

MINUTES OF THE BOARD OF CHURCHILL COUNTY COMMISSIONERS

155 N. Taylor St., Fallon, NV 89406
July 2, 2026

Call to Order:

The regular meeting of the Board of County Commissioners was called to order at 8:15 AM on July 2, 2026.

PRESENT: Commissioner Myles Getto
Commissioner Eric Blakey
Commissioner Matt Hyde
Comptroller Sherry Wideman
Chief Civil Deputy District Attorney Wade Carner
Clerk/Treasurer Linda Rothery
Deputy Clerk to the Board Tara Adams
Deputy Clerk Amber Edwards

ABSENT: Interim County Manager Joe Sanford

Pledge of Allegiance:

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

Public Comment:

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

Verification of the Posting of the Agenda:

It was verified by Tara Adams, Deputy Clerk to the Board, that the Agenda for this meeting was posted on the 26th day of June, 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.

Appointments:

A- Update from Ormat Technologies re Geothermal Operations and Exploration.

This is an information item to update the Commissioners on existing geothermal facilities in Churchill and exploration plans to evaluate new potential geothermal developments.

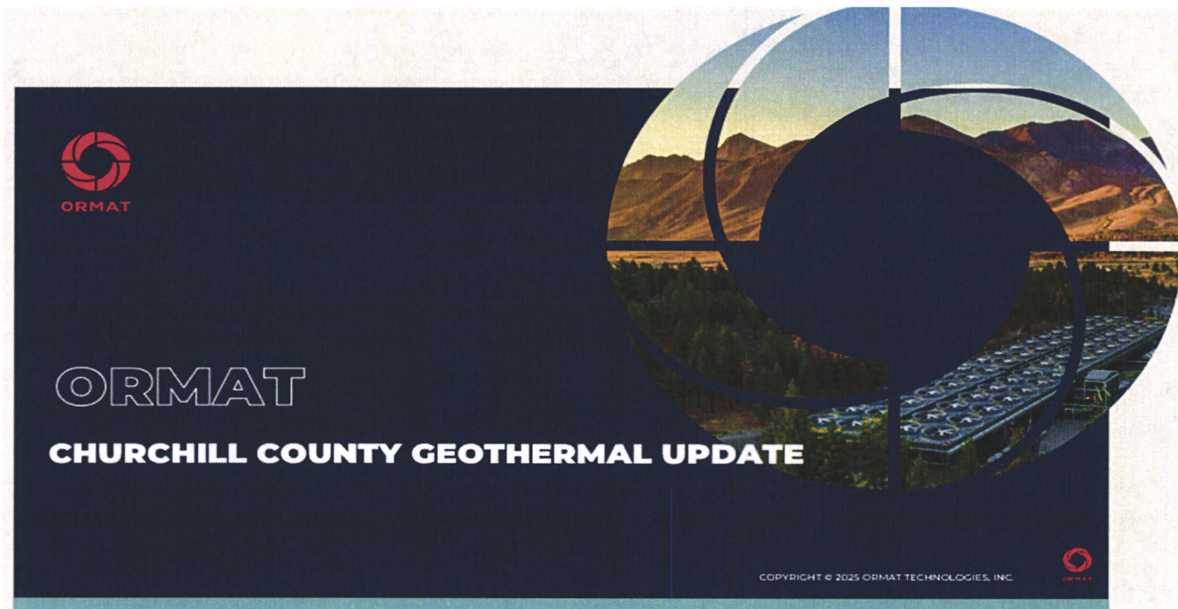
FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

Scott Nichols with Ormat presented the following;



OVERVIEW

- Ormat's Churchill County Projects
- Resources
 - Direct Use, Binary, Flash
 - Enhanced Geothermal
 - Capacity Factors
- Geological Perspective
- Development Process
- Environmental Benefits
- Community Benefits

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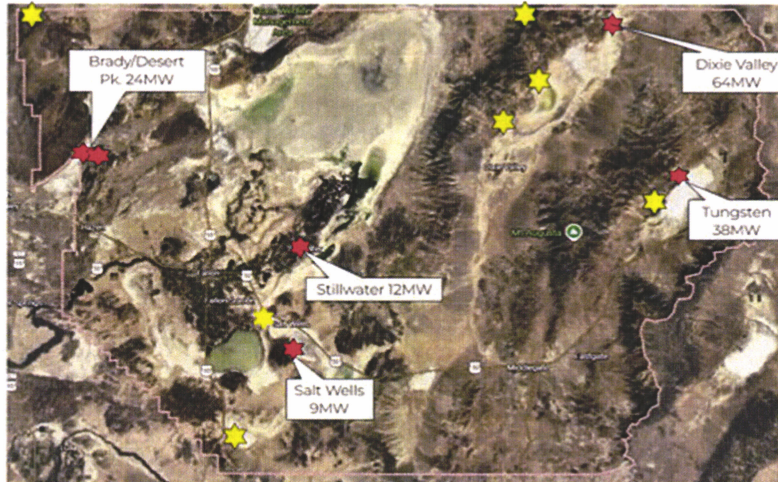
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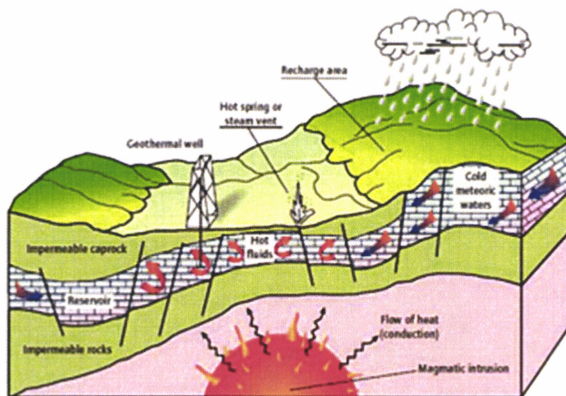


CHURCHILL COUNTY GEOTHERMAL PROJECTS



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GEOTHERMAL SYSTEMS AND POWER GENERATION



Low Temperature Resources

Direct Heating
Zero Emissions, Closed Loop

Medium Temperature Resources

Commercial Power Generation
Binary Cycle
Pentane or Butane Working Fluid
Heat Exchange
Zero Emissions, Closed Loop

High Temperature

Flash Steam Turbine
Steam Emissions
Sonoma County, Imperial Valley, Indonesia

Enhanced and Advanced Geothermal Systems

High pressure injection creates fractures
Still being studied at commercial scale



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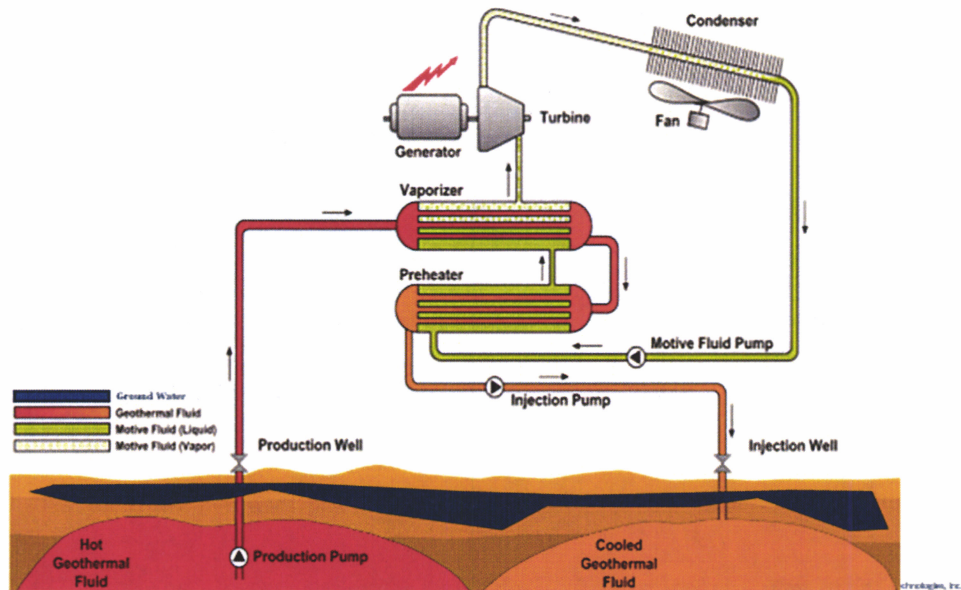
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POWER GENERATION

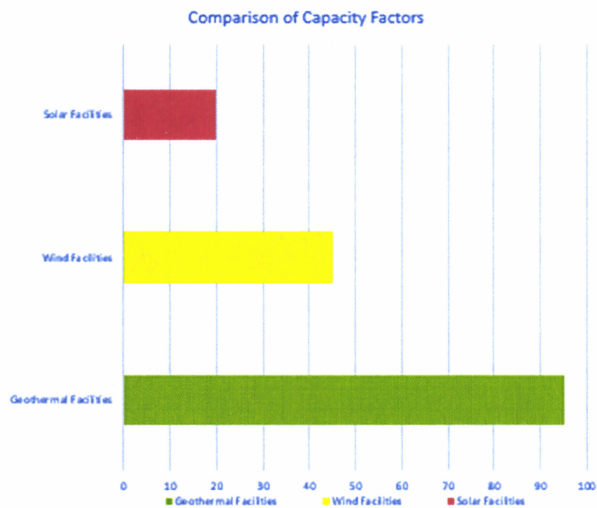


CAPACITY FACTORS

Geothermal energy has the highest Capacity Factor of any renewable energy.

A geothermal plant will generate and deliver 2-4 times as much energy as a solar or wind facility with the same installed Capacity.

The smallest environmental and visual footprint of any traditional or renewable energy resource.



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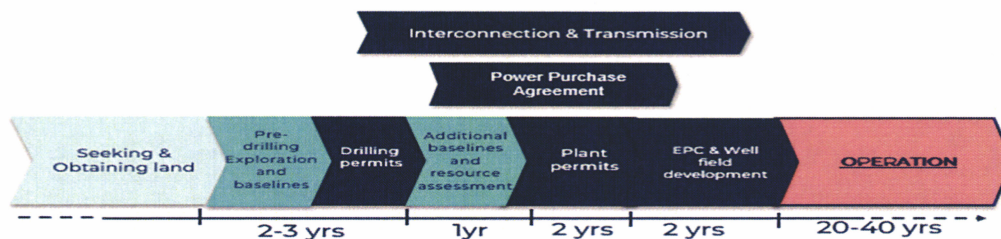
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TIMELINES



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GEOTHERMAL'S ENVIRONMENTAL ADVANTAGE

- Zero emission power generation.
- No impacts to surface water or groundwater.
- Dark sky protection.
- No geothermal brine is lost or consumed
- Smallest visual footprint of all renewables, – 1 acre/MW
- No impacts to grazing or recreation.
- Sustainable and Renewable.



COMMUNITY BENEFITS

- No new County infrastructure or upgrades.
- No impacts to County services.
- 4-10 long term, operator, electrician, and maintenance jobs.
- Substantial County tax revenue.
 - Over \$600,000 annually
- County receives additional 25% of federal royalty payments.



THANK YOU! QUESTIONS AND COMMENTS



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Chair Getto asked if there was public comment and there was none.

This item was presented for informational purposes and no action was taken.

B- Consideration and possible action re: A Division into Large Parcels Map Application, PC25-5, filed by Mic Casey. The property is located at 14001 Cadet Road, Assessor's Parcel Number 007-071-16, consisting of 221.21 acres in the A-10 zoning district. The applicant proposes to divide property into four (4) large parcels.

Request

The applicant is requesting to divide a 221.21-acre parcel into four (4) parcels of 40.01-acres, 46.15-acres, 72.21-acres, and 64.57-acres. The proposed Division of Land into Large Parcels (DLLP) is in an Agricultural (A-10) district. The minimum required lot size for a DLLP is 40-acres.

Findings

The following findings meet the purpose of CCC 16.12.010, Division of Land, and impose conditions under CCC 16.04.050. The proposed application:

1. Preserves and protects the natural environment by protecting the land through limiting stormwater runoff, erosion, fire, flooding and pollution;

Staff Comment: The proposed map identifies flood hazard areas for the benefit of future landowners.

2. Conserves agricultural resources;

Staff Comment: The proposed lot sizes of 40+ acres are larger than the 10-acre minimum lot size. This conserves and maintains future agricultural uses.

3. Provides adequate open spaces through efficient design and development;

Staff Comment: The large lot sizes of the proposed parcels does not require an open space dedication, because there is sufficient open space located on each parcel.

4. Preserves topographic elements and features;

Staff Comment: There are minimal topographically significant features that require preservation. The site is generally flat and abuts the Carson River.

5. Facilitates through the orderly planning and subsequent development provision of police, fire, and other public services;

Staff Comment: The provision of police, fire and other public services are facilitated through access onto county-maintained Cadet Road and Fisherman Road.

6. Promotes the public health, safety and welfare by ensuring proper development that is consistent with and compatible with the existing community;

Staff Comment: The proposed parcels sizes are consistent with the neighboring agricultural properties to the north, west and south and compatible with the neighboring 2-acre residential properties to the east.

7. Provides at the time of land division the proper infrastructure for water, sewer, drainage, and other utilities;

Staff Comment: The proposed parcels are large enough to locate a septic system and water well on site. Two of the proposed parcels have direct access to electrical, telecommunication, and road services along Cadet Road. The other two parcel have utility easements allowing for the future construction of electrical and telecommunication utilities.

8. Encourages the preservation and conservation of natural resources, including water, streams, hills, scenic areas, and open space; and

Staff Comment: The proposed map outlines the boundaries of flood hazards and maintains private open space through 40-acre minimum parcel sizes.

9. The proposed application is in conformance with goals and objectives of the development code and Master Plan.

Staff Comment: The proposed parcel map is in conformance with the goals and objective of the development code and master plan as discussed in the staff report, below.

Recommended Conditions of Approval

Based on code requirements and issues raised during review of the project, the following conditions of approval are recommended to be included with an approval:

1. Conditions required prior to recordation:

a. Any final changes required by the County Surveyor shall be made prior to recording.

b. Wording regarding 60ft Fisherman Road easement shall be updated to include “offered

for dedication.”

c. Payment in Lieu of Water Rights dedication as required under CCC 13.02.010(E)&(G).

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Dan Cahalane, Senior Planner, presented this item as outlined above.

Chair Getto asked if there was public comment and there was none.

Chair Getto abstained from discussion and voting as the applicant is a family member.

Commissioner Matt Hyde made a motion to approve the Parcel Map application, PC25-5, to create 4 large parcels at 14001 Cadet Road, Assessor's Parcel Number 007-071-16, subject to conditions in the staff report. Commissioner Eric Blakey seconded the motion, which carried by majority vote.

C- Consideration and possible action re: Parcel map applications, PC26-1, PC26-2, PC26-3, PC26-4 & PC26-5, filed by P4 Properties LLC to implement a cluster development. The property is located at 3435 Lima Ln, Assessor's Parcel Number 006-331-82, in the A-5 zoning district. The applicant proposes to create 16 parcels with the five maps and will record a conservation easement on the remaining agricultural parcel.

Request

The applicant is requesting to implement an approved tentative map for a cluster development creating 15 new parcels and 1 conservation easement on a 78.38 acre parcel via five (5) second and subsequent parcel maps. The tentative map was approved by the Board of County Commissioners on November 3, 2022.

Findings

The following findings meet the purpose of CCC 16.12.010, Division of Land, and impose conditions under CCC 16.04.050. The proposed application:

1. Preserves and protects the natural environment by protecting the land through limiting stormwater runoff, erosion, fire, flooding and pollution;

Staff Comment: The proposed parcel include a 59.99-acre conservation easement.

2. Conserves agricultural resources;

Staff Comment: The proposed parcels include a 59.99-acre conservation easement that may be used for agricultural purposes.

3. Provides adequate open spaces through efficient design and development;

Staff Comment: The proposed parcels include a 59.99 acre conservation easement that provides open space for the development overall.

4. Preserves topographic elements and features;

Staff Comment: There are no topographically prominent features on site that require

preservation.

5. Facilitates through the orderly planning and subsequent development provision of police, fire, and other public services;

Staff Comment: The provision of police, fire and other public services are facilitated through access onto the proposed Cowboy Court.

6. Promotes the public health, safety and welfare by ensuring proper development that is consistent with and compatible with the existing community;

Staff Comment: The proposed parcels sizes are consistent with the neighboring agricultural properties. The purpose of the conservation easement is to preserve agricultural land while allowing property owners to monetize their allowed density.

7. Provides at the time of land division the proper infrastructure for water, sewer, drainage, and other utilities;

Staff Comment: The proposed parcels are sufficiently large to accommodate a 150ft separation between wells and septic systems. There are sufficient easements to convey electrical and telecommunication services to the parcels.

8. Encourages the preservation and conservation of natural resources, including water, streams, hills, scenic areas, and open space; and

Staff Comment: The proposed parcels include a 59.99-acre conservation easement

9. The proposed application is in conformance with goals and objectives of the development code and Master Plan.

Staff Comment: The proposed parcel maps are in conformance with the goals and objective of the development code and master plan as discussed in the staff report, below.

Recommended Conditions of Approval

Based on code requirements and issues raised during review of the project, the following conditions of approval are recommended to be included with an approval:

1. Conditions required prior to recordation:

- a. Any final changes required by the County Surveyor shall be made prior to recording.
- b. A conservation easement shall be recorded on Parcel A.
- c. The interior road shall be constructed or bonded as required under CCC 16.12.030.3(A).

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Dan Cahalane, Senior Planner, presented this item as outlined above.

Chair Getto asked if there was public comment and there was none.

Commissioner Eric Blakey made a motion to approve Parcel Map applications, PC26-1, PC26-2, PC26-3, PC26-4, and PC26-5, to implement a cluster development creating 15 new parcels and record a conservation easement on the remaining parcel at 3435 Lima Ln, Assessor's Parcel Number 006-331-82, subject to conditions listed in the staff report. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

D- Consideration and possible action re: A Parcel Map Application, PC26-6, filed by Gary & Roxann Lewis and Bruce & Barbara Lewis. The property is located on Mc Lean Road, Assessor's Parcel Number 008-492-83, in the E-1 zoning district. The applicant proposes to create three parcels.

Request

The applicant is requesting to divide a 16.23-acre parcel into two (2) 5-acre parcels and one (1) 6.23-acre remainder parcel. The proposed parcel map is in a First Estates (E-1) district and does not connect to water or sewer services. Therefore, the minimum required lot size is 5 acres.

Findings

The following findings meet the purpose of CCC 16.12.010, Division of Land, and impose conditions under CCC 16.04.050. The proposed application:

1. Preserves and protects the natural environment by protecting the land through limiting stormwater runoff, erosion, fire, flooding and pollution;

Staff Comment: The proposed map identifies the flood hazard areas for the benefit of future landowners.

2. Conserves agricultural resources;

Staff Comment: The proposed lot sizes of 5+ acres are larger than the 5-acre minimum lot size for this location. Additionally, the applicant has provided a 15ft irrigation easement along the western property line. These factors help conserve and maintain agricultural resources and uses.

3. Provides adequate open spaces through efficient design and development;

Staff Comment: The number and size of the proposed parcels are too few and too large to require open space to serve future residents. This is not applicable to the proposed map.

4. Preserves topographic elements and features;

Staff Comment: There are no major topographic elements on site. The proposed map identifies the flood hazard areas for the benefit of future landowners.

5. Facilitates through the orderly planning and subsequent development provision of police, fire, and other public services;

Staff Comment: The provision of police, fire and other public services are facilitated through access onto county-maintained McLean Road.

6. Promotes the public health, safety and welfare by ensuring proper development that is consistent with and compatible with the existing community;

Staff Comment: The proposed parcels sizes are consistent with the neighboring agricultural properties to the north and west and compatible with the neighboring 1-acre residential properties to the east.

7. Provides at the time of land division the proper infrastructure for water, sewer, drainage, and other utilities;

Staff Comment: The proposed parcels are large enough to locate a septic system and water well on site. There is existing access to electrical, telecommunication, and road services along McLean Road.

8. Encourages the preservation and conservation of natural resources, including water, streams, hills, scenic areas, and open space; and

Staff Comment: The proposed map outlines the boundaries of flood hazards, including the floodway. This will ensure that construction will not occur within the floodway.

9. The proposed application is in conformance with goals and objectives of the development code and Master Plan.

Staff Comment: The proposed parcel map is in conformance with the goals and objective of the development code and master plan as discussed in the staff report, below.

Recommended Conditions of Approval

Based on code requirements and issues raised during review of the project, the following conditions of approval are recommended to be included with an approval:

1. Conditions required prior to recordation:

- a. Any final changes required by the County Surveyor shall be made prior to recording
- b. Water rights shall be dedicated to Churchill County per CCC 13.02.010(E) and 16.12.030.5.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Dan Cahalane, Senior Planner, presented this item as outlined above.

Chair Getto asked if there was public comment and there was none.

Commissioner Matt Hyde made a motion to approve Parcel Map application, PC26-6, to create three parcels on McLean Road, Assessor's Parcel Number 008-492-83, subject to conditions listed in the staff report. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

E- Consideration and possible action re: Ratification of Interlocal Contract between Churchill County Social Services and the State of Nevada, Department of Human Services, Division of Social Services, for the provision of annual intake for the Energy Assistance Program.

Churchill County Social Services annually provides the Energy Assistance Program Application Intake Services for the State of Nevada. The Intake Agreement allows for the department to accept applications and submit them to the Division of Welfare for eligibility and receive a reimbursement of \$15.00 per application that is approved not to exceed \$4,300.00. This intake service meets the goal of the Social Services Department's Mission to assist residents in obtaining stabilization.

FISCAL IMPACT: Fiscal Year 2027 impact: Reimbursement up to but not to exceed \$4,300.00.

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Alexa Robinson, Executive Secretary, presented this item as outlined above.

Chair Getto asked if there was public comment and there was none.

Commissioner Eric Blakey made a motion to ratify the Interlocal Contract between Churchill County Social Services and the State of Nevada, Department of Human Services, Division of Social Services, for the provision of annual intake for the Energy Assistance Program. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

Letters Received:

A- Bureau of Land Management's notification of re-initiating the National Environmental Policy Act (NEPA) process for a proposal to withdraw the sagebrush focal areas (SFAs) to protect Greater sage-grouse and its habitat.

In compliance with an Order from the United States District Court for the District of Idaho (the Court), the Bureau of Land Management (BLM) sent notice of re-initiating the National Environmental Policy Act (NEPA) process for a proposal to withdraw the sagebrush focal areas (SFAs) from location and entry under the Mining Law of 1872 to protect Greater sage-grouse and its habitat. The BLM is updating that previous analysis with new information.

Consideration of the proposed withdrawal was initiated in September 2015 (80 Federal Register 57635, as corrected in 80 Federal Register 63583). In December 2016, the withdrawal proposal was amended and a draft Environmental Impact Statement (EIS) was released for public comment. In October 2017, the BLM cancelled the withdrawal application and proposal, and terminated the preparation of the EIS. The cancellation was then vacated by the Court on February 11, 2021 (Western Watersheds Project v. Bernhardt, Case No. 1:16-cv-00083-BLW, EFC 264). The Court ordered the BLM to consider " ...whether the withdrawal is needed for sage grouse conservation. Such proceedings shall include re-initiation of the NEPA process."

The BLM anticipates the Supplemental Draft Withdrawal EIS will result in a No Action Alternative (No Withdrawal) and the 1025 Proposed Withdrawal would be withdrawn for 20 years under U.S. mining laws. BLM expects that a draft Supplemental Withdrawal EIS will be released for public comment by late summer 2026.

The county was asked if it wanted to participate in the development of this EIS and a response was mailed as provided with this Agenda Report.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

B- Consideration and possible action re: Bureau of Land Management's public consultation for the Central Nevada Guzzler Project Proposed Range Improvements for the Nevada Department of Wildlife (NDOW).

The Bureau of Land Management (BLM) provides notification of its proposed decision for the Central Nevada Guzzler Project Proposed Range Improvements requested by the Nevada Department of Wildlife (NDOW). The wall guzzler would provide a reliable water source near high quality lambing habitat and reduce bighorn sheep movement north of US Highway 6. Target species for the small volume guzzlers would include mountain quail and small

mammals. Target species for the large volume guzzlers would include bighorn sheep, with other species such as mule deer, and pronghorn antelope, and raptors. The guzzler would be located near Lunar Dry Lake and north of The Wall WSA.

It is BLM's proposed decision to implement the Wall Guzzler project as described in the notice received, which has been included for review.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

C- Leah Eisenhauer thanks the board for their support of the Churchill County 4-H Project and for reaching her goals and teaching her responsibility.

Leah Eisenhauer thanks the board for their donation to the Churchill County Junior Livestock Show and Sale.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

Old Business:

A- Public Hearing - Consideration and possible action re: Appeal Hearing concerning Appeals filed by George Pomeroy - GP Global, LLC, of the Planning Commission's denial of a request for variances (VAR26-1 & VAR26-2) from the per-parcel sign area limitation to allow five signs along the railroad right-of-way, establishing a consistent and intention sign pattern along the corridor and aligning with the intent of CCC 16.16.020.6(B)2(g)4(A)c.

The board is asked to set an Appeal Hearing concerning the Appeal filed by George Pomeroy - GP Global, LLC, of the Planning Commission's denial of a request for variances (VAR26-1 & VAR26-2) from the per-parcel sign area limitation to allow five signs along the railroad right-of-way, establishing a consistent and intention sign pattern along the corridor and aligning with the intent of CCC 16.16.020.6(B)2(g)4(A)c.

Additionally, Mr. Pomeroy has asked that this matter be heard at the June 17, 2026 Board of Commissioners meeting, which is outside of the sixty (60) day timeline.

FISCAL IMPACT: An appeal fee of \$1,500.00 was paid. However, there are costs associated with an appeal hearing for the notification letters that must be mailed and the legal notice that must be published in the newspaper.

EXPLANATION OF IMPACT: As outlined above.

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

Deputy Clerk to the Board Adams administered the oath to George Pomeroy.

Randy Hines, Public Works, Building and Planning Director, presented a map of the areas that Mr. Pomeroy requested the variances for, and summarized Mr. Pomeroy's request. Director Hines said when we evaluated this in county code, it states that all commercial property owners east of Roberson to Carson River Bridge are limited to 140 square feet of signed area per parcel. This can be one sign of 140 square feet or any number of signs totaling 140 square feet. So, the variance application significantly exceeds this requirement, because he is asking for five signs, and two signs, which already has a sign of 140 square feet, so that is what the variance is asking for. We received some correspondence from NDOT stating that the permitting needs to say how to access these sign locations. Currently, these locations do not have access along the highway, again, half of it is the highway and half of it is the railroad. They also mentioned that complying with the Highway Beautification Act regulates outdoor advertising, junk yards and highway aesthetics along highway rights-of-way. If this gets approved or over-turned, he will have to address that. At the time of the application, the applicant was working with Clear Channel Outdoor, and that is Union Pacific's contracted liaison for sign installation requests, and if I recall, there was no approval from the railroad to install these signs within the railroad easement, but maybe Mr. Pomeroy can respond to that. We had mentioned that there's electrical power poles and lines that run along the highway; it substantially runs along the northeast along the NDOT right-of-way, splitting the two easements. After further review, we found that there is a fiber optic line that runs parallel to the power lines, approximately three to four feet off, which is CC Comm's fiber optic line. On the north side, there is a Kinder Morgan line between York Lane and Gummow Drive, and once it hits Gummow, it crosses that easement and follows the north side of the railroad. Those were not brought up in the Planning Commission meeting, but those are other utility companies that we will need to have correspondence with if this gets overturned. The Kinder Morgan line is a high-pressured fuel line to the Navy, and they are pretty strict on the requirements.

George Pomeroy, applicant, said I appreciate the opportunity to be here to speak with you. The basis of this request is a peculiar and exceptional practical difficulty by the property itself. This property is not a typical commercial parcel; it is a long, narrow railroad corridor along a major highway. It's already disturbed by a railroad infrastructure, and it has a very different physical character than a normal parcel with a compact shape and ordinary development potential. The practical difficulty arises because county code applies a per-sign limitation to this long, linear corridor as if it were an ordinary lot. As applied here, the strict letter of the code does not account for the actual shape, frontage, and physical setting of the property. The question in front of us today is not whether I can or cannot place signs along the parcel, as that is a permitted thing under the county code; I am here because I believe we have an opportunity to do this properly and with care, so we can have a better result that aligns with the Churchill County Master Plan. On page 11-8 of the Master Plan, it says that development fronting major highways should promote a positive image of the county, that adhere to appropriate landscaping and signage requirements. Most importantly for this application, the Master Plan specifically states that while historically Churchill County has not allowed standard size billboards in many cases, board are important for the travelling public, and should be allowed outside of the main populated areas. As it sits right now, I have two options that fully fall within the county code. First, one 140 square foot sign anywhere along that mile-long corridor, and I realize that my opinion may not be shared by everyone here, but I believe that one sign randomly placed along

the parcel would look arbitrary and potentially unplanned and out of place. To fix this, I believe a series of evenly spaced uniform signs creates a visual pattern that looks planned out and orderly, rather than random and isolated. In this case, the practical difficulty is, as written, the code breaks down on this parcel and does not create a result that is as aesthetically appealing as it could be, and does not make as good of an impression for the travelling public. My second option that falls within the code is to put up five signs, however, with the 140 square foot limitation, each of the signs would be 28 square feet, which is smaller than a 4'x4' sheet of plywood. For an ordinary small premise or business sign this may have some usefulness, but for an off highway sign, intended to be read by the public at highway speeds, a 28 square foot space is not a functional sign. It may satisfy the code on paper, but it does not create a readable or practical sign for the travelling public. In that setting, if I have 28 square foot signs, it would not implement the Master Plan, as they would create undersized, ineffective sign, that do not accomplish the county's stated planning goal of making a positive impression on the traveling public through appropriate highway signage. The variance I am requesting is intended to solve practical difficulty of either option in a controlled way. I am not asking for large, scattered, or uncontrolled signage, I am proposing smaller, uniformed signs, placed in an orderly or predictable manner, on an already disturbed railroad corridor. I believe that is a better visual result than forcing this property into a code provision that is not really written for this type of parcel. So, I am not asking the commission to ignore the code, I am asking the commission to use the variance process for what I believe it is designed to do: address an unusual property condition where strict application of the code produces a result that is not the best fit for the property, or for the county's own planning goals. The practical difficulty is unique to this property; the request is not based on personal circumstances, and it is not based exclusively on financial return. It will not change the essential character of the area, and will not impair light, air, traffic, safety of the public, and I believe it better implements the Master Plan's direction for highway corridors, than strict application per parcel would in this specific case. For those reasons, I respectfully ask this commission to find that this property presents a peculiar and exceptional practical difficulty, and that the requested variance is consistent with the county Master Plan, and that the Planning Commission's denial should be reversed. Thank you.

Commissioner Blakey said on a variance, does it follow the property or does it follow the property owner, and Mr. Hines said it follows the property, but he has the property owner's signature on his application. Commissioner Blakey said it states in there that if it not the property owner, then the property owner has to agree to it. Is the property owner going to financially gain from putting billboards on this property? Mr. Pomeroy said yes, and Commissioner Blakey asked Mr. Pomeroy would financially gain from putting billboard on the property, and Mr. Pomeroy said potentially or I could lose; it is a risk. Commissioner Blakey said you stated in the Planning Commission meeting that profit was not your primary driver here, so I was just wondering what your primary driver is. Mr. Pomeroy said to create a plan that supports the Master Plan, and making the visual entry ways aesthetically pleasing, as it states in fitting with the county code. Commissioner Blakey said NDOT has responded officially that there is no access to this property. How do you plan to achieve access to this property, and Mr. Pomeroy said access to the property is pretty simple: I am going to pull off on York Lane on the west side, and then drive along the railroad parcel to access the signs, then also from Gummow Lane, I use the railroad property to stay on the railroad ground.

Commissioner Blakey said why do you feel that NDOT doesn't think this aligns with the Nevada highway beautification strategy? Mr. Pomeroy said NDOT is just outlining concerns with every sign that I have to put in front of them, and they have very strict rules and the highway beautification act is what they follow. These sign are fully compliant with the highway beautification act and Nevada code. Commissioner Blakey said do you think other billboard companies follow the highway beautification act and state code, or do you think they have the same struggles you do? Mr. Pomeroy said every company and every person that works in the billboard business has to follow all the same rules. Commissioner Blakey then asked RM. Pomeroy if he has been in contact with all the utility companies and identified their easements, and you will not encroach on those easements, and Mr. Pomeroy said yes I have, then Commissioner Blakey said have you contacted Kinder Morgan to which Mr. Pomeroy said yes. Commissioner Blakey asked what is their easement, and Mr. Pomeroy said they have the pipeline and came out and marked it before I took this to the railroad, and basically said as long as I stay five feet away from the pole, they would have no problem with it. Commissioner Blakey asked if any of that was in writing that proves that, and Mr. Pomeroy said no, it was discussion with the Kinder Morgan representative that came out, and said he could get it writing.

Commissioner Hyde said I have dealt with Kinder Morgan and dug next to their lines and, they are very strict and they are there whenever you are close. I think it is going to be a little more difficult to get this done. My other concern is, we already have so many distraction driving, and that many distractions, on a bad intersection, I just wonder how that will effect traffic. Does anyone look at that? Mr. Hines said I am not sure, but I am sure it is part of their beautification, but can reach out to them, but again, they have had a lot of issues with permittees not complying with the highway beautification act, which was in their email to us. Again, I do not know what their separation is, but our separation is less, we just require one or that square footage. I can reach out to them and get an answer.

Mr. Hines said I wanted to follow up regarding Kinder Morgan. We have done several projects and they are really strict with just twenty feet out of that line. With the variance that I have, we cannot even run the compactor on asphalt based 20 feet on either side of that line. If this does move forward, we need something in writing from Kinder Morgan because it is on the north side of those poles.

Commissioner Blakey said I feel if we were to overturn this decision, we would need something in writing from all the utility companies and a cross-section map with all the utilities that would coincide with everything. However, you commented that this aligns with the Master Plan, and I don't think it does; I feel like it damages the Master Plan, and I think it is going to damage the character of that area with a bunch of billboards. That is just my honest opinion, I have talked with many people about this, and another concern is the property rights of people who own property in that area. You don't own that property, other people do; what opportunity are you taking away from them? I don't think in any way that this creates a positive image in that area; I just don't see it. Also with my experience in the construction world, I don't think you can put anything there with those utilities and easements. The Planning Commission is a good

commission, and they thoroughly vetted applications along with the Planning Department, so I support our Planning Commission and I think they make great decisions.

Mr. Pomeroy said, I misspoke, it is 20 feet, any my poles would be 25 feet away from that pipeline. I have worked through the process with NV Energy before, to put signs up and encroach on their right-of-way. Regarding property rights, it's a railroad property, and with their permission there is a process to go through for this stuff, they have a department specifically for advertising signs. As far as effecting the entry way, is it a matter of too many signs, what if we reduce that number? I was just thinking that one thousand foot spacing and that many signs would make it orderly and appealing, and that it was actually planned, was my intention behind the five.

John Gezzlin, attorney for Michael Casey, said Mr. Casey owns property directly to the north of this parcel. Mr. Pomeroy made the same arguments at the Planning Commission meeting as he makes here today. Under NRS 270.3195, review is of a discretionary land use decision of the Planning Commission. Your role today, as you know, is not to adjudicate the facts, but to only determine if there was substantial evidence in the record supporting the decision of the Planning Commission. There is a presumption of validity of the Planning Commission's decision, and its efforts. The controlling authority in the State of Nevada is Supreme Court case Mackenzie vs. Shelly, 77 Nev. 237 1961, it is relevant. It says, "it is a matter of this board not to ascertain as law, anything but if there was substantial evidence before the board, which would sustain the board's action. The action of the City Council is an administrative capacity, and would not warrant interference by the trial court unless there was manifest abuse of discretion." Manifest abuse of discretion is a decision that exceeds all bounds of reason. "The legislative action must be upheld if the facts of the bounds of that discretion have not been exceeded." If you look at the minutes from the Planning Commission, they questioned the long, narrow railroad parcel and that it constituted a hardship, just as you did, Mr. Blakey. It noted that the variance can't be granted, because the proposal is made more for profit and the aesthetics do not conform with the existing sign regulations. Several of the commissioners agreed that the applicant had not satisfied the findings, particularly, the hardship finding, which is a key to a variance. The discussion continued that the granting of the variance would significantly create a different sign standard if this were granted. Under the Mackenzie standard, there is no manifest abuse of discretion, and certainly, the decision did not exceed the bounds of reason. I would request an appeal be upheld and this appeal be denied.

Chair Getto said you know George [Pomeroy], that we have to go through the list that the Planning Commission reviewed, and I can't in a way... you can move stuff around, err on this side of one thing or another, but no matter what I can't get all four to check, so for that I am going to uphold the denial from the Planning Commission.

Commissioner Blakey said for the record, if that variance was approved, it then creates a domino effect in other areas of the county that could be way more detrimental than this project. I stated already that I feel like it damages the Master Plan and the character of that area. Therefore, I don't think we need to take any action and let the Planning Commission's decision stand. Chair Getto said that was my concern as well, setting a precedent. My family owns about

a mile of highway frontage on the Lovelock Highway, and if we wanted to, we could create a narrow parcel and claim that is it undue. The other thing is, you pursued this parcel, so I have a really hard time understanding how it is an undue hardship if you owned that parcel and if your family had it for a long time or something like that, but you pursued that parcel. Commissioner Hyde said that he adopts the comments of his fellow commissioners.

Mr. Pomeroy said that the question he needs to answer is it a hardship or a practical difficulty, and the practical difficulty supports... Chair Getto interjected and said the key word in there in “undue”. You pursued that parcel; you didn’t have it for a long time, or it wasn’t in your family, or you bought it things changed. You pursued that parcel, and I think “undue” is the key word there. Mr. Pomeroy said what if we went down to three on that one long parcel, and had 2,000 feet in between signs, and Chair Getto said I think this board does have the power to do that, but personally, I would like to see it go back through the Planning Commission to be reviewed again, I don’t want to just jump their decision and change it completely. I think it has to through the whole entire process again. Chief Civil Deputy District Attorney Carner said this board does have the authority to ratify the decision, however, that would almost be a new application for different signage, so I would agree that it would have to go to Planning Commission. Commissioner Blakey said I am in agreeance with county code and whatever that says.

No action was taken on this item, therefore upholding the Planning Commission’s decision to deny the variances.

B- Consideration and possible action re: Selection of a third-party recruiter to conduct the search for County Manager; or alternatively action to direct staff to solicit further proposals, or to develop an alternative recruitment plan.

The Board of County Commissioners previously acted to proceed with utilizing a third-party recruiter to manage the County Manager recruitment process, and asked the District Attorney's Office to facilitate gathering proposals from recruiting firms. The County has received proposals from five professional recruiting firms for the recruitment of the County Manager. The proposals were received from the following, with their proposed fee:

- Sierra Executive Solutions, Inc. - \$47,000
- Pracademic Partners - \$27,500
- CPS HR Consulting - \$30,000
- GMP Consultants - \$18,500 + expenses as listed in the proposal
- HRC, Ltd. - 17% of the candidate's first-year total compensation package
 - 17% of the prior County Manager's salary is approximately \$31,000.

FISCAL IMPACT: \$18,500 - \$47,000

EXPLANATION OF IMPACT: cost of retaining a recruiting firm, depending on which is chosen.

FUNDING SOURCE: General Fund

ACTION REQUESTED: Accept

Chief Deputy District Attorney Carner presented this item as outlined above.

Chair Getto asked if there was public comment and there was none.

Commissioner Eric Blakey made a motion to table this item to the August 6, 2026 meeting. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

New Business:

A- Consideration and possible action re: Approval of Resolution 12-2026 adopting and certifying Churchill County's Tax Rate for Fiscal Year 2026-2027.

At the Commissioners' meeting held on May 20th, 2026, Comptroller Wideman presented the proposed FY26-27 Churchill County tax rate of \$1.2829 and the final budget. During the meeting, the final budget and tax rate were approved by the Board of County Commissioners. The overall Churchill County tax rate is \$2.8629, and the City of Fallon rate is \$3.6600.

Once the Nevada Tax Commission certifies the ad valorem rates, the board is required to certify the combined tax rate in a resolution pursuant to NRS 361.460.

FISCAL IMPACT: As budgeted.

EXPLANATION OF IMPACT: As budgeted.

FUNDING SOURCE: Churchill County Funds.

ACTION REQUESTED: Adopt

Chair Getto asked if there was public comment and there was none.

Commissioner Matt Hyde made a motion to adopt Resolution 12-2026 certifying the combined tax rate for the Fiscal Year beginning July 1, 2026 and ending June 30, 2027 as submitted. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

B- Consideration and possible action re: Adoption of Resolution 13-2026 assigning an additional portion of the ad valorem tax levy for Cooperative Extension for Fiscal Year 2026-2027, in the sum of 1 cent, making a total of 2 cents.

The proposed resolution sets forth the tax rate for support of the Cooperative Extension Program. The Budget and corresponding tax rate were prepared using the budgeted tax rate for the current year, which is 2 cents. This Resolution is required by Nevada Revised Statutes.

FISCAL IMPACT: See Budget.

EXPLANATION OF IMPACT: The tax rate levy will support Cooperative Extension in Churchill County, Nevada.

FUNDING SOURCE: See Budget.

ACTION REQUESTED: Adopt

Chair Getto asked if there was public comment and there was none.

Commissioner Eric Blakey made a motion to adopt Resolution 13-2026 assigning an additional portion of the ad valorem tax levy in support of Cooperative Extension for Fiscal Year 2026-2027 and directing the Comptroller to include it in the Final Budget to

the Department of Taxation as required by Nevada Revised Statutes. Commissioner Matt Hyde 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: Recorder's Monthly Apportionment Report for May 2026 totaling \$19,278.00 in revenue.

Churchill County Recorder, Tasha Hessey, provides her Recorder's Monthly Apportionment Report for May 2026 totaling \$19,278.00 in revenue for the month.

FISCAL IMPACT: \$19,278.00 in revenue.

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

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

C- Consideration and possible action re: Sheriff's Civil Report for the month of May 2026, totaling \$3,510.00.

The Sheriff's Office provides its Civil Report for May 2026 for the board's review and acceptance. A total of \$3,510.00 was received in revenue for the month.

FISCAL IMPACT: \$3,510.00

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 May 2026 showing a balance of \$64,574,682.72 in the account.

Clerk/Treasurer Linda Rothery provides the Treasurer's Monthly Report for March 2026 showing a balance of \$68,294,496.84 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: Approval of transfer of funds to the Churchill County Road Department in the amount of \$827,857.62 to purchase three ten-wheel dump trucks/snowplows.

The Churchill County Road Department is requesting the transfer of funds in the amount of \$827,857.62 to purchase three ten-wheel dump trucks/snowplows. The transfer is to come from Public Transit fund 395.

FISCAL IMPACT: \$827,857.62 transferred from Public Transit Fund 395-881-8530

EXPLANATION OF IMPACT: \$827,857.62 transferred from Public Transit Fund 395-881-8530

FUNDING SOURCE: \$827,857.62 transferred from Public Transit Fund 395-881-8530

ACTION REQUESTED: Accept

Chair Getto asked if there was public comment and there was none.

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

Consider Future Agenda Items:

There were no future items discussed.

Commissioner and Management Staff Reports:

Commissioners and staff reported the following:

Chair Getto: Attended CWSD meeting, NACo Board of Directors meeting, DC Trip for NACo regarding PILT.

Commissioner Hyde: Spoke at the Churchill Community Coalition, stating it is a great resources for people in need and a great asset to our community.

Commissioner Blakey: Attended Chamber of Commerce luncheon, graduation at Flying Tis for future pilots, presented to Nevada Public Lands Committee, Rural Roadtrip meeting at the Museum, annual Museum meeting, Coalition for Senior Citizen's ice cream float social at the Senior Center, Happy 4th of July.

Comptroller Wideman: Nothing to report.

Chief Civil Deputy District Attorney Carner: Nothing to report.

Clerk/Treasurer Rothery: Calculated and generated property taxes for FY26-27, billing over \$24 million in property taxes, TCID billing at \$3.7 million, next week there will be 13,000 tax bills mailed out, property taxes can be paid online, candidate filing for Sheriff closes July 24th, Special Election ballots are going out and early voting and special election dates, welcome new Deputy Clerk Amber Edwards.

Deputy Clerk to the Board Adams: Reminder that there is no second meeting in July.

District Attorney Mallory: Recruitment efforts for attorneys have not generated any applicants.

Assessor Felton: Closed FY26-27 secure tax rolls, billing mobile home taxes, starting reappraisal of the city for FY27-28.

Sheriff Orozco: Attended Western States Sheriff Association training in Arizona, getting ready for July 4th activities, new deputies starting, close to being fully staffed.

Public Works, Planning and Building Director Hines: Postponing joint Planning Commission and Board of County Commissioners workshop to September or October.

Claims and Payroll Transmittals:

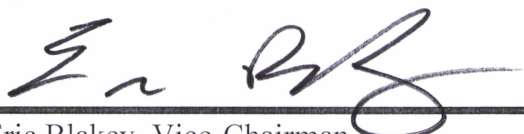
Public Comment:

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

Adjournment:

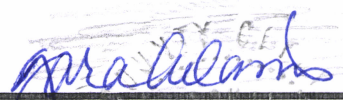
The meeting was adjourned at 9:20 AM.

Approved: 
Myles Getto, Chairman

Approved: 
Eric Blakey, Vice-Chairman

Approved: 
Matt Hyde, Commissioner

ATTEST:
Linda Rothery, Clerk/Treasurer


Tara Adams, Deputy Clerk to the Board