioner Eric Blakey made a motion to (A) Approve the Merger and Resubdivision Parcel Map application for Fernley Business Park to merge APN 009-251-77 & 009-251-78 and divide the property into 4 parcels. This approval is subject to conditions, as listed in the staff report, (B) Accept the offer to grant easements identified on the map, (C) Reject all offers to dedicate lands and improvements at this time, and (D) Approval of a gated private access road. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

C- Consideration and possible action re: Ratification of an Agreement between the Department of Human Services and Churchill County Social Services for new guidelines for Substance Abuse and Mental Health Services Administration.

The requirement is to comply with the new rules that pertain to the Substance Abuse and Mental Health Services Administration:

1. Ending DEL.
2. Protecting Parental Rights.
3. Combating Gender Ideology and Protecting the Health and Safety of Children.
4. Ending Crime and Disordered America's Streets.
5. Ending Subsidization of Illegal Immigration.
6. Eliminating Conflicts of Interest.
7. Identifying and Addressing Behavioral Health Threats.

8. Improving Access to Evidence-based Treatment for Mental Health, Substance Use, and Co-occurring Disorders and Helping Individuals' Long-Term. Recovery.
9. Expanding Crisis Intervention Services.
10. Preventing Substance Misuse, Abuse, and Addiction.

Social Services aligns with all priorities and will ensure all programs maintain compliance with the new standards.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Shannon Ernst, Social Services Director, made this presentation as outlined above.

Chair Getto asked if there was any public comment. Geoff Knell said I do not like this. I do not like the rules. Communism through the democratic party is affecting us. I see the changes all time, and I drive to Fernley and come back, and I see the decision you have made. In this case, no. You do not need it revised. It's the direction of what is going on, and it's... no. This constituent says no.

Commissioner Matt Hyde made a motion to accept ratification as presented.

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

D- Consideration and possible action re: Ratification of an Agreement between the State of Nevada Department of Human Services, Aging and Disability Services Division, and Churchill County Social Services in the amount of \$87,200.67, to provide Congregate Meal Services to individuals deemed eligible per the Aging and Disability Services Division Services Specifications.

Aging and Disability Services Division funds have been awarded to support the Congregate Meal Services program offered at the William N. Pennington Life Center. Currently, the program serves an average of 150 people per day.

FISCAL IMPACT: \$87,200.67

EXPLANATION OF IMPACT: Personnel - \$86,916.51; Operating - \$284.16

FUNDING SOURCE: State Nutrition C1 (\$16,132.25)

Administration for Community Living; Older Americans Act, Title III-C1 (\$47,097.42)

Match Required (\$9,484)

ACTION REQUESTED: Accept

Shannon Ernst, Social Services 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 approve ratification as presented

Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

E- Consideration and possible action re: Ratification of an Agreement between the Department of Human Services, Aging and Disability Services Division, and Churchill County Social Services in the amount of \$220,491.40 to provide Home-delivered Meal Services to individuals deemed eligible per the Aging and Disability Services Division Service Specifications.

Churchill County Social Services has been awarded \$220,491.40, to support the Meals on Wheels Program. The program supports an average of 185 home-bound individuals in obtaining daily nutritional meals.

FISCAL IMPACT: \$220,491.40

EXPLANATION OF IMPACT: Personnel: \$216,746.20; Travel: \$2,824.20; Other: \$921.00

FUNDING SOURCE: State Nutrition C2 (\$75,680.00)

Administration for Community Living; Older Americans Act, Title III-C2 (\$52,828.40)
Match (\$19,276.00)

ACTION REQUESTED: Accept

Shannon Ernst, Social Services 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 ratification as presented.

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

F- Consideration and possible action re: Notification by the Nevada Association of Counties to Churchill County Social Services regarding the Fiscal Year 2026 Indigent Accident Fund disbursement of \$297,577.26.

Churchill County provides payments in the amount equal to 1.5 cents/\$100 assessed for the Indigent Accident Fund. Since the healthcare reform, the fund is evaluated each year by the Indigent Accident Fund Board, and provides disbursements to reduce the fund. The goal is to provide the funds for counties to utilize for a portion or all of the reimbursement for the Medicaid Assessment obligation annually, and allow for the freed-up funds to be utilized to support programs in the department to serve the indigent.

FISCAL IMPACT: \$297,577.26

EXPLANATION OF IMPACT: Disbursed funds to Social Services.

FUNDING SOURCE: State Indigent Accident Fund.

ACTION REQUESTED: None; Informational Only

Shannon Ernst, Social Services Director, made this presentation as outlined above.

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.

G- Consideration and possible action re: Approval of an additional \$15,357.51 allocated from the Opioid Settlement Account 208 to support the purchase of a vehicle for the Juvenile Probation Department.

In June 2025, the board approved the funding allocation for the purchase of the vehicle during the Opioid fund allocation process. During the review of the purchase, it was found the vehicle quoted would not meet the needs of the Juvenile Probation Department to pull the required equipment. The appropriate vehicle has been located in stock at the Fallon Ford Toyota Dealership for a total cost of \$64,852.51, rather than the \$49,495, a difference of \$15,357.51.

FISCAL IMPACT: \$64,852.51, an increase from \$49,495.00.

EXPLANATION OF IMPACT: 2025 F250 Crew Cab SWB 4X4 \$64,852.51, with fees.

FUNDING SOURCE: Opioid Settlement Fund #208.

ACTION REQUESTED: Accept

Motulalo Otuafi, Chief Juvenile Probation Officer, and Shannon Ernst, Social Services Director, made this presentation as outlined above.

Commissioner Blakey said the Comptroller had a question: she was unable to locate some things in the Minutes, and she just asked that when we approve this, if we could go ahead and approve it again for the original or total amount, is that still the case? Comptroller Wideman said, yes, and that we are going to pay the total out of the Opioid Settlement Fund, so that we know when the invoice comes, where to direct it where it needs to go.

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

Commissioner Eric Blakey made a motion to approve the fund transfer of \$64,852.51 and to authorize the purchase of the vehicle as presented. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

H- Consideration and possible action re: Request for Funding in the Amount of \$1,307.49 for the Fallon Animal Welfare Group; a revised amount from the \$3,000 requested, which takes into account the budget cuts for the current fiscal year. Request for fee waiver of the \$500 rental fee for one event at the Pennington Life Center in 2026.

The Fallon Animal Welfare Group (FAWG), is a 501(C)(3) non-profit organization established in 2010 by volunteers. The Fallon Animal Welfare Group has provided a letter detailing the services provided to the community through their programs aimed to stop the overpopulation of unwanted cats and kittens. The Fallon Animal Welfare Group and its all-volunteer members help tackle a problem in our community that others do not offer. One of Fallon Animal Welfare Group's primary goals is to trap, neuter/spay, vaccinate and return (TNVR) cats that are either at ranches, roaming the city streets, or at the Animal Shelter. They also take in kittens with or without mothers and have them neutered/spayed/vaccinated, and then adopted to new homes and families. Some of the feral cats are adopted as barn cats after the TNVR program, and they also work with the City of Fallon Animal Shelter for cats they have captured, so that they may be altered and made available as barn cats, or for adoption.

At the present time, FAWG will TNVR at least 500 cats per year. Since this past December 2023, they have already successfully adopted 252 cats/kittens. On average, FAWG TNVRs 20 cats per week. They have provided a breakdown of their current expenses and detailed information in their application packet. Now that they have a facility with running water,

bathrooms, heat/air, they are able to have volunteers such as school-aged children and organized groups visit and socialize the cats and kittens in the facility. FAWG has requested an annual donation, which, typically, in the past was \$3,000.00 from the county. However, due to budget cuts, this amount was reduced to \$1,307.49, to reflect the percentage reduction for the miscellaneous grant line item. In lieu of the reduced amount awarded due to budget constraints, FAWG is making an additional request that the county waive the \$500 rental fee for the Pennington Life Center for one event.

FISCAL IMPACT: +/- \$1,307.49.

EXPLANATION OF IMPACT: The Miscellaneous Grants line item of the Community Support Budget was funded with a total amount of \$8,150.00 for FY26. As of today, the budget remaining for miscellaneous applications is \$2,355.02 through June 30, 2026, or until exhausted.

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

ACTION REQUESTED: Accept

Debbie Juliff, Secretary of Fallon Animal Welfare Group (FAWG) said I come before you today to explain what we do: we are a total non-profit group, all volunteer run; there is no paid employee, and some of us even donate our own funds, especially when we run a little short on food or something like that. Our main consideration is the over-population of feral cats in our rural areas. There is an over-population due to no care of getting these cats spayed or neutered, and sometimes, we return them to the people that want the cats, but just cannot afford getting them spayed or neutered, and sometimes we take them back into what we call "barn cats" because they are feral. A lot of our local ranchers and farmers like to have them for pest control. Other animals that are re-habitable, I guess you could say, are brought into our center, and once per month we have an adoption day, and those cats are put into wonderful, loving homes.

What we came today for is, we are totally non-profit; we run solely on our donation and fundraisers. I was informed by your clerks that we could not meet the entire amount we requested, as in the past, and I certainly appreciate the fact that you are running on tight budgets, like we do. What I would like to ask for in addition to the amount that you did give to us is, we have a fundraiser coming up. Last year, it was very profitable for us, but we were limited on space, because our first, and we did not want to overdo ourselves. We would like to ask for your approval to use the William N. Pennington Life Center for a one-time event, for our Bingo Night, which would allow us to expand what we could make on it, because before, we used a much smaller venue and had to turn people away. It has become very popular, we have been asked if we are having it again. We would like you to consider waiving the one time fee, just for this one time. We would pay the \$1,000.00 up front, that is refundable, but we would like to have that \$500.00 or \$600.00 possibly waived.

Commissioner Blakey said thank you for your valuable service to the community. Ms. Juliff said we enjoy it. We are all volunteers that clean and feed twice a day, it is an impeccable place to come, and we invite any of you to come and view it at anytime, just let us know.

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

Commissioner Matt Hyde made a motion to approve funding in the amount of \$1,307.49 to support the Fallon Animal Welfare Group, and to also waive the \$500 rental fee for use of the William N. Pennington Life Center for their event. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

New Business:

A- Consideration and possible action re: Proposed time adjustment to regularly scheduled Board of County Commissioners meetings, which occur the third Wednesday of every month, moving the meeting time from 1:15 p.m. to 8:15 a.m.

The County Manager's Office would like to open the discussion for a potential time change to the regularly scheduled Board of County Commissioners meetings, which occur the third Wednesday of every month, moving the meeting time from 1:15 PM to 8:15 AM.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Chris Spross, County Manager, presented this item as outlined above.

Comptroller Wideman asked if this was discussed with the Regional Transportation Commission, as they begin at 9:30, following these meetings. Chair Getto and Mr. Spross stated they have discussed it with the RTC and they are moving their meeting time as well.

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

Commissioner Eric Blakey made a motion to approve the proposed time adjustment to the regularly scheduled Board of County Commissioners meetings on the third Wednesday of every month from 1:15 PM to 8:15 AM, commencing March 18, 2026. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

B- Consideration and possible action re: Approval of an advanced step placement for Cecilia Blue to fill the position of Deputy District Attorney I (Civil) at Grade 71 Step 12.

The District Attorney's Office has requested to hire Cecilia Blue to the position of Deputy District Attorney I (Civil) at Grade 71, Step 12. This has a total fiscal impact (including retirement and benefits) of \$38,671.00, compared to hiring a Step 1.

FISCAL IMPACT: \$38,671.00

EXPLANATION OF IMPACT: Total Compensation Step 1: \$135,435.00

Total Compensation Step 12: \$174,106.00

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

Art Mallory, District Attorney, stated this has no impact upon the budget, as it is filling a recently vacated position, so the money for this particular position is there. I would bring this person in as a Step 1, because, although they have been an attorney for 38 years, they have not

been in an attorney in Nevada for that long. Under our rules, we have bring them in as a Step 1, but we were able to compensate her properly, by moving it up to the Grade 71 Step 12, but she is classified as a Deputy District Attorney 1. You may have her resume in front of you, and in addition to being an attorney for 38 years, she also has a master's in business administration, she has handled numerous juvenile and DCFS cases in her prior work. We are very fortunate to have her, and hopefully, she can be a great help to the community. We ask that you approve this placement, and as I said, this has zero effect on our budget.

Mr. Spross asked, I am assuming with Mr. Carner sitting here, will this attorney be on the Civil side?" Mr. Mallory said Mr. Carner would be her immediate supervisor.

Commissioner Blakey said I just want to make the comment I made last time: you brought someone at a Step 12; pay fatigue is real, or wage stagnation, whichever one it is, so do not get your hopes up that they will be here for a long time, because we cannot really raise their pay much after this. Mr. Mallory said I do not blame anyone for taking advantage of an opportunity they might have; that is the name of the game. We have the amount in the budget, it is covered, so we can get a top quality person, we hope. Commissioner Blakey said I understand that, I just wanted to bring to your attention again that this is the second time we have done this in three month. Mr. Mallory said that gives you an idea about the state of the market. In the past we would have 30 applications for a position, now we are lucky to have one or two. Right now, Mr. Mills is recruiting at UNLV for the criminal position, and we had to go to the law school even to recruit their alumni, so at least they are in the state of Nevada. We just ask for your approval.

Mr. Carner said, I would just say that as to the salary fatigue that you referenced, this position in coming in at a DA 1 level, and there are steps above that, DA II and Senior Deputy, that there would be potential for promotion for this position.

Mr. Sanford said for the boards information, you do have the authority to make advanced step placements for two purposes: one is to address a difficulty in recruiting, and one is to compensate with significant experience into the position. Mr. Mallory is correct, this current position, as it was at the start of the budget, would not be impacted, but compared to a Step 1 position, there is a fiscal impact, so I do want to at least be aware of that number, which is in the Agenda Report.

Mr. Sanford continued by saying, I would like some clarity from Mr. Mallory and Mr. Carner, obviously we are in the compensation study. Is Ms. Blue aware of that, is the intent to have her placed at the first step, that would be the same salary when it is complete? Mr. Mallory said I think we furnished her with a copy of the salary scale and explained to her how that works exactly. Mr. Carner added she is aware that there is a salary study being done, and that would be the situation.

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

Commissioner Matt Hyde made a motion to approve an advanced step placement of

Cecilia Blue to Deputy District Attorney I (Civil) Grade 71, Step 12. 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 354.290.

A Fund Balance Report is provided indicating the beginning balance, receipts, disbursements, and the ending balance of each fund for Churchill County, as required by NRS 251.030 and NRS 354.290.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

B- Consideration and possible action re: Notification of order to investigate for guardianship for case number 26-10DC-0016 being denied.

Notification of Investigation for guardianship for case number 26-10DC-0016 being denied due to the family wanting to file for guardianship of the proposed protected person.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

C- Consideration and possible action re: Sheriff's Civil Report for the month of December 2025 totaling \$3,664.00.

The Sheriff's Office provides its Civil Report for December 2025 for the board's review and acceptance. A total of \$3,664.00 was received as revenue for the month.

FISCAL IMPACT: \$3,853.00.

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

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

D- Consideration and possible action re: Treasurer's Report for December 2025 showing a balance of \$68,865,455.49 in the account.

Clerk/Treasurer Linda Rothery provides the Treasurer's Monthly Report for December 2025 showing a balance of \$68,865,455.49 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

E- Consideration and possible action re: Transfer of funds to the Churchill County Road Department for payment of FY 2026 road and bridge projects for the 2nd quarter, in the amount of \$300,000.00.

The Churchill County Road Department is requesting a transfer of funds, in the amount of \$300,000.00, for payment of the FY 2026 road and bridge projects for the 2nd quarter. The transfer is to be split 50/50 between Regional Transportation Fund 280 and Public Transit Fund 395.

FISCAL IMPACT: \$150,000 from Regional Transportation Fund 280-631-8530 and \$150,000 from Public Transit Fund 395-881-8530.

EXPLANATION OF IMPACT: as outlined.

FUNDING SOURCE: \$150,000 from Regional Transportation Fund 280-631-8530 and \$150,000 from Public Transit Fund 395-881-8530.

ACTION REQUESTED: Accept

F- 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 December 31, 2025.

Provided for the board's review and consideration is the Quarterly Report of Churchill County's economic condition for the period ending December 31, 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:

Chair Getto reported on the following topics:

- Lahontan Valley Conservation District meeting.
- Library Board meeting.

Commissioner Hyde reported on the following topics:

- Park and Recreation Commission meeting. We are still waiting for the SNPLMA money.

Commissioner Blakey reported on the following topics:

- Stillwater Conservation District meeting.
- Nevada Builders Alliance dinner in Reno.
- Appointed by the Governor as member of Indigent Defense Services Board.

County Manager Spross reported on the following topics:

- Governor has put together Rural Health Transformation Steering Committee. They have allocated a considerable amount of funds for rural health programs. It is comprised of 15 counties. I was interviewed last week to have a seat on the committee for Churchill County, and I will keep you posted if I get appointed.

Comptroller Wideman reported on the following topics:

- Department requested budgets will go out next Friday. Hopefully, will have wish list ahead of the budget hearings.

Assistant County Manager/HR Director Sanford reported on the following topics:

* The compensation study is going fairly well. We got some very initial market data yesterday. It is a little preliminary, so I do not want to give anything out that may not be done yet, but we will expect to have some numbers around the time of the Budget Hearings in two weeks.

Civil Deputy DA Carner had nothing to report.

Clerk/Treasurer Rothery reported on the following topics:

- Testing election equipment.
- Minutes getting caught up.
- \$5.6M in property taxes.
- Interest allocation for December is \$284,000.00.

Assessor Felton had nothing to report.

Recorder Hessey reported on the following topics:

- In December there were 32 single family dwelling recorded with an \$376,000 average sales price.
- Vacant land sales average price was \$62, 700.00

Lee Orozco, Undersheriff reported on the following topics:

- Conducted testing last Saturday for a Deputy position. Having issues with recruitment. Looks like we will need to test again for the Civil office. For the Deputy positions, we initially had nine candidates, with four that passed the Physical, and we are hopeful that we will get at least one candidate.

DA Mallory had nothing to report.

Claims and Payroll Transmittals:

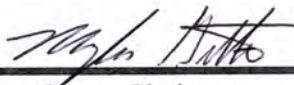
The Claims and Payroll Transmittals were submitted for the board's consideration and approval.

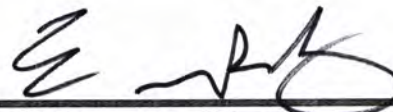
Public Comment:

Chair Getto asked if there was any public comment. Geoff Knell said on your signs, you do not have the district you represent. In the previous district Commissioners, they had that, okay, just to let you know. I served on the Katie Hawk Consolation, Yosemite, the Abraham Lincoln, which is off the coast of Iran, I have been there a lot, and I have been through a lot. I am a Navy guy, and I see the direction you are going, and it is communism. When you are outside the country, and look at the United States, we are destroying ourselves within. Communism is ruling you. I want you to really understand that. It is frustrating when I see people in the city, and the people have to take care of it, a lot of people are driving through the stop signs. I see it coming from the dog park, which is in your territory. A lot of people do not pick up the dog poop, unfortunately. I was born in '58 and I lived through the sixties, and I graduated early in the '70s, and I joined the Navy in 1980 and I retired in 2000. Got a house, paid it off, and now I am back into paying taxes. I pay your salary, and you do not want to listen to me. It is frustrating. I do not want to be an enemy like Mr. Erquiaga, I had a problem with him, because he is okay with the LGBTQ. I had a problem with the public library; they moved over to the Annex; they do not want to use the front desk anymore. There is so much that you are doing, and I see the communism infiltration yourself, and what you just think for yourself. Think, really think. Boy, what a day to be alive, what a day to experience. I will see you later, and that is it, thank you.

Adjournment:

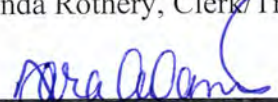
The meeting was adjourned at 8:54 AM.

Approved: 
Myles Getto, Chairman

Approved: 
Eric Blakey, Vice-Chairman

Approved: 
Matt Hyde, Commissioner

ATTEST:
Linda Rothery, Clerk/Treasurer


Tara Adams, Deputy Clerk