

MINUTES OF THE BOARD OF CHURCHILL COUNTY COMMISSIONERS

155 N. Taylor St., Fallon, NV 89406

June 4, 2026

Call to Order:

The regular meeting of the Board of County Commissioners was called to order at 8:15 AM on June 4, 2026.

PRESENT: Commissioner Myles Getto
Commissioner Eric Blakey
Commissioner Matt Hyde
County Manager Chris Spross
Asst. County Manager/HR Director Joe Sanford
Comptroller Sherry Wideman
Chief Civil Deputy District Attorney Wade Carner
Clerk/Treasurer Linda Rothery
Deputy Clerk to the Board 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 public comment.

Fallon resident Pam Hucke said I am here today because of my deep concern with the explosion of data centers across the country. First, I would like to ask with a show of hands, has anyone on this committee been in discussion with anyone connected with data centers? Or has an application for a center already been approved? A month ago, I went to Silver Springs and there was a presentation there about data centers. There was an engineer or developer, and Silver Springs is being inundated with data centers. There are three that are in the beginning stage, they are called the Mark Data Center, the Silver Springs South Data Center, and the Silver Springs West Data Center. I was there just to listen and to see what the questions were, and a lot of the developers didn't have a lot of answers to the questions, which really disturbed me. Also, after the meeting was over, I asked someone why are there not more people here, and she said it is because they did not know. As I have done my research, I have noticed that transparency is a real problem and the public is not aware of what is going on until the data centers are being built. I am afraid that these centers could become surveillance centers. I am afraid these centers have potential to know when you are brushing your teeth, taking your kids to school, or just mowing your lawn. Some background on the invasion of these centers: in 2024, the U.S. had 4,600 centers. Germany had 529 - not even close, and China had 449 as of April 2025. This is really about global surveillance, and tech billionaires use data centers for their tech motherlode and could care less about the loss of our water, high rates of utilities and our environment. Tech billionaires have found a new way to extort. Ronald Rembrandt, candidate for Governor of Michigan said of his observation of Data Centers in his state, "Low jobs, no income, no

worthwhile product as a whole. These centers are not in the best interest for our state. They corrupt our water, corrupt our environment, and are noisy. They run diesel generators 24/7. Out with solar and windmills, and now these massive centers. They promise the moon, they say they will provide infrastructure that never comes; they are in, they are out.” As with solar and windmills, who is going to pay for these centers? Without tax payers subsidies and federal tax dollars, none of these could be built. Tammy Clark of the Environmental Health Organization says these centers need mass amounts of water. Nevada is one of the driest states in the union. Taking billions of water is unacceptable. The massive amount of water that has to go through a cooling system called a closed loop system. Water goes in, becomes contaminated, picking up corrosives and anti-stealing agents. The water gets blown back into aquifers or rivers. This grey sludge that comes out is dumped into water or a water treatment facility. For small towns, such as Fallon, their water treatment facilities are not capable of filtering these kinds of corrosives. Well set up aquifers will be contaminated and some shallow wells will simply go dry, says Tammy Clark. You have to ask yourself why these centers are popping up in the poorest or smallest communities. Land prices are cheaper, less regulations, and less blowback. And honesty, rich people don’t want them. I’m here today to simply ask this commission, from information we already know, to thoroughly investigate all aspects of these centers. There must be new technology out there that can prevent the pollution of our air, our environment, and our water, and the increase of our utilities. Have open hearings so people have a say. This is not about anti-tech; we should all be pro-water, pro-homeowner, pro-small business, pro-rural Nevada, and pro-common sense. Thank you so much.

Fallon resident Lisa Bedell said it appears that this board is now trying to obscure the fact that the county manager hiring process violated Nevada’s Open Meeting Law. When Mr. Hendrix appeared before you nearly a year ago, he specifically warned this commission the process violated open meeting law. At that time, your legal advisor, Mr. Sanford, publicly assured you that he was 100% certain that the process was fair and complied with the Open Meeting Law. The Attorney General has now concluded otherwise. So the question is, how much time, effort, public money, and public trust has been wasted because this commission and county staff refused to acknowledge what was obvious from the beginning. Since then, there have been lawsuits, public records disputes, continued controversy, and Mr. Spross resigned right before the Attorney General’s findings were published. Does anyone on this board ever stop and ask how much of this could have been avoided if the County had simply followed the law and told the truth. So, what is the next step? Are you going to reward that conduct by hiring Mr. Sanford as the County Manager, the same attorney who told the public this process was lawful, when the Attorney General has now found it was not. The public deserves accountability, not more misdirection, confusion, and self-protection by the same officials who helped create the problem. Thank you.

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 29th day of May, 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 Minutes of the meeting held on:

A- May 7, 2026.

The Minutes of the Board of County Commissioners meeting held on May 7, 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 Matt Hyde made a motion to approve the Minutes of the Board of County Commissioners meeting held on May 7, 2026, as presented. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

B- May 7, 2026 - Jail Inspection.

The Minutes of the Board of County Commissioners meeting held on May 7, 2026 — Jail Inspection, 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 Matt Hyde made a motion to approve the Minutes of the Board of County Commissioners meeting held on May 7, 2026 — Jail Inspection, as presented. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

Appointments:

A- Presentation of Carcass Grand Champion Winners, Reserve Grand Champion All Around Winners, Grand Champion All Around Winners, Record Book Contest Winners, and Personal Interview Winners from the 2026 Churchill County Junior Livestock Show (CCJLS).

The Churchill County Junior Livestock Show and Sale was held April 23 - 25, 2026. The Board of County Commissioners will present awards for Grand and Reserve Grand Champion Winners in the Carcass Contests for Steer, Hog, Lamb and Goat; Reserve Grand Champion All Around Winners; and the Grand Champion All Around Winners. Also presenting the Record Book Contest Winners and Personal Interview Winners.

CARCASS GRAND CHAMPION WINNERS:

Grand Champion Hog Carcass – Hannah Montalvo

Grand Champion Steer Carcass – Louie Pellandini

Grand Champion Lamb Carcass – Sadie Nuttall

Grand Champion Goat Carcass – Blake McKnight

CARCASS RESERVE GRAND CHAMPION WINNERS:

Carcass Reserve Champion Hog - Cassidy Sorensen

Carcass Reserve Champion Steer - Anna Lewis

Carcass Reserve Champion Lamb - Allie Nuttall

Carcass Reserve Champion Goat - Blake McKnight

RESERVE GRAND CHAMPION ALL AROUND WINNERS:

Reserve Grand Champion Intermediate All Around – Piper Humphrey

Reserve Grand Champion Senior All Around – Bailey Peixoto

GRAND CHAMPION ALL AROUND WINNERS:

Grand Champion Junior All Around – Laylan Pellandini

Grand Champion Intermediate All Around – Macady Bogdanowicz

Grand Champion Senior All Around – Hannah Montalvo

Record Book Contest:

2nd Place Intermediate - Ellie Peixoto

Intermediate - Piper Humphrey

2nd Place Senior - Hannah Montalvo

Senior - Bailey Peixoto

Personal Interview:

2nd Place Intermediate - Piper Humphrey

Intermediate - Macady Bogdanowicz

2nd Place Senior - Bailey Peixoto

Senior - Hannah Montalvo

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

Karen Bogdanowicz thanked the board for their continued support and presented the awards to the award winners.

B- Consideration and possible action re: Approval of the updated Churchill County Indigent Defense Plan for FY2026-2027.

NRS 260.010(7)(b) & NRS 260.070(2) requires that the Board of County Commissioners provide an annual report to the Department of Indigent Defense Services. The report must include any information requested by the department concerning the provision of indigent defense services in the county and must include the plan for the provision of indigent defense services for the next fiscal year. The plan, as proposed here, was developed in cooperation with the Department of Indigent Defense Services and the Churchill County Public Defender. It reflects the requirements as outlined in the Indigent Defense Regulations recently enacted by the Nevada Board of Indigent Defense Services. The plan, as proposed, will meet the annual reporting obligations of Churchill County. The plan may be changed from time to time as desired and approved by the Board of County Commissioners. The Churchill County Plan is due for submission to the Indigent Defense Commission upon approval (but no later than July 1st).

FISCAL IMPACT: Unknown.

EXPLANATION OF IMPACT: If an individual is hired or contracted to fill the responsibilities of the Appointed Counsel Program Coordinator (as detailed in the plan), it would require payment of contract or salary expenses.

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

Public Defender Sommer presented this item as outlined above.

Commissioner Eric Blakey made a motion to approve the updated Churchill County Indigent Defense Plan for 2026-2027. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

C- Consideration and possible action re: Approval of Child Support Hearing Master Budget for Fiscal Years 2027 and 2028, in the amount of \$14,341.28 for each year.

In accordance with the Interlocal Contract, Attachment B, two years of budget requests for State Fiscal Years 2027 and 2028 are required and due to the Nevada State Central Office no later than May 30, 2026. Each Judicial District must have an approved budget on file to receive reimbursement for expenditures. To ensure budgets approved by the state are consistent with budgets approved by the County Commissioners, the Judicial Districts are asked to submit budget requests to the County Commission first and to then forward the approval to the Child Support Enforcement Unit in Central Office.

Budget requests must include back-up documentation to justify all expenditures. Any proposed increases over funding provided in the current year must include a detailed analysis and spreadsheet validating how the increased budget authority can be negated through a proportionate increase in child support obligations.

Upon approval of the annual budget by state staff, county personnel are responsible for submitting all requests for reimbursement in accordance with 2 CFR Part 225. The standardized invoice billing format must be used again this year to streamline the reimbursement process. Compensation for Hearing Master services are reimbursed at the contractual rate, up to 100% of the actual time worked in Child Support Enforcement. Travel is reimbursed at the state rate pursuant to the State Administration Manual, Section 200.

FISCAL IMPACT: \$14,341.28 each for Fiscal Years 2027 and 2028.

EXPLANATION OF IMPACT: The budgeted amount for Fiscal Years 2027 and 2028 will be \$14,341.28 each year. However, the services are reimbursed by the State of Nevada.

FUNDING SOURCE: State of Nevada.

ACTION REQUESTED: Accept

Court Administrator Josephs presented this item as outlined above.

Commissioner Matt Hyde made a motion to approve the Budget for Child Support Hearing Master services, in the amount of \$14,341.28 for each of the Fiscal Years 2027 and 2028. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

D- Consideration and possible action re: A zone change application, ZC26-1, filed by Standard Energy Advisory LLC for Basin and Range Investments LLC. The properties are located south of Interstate 80, Assessor's Parcel Numbers 004-051-19, 004-051-29, 004-051-31, 004-051-33, 003-651-01, and 003-671-03, in the RR-20 zoning district. The applicant proposes to change the zoning from RR-20 to I-3.

Executive Summary Request:

The applicant is requesting a Zone Change (ZC) to change the zoning of six (6) parcels from Rural Resource (RR-20) to Heavy Industrial (I-3) located southeast of the I-80 Nightingale Interchange with the intent of establishing major power generation (solar) and data storage and data processing uses. RR-20 zoning districts permits a major power generation use with an approved Special Use Permit but does not permit the establishment of a data storage and data processing use. I-3 zoning districts permits the establishment a major power generation (solar) and data center uses with an approved Conditional Zoning Permit.

Findings:

CCC 16.08.060(E) requires that the Planning Commission make the following findings prior to forwarding the Board of County Commissions a recommendation of approval:

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

Staff Comment: The proposed amendment is in substantial compliance with master plan and supports 6 goals and 4 policies as outlined in the detailed analysis below.

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

Staff Comment: The definition of I-3 zoning states that it “should be located away from people and other non-industrial uses.” The proposed location for the zone change is in an undeveloped area with minimal impacts to neighboring properties. The closest existing uses are major power generation (geothermal and solar), light crop processing and storage, and mineral extraction and processing, which are all industrial in nature. The proposed zoning is compatible with and not detrimental to the adjacent land uses and properties.

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

Staff Comment: The definition I-3 zoning states that “uses within it may have to develop their own access to roadway and/or railway transportation systems.” Three of the parcels are crossed by the existing access road serving Desert Peak Geothermal. Legal and physical access shall be established prior to approval of development plans in accordance with Transportation Policy T 13.2.

Staff Recommendation: Approve

A copy of the staff report and excerpt from the May 13, 2026 Planning Commission minutes are attached for the commissioners' review and decision.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Senior Planner Cahalane presented this item as outlined above.

Commissioner Eric Blakey made a motion to approve the Zone Change application, ZC26-1, to change the zoning of 6 parcels from RR-20 to I-3 located south of Interstate 80, Assessor's Parcel Numbers 004-051-19, 004-054-29, 004-051-31, 004-051-33, 003-651-01, 003-671-03. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

E- Consideration and possible action re: Ratification of the funding agreement between the State of Nevada HHS Grants Management Unit for Community Services Block Grant and Churchill County Social Services in the amount of \$111,387 for the provision of Community Action Programming.

Churchill County is the federally designated Community Action Agency. The goal of the Community Action Agency is to assess, develop, and implement strategies to reduce community-wide poverty. Churchill County Social Services utilizes the funding to ensure access to stabilization services that support the funding objectives.

During FY26 and FY27, Churchill County Social Services will complete a community assessment and analyze results to determine the necessary partners to be engaged to reduce barriers to community-wide stabilization.

The current funding supports the following:

Outreach Services: Resource Liaison Program

Homeless Case management

Data collection

Reducing barriers and increasing access to services

****Under the federal authorization, CSBG can be utilized as a federal match with other funding sources. These funds will be utilized to match HUD during this year.**

FISCAL IMPACT: \$111,387.00 - State of Nevada HHS GMU from Federal HHS CSBG. No match is required.

EXPLANATION OF IMPACT: \$103,136 Personnel; \$8,251.00 Indirect Costs.

FUNDING SOURCE: State of Nevada HHS GMU from Federal HHS CSBG

ACTION REQUESTED: Accept

County Manager Spross presented this item as outlined above.

Commissioner Matt Hyde made a motion to approve ratification of the Agreement as presented. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

F- Consideration and possible action re: Approval of the presentation of Captain Chad Sweeney's issued service weapon upon retirement.

The Churchill County Sheriff's Office respectfully requests that the Board of County Commissioners authorize the presentation and transfer of Captain Chad Sweeney's issued service weapon to him upon his retirement, in recognition of his 25 years of dedicated law enforcement service to Churchill County.

Captain Chad Sweeney is retiring from the Churchill County Sheriff's Office after 25 years of service. It is a longstanding law enforcement tradition to present a retiring peace officer with his or her issued service weapon as a ceremonial recognition of honorable service, commitment, and sacrifice.

The Sheriff's Office requests approval to present Captain Sweeney's issued duty weapon to him upon completion of the required county inventory process, transfer documentation, and any applicable legal or administrative requirements.

FISCAL IMPACT: Minimal fiscal impact.

EXPLANATION OF IMPACT: The weapon is currently issued equipment. Any fiscal impact would be limited to the residual inventory value of the weapon, if any, as determined by County inventory or asset records.

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Sheriff Orozco presented this item as outlined above.

Commissioner Eric Blakey made a motion to approve the presentation and transfer of Captain Chad Sweeney's issued service weapon to him upon retirement in recognition of his 25 years of dedicated law enforcement service to Churchill County. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

G- Consideration and possible action re: Discussion, direction, and approval of the options related to selecting, interviewing, and appointing/hiring a County Manager for Churchill County, Nevada to include utilizing a third-party recruiter, establishing a recruitment plan to be carried out by County Human Resources, appointment of an interim County Manager, and/or possible appointment of a permanent County Manager.

Pursuant to NRS 244.125, the Churchill County Board of Commissioners appoints/hires, evaluates the performance of and, if necessary, dismisses the Churchill County Manager. The board has received the current County Manager's resignation, effective June 12, 2026. The appointment/hiring of the County Manager must be done in an open meeting. Under this agenda item, the Board of County Commissioners may discuss and approve the hiring process for the County Manager, as well as discuss the appointment of an interim county manager pending completion of the recruitment/hiring process. The options provided herein are in no particular order, and should not reflect any preference on the part of the District Attorney's Office as to what option should be chosen.

The options available under this agenda item are:

1. Directing staff to request proposals for third-party recruitment firms to provide the county

with recruitment plans and pricing.

2. Directing staff to establish a proposed recruitment plan to be carried out by County staff.
3. Appointment of an interim county manager while the recruitment process proceeds.
4. Appointment of a permanent county manager.

FISCAL IMPACT:

EXPLANATION OF IMPACT:

FUNDING SOURCE:

ACTION REQUESTED: Accept

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

There was discussion amongst the commissioners to use a recruitment agency, or to have each application be made public and have discussion during meetings to ensure legal compliance. There was also discussion that county Human Resources are not involved, and applications be filtered through the District Attorney's Office.

Chief Civil District Attorney Carner explained the process for obtaining an outside agency to conduct the County Manager search, and that the District Attorney's Office would facilitate that process. The cost of recruitment is typically a percentage of the position that is being recruited.

There was further discussion regarding appointing an interim County Manager and voiced that just because someone is appointed does not mean that they are automatically going to be offered the County Manager role. Mr. Sanford expressed interest in fulfilling the role of interim County Manager. Chair Getto stated that he will attend meetings with Mr. Sanford and Commissioner Blakey or Commissioner Hyde will attend meetings as necessary. Chief Civil District Attorney Carner noted that if any of the commissioners were asked to attend meetings it would be placed on an Agenda and addressed during a meeting for the sake of transparency.

Comptroller Wideman mentioned that there is typically a stipend for interim positions. Mr. Sanford stated he is willing to forego a stipend for the first 120 days as interim County Manager.

Commissioner Matt Hyde made a motion to utilize an outside recruitment company, and have the District Attorney's Office facilitate the bid process, and to name Joe Sanford interim County Manager beginning June 13, 2026, with no stipend. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

H- Consideration and possible action re: Discussion regarding the role of the Assistant County Manager/HR Director which may include action related to the restructuring of the Assistant County Manager/HR Director position(s).

Discussion will take place regarding the Assistant County Manager/HR Director's position and role. This item has been requested to be put on an agenda for possible action related to the structure of the ACM/HR Director role to discuss the propriety of the current structure, and whether action should be taken to separate the roles into two positions and/or potentially eliminate unnecessary position(s).

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Commissioner Blakey stated that regarding the changes in the County Manager's office, he wanted to ensure that the structure is still relevant. He has concerns about the HR department being under the County Manager's office and questioned the need for an Assistant County Manager. Commissioner Hyde and Chair Getto agreed that there needs to be separation between the HR department and the County Manager's office, but Chair Getto advocated for the Assistant County Manager position citing the Navy's range expansion and SNPLMA projects. Commissioner Hyde agreed with Chair Getto stating that those projects are time consuming. Commissioner Blakey mentioned that the county would benefit from having a grant writer as there is money the county is missing out on. He further stated that the board agreed to make the budget as lean as possible and to look at all positions.

Regarding the SNPLMA project, Mr. Sanford said until the money is awarded, none of the work currently spent on it is not reimbursable, and once the project is awarded, there is some direct salary for positions working only on the project, and there is another portion of the salary that is an indirect cost.

Chair Getto expressed concern if the Assistant County Manager position was removed, that the new County Manager would have a lot on their plate. Commissioner Blakey agreed that now may not be the best time to evaluate that position, even if it is vacant. He went on saying that options need to be explored if there isn't currently an Assistant County Manager, and perhaps the interim County Manager can identify those gaps. Mr. Sanford stated that a caveat to that would be because he would be the interim County Manager, he would be hesitant to give advice regarding the Assistant County Manager position due to self-interest.

Executive Secretary Robinson stated that she works in the County Manager's office and has no vested interest in the outcome of the County Manager or Assistant County Manager roles. She went on by stating that between the workload and decisions that are made daily, having another smart head in the room day-to-day is valuable.

Regarding the Assistant County Manager position, Parks & Recreation Director Guerrero stated that the position is not going to be open and that Mr. Sanford will still have responsibilities. Mr. Guerrero further explained that Mr. Sanford will be taking on more responsibilities, and by not providing a stipend that has always been offered to an interim role, the commission is setting him up for failure. The position is not open, and he should be compensated.

Recorder Hessey suggested talking about the need for an HR Director, and how often Mr. Sanford is conducting HR duties versus Assistant County Manager duties. Mr. Sanford stated that the majority of his time is spent performing Assistant County Manager duties. He explained that direction is needed as to whether those positions are to be separated, so staff can adequately perform extra functions as needed, leaning on Department Heads, Elected Officials, and the

commissioners to ensure that all of the work that is being done by two people now is being done with support. He added that the percentage of duties is 75% Assistant County Manager and 25% HR.

Chair Getto said he would like to eliminate the HR Director position and retain the Assistant County Manager position. Mr. Carner advised that a motion is needed to do that, but if the board would like to leave things as they are during this transition period, then no action is needed. Chair Getto and Commissioner Hyde expressed that they wanted to leave the positions as they are for now, and Commissioner Blakey stated he wanted the positions separated. Commissioner Hyde said that they all want them separated, but as soon as a County Manager is hired and they have a change to look at things, the positions can still be separated.

No action was taken on this item.

Letters Received:

A- Consideration and possible action re: Carson-Truckee Water Conservancy District's submittal of its Final Budget for Fiscal Year 2026-2027.

The Carson-Truckee Water Conservancy District submits its Final Budget for Fiscal Year 2026-2027.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

B- Bureau of Land Management's notification that it is in the process of developing a Herd Management Area Plan for the Stone Cabin Complex and its 30 day public scoping period on the Management Evaluation.

The Bureau of Land Management (BLM) is developing a Herd Management Area Plan (HMAP) for the Stone Cabin Complex, which includes the Stone Cabin, Saulsbury, and Little Fish Lake Herd Management Areas (HMAs). As part of this process, a Management Evaluation has been prepared and is now open for public review during a 30-day scoping period starting May 15, 2026.

The evaluation and related documents can be accessed through the BLM National ePlanning website at <http://eplanning.blm.gov/eplanning-ui/project/2036341/510>, with public comments accepted through June 15, 2026.

The Stone Cabin HMA, located about 30 miles east of Tonopah, in Nye County, Nevada, and primarily includes Stone Cabin Valley, both north and south of Nevada Highway 6, bordering the Nevada Test and Training Range (NTTR) and the Nevada Wild Horse Range to the south. The Saulsbury HMA is divided into two areas: the southern portion, west of the Stone Cabin HMA and south of Highway 6, adjacent to the NTTR, and the northern portion, located north of Highway 6, bordering U.S. Forest Service lands within the Monitor Wild Horse Territory. Little Fish Lake HMA, approximately 70 miles northeast of Tonopah, is primarily situated in the valley bottoms of Little Fish Lake Valley.

The entire Stone Cabin Complex covers 571,468 acres of public and private land. The designated Appropriate Management Levels (AML) for wild horse populations are 364 horses for the Stone Cabin HMA, 40 for the Saulsbury HMA, and 39 for the Little Fish Lake HMA. However, the estimated current population of the complex is approximately 1,500 wild horses.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept
None; Informational Only

C- Nevada Division of Environmental Protection's (NDEP) Review and Concurrence of the Final 2024-2025 Annual Groundwater Monitoring Report for Installation Restoration Program Sites 1 and 14, Naval Air Station Fallon, Nevada.

The Nevada Division of Environmental Protection (NDEP) has reviewed the final Annual Groundwater Monitoring Report for Installation Restoration Program Sites 1 and 14, Naval Air Station Fallon, Nevada. The final report summarizes groundwater monitoring in September and November of 2025 as well as January and March of 2026. The Final Report was received by the NDEP on April 29, 2026 and was prepared by Treve-Bay West Joint Venture LLC on behalf of Naval Facilities Engineering Systems Command Southwest (NAVFAC SW). The final report recommends continued groundwater monitoring to evaluate contaminants of concern levels, annual gauging for free product and removal from identified wells, and institutional controls to prevent domestic use of groundwater until remediation goals are met.

The Final Report satisfactorily addresses NDEP's comments to the Draft Report. NDEP concurs with the recommendation in the Final Report.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

D- Nevada Division of Environmental Protection notification of its comments on the findings and recommendations presented in the Draft Post-Remedy Report for Installation Restoration Programs Site 3, Naval Air Station, Fallon, Nevada (Draft Report).

The Nevada Division of Environmental Protection (NDEP), has reviewed the revised Draft Post-Remedy Report for Installation Restoration Program Site 3 at Naval Air Station, Fallon (Draft Report). NDEP received the Draft Report on April 29, 2026 and was prepared by Treve-Bay West Joint Venture LLC on behalf of Naval Facilities Engineering Systems Command Southwest (NAVFAC SW). The Draft Report documents the results of the subsurface investigation at the Northern Operable Unit (NOU) Installation Restoration Program (IRP) Site 3 from November 17 to November 25, 2025 to identify volatile organic compounds (VOCs) in the groundwater. Fourteen test locations were used based on the location of the future hangar construction. Shallow and deeper groundwater samples showed trichloroethene (TCE) levels which exceeded the Project Action Limit (PAL) to varying degrees. Recommendations

provided included the installation of three additional wells for testing and long-term monitoring, performing a soil-gas survey for potential vapor intrusion concerns, and reevaluating the land use control (LUC) and remedial action objectives (RAOs). The NDEP concurs with the recommendations presented in the revised Draft Report.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

Old Business:

A- Consideration and possible action re: Update and approval of the implementation plan for the Churchill County Compensation Study.

Churchill County has received final maintenance documents and updated information from Baker Tilly to finalize and implement the 2026 compensation study. HR and the Comptroller's Office have been working diligently to ensure all individuals are accurately identified to their time in current position and have a plan to finalize implementation by the start of the fiscal year. All departments have received information for each of their employees to verify the accuracy of the placements and to provide explanations to employees on what to expect moving forward. The Board had selected option 2 of the Baker Tilly study which placed employees on the step based on their years in position, with a cap at step 9 to allow for continued merit advancement.

HR will be providing a finalized pay table with all new grade assignments and title changes to the Board for Adoption at its June 17, 2026 meeting. Final job descriptions with all updated recommendations and changes will be included for your consideration.

FISCAL IMPACT: Informational Only

EXPLANATION OF IMPACT: Information Only

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Assistant County Manager/HR Director Sanford presented this item as outlined above. Mr. Sanford did emphasize that the board chose option 2 of the Compensation Study implementation, with a cap on a position at 9.

Comptroller Wideman asked regarding the cap at 9, what happens if you have multiple people at the same position? You have someone that has been at the same position for 13 plus years, they get an increase to step 9, but their coworker who have been in a position for only 9 years is getting the same salary, so there is a demerit there. Mr. Sanford said that is true, and we discussed years in position or steps, and there will be these situations, but ultimately, everyone who is capped is still receiving an increase.

Commissioner Eric Blakey made a motion to approve final implementation of the compensation study as presented. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

New Business:

A- Consideration and possible action re: Setting of an 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 presented this item as outlined above.

Commissioner Matt Hyde made a motion to set the appeal hearing for June 17, 2026, during the regular board meeting. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

B- Consideration and possible action re: Approval of the Churchill County Board of County Commissioners Rules of Procedure.

The proposed Board of County Commissioners Rules of Procedure will provide, if adopted, a parliamentary authority and will establish supplemental rules of procedure for the conduct of Churchill County Board of County Commissioners meetings. These rules will serve as instructional guidelines to assist departments and the public with the board process. It will also help enforce the rules to ensure timely submissions of agendas and materials and avoid open meeting law violations.

Many counties within the State have a version of this document, and it is considered best practice to adopt a set of rules of procedures.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Clerk/Treasurer Rothery presented this item as outlined above.

Commissioner Eric Blakey made a motion to approve the Churchill County Board of County Commissioners Rules of Procedure. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

C- Consideration and possible action re: Approval of Resolution 08-2026 authorizing the disposal of broken property by county offices.

Churchill County, specifically the District Attorney's Office, has surplus non-working electronic equipment that is no longer functional, efficient, or suitable for public use. See the attached Exhibit A. NRS 332.185 authorizes the Board of County Commissioners to declare personal property of the County as surplus and dispose of said personal property in any manner.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Adopt

Commissioner Matt Hyde made a motion to adopt Resolution 08-2026 to dispose of broken property. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

D- Consideration and possible action re: Appointment of David Halloran to serve on the Board of Directors of Fallon Golf Course, Inc. with a term expiring on December 31, 2028.

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

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

The County and corporation additionally desire the board members to serve staggered terms to prevent significant vacancies or recruitment delays during transition periods. Accordingly, the recommendation is that David Halloran serve a term expiring December 31, 2028 to fill the vacancy left by Tom Kutansky.

FISCAL IMPACT: None.

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

County Manager Spross presented this item as outlined above.

Commissioner Eric Blakey made a motion to appoint David Halloran to the Board of Directors of Fallon Golf Course, Inc. with a term expiring on December 31, 2028
Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

E- Consideration and possible action re: Appointment of Brittany Burton as the interim Public Guardian of Churchill County pursuant to NRS 253.170 to fill the vacancy of the position left by the resignation of Public Guardian Shannon Ernst and approval of a temporary reclassification during such appointment.

The current Public Guardian, Shannon Ernst, has submitted her resignation to the county, leaving a vacancy in the office of Public Guardian. Pursuant to NRS 253.170, the board of county commissioners may designate any qualified person to serve as acting public guardian until the vacancy is permanently filled. Ms. Burton has agreed to perform these duties effective immediately. Staff has recommended that the temporary assignment include a temporary reclassification to Grade 12 Step 1 of the FY 27 pay scale with placement during the remaining fiscal year at Grade 52 Step 1.

FISCAL IMPACT: \$12,380.00

EXPLANATION OF IMPACT: Difference between current Grade 45, Step 1 and the new Grade 52, Step 1 with benefits.

FUNDING SOURCE:

ACTION REQUESTED: Accept

Assistant County Manager/HR Director Sanford presented this item as outlined above.

Commissioner Matt Hyde made a motion to appoint Brittany Burton as the interim Public Guardian of Churchill County pursuant to NRS 253.170. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

F- Consideration and possible action re: Approval of a Local Public Agency Agreement with the Nevada Department of Transportation for the preliminary engineering and environmental review of the Moody Coleman Connector Project.

Churchill County received a federal earmark in the amount of \$4,000,000 to assist with the construction of a connector road between Coleman Road and Moody Lane to provide improved public services in the area and benefit residents with more traversable connections across the Carson River. This project would ensure appropriate road access for current and future development. This project has a 5% county match, for a total potential cost to the County of \$210,526.

The funds for this Agreement are for preliminary engineering, design and cultural review of the project. The construction would require separate funding once a full design and NEPA are complete. Current estimates from staff are for substantially less cost for this phase of the project, but has allocated the entire earmark to cover any potential cost increases.

FISCAL IMPACT: \$210,526.00

EXPLANATION OF IMPACT: 5% match of the maximum spend of federal funding

FUNDING SOURCE: Capital Projects

ACTION REQUESTED:

County Manager Spross presented this item as outlined above.

Commissioner Eric Blakey made a motion to approve of the Local Public Agency Agreement as presented Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

G- Consideration and possible action re: Approval of an Agreement to transfer a portion of Curry Road/Lone Tree Road from the State of Nevada to Churchill County.

Churchill County and the Nevada Department of Transportation have been negotiating a transfer of the State's isolated portion of Curry Road and its connection with Lone Tree Road as part of the reconstruction of Lone Tree Road and the NDAA. This Agreement transfers the isolated less than a mile of Curry Road as it intersects with Lone Tree Road to the ownership and responsibility of Churchill County. The County will receive a one-time transfer payment of \$800,000 to defray any future maintenance costs associated with this portion of the road.

The road transfer will facilitate the reconstruction of Lone Tree Road as currently planned and provide an avenue for the connection and care of Curry Road.

FISCAL IMPACT: \$800,000 to Churchill County

EXPLANATION OF IMPACT: Payment to offset future maintenance

FUNDING SOURCE: State of Nevada

ACTION REQUESTED: Accept

Assistant County Manager/HR Director Sanford presented this item as outlined above.

Commissioner Matt Hyde made a motion to approve of the Cooperative Agreement to transfer Curry Road and Lone Tree Road as presented Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

H- Consideration and possible action re: Approval of an advanced step placement for Deputy Ochoa as a detention Deputy for the Churchill County Sheriff's Office

Churchill County has the opportunity to recruit a talented veteran jail deputy to join the Churchill County Sheriff's office. Deputy Ochoa is a veteran detention deputy with four years of experience and POST certification working in another community. Ochoa would come to us with the certification and experience to expedite training time from 16 to 8 weeks or even less. In addition, she is a certified FTO (Field Training Officer) and a Defensive Tactics Instructor, which would be additional worth to the department. The Sheriff is recommending that she be moved laterally to join Churchill County joining as a Detention Deputy (6100) step 3 with an annual salary of \$63,585.60. This is an increase of 5% from the step 1 starting salary of \$60,569.60.

Churchill County code authorizes an advanced step placement to (1) meet a difficult recruiting

need and (2) to employ a person with superior qualifications. Given the difficulty of recruiting qualified Deputies and the operational experience of Deputy Ochoa, staff recommends approval of this action.

FISCAL IMPACT: \$3,016.00 in base salary

\$4,788.00 as a benefited position

EXPLANATION OF IMPACT: Impact of a two-step advancement,

FUNDING SOURCE: Sheriff's Office Budget

ACTION REQUESTED: Accept

Assistant County Manager/HR Director Sanford presented this item as outlined above.

Sheriff Orozco echoed Mr. Sanford's comments regarding recruitment difficulties not only within the county, but nationwide. He stated that a recent job opening produced 22 applications with 6 people showing up for testing, and sometimes no one shows up for testing. With Deputy Ochoa's experience and positive employer feedback, she would be a good person to have on board.

Commissioner Eric Blakey made a motion to approve of the advanced step placement of Deputy Ochoa to Step 3 of the Detention Deputy. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

I- Consideration and possible action re: Acknowledgment of receipt of the Nevada Attorney General Findings of Fact and Conclusions of Law related to A.G. File No.: 13897-550, and authorization to the District Attorney to submit a response.

On June 12, 2025, Robert Clay Hendrix filed a complaint with the Nevada Attorney General alleging a violation of Nevada's Open Meeting Law by failing to notice and agendaize meetings during the recruitment process for the County Manager position in 2025. Specifically, the Nevada Attorney General has statutory enforcement powers under the Open Meeting law.

In this case, the Nevada AG's office has issued Findings of Facts and Conclusions of Law finding that the Board violated the OML by "conducting deliberations and actions through a working group and recommendation panel outside of a properly noticed public meeting." Acknowledgment of the Findings issued by the AG is required by NRS 241.0395:

NRS 241.0395 Inclusion of item acknowledging finding by Attorney General of violation by public body on next agenda of meeting of public body; effect of inclusion.

1. If the Attorney General makes findings of fact and conclusions of law that a public body has violated any provision of this chapter, the public body must include an item on the next agenda posted for a meeting of the public body which acknowledges the existence of the findings of fact and conclusions of law. The opinion of the Attorney General must be treated as supporting material for the item on the agenda for the purposes of NRS 241.020.
2. The inclusion of an item on the agenda for a meeting of a public body pursuant to subsection 1 is not an admission of wrongdoing for the purposes of a civil action, criminal prosecution or injunctive relief.

Pursuant to NRS 241.039(9), the District Attorney's Office is requesting authorization from the board to submit a response to the Findings of Fact and Conclusions of law.

FISCAL IMPACT: None

EXPLANATION OF IMPACT: NA

FUNDING SOURCE: NA

ACTION REQUESTED: Accept

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

Commissioner Blakey asked if anything is achieved if a response is submitted, and Mr. Carner said it is unclear what happens after a response is submitted, but hopes that the Attorney General would consider the county's response and submit a supplement. Commissioner Blakey asked if the board would have an opportunity to review the response prior to submission, and Mr. Carner said the response time is limited and he is unsure if it he would be able to submit to the board timely, but he is happy to discuss individually.

Commissioner Matt Hyde made a motion to acknowledge receipt of the Nevada Attorney General Findings of Fact and Conclusions of Law related to A.G. File No.: 13897-550, and to authorize the District Attorney's Office to submit a response. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

Consent Items:

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

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

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

B- Consideration and possible action re: Court Services' Third Quarter Revenue Report, for the period of January 1, 2026, to March 31, 2026, reflecting \$7,779.00 in revenue for the quarter.

Brenda Ingram, Court Services Director, provides the department's third quarter revenue report for the period of January 1, 2026, - March 31, 2026, for the board's consideration and acceptance. A total of \$7,779.00 in revenue was collected for the quarter.

FISCAL IMPACT: \$7,779.00 in revenue.

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

FUNDING SOURCE: General Fund

ACTION REQUESTED: Accept

C- Consideration and possible action re: Treasurer's Report for April 2026 showing a balance of \$67,186,641.66 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

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:

*Stipend for interim County Manager on 6/17 Agenda

* Building Codes for agricultural projects on 6/17 Agenda

Commissioner and Management Staff Reports:

County Manager Spross: Nothing to report.

Chair Getto: Attended a NACo and RTC meeting, met with Senator Rosen regarding grazing issues related to the NDAA. Also attended a Nevada Works meeting.

Commissioner Hyde: Attending the Social Services Advisory Board meeting today, and getting ready for the Fallon Youth Club fundraiser dinner and looking for auction donations.

Commissioner Blakey: Attended a Banner Churchill Community Hospital Board meeting and a CEDA meeting.

Chief Civil District Attorney Carner: Nothing to report.

Comptroller Wideman: Taxation approved the 2027 budget with no adjustments.

Clerk/Treasurer Rothery: Early voting through tomorrow (6/5), with Election Day being at the Convention Center. Investments for April were at \$125,000.00 of interest income.

Recorder Hessey: Nothing to report.

Sheriff Orozco: Preparing for graduation and new hire testing.

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 9:45 AM.

Affidavit of Posting:

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