

MINUTES OF THE BOARD OF CHURCHILL COUNTY COMMISSIONERS

155 N. Taylor St., Fallon, NV 89406
August 6, 2026

Call to Order:

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

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

ABSENT: N/A

Pledge of Allegiance:

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

Public Comment:

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

Verification of the Posting of the Agenda:

It was verified by Amber Edwards, Deputy Clerk to the Board, that the Agenda for this meeting was posted on the 31st day of July 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- June 4, 2026.

The Minutes of the Board of County Commissioners meeting held on June 4 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

Chair Getto asked for public comment, and there was none.

Commissioner Matt Hyde made a motion to approve the Minutes of the Board of County

Commissioners meeting held on June 4, 2026, as presented. Commissioner Eric Blakey seconded the motion, which was carried out by unanimous vote.

B- June 17, 2026.

The Minutes of the Board of County Commissioners meeting held on June 17 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

Chair Getto asked for public comment, and there was none.

Commissioner Matt Hyde made a motion to approve the Minutes of the Board of County Commissioners meeting held on June 17, 2026, as presented. Commissioner Eric Blakey seconded the motion, which was carried out by unanimous vote.

C- June 17, 2026 - Workshop.

The Minutes of the Board of County Commissioners workshop held on June 17, 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

Chair Getto asked for public comment, and there was none.

Commissioner Matt Hyde made a motion to approve the Minutes of the Board of County Commissioners workshop held on June 17, 2026, as presented. Commissioner Eric Blakey seconded the motion, which was carried out by unanimous vote.

D- July 2, 2026.

The Minutes of the Board of County Commissioners meeting held on July 2, 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

Chair Getto asked for public comment and there was none.

Commissioner Matt Hyde made a motion to approve the Minutes of the Board of County Commissioners meeting held on July 2, 2026, as presented. Commissioner Eric Blakey seconded the motion, which was carried out by unanimous vote.

Appointments:

A- Consideration and possible action re: Update of current activities, plans, or actions related to the Bureau of Land Management's Carson City District.

Staff from the Carson City District of the Bureau of Land Management will provide an update of current activities, plans, or actions related to the Bureau of Land Management's Carson City District.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

Chair Getto announced that there will not be a presentation due to BLM staff working on the New Pass Fire.

Chair Getto asked for public comment, and there was none.

B- Consideration and possible action re: Approval of Resolution 9-2026 providing for the transfer of Churchill County's Private Activity Bond Volume Cap to Nevada Rural Housing.

Nevada Rural Housing (NRH) sent a letter dated June 1, 2022, to request Churchill County's Private Activity Bond Volume Cap (PABC) allocation. This request is for funds that have not been allocated to local projects and would otherwise revert back to the State of Nevada. NRH will pool the transferred funds with transfers received from other counties and eligible cities for single-family programs to assist first-time homebuyers. Transferring unused PABC to NRH does not obligate the county in a way - it simply provides NRH with an additional financing tool to ensure they can continue to offer affordable homeownership programs, like the Mortgage Credit Certificate offered exclusively through NRH.

Private Activity Bond Volume Cap allocations may be used to fund the issuance of tax-exempt debt for industrial development bonds, pollution control facilities, single-family or multi-family programs. Unfortunately, the allocations the jurisdictions receive are not enough to fund a project of any kind. In order for any jurisdiction to make use of its funds, they must apply to the state for matching funds. If the funds cannot be utilized by the cities and counties, they revert back to the state on September 1st.

NRH has developed the concept of asking all participating jurisdictions to transfer their funds to NRH if they have no specific uses for the funds. NRH may then pool all the funds and do a single-family tax-exempt bond issue with the proceeds being lent in each of the participating jurisdictions. This way, funds meant for a city or county are spent in that city or county for the first-time homebuyers.

NRH feels this concept is truly a win-win for all parties. Funds meant for the communities are spent in that community. Eligible home buyers are assisted with buying their first homes. The programs are not in competition, as it is local lenders who provide the housing. Furthermore, the community's tax base is increased. The participating jurisdiction incurs no liability for the

transfer of the funds and no liability for the bond issue.

Nevada Rural Housing will provide a progress report for Churchill County at the meeting.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE:

ACTION REQUESTED: Adopt

Katie Coleman, Communications Director, with Nevada Rural Housing, presented this item as outlined above.

Chair Getto asked for public comment, and there was none.

Commissioner Eric Blakey made a motion to adopt Resolution 9-2026 providing for the transfer of Churchill County's Private Activity Bond Volume Cap to Nevada Rural Housing. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

C- Consideration and possible action re: Approval of funding to the Churchill County School District, in the amount of \$20,200.00, and Churchill Community Coalition, in the amount of \$19,500.00, to support positive mental health and substance abuse education for youth and community residents from R092-17A and Opioid Settlement Funds.

Annually, funding opportunities are offered to non-profits in the community to support the increased education on substance abuse. This was developed to allocate funds from the R017-17A Marijuana Tax Revenue received by Churchill County. Based on increased concerns about behavioral health issues in the community, funding has also been allocated from the Social Services Mental Health Budget to fill gaps where activities are not eligible under the R092-17A funds.

This year, the recommendation is to fund the Churchill Community Coalition to support the Too Good for Drugs and Mindfulness Program, at a funding level of \$19,500.00, and the Churchill County School District for a partnership with The Frontier Behavioral Health Center to provide increased counseling services within the schools, to the amount of \$20,500.00, reduced by \$5,000.00 to support another partnership for community efforts and training by Emma White in the school.

These partnerships have been successful for over 8 years.

FISCAL IMPACT: \$39,700.00 funded to outside partners

EXPLANATION OF IMPACT: \$19,500.00 Churchill Community Coalition
\$20,200.00 Churchill County School District

FUNDING SOURCE: Marijuana Tax Fund R092-17A

ACTION REQUESTED: Accept

Interim County Manager Sanford presented this item as outlined above.

Chair Getto asked for public comment, and there was none.

Commissioner Matt Hyde made a motion to approve allocations as presented and to authorize the interim County Manager to execute the Agreements with community partners. Commissioner Eric Blakey seconded the motion, which was carried out by unanimous vote.

D- Consideration and possible action re: Approval of an agreement with Emma White and Churchill County to support and help coordinate Churchill County's suicide prevention initiatives within the community.

During the 2024 fiscal year, the community completed a Suicide Prevention and Behavioral Health Plan. The activities were funded by the State of Nevada for Social Services as a priority to reduce suicide and increase behavioral health activities in the community.

The plan identified three priority groups to support the increase of awareness and build assets to support those suffering with behavioral health illnesses.

Emma White has been key in moving progress forward and was funded by the State Office of Suicide prevention. As of July 1, 2025, the funding was cut and her position was eliminated. Then Social Services Director Shannon Ernst met with Derild Parsons, Superintendent of Schools, and Mayor Tedford of the City of Fallon regarding the concerns. The three agreed it was imperative not to lose the traction the groups had worked so hard to build and increased activities with the Behavioral Health Taskforce. It was agreed that a contract with Ms. White would be the best path to support the community as she had been vital in the work already done and the future planning.

Funding for this agreement comes from a combination of allocated funds from Churchill County, the City, and the County Mental Health / Marijuana Funding for FY27. Mayor Tedford has agreed to provide \$12,000 again this year for the contract. This will allow for Social Services to allocate the balance from the Social Services Mental Health Budget that was approved by the Commission for FY27. The Social Services Director will evaluate activities completed and any time it is found that activities relate to the Opioid Settlement Funding, the costs will be billed to the allowable category.

FISCAL IMPACT: up to \$30,000.00

EXPLANATION OF IMPACT: Actual cost to complete scope of work

FUNDING SOURCE: 50% Social Services Mental Health Budget; 50% City of Fallon

ACTION REQUESTED: Accept

Interim County Manager Sanford presented this item as outlined above.

Chair Getto asked for public comment, and there was none.

Commissioner Eric Blakey made a motion to approve the agreement as presented. Commissioner Matt Hyde seconded the motion, which was carried out by unanimous vote.

E- Consideration and possible action re: A sending site application, TDR26-2, filed by Thaine and Kari Ernst. The property is located at 1975 Berney Road, Assessor's Parcel Number 006-851-03, consisting of 40.0 acres with 34.28 irrigated water righted acres in the A-10 zoning district. The applicant proposes to record a conservation easement on the property.

This application is for approval of a Sending Site and Transfer of Development Rights calculation. The applicant currently has a home on the parcel. The property has 34.28 water righted acres, with the remainder being canals, drains, and farm roads. The applicant is requesting a potential future home site on APN 006-851-03 in an area that does not have water rights and requests an appraisal with and without that reservation. The Sending Site Committee reviewed the application on June 29, 2026, and determined that these parcels meet the criteria of a sending site and recommended at total of 50 TDRs.

Findings

CCC 16.14.030B requires that sending sides must meet at least one of the following criteria:

1. Designation in the Churchill County master plan;

Staff Comment: The proposed site is within the designated TDR area within the Churchill County Master Plan.

2. Be located with the NAS Fallon and associated ranges notification areas;

Staff Comment: The proposed site is within the military buffer area.

3. Designation in the Churchill County master plan as RR-20, A-10, or A-5 through either existing zoning or identification of proposed rural or resource area or open space sites per Churchill county master plan;

Staff Comment: The proposed site is zoned A-10.

4. Identification as habitat for federally listed endangered or threatened species in a written determination by Churchill County, Nevada Department of Wildlife, USFWS, or a federally recognized tribe;

Staff Comment: Not applicable.

5. Water Recharge area set aside for the benefit of Churchill County.

Staff Comment: The proposed site is within a water resource area set aside for the benefit of Churchill County.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Public Works, Building and Planning Director Hines presented this item as outlined above.

Chair Getto asked for public comment, and there was none.

Commissioner Matt Hyde made a Motion to a) Approve the Sending Site application for Thaine and Kari Ernst based on providing community benefits of preserving 40 acres of farmland with surface water-rights; protecting nearby military operations, and protection

of water recharge areas; and b) Approve 50 TDRs for the same property. Commissioner Eric Blakey seconded the motion, which was carried out by unanimous vote.

F- Consideration and possible action re: A reversion to acreage map application, PC26-8, filed by Gloria Frey & Rhys McDonald. The properties are located at 793 & 825 River Village Drive, Assessor Parcel Numbers 008-421-70 & 008-421-71, in the E-1 zoning district. The applicants propose to create one parcel from the two lots.

The applicant is requesting to combine a 1.07-acre and a 1.06-acre parcel into a 2.13-acre parcel. The applicant completed the abandonment of the public utility easement between lots.

Findings

The following findings meet the purpose of CCC 16.12.010, Division of Land, and impose conditions under CCC 16.04.050, Conditional Approval. 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 application has no impact on the natural environment.

2. Conserves agricultural resources;

Staff Comment: The proposed has no impact on the natural environment.

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

Staff Comment: The proposed application increases the lot size.

4. Preserves topographic elements and features;

Staff Comment: The proposed application does not impact topographical elements.

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

Staff Comment: Combining parcels will decrease demand on public services.

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

Staff Comment: Combining parcels will not impact public health, safety, and welfare.

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

Staff Comment: The proposed application will not impact the provision of infrastructure.

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

Staff Comment: The proposed application has no impact on natural resources.

9. Conforms with the goals and objectives of the development code and Master Plan.

Staff Comment: The proposed application conforms with Master Plan.

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.

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.

Chair Getto asked for public comment, and there was none.

Commissioner Matt Hyde made a motion to approve the Reversion to Acreage Parcel Map Application, PC26-8, to create one parcel from two existing lots parcel at 793 & 825 River Village Dr, Assessor Parcel Numbers 008-421-70 & 008-421-71. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

G- Consideration and possible action re: Approval of a proposal from Lumos & Associates to perform engineering services related to the Moody Lane to Coleman Road Connector Project, in the amount of \$2,758,000.00.

Churchill County is experiencing an extreme housing shortage. Churchill County purchased 31.4 acres on Coleman Road, immediately outside the Fallon city limits, which they could sell to be developed for lower price range town houses or apartments that would be available to qualified lower income and workforce families.

This is contingent upon a new rural arterial road with water and sewer infrastructure, connecting from the commercial center of Fallon to the Coleman Road Development project.

The service area for the new arterial road consists of residential, commercial and agricultural properties between Coleman Road, Wade Lane and Moody Lane. A primary destination for travelers from these areas is the commercial/retail center in the city of Fallon. The proposed connector would allow traffic to follow Wade Lane, Moody Lane, the new connector, and Coleman Road. The intersection of Coleman Road and Highway 50 is signalized and provides safer access to the highway.

Churchill County received a congressional earmark for \$4 million dollars for the project. This earmark will be for the engineering services for the project.

The county advertised a Request for Statement of Qualifications (RSOQ) in February 2026. Three RSOQs were received and reviewed by the selection committee. Lumos and Associates were selected as the most qualified firm for the project. Lumos and Associates has prepared a scope of work and project budget.

FISCAL IMPACT: \$2,758,000.00

EXPLANATION OF IMPACT: Design services to prepare civil improvement plans and bid documents for the Moody Lane to Coleman Road Connector Project.

FUNDING SOURCE: Building Reserve Fund, Congressionally Directed Spending

ACTION REQUESTED: Accept

Public Works, Building and Planning Director Hines presented this item as outlined above.

Chair Getto asked for public comment, and there was none.

Commissioner Eric Blakey made a motion to approve the proposal from Lumos and Associates as presented, and to approve the County Manager to execute a Contract and any change orders for the same. Commissioner Matt Hyde seconded the motion, which was carried out by unanimous vote.

H- Consideration and possible action re: Approval of the issuance of a Notice of Award for the Churchill County Public Works Parking Lot (PWP-CH-2026-315) to A&K Earthmovers as the lowest responsible bidder, in the amount of \$310,000.00.

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

We advertised for bids for the construction of the parking lot and received two bids, with A&K being the lowest responsible bidder. The project includes a \$20,000.00 contract allowance as well as a \$24,000.00 line item to over excavate and placement of structural fill, if encountered, as a contingent item.

FISCAL IMPACT: \$310,000.00

EXPLANATION OF IMPACT: Costs associated with constructing the employee parking lot at 270 S. Maine Street.

FUNDING SOURCE: Building Reserve Fund

ACTION REQUESTED: Accept

Public Works, Building and Planning Director Hines presented this item as outlined above.

Chair Getto asked for public comment, and there was none.

Commissioner Matt Hyde made a motion to issue a Notice of Award for the Churchill County Public Works Parking Lot Project to A&K Earthmovers as the lowest responsible bidder, in the amount of \$310,000.00, and approve the County Manager to execute a Contract and any change orders for the same. Commissioner Eric Blakey seconded the motion, which was carried out by unanimous vote.

I- Consideration and possible action re: Request for funding to support the Fallon Junior Rodeo in the amount of \$2,000.00.

A copy of the Application for funding from the Fallon Junior Rodeo (FJR) is provided for the board's consideration. The application requests the county provide \$3,000.00. The Junior Rodeo is being held September 4th through the 9th, 2026, and occurs on an annual basis. The Jr. Rodeo brings in many contestants, 18 and under, plus their family and friends, from a variety of Nevada counties and various states. The rodeo has free admission for all. The Fallon Junior Rodeo has been dedicated to the youth of Nevada and surrounding states since 1969.

The Application has been reviewed by the County Manager for completion of required

materials and the criteria appropriate to warrant county funding (such as: non-profit status, funding sources, community benefit, etc.). The board has provided support to the FJR for several years. From 2017 - 2021, the county provided \$2,500.00. In FY24, the county provided \$3,000.00 due to a request to cover the increased cost of saddles. In FY25, the county provided \$2,070.00 due to a 31% budget reduction and in FY26 that line was reduced further and the county provided \$1,307.49. During budget planning for FY27 it was decided to give the Fallon Junior Rodeo its own Community Support budget line and to allocate \$2,000.00 in support funds. The County Manager's Office is recommending approval of the application and requesting funds be released in the amount that was allocated by the Board, \$2,000.00.

FISCAL IMPACT: FY27 = ± \$2,000.00

EXPLANATION OF IMPACT: \$2,000.00 was allocated to the Fallon Junior Rodeo for FY27 in a new account line item created in the Community Support budget

FUNDING SOURCE: Community Support / Fallon Junior Rodeo (100-401-70203)

ACTION REQUESTED: Accept

Interim County Manager Sanford presented this item as outlined above.

Chair Getto asked for public comment, and Matthew Kent, Vice-President of Fallon Junior Rodeo, expressed his thanks for the county's support.

Commissioner Eric Blakey made a motion to approve funding for the Fallon Junior Rodeo in the amount of \$2,000.00. Commissioner Matt Hyde seconded the motion, which was carried out by unanimous vote.

J- Consideration and possible action re: Appointment of Susan Smith-Ansotegui to the Library Board of Trustees to fill an unexpired term ending October 31, 2026.

The Churchill County Library Board is a governing board appointed by the Board of County Commissioners, authorized and directed to make recommendations and provide oversight and direction to the Churchill County Library per NRS 379. The Library Board is comprised of five (5) members, who serve four (4) year terms. One board position opened for the remaining of a term ending October 31, 2026.

The vacancy to fill the remaining term on the board was advertised and one (1) application was received: Susan Smith-Ansotegui (see provided application). The County Manager and the Chair of the Library Board of Directors reviewed and interviewed the candidate.

Recommendations are being made to appoint Susan Smith-Ansotegui to fill the unexpired term of Bill Williams, effective immediately through October 31, 2026.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Interim County Manager Sanford presented this item as outlined above.

Chair Getto asked for public comment, and there was none.

Commissioner Matt Hyde made a motion to appoint Susan Smith-Ansotegui to fill an unexpired term on the Library Board of Trustees through October 31, 2026.

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

K- Consideration and possible action re: Appointment of Rochelle Tisdale to the Planning Commission to fill an unexpired term through May 31, 2027.

The Churchill County Planning Commission has the authority to issue Special Use Permits, Temporary Use Permits and Variances, and provides recommendations to the Board of County Commissioners on all land divisions and Sending Site approvals. The Planning Commission is comprised of seven (7) members appointed by the Board of County Commissioners, who serve (4) year terms.

Member Scott Nelson was appointed to the Planning Commission October 21, 2020, and was reappointed for a second term on June 21, 2023, for a period to end May 31, 2027. He is unable to fill the remainder of the second term. The County Manager's Office received Advisory Board Application from five (5) applicants, all of whom were interviewed by a panel consisting of the Interim County Manager, the Planning Commission Chair and the Planning and Building Director. Recommendation is being made to appoint Rochelle Tisdale with careful consideration to ensure the applicant being recommended represents a variety of interests and has prior applicable experience.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Interim County Manager Sanford presented this item as outlined above.

Chair Getto asked for public comment, and there was none.

Commissioner Eric Blakey made a motion to appoint Rochelle Tisdale to the Planning Commission to fill an unexpired term through May 31, 2027. Commissioner Matt Hyde seconded the motion, which was carried out by unanimous vote.

L- Consideration and possible action re: Approval of an advanced step placement for Lisa Gallo Swan to fill the position of Social Services Director at Grade 25, Step 3.

A recruitment was recently completed for the position of Social Services Director for Churchill County. This was the second recruitment conducted for the position since the vacancy occurred in March of this year. A total of 15 applications were received, and five candidates were selected for interviews.

Following the interview process, Ms. Gallo Swan was identified as the most qualified candidate for the position. Ms. Gallo Swan brings executive leadership experience in addition to a strong background in social services, making her exceptionally well-suited to lead the department.

Staff is requesting approval to hire Ms. Gallo Swan at Step 3 of the established range, with annual salary of \$132,238.00. Title 3 allows for an advanced step placement to meet a difficult recruiting problem; or to employ a person who possesses superior qualifications. Because advanced step appointments require Board approval, staff respectfully requests the Board authorize Ms. Gallo Swan's appointment at Step 3 of the salary range.

FISCAL IMPACT: None.

EXPLANATION OF IMPACT: The advanced step placement is less than the wage currently budgeted for the position (\$146,614.23). The difference in salary between step 3 and step 1 is \$7,592.

FUNDING SOURCE: Social Services Fund, Grant Funding

ACTION REQUESTED: Accept

HR Manager Brontsema presented this item as outlined above.

Chair Getto asked for public comment, and there was none.

Commissioner Matt Hyde made a motion to approve the advanced step placement of Lisa Gallo Swan to fill the position of Social Services Director at Grade 25, Step 3.

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

M- Consideration and possible action re: Approval of a grandfathered pay table for the Legal Office Supervisor as part of the compensation study implementation.

As part of the compensation study implementation, it was determined that any employee whose current rate exceeded the maximum of their assigned pay range would maintain that rate. To support this decision, a pay table specific to the single affected employee (Legal Office Supervisor) was created.

FISCAL IMPACT: None.

EXPLANATION OF IMPACT: No rate change from budgeted amount.

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

HR Manager Brontsema presented this item as outlined above.

Chair Getto asked for public comment, and there was none.

Commissioner Eric Blakey made a motion to approve pay table for Legal Office Supervisor. Commissioner Matt Hyde seconded the motion, which was carried out by unanimous vote.

N- Consideration and possible action re: application to PERS to request certification of the Deputy District Attorney (I, II or Senior) position for Churchill County as a Critical Labor Shortage Position.

The county has an opening for a Deputy District Attorney in their criminal office in its inventory of positions. The position has been vacant except for a few months since January of 2025. We would like the position to be eligible to PERS retirees. PERS regulations would limit the hours worked to no more than 1,039 in a fiscal year and a retiree would not be allowed to earn more than \$34,063.50 in a fiscal year from a public employer.

PERS regulations include a provision in NRS 286.523 which allows a public employer to designate specific positions as qualifying for a Critical Labor Shortage (CLS) waiver. If a position is approved as a CLS position, the employer may employ a previously retired PERS retiree into the position and exempt him/her from the PERS limitations. The designation lasts for two years.

Is approved, the position would be exempt from PERS contributions. The county and employee would make contributions to Social Security.

Pursuant to PERS regulations, the Commissioners are required to take the following points under consideration:

- The rate of turnover for the position.
- The number of openings we have had for the position and the number of qualified candidates for those openings.
- The length of time the position has been vacant.
- The difficulty in filling the position due to special circumstances.
- The history and success of the efforts to recruit for the position.

That information is included as part of the agenda packet.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: Staff is not seeking additional funding outside of what has been budgeted for the position.

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

HR Manager Brontsema presented this item as outlined above.

District Attorney Mallory said Lyon County has had three vacancies which they have been unable to fill, even though they have done the PERS Critical Needs Designation. At the same time, you know the increase in PERS recently, which the county pays, this salary would not be subject to that, so that is savings. This person would already be receiving PERS, therefore, they would be ineligible to receive additional PERS. In the long run, we would end up paying less than we would with a regular salary for a new person. We really appreciate your consideration of this.

Commissioner Blakey asked Mr. Mallory if this is going to change things? You have been trying to get an attorney, and for the past eight months you have had four attorneys leave your

office, so I don't know that you have a recruitment problem; you might have a retention problem. Have you changed any processes in order to retain or attract people? Mr. Mallory said we have tried to change some of them as far as residence is concerned. We had one that was commuting from Carson City, and that turned out to be too much of a burden for that person. The drive from Reno now is unbelievably difficult because of traffic on I-80 in the morning and afternoon. What at one time took one hour now takes three or four hours, depending on what the situation is. So, yes, we have been trying that and there is a market of retired attorneys who would like to be working, but they don't want to, because it would impact their PERS [benefits]; this would remove that impact. Commissioner Blakey said he understands, and Mr. Mallory continued, stating that we could get a more qualified attorney for less money than if we just normally hired that person. It would be a real advantage to the county. We are trying to be more adaptive to our work situation, and even so, we are still losing an attorney because she didn't want to drive from Carson City. That is just one of those things we are facing every day, but the other rural counties are facing the same problem, so we are hoping that this gives us a market for some people that are interested, but wouldn't be interested if it impacted their PERS. We do have one person that may be interested, we hope, depending on what we do with this. Commissioner Blakey said I understand, and asked Mr. Mallory if they would be required to come to the office every day. Mr. Mallory said it is hard to do remote with Court and client meetings, especially witnesses, where body language and communication is so important, however, we have started doing some of that, in specific situations, and we are open to discuss that with anyone we need to. It would be a little more difficult on the criminal office side, than say on the civil side, but we are open to that and, in order to get someone, because we are getting pretty desperate, seriously. To get someone, we are willing to negotiate. We still expect to work out of them, but we might have to vary the circumstances. All our attorneys presently live in Churchill County, but the person that is leaving us did not live in Churchill County. Commissioner Blakey said as a citizen, I do not think a District Attorney's office can serve the citizens correctly if they work from home, so just keep that in mind.

Commissioner Blakey then asked Mr. Mallory, since you have had this issue, how much overtime have you paid in your office in order to stay current with your workload? Mr. Mallory said none to the attorneys, we just pay them for weekends. Commissioner Blakey reiterated that no overtime is paid, and Mr. Mallory said they do stay longer than their salaried hours, and they do that on their own because they are conscientious professionals. Commissioner Blakey asked how long do you think you want to continue this, because it says in the rules that it is up to two years, and Mr. Mallory said the two years, and then we have to look at it with you and reconsider all the factors involved. Commissioner Blakey said my thoughts are, you have had four attorneys leave since I have been here, you are paying minimal overtime to your staff, and then you have attorneys that have some extended hours. If this is approved, I don't want to go two years; I would like to restrict you to our budget years, and reassess each time, and then you would have to continue to recruit. I think we would have to enhance the recruiting to a different level to what we have already. I don't think I want to go down this road long term; I don't want to come here every two years and just renew it. I think that just creates frustration. Mr. Mallory said I am in total agreement with you, and if you have any suggestions of what more we can do in recruiting, please let us know, but the people we have here are here because they like Fallon, they like the environment and the community. It is hard to get someone who lives in Reno,

especially the young attorneys, who have an attraction to the big city, to want to drive out here. That is something that we are dealing with, and we are very conscientious about it. All rural counties have this problem, there have been several articles written on it in national publications, about problems getting attorneys in rural Nevada.

Commissioner Hyde said we would still be actively recruiting, and these people would be replaced by someone when we hire them, when we are up to full staff level? Mr. Mallory said if we hire someone, then first of all, it broadens our market, in other words, the number of people who could apply would be greater, as a result of this. It would not be costing the county as much as if we hired someone from scratch. Commissioner Hyde said I understand that, but once we get to the number of attorneys, we would still actively recruit to replace those positions, and Mr. Mallory said absolutely, and that would be something we would have to do because the attorneys we would be getting, would be those that would have enough experience to retire, so they might not be with us as long as we would like, so yes, we would have to continue that.

Commissioner Blakey said I will say that one more time, we have to continue to recruit and the temporary attorneys that are hired know that a thirty-day notice could come at any moment. There is no guarantee for these people, I don't want to go down that road, I don't like that road, I am not interested, really. Especially since you are not paying a lot of overtime and your attorneys are not working extensive hours, the workload must not be there for a bunch of attorneys. I understand that most of these attorneys that are going to come and help us, they are probably experienced and have to start them at a Step 11, which is higher on the scale. I feel like this board has done a lot already; we have done everything you have asked so far, because we are in charge of the money. We have done everything you've asked to help you get attorneys, and for your recruitment, that is on you; we don't tell you how to recruit because that is not our job. It is a hard line for me, so if we do approve this, we would have to tie it down pretty hard for me to support it. Mr. Mallory said we certainly agree with that, and number one, we would take any suggestions you would have to improve recruitment, and number two, our attorneys do work longer hours, more than forty hours per week right now, every attorney we have does that on their own, and we appreciate it, and they are not paid overtime for that, because we are not allowed to. They are very dedicated individuals and we appreciate them. Commissioner Blakey said I am not necessarily talking about the attorneys, if you have such a workload, then you're other staff that is paid by the hour, they would have to work more than forty hours, so that is where the overtime word comes from. Mr. Mallory said we very seldom get into that because we have gone paperless, saving a tremendous amount of time, we try to do everything on computers, and we have upgraded our computer systems. All of those things are labor saving devices, and labor, as you know, is your biggest cost, and headache sometimes, and making sure you can get good people. Our pool of support staff has been fairly excellent in Churchill County. We have good, quality people for support staff, it is just when you get into the professionals, that is where it gets shallow. I appreciate your concerns for that.

Chair Getto asked for public comment, and there was none.

Commissioner Matt Hyde made a motion to designate the Deputy District Attorney positions (I, II or Senior) as Critical Labor Shortage (CLS) positions pursuant to NRS

286.523 in accordance with PERS criteria, effective August 17, 2026. Commissioner Myles Getto seconded the motion, which was carried by majority vote, with Commissioner Blakey opposing.

O- Consideration and possible action re: Approval of temporary stipend for Shannon Ernst for Public Guardian responsibilities.

At the June 4, 2026, Board of County Commissioners meeting, Brittany Burton was appointed Interim Public Guardian for Churchill County. Although Ms. Burton has been performing the duties of the position since her appointment, Ms. Ernst remained legally responsible for the office until the transfer of all guardianship cases to the new Public Guardian have been approved and completed by the court.

FISCAL IMPACT: \$1,500.00

EXPLANATION OF IMPACT: \$500.00 per month for an estimated duration of 3 months.

FUNDING SOURCE: Social Services Fund

ACTION REQUESTED: Accept

HR Manager Brontsema presented this item as outlined above.

Commissioner Blakey asked Ms. Brontsema to verify the time period that you expect to pay Ms. Ernst, and Ms. Brontsema said three months, June, July and August.

Chair Getto asked for public comment, and there was none.

Commissioner Eric Blakey made a motion to approve the temporary stipend in the amount of \$500.00 per month for Shannon Ernst for Public Guardian Responsibilities, starting June 2026. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

Letters Received:

A- Bureau of Land Management's notification of its Geothermal Lease Sale scheduled for October 2026.

The Bureau of Land Management (BLM) will offer 39 parcels, comprising about 126,497.84 acres of land within the area administered by the Battle Mountain District, in a statewide competitive Geothermal Lease Sale to be held on October 20, 2026. This notice initiates a public comment period on associated environmental documents for the sale. The BLM will hold the lease sale on the National Fluids Lease Sale System.

Responsible energy development includes consideration of parcels nominated for leasing, as well as potential resource impacts for each parcel. Additional environmental review will take place during processing of a geothermal drilling permit, when site-specific conditions of approval will be placed on the permit in addition to the stipulations attached to the lease.

The EA, titled DOI-BLM-NV-B000-2026-0002-EA, can be viewed on the BLM NEPA Register website, at <https://eplanning.blm.gov/eplanning-ui/project/2038957/510>. Comments can be submitted online at the NEPA Register site or mailed to Battle Mountain District Office,

50 Bastian Road, Battle Mountain, NV 89820. Comments will be accepted until 4:30 p.m. PDT, July 24, 2026.

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 of the completion of a Preliminary Environmental Assessment for the October 2026 Competitive Geothermal Lease Sale.

The Bureau of Land Management (BLM), Carson City District, has completed a Preliminary Environmental Assessment (PEA) for the October 2026 Competitive Geothermal Lease Sale (DOI-BLM-NV-C000-2026-001-EA. The BLM is soliciting public comment on the PEA and input under Section 106 of the National Historic Preservation Act, particularly regarding the identification of historic properties in or near the project area.

The PEA is available for public review from June 24, 2026, through July 24, 2026. During this 30-day comment window, the public may provide input on both the environmental analysis and potential impacts to historic resources.

The proposal includes the potential leasing of 13 parcels, totaling approximately 32,000 acres of public land in Lyon, Churchill, and Mineral Counties in Nevada. These parcels are within BLM's Carson City District.

Geothermal leases provide rights to access geothermal resources for an initial term of 10 years, with the possibility of two 5-year extensions. If a lease leads to energy production, it may be extended up to 35 years, with an additional renewal period of up to 55 years. Leases require the lessee to demonstrate progress toward development, or the lease may be terminated.

The issuance of geothermal leases does not authorize any ground-disturbing activities. Exploration and development would require additional site-specific environmental review, permitting, and conformance with land use plans. Potential indirect impacts are addressed in the PEA, and any future development proposals would be subject to further analysis.

All geothermal development must comply with federal and state laws governing water quality, wildlife protection, sanitation, safety, and reclamation.

Comments may be submitted via the BLM National NEPA Register webpage (preferred) or by mail to the address above, attention: Wyatt Faraday. Note: All submitted comments, including personal information, may be made publicly available. Requesting confidentiality does not guarantee your information will be withheld.

This letter was sent to Principal Resource Specialist Jeremy Drew at Resource Concepts Inc (RCI). There is approximately one parcel located in Churchill County, north of B-16 and north of the Relocated Sand Canyon Road. There are no proposed conveyance parcels in that area. There does not appear to be any direct impact to Churchill County.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

C- Nevada Division of Environmental Protection's Public Workshop to solicit comments on proposed amendments to Nevada Administrative Code Chapter 445B.

The Nevada Division of Environmental Protection (NDEP) provides notice of its public workshop to solicit comments on proposed amendments to Nevada Administrative Code Chapter 445B. A meeting will be held on August 11, 2026, from 9:00 AM to 12:00 PM in Carson City and Las Vegas, Nevada.

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 regarding water right dedication reduction and water and sewer connection fees for new structures.

At the July 17th Workshop, Commissioners tabled these items to allow staff to research and will provide updates regarding these issues.

The county has submitted a proposal to the Nevada Division of Water Resources (NDWR) to reduce the dedication rate of 1.12 acre feet of underground water rights for proposed development. The proposal recommends the county to adopt a modified Truckee Meadows Water Authority (TMWA) rule 7 with a 25% buffer or less as approved by NDWR. This dedication rate is based on square footage of the lot rather than a blanket dedication rate for all lots. This will allow for the county to maintain a higher water rights demand for larger lots. We would recommend the adoption of the TMWA Rule 7 with the recommended buffer from NDWR and to eliminate the multiplication factor as specified in CCC 13.02.010 (G)(3).

Applicant, upon demonstration that adequate underground water rights cannot be reasonably dedicated to satisfy the total amount of water resources required to serve the proposed use or development may be permitted by the county to provide some or all of the following to satisfy water right dedication:

A domestic well credit for each residential unit; or

A payment in lieu of dedication equal to the current market value of the water rights required for dedication multiplied by a factor of:

For residential unit density of less than four units/acre: 1.5;

For residential unit density of more than four units/acre but less than eight units/acre: 1.3; or

For residential unit density of more than eight units/acre: 1.2.

Currently, the water connection fee is \$7,200 and the sewer connection fee is \$6,500. These fees are used for infrastructure upgrades or expansions. As part of our fee schedule update, we

evaluated the fees collected from other agencies. The average fee from other agencies for water connection is \$4,820 and for sewer it is \$6,965. Fees fund future infrastructure investments, but leaving open unused capacity on the system increases per user costs to provide service.

Per CCC 13.04.390 (E), the connection privilege fee shall be paid to the county prior to approval of the final subdivision or parcel map, issuance of building permit, or initiation of work by the county, whichever is first. We would propose that this be paid prior to the closing of the building permit.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Public Works, Building and Planning Director Hines presented this item as outlined above, and the following:

Item 8A – Water right dedication reduction and water / sewer connection fees

- We have submitted a request to lower our water right dedication rate for development within the county to the Nevada Division Water Resources.
- Water and sewer connection fees are collected when a new house is built, and it is tied to our systems. These fees are used for infrastructure upgrades and expansion. The current rates are
 - \$7,200 for water
 - \$6,500 for sewer
- At our fee schedule workshop, we were asked to evaluate the water / sewer connection fees and to see if they can be adjusted.
- Water Example:
 - If we want to use these funds to construct the new water treatment plant at the golf course, it would be as follows:
 - \$8 million dollars to construct the water treatment plant.
 - Currently \$1 million in fund, we would need an additional \$7 million
 - We currently have 474 users and have 1,330 remaining users that can tie into the system until we are at full capacity.
 - \$7 million / 1,330 remaining users = \$5,263 connection fee
- Sewer Example:
 - If we want to use these funds to construct an expansion to double the wastewater treatment plant, it would be as follows:
 - \$11 million dollars to construct the expansion.
 - Currently \$1 million in fund, we would need an additional \$10 million
 - We currently have 474 users and have 2,724 remaining users that can tie into the system until we are at full capacity.
 - \$10 million / 2,724 remaining users = \$3,671 connection fee

Interim County Manager Sanford said this board had asked for options and ideas from staff on what the fees ought to be, and that is what Mr. Hines has provided today. These fees are currently set in code, so we cannot actually make modifications to those fees today, the intention is to have the District Attorney's Office assist us in providing an Ordinance to remove

the setting of those fees from Code directly, and instead, allow them to be set by Resolution. At that time, they would be able to be updated at the fee schedule on an annual basis, so whatever ended up being done, could be done and looked at continuously. The intention at this time is, some of these numbers are also based off what happens with the State Engineer. We do have some additional costs expected in the sewer system for replacing manholes; that has been discussed previously. We would be intent to come back with fees, roughly in this range for your consideration.

Mr. Hines added that there is another section in Code, where when we collect these fees, and I think it is at time of recordation of the map, or time of building permits, again, I think we would want a proposed change to potentially move those toward Certificate of Occupancy. So, again, now the developer is not incurring that interest on the cost for that while they are building the house. That is just another proposal that we would probably come to you with, as well.

Commissioner Blakey said are you looking for our thoughts today, or are we just listening? Mr. Hines said it is just an update on where we are with the water right dedication reduction, and then we added this, because we talked about that back at the Fee Schedule Workshop. Mr. Sanford said we are always happy to have your thoughts, because we want to bring exactly what you want to you when it comes back.

Commissioner Blakey said regarding the water dedication, you said you chose 25% buffer. Who chooses that and who has the last authority on the buffer, and who determines what it really needs to be? Mr. Hines said we had zero, which was just the reduction, then we had a 10%, 25%, and I think a 40%. We kind of went with middle of the road, we didn't go in there wanting the full bang, so we kind of went middle of the road, with the option that if they come back and say based on your water right usage... we would be comfortable with 10%. We are going to try to get that lower, we just didn't want to go... because if the answer is no.... Commissioner Blakey said when we get more information, we will be able to define that where we really want to be, so we are just sort of waiting there, and Mr. Hines said correct.

Commissioner Blakey continued, and said on the connection fees, I would like you guys to really dial in what you think those costs are going to be and get those connection fees as much as we can. You know, those numbers are a lot of numbers lower than what we are now, but we don't want to lie to ourselves, and we don't want to cause any undue burden by not charging enough. But we also don't want to burden the citizens and charge too much. Mr. Hines said, sure, and we will kind of look and see, and again, these were just two projects that if we get to full capacity, we need money to expand or upgrade our system, but we also have maintenance costs. I think our sand filters were \$350,000.00, but that should be money that we can take from the monthly charges of the water usage and use that. Right now, we don't make enough money, so it would be ideal to have more people on our system to generate more revenue for that. Commissioner Blakey said my goal is to get all this dialed in as perfect as it can be, so then we can tell everyone that we have done everything we can, so if you don't want to build here, we can't do anything else for you.

Chair Getto said let's say for the water example that you have 1,330 remaining users, if that takes us twenty years, that is twenty years of inflation. When calculating that, I would like to have an inflation in there, too, for whatever we think it is going to take going off average homes built per year, and kind of draw that out that way.

Assessor Felton said when it comes to the county hookups, that really only affects a certain number of parcels, that are within a distance of the infrastructure. We have what we call Cost to Develop Parcels, those are the ones that you kind of see some activity on, where that infrastructure is. The ones that aren't within the infrastructure, I am not sure if that would encourage growth as far as adding more infrastructure in, on part of the contractors or the county, but what I am saying is, that effects a small number of developable parcels within the county.

Chair Getto asked for public comment and there was none.

This item was presented for information only, and no action was taken.

B- Consideration and possible action regarding the recruitment or appointment of a County Manager, including: (1) selection of a third-party recruiter to conduct a search for County Manager; (2) direction to staff to solicit additional recruitment proposals; (3) direction to staff to develop an alternative recruitment plan; or (4) appointment of Interim County Manager Joe Sanford as County Manager.

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. - \$47,000.00
- Pracademic Partners - \$27,500.00
- CPS HR Consulting - \$30,000.00
- GMP Consultants - \$18,500.00+ 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 \$31,000.00.

Alternatively, the Board of County Commissioners may, at its discretion, appoint the Interim County Manager as County Manager on a permanent basis. Such action would require his acceptance of that appointment and be subject to approval of an employment agreement setting forth all applicable terms.

FISCAL IMPACT: \$18,500.00 - \$47,000.00

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

FUNDING SOURCE: General Fund

ACTION REQUESTED: Accept

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

Commissioner Hyde said I looked at the proposals, and I don't see a massive difference, but when you add in the expenses as listed for some of the proposals, they all kind of come in the same ballpark potentially. I didn't really have a stand-out, and I haven't had a great experience with recruiters. One doesn't shine for me over the others.

Commissioner Blakey said I have identified two recruiters that I would be willing to use, but before I discuss that very much, I think we need to discuss the opportunity that we have in front of us, to make sure that isn't the opportunity that we wish to proceed with. In what is best for Churchill County, we have to look at this as a long game view and taking out the knowledge that Mr. Sanford has of this county, I don't really weigh that very much; I weigh the process, the operation, the communication, and what I think I need in a County Manager. I worked with Mr. Sanford for eight years. I think it is an opportunity we need to discuss.

Commissioner Hyde said I agree 100%. A lot of times you pay this money, and you end up with selecting a person you already have, a known commodity. That is something that doesn't need to be discussed.

Commissioner Getto said I am in agreeance with you guys. Mr. Sanford has experience in this position now; he has done an excellent job as Interim County Manager. Personally, I would like to appoint Mr. Sanford as County Manager.

Interim County Manager Sanford said I appreciate the consideration, and I would accept the position if you were to offer it to me, yes.

Commissioner Blakey said Mr. Sanford has a lot of the same goals that I had when I came here, some of that motivation that he has. I know some citizens that disagree, but a lot of people have disagreed with me over my time, and I have turned out just fine.

Commissioner Hyde said a lot of people don't know that Mr. Sanford has a degree in Electrical Engineering as well, and on top of everything else he has accomplished, he is a smart individual. He has been part of this community for quite some time, and I have been able to work very closely with him for the last couple of years, and I really have a hard time believing that we are going to find anybody better than Mr. Sanford.

Commissioner Getto said something that I have been thinking about as well is longevity. Mr. Sanford is not a very old guy, he can really learn about the County, and I like that longevity aspect as well. Commissioner Hyde said if this goes the way I think it's going to go, he is going to age a lot quicker.

Chair Getto asked for public comment and there was none.

Commissioner Eric Blakey made a motion to choose Joseph Sanford as County Manager.

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

Mr. Sanford expressed his appreciation and thanked county staff for their hard work to make his job possible, and makes the commission look as good as it has, including Elected Officials.

New Business:

A- Consideration and possible action re: Notification of and approval of the apportionment of the Fiscal Year 2026 Federal Payment in Lieu of Taxes (PILT) in the amount of \$3,152,215.

Churchill County has recently received the annual Federal Payment in Lieu of Taxes. The following is a comparison of amounts received over recent years:

Fiscal Year	Amount
FY 26	\$3,152,215
FY 25	\$3,071,354
FY 24	\$2,973,815
FY 23	\$2,797,457
FY 22	\$2,552,647
FY 21	\$2,492,770
FY 20	\$2,457,872
FY 19	\$2,346,920
FY 18	\$2,298,812
FY 17	\$2,260,796
FY 16	\$2,384,202
FY 15	\$2,003,488
FY 14	\$2,199,792
FY 13	\$2,053,174
FY 12	\$2,151,359

The amount budgeted was \$2,775,000 and is apportioned to the following funds:

Fund	Amount
General Fund	\$1,600,000
Parks & Recreation Fund	\$400,000
Public Library	\$50,000
Risk Management Fund	\$50,000
Compensated Absences Fund	\$175,000
Debt Service Fund	\$500,000

The Federal PILT payment was over the budgeted amount, resulting in \$377,215, in greater than anticipated revenue. There was an excess budget amount in the Debt Service Fund of

(\$27,168) due to the USDA Letter of Conditions, only 15% of the Federal PILT is required. Therefore, the \$27,168 and the greater than anticipated revenue is to be allocated to fund the negative fund balance in the Parks and Recreation Fund in the amount of \$404,383.

FISCAL IMPACT: As outlined.

EXPLANATION OF IMPACT: As outlined.

FUNDING SOURCE: General Fund, Parks & Recreation Fund, Risk Management Fund, Compensated Absences Fund, Public Library, and Debt Service Fund.

ACTION REQUESTED: Accept

Comptroller Wideman presented this item as outlined above.

Commissioner Blakey said you are putting it in Parks & Rec because they didn't budget correctly? Is that what you are saying without saying it, and Ms. Wideman said yes, and they are still at a negative \$70,000.00 as of yesterday. When the sales taxes come in, we may have to add some more funds to that.

Chair Getto said I had the PILT fly-in back to Washington DC and it is kind of eye opening, because most of the time on the West Coast, where everyone understands PILT, and you never really understand that it is constantly at threat from the East Coast states that don't have a lot of Federal Land. It is not a guaranteed thing, it is not written into law, it is basically Congress bickering it out each year on whether or not to give Western states PILT. That is something to keep in mind, advocate to your Federal Legislature, State Legislature on the importance of PILT and what it does for West Coast states.

Chair Getto asked for public comment and there was none.

Commissioner Matt Hyde made a motion to note the receipt of the FY 2026 Federal Payment in Lieu of Taxes (PILT) and to approve the apportionment to the funds as recommended by the Comptroller. Commissioner Eric Blakey seconded the motion, which was carried out by unanimous vote.

B- Consideration and possible action re: Approval of the Churchill County Debt Management Policy for Fiscal Year 2026-2027.

The purpose of the Churchill County Debt Management Policy is to manage the issuance of Churchill County's debt obligations and to maintain the county's ability to incur debt, maintain good credit ratings and other long-term obligations at favorable interest rates for capital improvements, facilities, and equipment beneficial to the county and necessary for essential services.

It should be recognized that there are no predetermined debt level/credit rating formulas available from the rating agencies. Many factors are involved. To arrive at a credit rating judgment regarding an issuer's credit worthiness, the rating agencies analyzed the issuer in four interrelated areas: economic base, debt burden, administrative management, and fiscal management.

FISCAL IMPACT: The county's revenue bond debt went from \$20,134,506 to \$19,891,828 during the fiscal year ending June 30, 2026.

CC Communication's revenue bond debt went from \$13,228,236 to \$12,010,000 as of June 30, 2026.

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

Comptroller Wideman presented this item as outlined above, and the following:

Churchill County's Debt Management Policy

Presented to the
Board of County Commissioners

Sherry Wideman, CPA
Comptroller

General County Debt

Jail Construction Loan - USDA 2.75%	
Revenue Bond Series 2017A	\$ 7,105,234
Revenue Bond Series 2017B	\$ 5,089,118
Civic Center Construction Loan 2.35%	
Revenue Bond Event Center	\$ 7,179,000
	<u>\$19,373,351</u>

Enterprise Funds

USDA Well Loan Water Utility Fund 1.5%	
Revenue Bond Redundant Well	\$ 518,477

CC Communications	
Revenue Bond 2.185%	\$ 4,212,000
Revenue Bond 3.390%	\$ 7,798,000
	<u>\$12,528,477</u>

Total Outstanding Debt	<u>\$31,901,828</u>
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County Annual payments:

	Principal	Interest	Total
2027	\$780,301	\$500,210	\$ 1,280,511
2026	\$761,156	\$519,662	\$ 1,280,818

Water Utility Fund Annual payments:

	Principal	Interest	Total
2027	\$10,922	\$7,702	\$ 18,624
2026	\$10,759	\$7,865	\$ 18,624

CC Communications Annual payments:

	Principal	Interest	Total
2027	\$707,000	\$356,386	\$ 1,063,386
2026	\$689,000	\$375,248	\$ 1,064,248

Total 2027 \$1,498,223 \$864,298 \$2,362,521

***General County Debt:
Jail and Civic Center Financing***

Maturity date: December 21, 2049 and April 1, 2041 totaling \$19,891,829
The Debt Service Fund balance was approximately \$3.3 million for 6/30/2025

.25% Sales Tax Infrastructure
15% Federal PILT
15% Geothermal Rents

CC Communications and Utility Fund Debt:

Total \$12,528,477

Supported by user fees

Debt Management Plan

Question & Answers

Interim County Manager Sanford said we have a maturity date for the county debt. Do you know when the revenue bond from CC Communications is complete? Ms. Wideman said I don't have it here, but I do have it and can send that to you. Mr. Sanford said I noticed the debt service fund of \$3.3 million- is there a minimum associated with that and is there any pre-payment possibilities that would reduce our costs? Ms. Wideman said our interest rates are really good, so I would not recommend pre-paying. We can prepay, we have the \$3.3 million in there, so we have to have a minimum of one year's payments in there to cover Statute and the

bond requirements. We could use some of that money for something else. Mr. Sanford said I am pretty sure Ms. Rothery gets more than what our current interest rate is in her interest, but I was just curious.

Chair Getto asked for public comment and there was none.

Commissioner Eric Blakey made a motion to approve Churchill County's Debt Management Policy for Fiscal Year 2026-2027 and to provide copies to the Department of Taxation and the local Debt Management Commission as required by 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: Notice of burial application #4F7EB4467 received on June 10, 2026 and approved June 12, 2026.

Notification of Burial Application was received and approved per NRS 428.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: Social Services Indigent Fund

ACTION REQUESTED: Accept

C- Consideration and possible action re: Review of the Secured Log Changes pursuant to NRS 361.310(4) for Fiscal Year 2026-2027

Pursuant to NRS 361.310(4), each year the Churchill County Assessor shall keep a log of all changes in value made to the secured roll after it has been re-opened. On or before October 31st each year, the County Assessor shall transmit a copy of the log to the Board of County Commissioners and the Nevada Tax Commission.

FISCAL IMPACT: None

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

D- Consideration and possible action re: Public Works, Planning & Building Departments Revenue Reports for June 2026, showing a total for Public Works and Planning of \$33,178.54 and a total for Building of \$18,201.03 in revenue for the month.

The Public Works, Planning and Building Department submits the June 2026 revenue reports for the board's consideration and acceptance. Public Works and Planning reported total revenues of \$33,178.54 and a total for Building of \$18,201.03 in revenue for the month.

FISCAL IMPACT: Public Works and Planning, \$33,178.54; Building \$18,201.03.

EXPLANATION OF IMPACT: Fees are collected for processing applications, issuing permits and licenses, plan reviews, inspections, etc.

FUNDING SOURCE: General Fund

ACTION REQUESTED: Accept

E- Consideration and possible action re: Approval of the Building Permit Activity Report for June 2026.

Provided for the board's review is the report showing 29 building permits issued in the month of June 2026. Included in these permits are 0 single-family dwelling permits, 4 commercial permits, and 0 industrial permits. Additionally, 1 manufactured home permit and 2 septic permits were issued.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

F- Consideration and possible action re: Recorder's Monthly Apportionment Report for June 2026 totaling \$17,396.50 in revenue.

Churchill County Recorder, Tasha Hessey, provides her Recorder's Monthly Apportionment Report for June 2026 totaling \$17,396.50 in revenue for the month.

FISCAL IMPACT: \$17,396.50 in revenue.

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

FUNDING SOURCE: General Fund

ACTION REQUESTED: Accept

G- Consideration and possible action re: Recorder's 4th Quarter Mining Claim Filing Fees Report for the period April - June 2026.

Recorder, Tasha Hessey, provides her 4th Fiscal Quarter Mining Claim Filing Fee Report for the period April - June 2026 required by NRS 517.185. Details can be obtained from reviewing the report.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

H- Consideration and possible action re: Recorder's 4th Fiscal Quarter Real Property Transfer Tax (RPTT) Report for April - June 2026.

Recorder, Tasha Hessey, provides her 4th Fiscal Quarter Real Property Transfer Tax (RPTT) Report for April -June 2026. Further details can be obtained by reviewing the report.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

I- Consideration and possible action re: Notification of Burial Application received June 26, 2026, and approved July 9, 2026, under client #DFD3D39E2.

Burial Application received June 26, 2026, and approved July 9, 2026, under NRS. 428.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT: N/A

FUNDING SOURCE: Social Service Indigent Burial Fund

ACTION REQUESTED: Accept

J- Consideration and possible action re: Sheriff's Civil Report for June 2026, totaling \$3,432.00.

The Sheriff's Office provides its Civil Report for June 2026 for the board's review and acceptance. A total of \$3,432.00 was received in revenue for the month.

FISCAL IMPACT: \$3,432.00

EXPLANATION OF IMPACT: Fees collected help to offset the services provided.

FUNDING SOURCE: General Fund.

ACTION REQUESTED: Accept

K- Consideration and possible action re: Court Services' Fourth Quarter Revenue Report, for April 1, 2026, to June 30, 2026, reflecting \$10,035.00 in revenue for the quarter.

Brenda Ingram, Court Services Director, provides the department's Fourth Quarter Revenue Report, for the period of April 1, 2026, to June 30, 2026, for the board's consideration and acceptance. A total of \$10,035.00 in revenue was collected for the quarter.

FISCAL IMPACT: \$10,035.00

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

FUNDING SOURCE: General Fund

ACTION REQUESTED: Accept

L- Consideration and possible action re: Treasurer's Report for June 2026 showing a balance of \$66,789,558.31 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

M- Consideration and possible action re: Churchill County's Quarterly Report to the Department of Taxation regarding Churchill County's Economic Condition for the quarter ending June 30, 2026.

FISCAL IMPACT:

EXPLANATION OF IMPACT:

FUNDING SOURCE:

ACTION REQUESTED: Accept

Chair Getto asked for 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 was carried out by unanimous vote.

Consider Future Agenda Items:

There were no items brought forward to place on a future Agenda.

Commissioner and Management Staff Reports:

Interim County Manager Sanford: Received notice to receive SNPLMA, bid documents are forthcoming. Congratulated the new Social Services Director, Ms. Swan and thanked staff for their hard work. Casey Road property is ongoing, and an initial plan submission has been received and going to the Planning Department. Water right dedication has been submitted to the State Engineer.

Chair Getto: RTC meeting, CWSD meeting, NACO meeting, CNRWA meeting.

Commissioner Blakey: DIDs meeting, Public Lands webinar, CNHD re-grand opening, NTCA conference.

Commissioner Hyde: Fallon Youth Club Fundraiser Dinner is coming up.

Comptroller Wideman: had nothing to report.

Chief Civil District Attorney Carner: had nothing to report.

Clerk/Treasurer Rothery: Office is busy with Property Taxes, General Election. Interest is holding at a 4%, inflation has been up due to gas prices and the war. Fed hikes are forthcoming instead of a fed cut. Interest income will hold to good numbers.

District Attorney Mallory: Appreciation of the consideration the Commission gave to personnel issues. Losing Assistant Civil Deputy District Attorney. Open to suggestions regarding recruitment.

Assessor Felton: Office is in the middle of reappraisal of area 4, which is in the City, a most improved area. Reappraisal of personal property. Hosting the Assessor's Fall Conference September 14-17.

Recorder Hessey: Not present.

Sheriff Orozco: Thanks to those that participated in National Night Out at Oats Park. Oral boards to fill the last Dispatch position. In the process of trying to fill Deputy 1 positions.

Public Works, Building and Planning Director Hines: Joint Workshop September 16th for code changes.

Claims and Payroll Transmittals:

Submitted.

Public Comment:

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

Adjournment:

The meeting was adjourned at 9:22 AM.



Myles Getto, Chair

ATTEST:
Linda Rothery, Clerk/Treasurer



Linda Rothery

Prepared by: Tara Adams, Deputy Clerk to the Board