



**TOWN OF JACKPOT, NEVADA
ADVISORY BOARD**

1146 Roulette Drive - JACKPOT, NV 89825
PHONE (775)755-2448, FAX (775)755-2439

Board Members
Monica Burt
Monique Gollihar
Teresa Hugill
Larry Lineberry
Jeff Young
Jackpot Staff
Shawn Burt
Theresa Dimmitt
Gustavo Estrada
Brian Hugill
Maria Salas
Sylvia Arnold

**TELECONFERENCE PUBLIC MEETING
NOTICE**

The Town of Jackpot Advisory Board will meet in a regular session at **6:30 p.m. MDST** on **Thursday, September 11, 2025**, in the meeting room of the Jackpot Administration building located at 1146 Roulette Drive, Jackpot, Nevada or by Zoom at.

<https://us06web.zoom.us/j/88342992333?pwd=1g9xSA6oajNHp1hw92BaQZQxvFQoa3.1>

Meeting ID: 883 4299 2333
Passcode: 582247

REQUEST FOR AGENDA INFORMAITON

The public may request supporting materials for this meeting, pursuant to NRS 241 by contacting Maria Salas at 775-755-2448 or via email: mcamacho@elkocountynv.net. Materials are available from the Elko County Community Development Office or the Elko County website at www.elkocountynv.net.

Attached with this Notice is the Agenda for said meeting of the Town of Jackpot, Nevada Advisory Board.

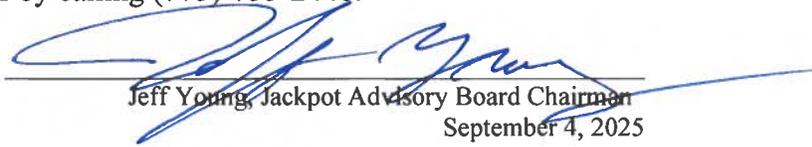
Elko County Code: Town Advisory Board Jackpot, Nevada, Section 2-1C-1: (F) The Advisory Board shall assist the Board of County Commissioners in governing the Town of Jackpot by acting as liaison between the residents of the Town and the Board and by keeping the Board advised as to all matters of interest to the Town and the residents thereof; but the Advisory Board shall not expend or contract any Town funds for any purposes.

This Notice is posted pursuant to N.R.S. 241.020 as amended by the 2015 Legislature. The undersigned affirms that this Notice was posted at the following public places on or before September 8, 2025.

**JACKPOT POST OFFICE
JACKPOT MUNICIPAL BUILDING
JACKPOT RECREATION CENTER
JACKPOT GENERAL STORE**

NOTICE TO PERSONS WITH DISABILITIES

Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify the Town of Jackpot in writing at P.O. Box 337 - Jackpot, NV 89825, email: mcamacho@elkocountynv.net or by calling (775)-755-2448.


Jeff Young, Jackpot Advisory Board Chairman
September 4, 2025



**TOWN OF JACKPOT, NEVADA
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**TOWN OF JACKPOT, NEVADA
ADVISORY BOARD AGENDA**

Town of Jackpot, County of Elko, State of Nevada, Regular Meeting to be held at 6:30 PM, M.D.S.T., in the meeting room of Jackpot Administration Building at 1146 Roulette Drive - Jackpot, NV 89825

September 11, 2025

Elko County Code: Town Advisory Board Jackpot, Nevada, Section 2-1C-1: (F) The Advisory Board shall assist the Board of County Commissioners in governing the Town of Jackpot by acting as liaison between the residents of the Town and the Board and by keeping the Board advised as to all matters of interest to the Town and the residents thereof; but the Advisory Board shall not expend or contract any Town funds for any purposes.

Breaks and recess actions shall be called for at the pleasure of the Board rather than by agenda schedule.

(THE CHAIR OR VICE-CHAIR RESERVES THE RIGHT TO CHANGE THE ORDER OF THE AGENDA AND IF THE AGENDA IS NOT COMPLETED TO RECESS THE MEETING AND CONTINUE ON ANOTHER SPECIFIED DATE AND TIME).

(“FOR POSSIBLE ACTION” Identifies an action item subject to a vote of the Board.)

PLEASE TURN OFF OR PLACE YOUR CELL PHONES ON MANNER MODE

6:30 P.M. CALL TO ORDER:

A. INSTRUCTIONS TO THE GALLERY

NON-ACTION ITEM

If you intend to speak, please place your name on the speakers list on the front table. When you speak, please stand, and give your full name for the record. Please speak distinct for the recorder and be as concise with your comments. Please do not speak out of turn and carry a conversation with others in the audience or the speaker, be patient and wait your time to speak. Thank you for your cooperation.

B. PROCEDURE

Time Limits: Public comments are welcome during the Public Comment periods at the beginning of the meeting, the end of the meeting, and during specific agenda items.

Comments made during the Public Comment periods at the beginning and end of the meeting are limited to **7 minutes** per person. Persons with presentations or comments longer than **7 minutes** should contact the County Administrative Offices to have the item placed on the agenda for discussion.

Additionally, the Chair of the Board may limit public comment during a specific agenda item. If the Chair of the Board decides to limit public comment during a specific agenda item, the Chair shall announce, prior to taking any public comments on that specific agenda item, that the Public Comments on that specific agenda item are limited to **7 minutes** per person.

C. PLEDGE OF ALLEGIANCE:

D. COMMENTS BY THE GENERAL PUBLIC:

NON-ACTION ITEM

Pursuant to N.R.S. 241.020, 2 (c) (3), this time is devoted to comments by the general public, if any, and discussion of those comments. No action may be taken upon a matter raised during a period devoted to comments by the general public until the matter itself has been specifically included on a successive agenda and identified to be an action item.

**E. TOWN OF JACKPOT
FOR POSSIBLE ACTION**

E1. Discussion and consideration to approve the Christmas party date: December 3rd or December 10th.

ACTION ITEM

**F. RAFT RIVER RURAL ELECTRIC COMPANY
NON-ACTION ITEM**

F1. Raft River Electric update.

**G. NEVADA HEALTH CENTER
NON-ACTION ITEM**

G1. Nevada Health Center update.

**H. JACKPOT COMBINED SCHOOL
NON-ACTION ITEM**

H1. Jackpot Combined School update.

**I. JACKPOT GOLF COURSE
NON-ACTION ITEM**

I1. Golf Course operations update.

**J. JACKPOT TOURISM & SENIOR CENTER
NON-ACTION ITEM**

J1. Jackpot Tourism updates.

J2. Senior Center updates.

**K. JACKPOT RECREATION CENTER
NON-ACTION ITEM**

K1. Recreation Center Department operations update.

**L. JACKPOT PUBLIC WORKS
NON-ACTION ITEM**

L1. Public Works water sewer, landfill, streets, and operations update.

**M. JACKPOT FIRE/AMBULANCE/SAFETY
NON-ACTION ITEM**

M1. Jackpot Fire Department operations update.

M2. Jackpot Ambulance operations update.

M3. Elko County Sheriff's operation update.

**N. CORRESPONDENCE REPORT AND OTHER ITEMS OF DISCUSSION:
NON-ACTION ITEM**

N1. Discussion and consideration of received correspondence.

- An update to the Existing 2020 through 2025 Five-Year Comprehensive Economic Development Strategy for the Town of Jackpot, Nevada.

**O. CONSENT AGENDA
ACTION ITEM**

All matters listed under the consent agenda are considered routine and may be acted upon by the commission with one action without extensive discussion. Any member of the commission or any citizen may request that an item be taken from the consent agenda, discussed, and acted upon separately during this meeting.

O1. Approval of Minutes
DRAFT Jackpot Advisory Board August 14, 2025
(This material is available upon request.)
ACTION ITEM

O2. Next Meeting Date October 9, 2025
ACTION ITEM

**P. ADVISORY BOARD MEMBERS AND STAFF COMMENTS
NON-ACTION ITEM**

This time is devoted to comments by Advisory Board Members and/or Staff for general information or update purposes. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a successive agenda and identified to be an action item.

Q. COMMENTS BY THE GENERAL PUBLIC:

NON-ACTION ITEM

Pursuant to N.R.S. 241.020, 2(c) (3), this time is devoted to comments by the general public, if any, and discussion of those comments. No action may be taken upon a matter raised during a period devoted to comments by the general public until the matter itself has been specifically included on a successive agenda and identified to be an action item.

R. ADJOURN



University Center for Economic Development

The College of Business
University of Nevada, Reno
Mail Stop 0024
Reno, NV 89557
Phone: 775.784.1655

<http://www.unr.edu/business/research-and-outreach/uced>

An Update to the Existing 2020 through 2025 Five-Year Comprehensive Economic Development Strategy for the Town of Jackpot, Nevada

A Proposal by the University Center for Economic Development

August 28, 2025

Prepared by: Frederick Steinmann, DPPD
Phone: 775.784.1655
Email: fred@unr.edu

PROJECT PROPOSAL

SECTION 1: PROPOSAL INTRODUCTION

Title:	An Update to the Existing 2020 through 2025 Five-Year Comprehensive Economic Development Strategy for the Town of Jackpot, Nevada
Primary Investigator:	Dr. Frederick Steinmann, University Center for Economic Development
Duration:	Six Months
Amount Requested:	\$11,500

SECTION 2: BACKGROUND

Overview

In August 2025, representatives from the Town of Jackpot, Nevada (located in northern Elko County) requested that the University Center for Economic Development, part of the College of Business at the University of Nevada, Reno, prepare a proposal and accompanying scope of work focused on updating key parts of the current 2020 through 2025 five-year Comprehensive Economic Development Strategy (CEDS) for the Town of Jackpot, Nevada, initially prepared by the University Center for Economic Development for Elko County and for the Northeastern Nevada Regional Development Authority. The current five-year CEDS for the Town of Jackpot, Nevada, last reviewed and updated by the University Center for Economic Development in February 2023, consists of three priority areas and a set of accompanying goals for each priority area, including:

- Priority Area No. 1: Identify, prioritize, develop and complete needed infrastructure to support selected community and economic development efforts and provide the necessary financial resources in order to complete selected infrastructure projects.
- Priority Area No. 2: Increase affordable housing for middle to low income buyers by 5.0 percent through the use of assistance organization by 2024.
- Priority Area No. 3: Increase overall access to expanded basic and more advanced physical and mental healthcare services for community members within the next four

years through active recruitment of potential healthcare providers and by promoting area outdoor and recreational activities and opportunities.

The completed February 2023 annual evaluation and update of the current 2020 through 2025 CEDS for the Town of Jackpot, Nevada also contains an assessment of various socio-demographic, economic, and housing data for the Town of Jackpot, Elko County, and for other parts of the Northeastern Nevada Regional Development Authority region, including an analysis of existing levels of ‘economic distress’ as defined by the U.S. Economic Development Administration and a comprehensive Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis.

This University Center for Economic Development proposal and accompanying scope of work prepared for the Town of Jackpot outlines the Center’s proposed approach to updating the priority areas and accompanying goals, including the development of new priority areas and new accompanying goals, and other elements of the February 2023 update to the current 2020 through 2025 CEDS for the Town of Jackpot, Nevada. This proposal and accompanying scope of work is further focused on identifying areas of potential collaboration between the Town and other key local and regional partners including, but not limited to, the government of Elko County, the Elko County School District, and regional economic development partners including the Northeastern Nevada Regional Economic Development Authority.

As part of the scope of work outlined in this proposal, the University Center for Economic Development will utilize the results of past Center efforts to address specific areas of interest, including targeted business creation, attraction, retention, and expansion efforts in key industry sectors, addressing current and emerging workforce development and housing development efforts and needs, and identifying and targeting emerging community-level healthcare needs. Over the past several years, the University Center for Economic Development has completed the mapping and identification of ‘gaps’ in key emerging industry sectors (mining and natural resource extraction, tourism and hospitality, healthcare, and advanced manufacturing) at the statewide and regional level as well as the development of community-level ‘Main Street Strategic Plans’ for the Nevada Governor’s Office of Economic Development, and a Program Gap Analysis of emerging workforce development needs for the Nevada System of Higher Education. The Center has also recently completed a statewide ‘Resident Sentiment Survey’ for the Nevada Department of Tourism and Cultural Affairs and an economic impact analysis of outdoor recreation for the Nevada Division of Outdoor Recreation. Each of these efforts have yielded valuable insights into key industry and occupation sector trends at the county level and will be used to complete the local and county level analysis as part of this proposal for the Town of Jackpot.

SECTION 3: PROPOSAL OVERVIEW

Strategic Plan

-
- *Strategic Community and Economic Development Planning Workshops:* University Center for Economic Development faculty and staff will facilitate two *community and economic development* strategic planning workshops with representatives from the Town of Jackpot and community, county, and regional stakeholders (a third optional community and economic development strategic planning workshop may be scheduled at no additional cost dependent on the results of the second community and economic development strategic planning workshop). These two strategic planning will be designed to assess and evaluate the elements of the existing five-year CEDS for the Town of Jackpot, to revise and/or develop a new strategic economic development vision statement, a set of strategic goals with new priority areas for the next 2026 through 2030 five-year period, and the development of a comprehensive action plan with actionable items to ensure goal achievement. Utilizing an existing strategic planning curriculum developed and currently used by the University Center for Economic Development, participants of the two (possibly three) strategic planning workshops will complete a number of facilitated exercises designed to develop specific components of a new five-year Comprehensive Economic Development Strategy for, specifically, the Town of Jackpot as part of the Northeastern Nevada Regional Development Authority.
 - *Community and Economic Development Strategic Planning Workshop No. 1:* Workshop No. 1 will consist of either a one eight-hour day or two four-hour days of facilitated strategic planning work and exercises. This will include the completion of a comprehensive socio-demographic, economic, housing, and industry and occupation sector employment trend analysis, an assessment of current community assets, and the identification of current capabilities and potential resources and capital deficiencies to be addressed during the five-year strategic planning horizon of 2026 through 2030.
 - *Community and Economic Development Strategic Planning Workshop No. 2:* Workshop No. 2 will consist of either a one eight-hour day or two four-hour days of facilitated strategic planning work and exercises. Based upon the results of Workshop No. 1, participants of Workshop No. 2 will proceed with the development of a new strategic economic development vision statement designed to guide community and economic development efforts for the next five years and a new set of strategic community and economic development goals and objectives specifically for the Town of Jackpot (with elements related to broader county-wide and region-wide goals and objectives) with an accompanying implementation and annual evaluation plan.
 - *Optional Community and Economic Development Strategic Planning Workshop No. 3:* An optional and if needed Workshop No. 3 will likely consist of a one four-hour day of facilitated strategic planning work and exercises. An optional Workshop No. 3 will only be needed if the work scheduled for Workshop No. 2 cannot be completed within the scheduled and anticipated eight-hour strategic planning period. If needed, this third strategic planning workshop will be

reserved for possible review, evaluation, and revision of the critical elements of the new five-year community and economic development strategic plan (or Comprehensive Economic Development Strategy) for the Town of Jackpot and for related county-wide and region-wide elements including, but not limited to, the new strategic economic development vision for the Town of Jackpot and the draft set of new organizational strategic goals and objectives (along with the implementation and annual evaluation plan).

- *Community-Specific Strategic Planning Workshops (Community Forums)*: Prior to the commencing of the two (possibly three) strategic workshops outlined above, University Center for Economic Development faculty propose to conduct a series of community-specific strategic planning workshops (or community forums). The purpose of these community-specific strategic planning workshops (or community forums) will be to collect input from community members, property owners, residents, business owners, and even non-profit organizational members on a variety of community concerns and topics. Each community forum will be approximately three hours in length and University Center for Economic Development faculty and staff propose a minimum of two different community-specific strategic planning workshops or forums held on different dates and times to encourage maximum attendance and participation from the community. Each of the community forums will feature directed and facilitated strategic planning exercises designed to complete a comprehensive community assessment with community representatives and to develop a series of community-specific goals and objectives that will be incorporated into the final community and economic development strategic plan for the Town of Jackpot with county-wide and region-wide elements. The results of each of the individual community strategic planning workshops (community forum meetings) will be summarized and discussed during the first strategic planning workshop.
- *Socio-Demographic, Economic, Housing, and Industry and Occupation Sector Analysis*: Prior to the commencing of the two (possibly three) strategic planning workshops outlined above, the University Center for Economic Development will complete a comprehensive socio-demographic, economic, housing, and industry and occupation sector analysis of the Town of Jackpot specifically and for Elko County and the broader northeastern Nevada region. University Center for Economic Development faculty and staff will work collaboratively with representatives from the Town of Jackpot and other identified stakeholders in selecting the specific socio-demographic, economic, housing, and industry and occupation sector data categories that will be incorporated into this analysis. The final assessment will provide multi-year trend analysis and will provide comparison in the change for each individual data category analyzed to other comparable communities in throughout northeastern Nevada, and to the state of Nevada and to the United States whenever possible. Existing datasets managed by the U.S. Census Bureau, the U.S. Federal Reserve, the Nevada Department of Employment, Training, and Rehabilitation, the Nevada Governor's Office of Economic Development, and as part of the University of Nevada Cooperative Extension's *Nevada Economic Assessment Project* (NEAP) database will be utilized to complete this analysis.

The University Center for Economic Development will also incorporate elements of recently completed supply chain mapping and ‘gap analysis’ of key industry sectors, including an examination of the supply chain and value network of Nevada’s mining and natural resource extraction industry sector, tourism and hospitality industry sector, healthcare industry sector, and advanced manufacturing sector. The University Center for Economic Development will also incorporate into the socio-demographic, economic, housing, and industry and occupation sector analysis for the Town of Jackpot elements and applicable results from other recently completed Center research projects, including the recent development of a new strategic plan for the Nevada State Main Street Program (organized through the Nevada Governor’s Office of Economic Development), a Program Gap Analysis of emerging workforce development trends and needs (organized through the Nevada System of Higher Education), a statewide Tourism, Hospitality, Arts, and Culture Resident Sentiment Survey (organized through the Nevada Department of Tourism and Cultural Affairs), and a statewide economic impact assessment of outdoor recreation (organized through the Nevada Division of Outdoor Recreation). These selected elements and applicable results that are relevant to the Town of Jackpot and, to a degree, to Elko County and the northeastern Nevada region, will be used to help identify potential targeted business creation, attraction, retention, and expansion efforts for the Town of Jackpot and develop other specific community and economic development needs, goals, objectives, and strategies relevant to specific community and economic opportunities in the area, including those that extend into the state of Idaho. As part of the two (possibly three) strategic planning workshops outlined above, University Center for Economic Development faculty and staff will also invite representatives from the Nevada Governor’s Office of Economic Development, the Nevada System of Higher Education, the Nevada Department of Tourism and Cultural Affairs (Travel Nevada), and the Nevada Division of Outdoor Recreation (along with local, county, and regional agencies and organizations) to participate in the aforementioned strategic planning workshops.

- *Community Needs Assessment Survey*: University Center for Economic Development faculty and staff will work collaboratively with representatives from the Town of Jackpot, and other appropriate local, county, and regional stakeholders to develop, execute, administer and evaluate a comprehensive community needs assessment survey. The purpose of this survey will be to augment the results of the individual community strategic planning workshops (or community forums) and to identify additional community concerns that will be addressed during the two (possibly three) community and economic development strategic planning workshops outlined above. University Center for Economic Development faculty and staff will work collaboratively with representatives from the Town of Jackpot and other appropriate stakeholders to develop an appropriate delivery vehicle for the survey that may include the use of an online survey tool, the use of hard copy surveys, or some combination of online and hard copy survey instruments. The University Center for Economic Development will be

responsible for all costs associated with the development, execution, administration and evaluation of the community survey.

Timeline

- University Center for Economic Development faculty and staff will work collaboratively with representatives from the Town of Jackpot to refine the scope of work outlined in this proposal as necessary. This further refinement will include the development of a comprehensive timeline for the completion of the individual organizational strategic planning workshops, development, execution, administration and analysis of a community survey, completion of the socio-demographic, economic, housing, and industry and occupation sector data analysis, the completion of the community focus group meetings, and delivery of the individual deliverables listed below. University Center for Economic Development faculty and staff propose a ‘kick off’ meeting between the University Center for Economic Development and representatives from the Town of Jackpot and other appropriate stakeholders (including representatives from Elko County, the Elko County School District, and the Northeastern Nevada Regional Development Authority) to further refine the scope of work outlined in this proposal and to develop a comprehensive timeline for completion of major tasks upon execution of a fixed-fee agreement between the University Center for Economic Development and the Town of Jackpot. Generally, the University Center for Economic Development proposes to complete all individual elements outlined in this proposal and scope of work within six months from the execution of a fixed-fee agreement between the Center and the Town of Jackpot.

Deliverables

- University Center for Economic Development faculty will facilitate at least two community-specific strategic planning workshops and/or community forums and at least two (possibly three if needed) community and economic development strategic planning workshops. The individual community forums and the two (possibly three) community and economic development strategic planning workshops will be held in Jackpot, Nevada and specific locations, dates, and times for each community forum and the two (possibly three) community and economic development strategic planning workshops will be determined at a later date and to be discussed by University Center for Economic Development and Town of Jackpot representatives and with other appropriate stakeholders. University Center for Economic Development faculty will be responsible for arranging all facility needs, catering arrangements and costs, material and supply costs, and for the production of all handout materials for each of the two proposed community forums and for all two (possibly three) community and economic development strategic planning workshops.
- University Center for Economic Development faculty will be responsible for developing the community needs assessment survey in cooperation with representatives from the

Town of Jackpot and appropriate stakeholders. The University Center for Economic Development will be responsible for all costs associated with developing, executing, administering and analyzing the community needs assessment survey including the use of an online survey hosting tool, the production, distribution and collection of survey hard copies, and eventual analysis of survey results.

- University Center for Economic Development faculty and staff will produce a draft and final version of a University Center for Economic Development technical report. This University Center for Economic Development technical report will consist of a comprehensive summary of the work completed during the various community forums, the results of the community needs assessment survey and the results of the socio-demographic, economic, housing, and industry and occupation sector data collection and analysis effort. This University Center for Economic Development technical report will also consist of a summary of the results of the two (possibly three) strategic planning workshops and will include a summary of the critical elements of the new five-year, 2026 through 2030 community and economic development strategic plan, or revised Comprehensive Economic Development Strategy (CEDS), for the Town of Jackpot as outlined above in this proposal. Upon review and revision of a draft version of this University Center for Economic Development technical report, an electronic copy and two (2) bound hard copies of the final University Center for Economic Development technical report will be provided upon completion of this project.

Travel and Presentations

- In addition to the two (possibly three) community and economic strategic planning workshops and the community forums as outlined above in this proposal, University Center for Economic Development faculty and staff assigned to this project agree to make themselves available for a total of three (3) public or quasi-public separate meetings, including, but not limited to the Town of Jackpot Town Board, the Elko County Board of County Commissioners, the Elko County School District School Board, representatives of the Northeastern Nevada Regional Development Authority, and/or other interested parties. These presentations will be limited to the scope of work as outlined in this proposal.

PROPOSED BUDGET

SALARIES, WAGES, and BENEFITS:

Dr. Frederick Steinmann	\$ 1,000
UCED Faculty/Staff Member (To Be Determined)	\$ 2,500
UCED Faculty/Staff Member (To Be Determined)	\$ 2,500
UCED Graduate/Undergraduate Student Researcher	\$ 1,250

TOTAL SALARIES, WAGES, and BENEFITS **\$ 7,250 (Includes Fringe)**

OPERATIONS and TRAVEL

Operations and Materials (Including Survey)	\$ 500
Hosting (Community Forums and Planning Workshops)	\$ 1,800
Travel	\$ 1,375
University Administrative Fee (5.0%)	\$ 575

TOTAL OPERATIONS and TRAVEL **\$ 4,250**

TOTAL COST **\$ 11,500**

PRIMARY INVESTIGATOR and CO-INVESTIGATOR BIO

Dr. Frederick Steinmann (Primary Investigator): Frederick is the Director of the University Center for Economic Development and is the Principal Investigator of the Nevada Lithium Batteries and Other Electric Vehicle Materials Regional Technology and Innovation Hub project. Frederick has significant professional expertise in strategic planning, redevelopment, land use planning, public policy, and economic development. Frederick has previously worked on several successful strategic planning processes in Nevada and California, including a Comprehensive Economic Development Strategy for the Northeastern Nevada Regional Development Authority and the Southwest Central Regional Economic Development Authority, several other organizational, community, economic strategic planning projects, and a number of community needs assessment studies. Previously, Frederick has worked for the City of Reno (NV) Redevelopment Agency, the Nevada Small Business Development Center, and the City of Carson (CA) Business Services Development Department and Carson (CA) Redevelopment Agency. Frederick earned the William A. Carlson Fellowship from the California Redevelopment Association in 2008 and has provided technical assistance regarding the formation of a redevelopment district to several communities throughout Nevada as a current Research Professor with the University Center for Economic Development. Frederick holds a Bachelor of Science in Economics and a Masters of Science in Economics from the University of Nevada, Reno and a Doctorate in Policy, Planning and Development from the University of Southern California.

ABOUT THE UNIVERSITY CENTER FOR ECONOMIC DEVELOPMENT

The University Center for Economic Development (UCED) in the College of Business at the University of Nevada, Reno was established in the fall of 1992 in response to the growing need within the state for economic development research, technical assistance and educational services. UCED's primary objective is fostering economic development throughout Nevada by making the extensive resources of the University of Nevada, Reno available to organizations and areas that can benefit from job and income creation and job retention efforts.



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Brian Hugill
Maria Salas
Sylvia Arnold

JACKPOT ADVISORY BOARD MINUTES

THURSDAY, August 14, 2025

6:30 P.M. CALL TO ORDER:

The meeting of the Jackpot Advisory Board was called to order by Chairperson Jeff Young at 6:30 pm mountain standard time on August 14, 2025, in the meeting room of the Jackpot Administration Building, Jackpot, Nevada.

ROLL CALL:

Members Present: Jeff Young
Teresa Hugill
Larry Lineberry
Monica Burt

Absent: Monique Gollihar

Others Present: Shawn Burt, Jackpot Superintendent
Gustavo Estrada, Public Works Lead
Corey Rice, Elko County Surveyor and Senior Planner
Mike Christensen, Raft River Electric
Theresa Dimmitt, Jackpot Recreation Center
Theresa Dimmitt, Jackpot Tourism/Senior Center
Shelly Hester, Jackpot Ambulance
Stacy Martinez, Jackpot Fire Department

INSTRUCTIONS TO THE GALLERY:

Chairperson Jeff Young advised the public to step to the front of the room to identify themselves and to speak clearly for the record. He stated that they should try and not speak out of turn or among themselves. If anybody has a cell phone it should be muted and if a call needs to be answered, it must be taken outside. He commented that everybody needs to wait their turn to speak, and the speaker needs to step up to the podium to state his/her name. There shouldn't be side conversations or comments, and he thanked everybody for their cooperation.

PROCEDURE

Time Limits: Public comments are welcome during the Public Comment periods at the beginning of the meeting, the end of the meeting, and during specific agenda items.

Comments made during the Public Comment periods at the beginning and end of the meeting are limited to **7 minutes** per person. Persons with presentations or comments longer than **7 minutes** should contact the County Administrative Offices to have the item placed on the agenda for discussion. Additionally, the Chair of the Board may limit public comment during a specific agenda item. If the Chair of the Board decides to limit public comment during a specific agenda item, the Chair shall announce, prior to taking any public comments on that specific agenda item, that the Public Comments on that specific agenda item are limited to **7 minutes** per person.

PLEDGE OF ALLEGIANCE:

Chairperson Jeff Young led the pledge of allegiance.

COMMENTS BY THE GENERAL PUBLIC:

Pursuant to N.R.S. 241.020, 2 (c) (3), this time is devoted to comments by the general public, if any, and discussion of those comments. No action may be taken upon a matter raised during a period devoted to comments by the general public until the matter itself has been specifically included on a successive agenda and identified to be an action item.

No comments.

TOWN OF JACKPOT FOR POSSIBLE ACTION

E1. Discussion and consideration to recommend approval for:
ACTION ITEM

Application No. CUP25-005, an application submitted by Love's Travel Stops & Country Stores, Inc., requesting a Conditional Use Permit for a Recreational Vehicle (RV) Park with 20 full-hookup RV stalls. (ECC 4-4-5 (B) 8). Location: APN 009-008-006, Being a portion of the NW ¼ of the NW ¼ of Section 12, T. 47 N., R. 64 E., M. D. B. & M., Town of Jackpot, County of Elko, State of Nevada.

Applicant: Love's Travel Stops & Country Stores, Inc.

Owner: Love's Travel Stops & Country Stores, Inc.

Corey Rice (Elko County Surveyor and Senior Planner) stated that Loves had applied for a twenty stall rv spot. It will be located on the same parcel where the employee housing is, across from the store. He commented that the staff recommends approval with the recommended conditions in his staff report. He asks that the board recommend the Elko County Planning Commission to approve the application. Mr. Rice stated that it would be an rv park between the premanufactured homes and highway. Vice-Chairperson Monica Burt asked if there would be an office, Mr. Rice stated that there would be a check-in office (Care-taker office). He has seen some informal improvement plans for it, but they haven't been submitted formally. There will be twenty full-service stalls. Vice-Chair Burt asked if there would be any issues with traffic at Loves. Mr. Rice stated that there may be some occasional issues on Progressive and he's pretty certain that NDOT would not allow access to the rv park off of highway 93. There isn't much that can be done other than waiting to see how things turn out.

Chairperson Young asked about the entrance north of Thrive that people use to get to Thrive and there is a road that goes into the lot being used for rv parks, so he wonders if that can be used. Mr. Rice stated that there isn't legal right away to go across the lot. He commented that with twenty stalls he isn't anticipating a traffic increase. Love's is also hoping to cater to their customers who travel through town.

Larry Lineberry (Jackpot Advisory Board member) asked if the town of Jackpot staff had anything to say, Shawn Burt (Jackpot Superintendent) stated that the staff is in favor.

Motion: Vice-Chair Monica Burt made a motion to approve the application by Loves Travel Stops for a Conditional Use Permit for a Recreational Vehicle Park, seconded by Teresa Hugill. Motion passed.

VOTE:

Aye: Jeff Young
Teresa Hugill
Larry Lineberry
Monica Burt

Nay:

Absent: Monique Gollihar (Zoom)

Abstain:

E2. Discussion and consideration to recommend approval for:
ACTION ITEM

Application No. SUBM25-002, an application submitted by SummitEdge Development Jackpot, requesting a Tentative Map Subdivision for a proposed 17 lot residential subdivision in a R1-8000 zoning district. (ECC 4-3-2). Location: A 5.19 +/- acre portion of APN 009-008-036, Being a portion of the NE1/4, SE1/4 and SW1/4 of Section 12 T. 47 N., R. 64 E., M. D. B. & M., Town of Jackpot, County of Elko, State of Nevada.

Applicant: SummitEdge Development Jackpot

Owner: SummitEdge Development Jackpot

Chairperson Jeff Young asked if this area was over by Jackrabbit Hill, Corey Rice (Elko County Surveyor and Senior Planner) stated that yes. He commented that SummitEdge Development has submitted a tentative subdivision plan for the first phase of what they are calling Coyote Creek subdivision number 1. There is a total of seventeen lots in the first phase. Mr. Rice stated that there is a longer list of conditions included in his staff report. The staff definitely recommends approval of the tentative subdivision map, so they are asking the board to recommend approval by both the Elko County Planning Commission and the Elko County Board of Commissioners. Once the tentative map is approved, they will be submitting improvement plans for all the infrastructure and any mass grading that they will have to do on the lots to his division. It will also be reviewed by several departments. He mentioned that with a project like this he will also be sending the plan reviews to a third-party engineer for review.

Larry Lineberry (Jackpot Advisory Board member) asked about the provisions. Mr. Rice stated that towards the end of his staff report there is a list of his recommended conditions. There is a total of four of them and one is simple because there are already public utilities unlike when there are subdivisions with individual wells and septic systems.

Vice-Chairperson Monica Burt asked if the subdivision homes would just hook up to the existing sewer, water, and electricity and Mr. Rice said yes. He commented that since those utilities are provided within a certain distance of the subdivision it's required by NRS. Mr. Lineberry asked if the town's systems were good for this and Mr. Rice stated that he hadn't heard otherwise from Jackpot public works. Vice-Chair, Burt mentioned that a list of residents was in the staff report and if they had to be notified. Mr. Rice stated that they have been notified and letters such as those have to be sent ten days prior to the planning commission meeting. Chairperson Young's name was on the list, and he mentioned that he received the notification.

Motion: Teresa Hugill moved to go forward with it, seconded by Moncia Burt. Motion passed.

VOTE:

Aye: Jeff Young
Teresa Hugill
Larry Lineberry
Monica Burt

Nay:
Absent: Monique Gollihar (Zoom)
Abstain:

E3. Discussion and consideration to approve the letter that details why Jackpot should be changed over to Mountain Standard time instead of just observing it.

ACTION ITEM

Chairperson Jeff Young stated that he read through the letter, and he questioned things such as the rail which the town doesn't have, but it's part of the point. Everything that the town does is mainly done up north of the town. He had a few other questions, but they were answered.

Larry Lineberry (Jackpot Advisory Board member) asked what would actually change, Vice-Chair Monica Burt commented that there is a sign that says the time doesn't change until the Idaho border even though Jackpot observes mountain time. This leads to confusion on the time for people traveling through Jackpot. Teresa Hugill (Jackpot Advisory Board Member) mentioned she sees this confusion with the customers at Thrive who are from out of town. Shawn Burt (Jackpot Town Superintendent) mentioned that letters are needed from community members and businesses in support of it so they can be presented to the county commissioners. Theresa Dimmit (Town member) asked if the sign, "mountain time starts here" could be moved and she was informed Jackpot cannot put any sign on the road and that it has to come from NDOT. There was discussion on the process of changing the time zone. It has to go to the county commissioners first for approval then to the Secretary of Transportation for approval.

Motion: Teresa Hugill moved to approve the letter, Larry Lineberry seconded. Motion passed.

VOTE:

Aye: Jeff Young
Teresa Hugill
Larry Lineberry
Monica Burt

Nay:
Absent: Monique Gollihar (Zoom)

Abstain:

E4. Discussion and consideration to approve moving forward with compiling information towards the incorporation process of the town.

ACTION ITEM

Chairperson Jeff Young formed the committee for incorporation with Monica Burt and Sylvia Arnold. Larry said he was interested in doing it. Chairperson Young stated that a feasibility study needs to be done, and it costs money. He mentioned Spring Creek's feasibility study and that businesses are not licensed in Jackpot. Shawn Burt (Jackpot Town Superintendent) clarified that Jackpot does not have a local business license, but businesses do have state business licenses. Chairperson Young mentioned that Spring Creeks' feasibility study cited lack of diversified businesses. He wants to make Jackpot accounts for all types of businesses. Mr. Burt clarified that diverse businesses they are looking for are not home-based businesses. So, state licensing is sufficient. Sylvia Arnold mentioned that she recently saw an article about Wells, Nevada getting Amazon. She thought that it was a good idea to use what Wells did. She mentioned that Wells getting Amazon was a long process and they planned for it. She asked about what Jackpot's future is. How can we start planning now to diversify business in the future. Chairperson Young asked how they look at what businesses to determine if the town is diversified enough

Motion: Monica Burt moved we moved forward, Larry seconded. Motion passed.

VOTE:

Aye: Jeff Young
Teresa Hugill
Larry Lineberry
Monica Burt

Nay:
Absent: Monique Gollihar (Zoom)

E5. We would like to recognize and the following individuals for their involvement in putting in the new horseshoe pits.

Gustavo Estrada (Jackpot Public Works Lead) read a letter expressing gratitude to the individuals who volunteered their time to upgrade the horseshoe pit backstops. There will also be a plaque made, and he will be having a sign made to install at the horseshoe pit area.

**RAFT RIVER RURAL ELECTRIC COMPANY
NON-ACTION ITEM**

1. Raft River Electric update.

Mike Christensen (Raft River) stated they had a couple of isolated outages. On July 29th they had a blown fuse at the school. The replaced a fuse and scheduled an outage to replace two poles on August 6th, one by the airport one at the school. On August 7th there was an outage for a few homes north on Gurley that was caused by a raccoon.

He mentioned upcoming projects for Raft River at Loves.

**NEVADA HEALTH CENTER
NON-ACTION ITEM**

1. Nevada Health Center update.

Kerri Preston joined by zoom. She stated had a vaccine and physical clinic and saw eight kids for back to school. They were set up for physical, but no one came in for those. Rachel was in the clinic the previous Wednesday and saw 13 patients. The Mamo van was in Jackpot in June, and they saw seven patients. Ten were scheduled, seven came. Kerri expressed it was exciting to see, and she stated they would continue with their current plan and do another round of sports physicals in October. Kerri also wanted to mention the mountain time also causes issues for their clinic as well. Chairperson Young asked Kerri to send a letter in support of Jackpot moving to mountain time. Chairperson Young asked if they were closer to getting a doctor here in Jackpot. Kerri said no, but they are trying to market Jackpot and make it more appealing to providers. Kerri also cited the national provider shortage. Chairperson Young mentioned it is difficult with insurance issues with some people having to travel all the way to Elko because their Nevada insurance isn't always accepted in Twin Falls. Kerri circled back to recruiting a doctor and trying to market Jackpot's charm and proximity to Twin Falls.

**JACKPOT COMBINED SCHOOL
NON-ACTION ITEM**

1. Jackpot Combined School update.

Katie Estrada stated they start school Monday at 8am. She stated fall sports have already started, but October would be a great time for Nevada Health Centers to set up another physical clinic. Katie talked about the STEM camp that the school was hosting that week. Katie said they made multiple STEM projects. She thanked Helping Hands for providing all the lunches. She also mentioned a new parenting class coming to Jackpot. She stated that the class would be tentatively on Monday and to call the school for more information. She also stated the class would be available in English and Spanish.

**JACKPOT GOLF COURSE
NON-ACTION ITEM**

1. Golf Course operations update.

No Representative present.

**JACKPOT TOURISM & SENIOR CENTER
NON-ACTION ITEM**

1. Jackpot Tourism updates.

Theresa Dimmitt (Jackpot Tourism) stated that the Fair was in two weeks, and she goes to the Twin Falls County Fair every year. She said because of budget issues, she wouldn't be staying the night in Twin like usual. She is relying heavily on volunteers who are elderly to go to the fair, it's a twelve-hour shift not including the drive from Jackpot to the fair and back. She asked for more volunteers.

2. Senior Center updates.

Theresa Dimmitt (Jackpot Senior Center) stated the Senior Center was doing very well. They are very busy with meals and poker on Tuesday. The meals on wheels is still going. They deliver 10 meals weekly to seniors' homes in the community all the way down to Contact.

The Golf Scramble is on Saturday. Cactus Pete's sponsored the Hole in One insurance, Raft River sponsored a hole, Sopris is doing all the food. She encouraged everyone to participate even if they don't golf just to eat. Thrive and Truleap were also sponsors. Theresa thanked the town's support, the local businesses' support, and resident support. She mentioned as things are getting tighter, prices of everything are going up. She also mentioned another Golf Scramble that was hosted there donated food to Helping Hands.

JACKPOT RECREATION CENTER

NON-ACTION ITEMS

1. Recreation Center Department operations update.

Theresa Dimmitt (Jackpot Recreation Center) stated the rec center was doing well. She did not have the reports today because she has been very busy. They are fixing the program for the basic reports, and she will email Maria the report once it is available. Theresa stated they provided the meals for the STEM camp for the school. She stated they did a summer meals program. 12 children in total signed up, but 3 came religiously and they had an average of 6 per day. Theresa mentioned they lost two employees. They were both from out of town and went home. She is also possibly losing two more employees and highlighted the need for more staff. Theresa says they are still doing training with the Fire Department, and it has been very helpful, and that Brian and Shelly are amazing teachers. Theresa will be taking the test to certify lifeguards. Theresa also thanked Raft River for their summer youth program. Theresa stated it has been such a good thing for her two staff who went, and it is an amazing program.

JACKPOT PUBLIC WORKS

NON-ACTION ITEM

1. Public Works water, sewer, landfill, streets, and operations update.

Gustavo Estrada (Jackpot Public Works lead) stated that Travis and Cactus Pete's are working to spray the caterpillars. He stated they are spraying new crosswalks, center lines, and cleaning up the walking path, spraying round up around the edge to keep the weeds out. They also helped replace two hydrants. Theresa asked if they could spray for the Mormon crickets at the rest center and she was told they cannot. Gus stated everything else was good and they recently did an inventory for lead and copper and were good for that. Jackpot never had lead in those pipes so that is good news.

JACKPOT FIRE/AMBULANCE/SAFETY

1. Jackpot Fire Department operations update.

Brian Hugill (Fire Chief) was absent. Stacy Martinez (Jackpot Fire Department) stated they had a total of forty-one calls, EMS included. She said they had three car accidents, seven fire calls, and five assists. She says they have been very busy with wildland season. They are staying in the station longer and watching clouds. They are also listening when Wells Fire Department goes out or if they need assistance.

Stacey mentioned the new ambulance and Brian is looking into a new side by side. Brandon Martinez (Jackpot Fire Department) mentioned they expect to be even busier this month as people are traveling back to school and Labor Day Weekend coming up. Teresa Huguill (Jackpot Advisory Board Member) asked if they were in the new fire station yet and if it was all ready to go. Stacy said they were not in the fire station yet but it is mostly done and ready to go.

2. Jackpot Ambulance operations update.

Shelly Hester stated that for the previous month they had a total of twenty-three calls, thirteen of which were transports. One of those was an air transport through St. Lukes. Shelly went to Jarbidge last weekend to teach a CPR class to thirteen people. The ambulance for Jackpot is sitting in Elko waiting on radios and payment. Monica Burt said its taken about a year, Shelly said she was unsure on how long it has been.

3. Elko County Sheriff's operations update.

No representative present.

**CORRESPONDENCE REPORT AND OTHER ITEMS OF DISCUSSION:
NON-ACTION ITEM**

1. Discussion and consideration of received correspondence.

No correspondence.

**CONSENT AGENDA
ACTION ITEM**

All matters listed under the consent agenda are considered routine and may be acted upon by the commission with one action without extensive discussion. Any member of the commission or any citizen may request that an item be taken from the consent agenda, discussed, and acted upon separately during this meeting.

Approval of Minutes – DRAFT Jackpot Advisory Board July 10, 2025.
(This material is available upon request.)

Next Meeting Date – September 11, 2025

Motion: Larry Lineberry moved to do that, seconded by Monica Burt. Motion passed.

VOTE:
Aye: Jeff Young
Teresa Hugill
Larry Lineberry
Monique Gollihar (Zoom)
Monica Burt
Nay:
Absent:
Abstain:

ADVISORY BOARD MEMBERS AND STAFF COMMENTS:

NON-ACTION ITEM

This time is devoted to comments by Advisory Board Members and/or Staff for general information or update purposes. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a successive agenda and identified to be an action item.

Monica Burt asked since Wells is getting Amazon if this was a good time to lobbying for I-11. Mr. Burt informed the board it was going through Tonopah. Mr. Burt discussed challenges to getting manufacturing here such as no terminal airport, rail, or interstate. Mr. Burt said property taxes is what funds the majority of projects in Jackpot. Revenue from businesses like grocery stores, hardware stores to sustain ourselves. He said we sustain ourselves now but its nice to have that. He said that's why diversified business is a big issue. Mr. Burt said we could incorporate now but he wanted to wait to see how the housing development goes and if more businesses will come to Jackpot afterward. He prefers to wait although the town does sustain itself now. Chairperson Young asked about what we would need if we incorporated the fire department, and Sherrif. Mr. Burt said we already sustain those now. He said Sylvia is researching incorporation and other options but it's up to the community and what they want to do. Mr. Burt expressed it would be a lot of fact finding, contacting other communities, and it's a long process. He said while this is happening other things, like housing development, will be coming to Jackpot too.

Teresa Hugill (Jackpot Advisory Board Member) took time to thank Raft River for including Jackpot in their summer youth camp. She said it meant a lot to the kids and the community. Vice Chairperson Monica Burt expressed a general thanks to everyone supporting the community.

COMMENTS BY THE GENERAL PUBLIC:

NON-ACTION ITEM

Pursuant to N.R.S. 241.020, 2(c) (3), this time is devoted to comments by the general public, if any, and discussion of those comments. No action may be taken upon a matter raised during a period devoted to comments by the general public until the matter itself has been specifically included on a successive agenda and identified to be an action item.

Angie Horn said she was still working with St. Lukes. Chairperson Young said he was also working with someone at EPIC. Angie said she was doing her best and getting the numbers together for St. Lukes. Teresa Hugill (Jackpot Advisory Board Member) thanked her for coming.

ADJOURN

ACTION ITEM

Motion: Larry Lineberry motioned to adjourn, seconded by Monica Burt. Motion passed.

VOTE:

Aye: Larry Lineberry
Jeff Young
Teresa Hugill
Monique Gollihar (Zoom)
Monica Burt

Nay:

Absent:

Abstain:

The meeting adjourned at 7:21 pm.