



# TOWN OF JACKPOT, NEVADA ADVISORY BOARD

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

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### 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

## JACKPOT ADVISORY BOARD MINUTES

**THURSDAY, August 14, 2025**

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### **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 29<sup>th</sup> they had a blown fuse at the school. They replaced a fuse and scheduled an outage to replace two poles on August 6<sup>th</sup>, one by the airport and one at the school. On August 7<sup>th</sup> 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 Trueleap 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.
- 2.

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.

3. 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.

4. 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 lobby 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.