



**LYON COUNTY DEBT MANAGEMENT COMMISSION
THURSDAY, JANUARY 8, 2026**

10:00 AM

**LYON COUNTY ADMINISTRATIVE COMPLEX
27 S. MAIN STREET, YERINGTON, NV 89447**

Join Zoom Meeting

<https://us02web.zoom.us/j/83033873978?pwd=1PdWj8LIERDWnudBAU1b33Vi1HjIMp.1>

Meeting ID: 830 3387 3978 / Passcode: 831045

+1 253-215-8782 / +1 346-248-7799

Meetings are open to the public and may be attended in person or via virtual Zoom, if available. Virtual public comment may be given if you are attending the virtual Zoom meeting by raising your hand. This can occur in several ways, including by dialing *9 from your phone to raise your hand and request to speak for public comment.

Then to unmute yourself, dial *6.

Written public comments may also be mailed to the Lyon County Clerk-Treasurer's Office at 27 S. Main Street, Yerington, Nevada 89447, or emailed to countyclerks@lyon-county.org, be sure to type, PUBLIC COMMENT in the subject line. Comments must be received the day prior to the date of the meeting by 4:00 P.M. for the comments to be included in the meeting. Any written public comments received after the aforementioned time will be compiled and added as supplemental materials to the County's website and distributed to the Commission within 24 hours after the meeting.

1. Roll Call

2. Pledge of Allegiance

3. Public Participation (no action will be taken on any item until it is properly agendized) - *It is anticipated that public participation will be held at this time, though it may be returned to at any time during the agenda. Citizens wishing to speak during public participation are asked to state their name for the record and will be limited to 3 minutes. The Board will conduct public comment after discussion of each agenda action item, but before the Board takes any action.*

4. For Possible Action: Review and adoption of agenda

5. Staff Reports

6. REGULAR AGENDA “ (ACTION WILL BE TAKEN ON ALL ITEMS UNLESS OTHERWISE NOTED)

6.a For Possible Action: Approve the August 11, 2025 minutes.

- [August 11, 2025 Minutes](#)

6.b For Possible Action: Discussion and possible action on a resolution concerning the submission to the

Lyon County Debt Management Commission of a proposal by the South Lyon County Hospital District to issue a medium-term interim debenture, in the maximum principal amount of \$2,800,000, in anticipation of the receipt of certain funds from the issuance and sale of a medium-term obligation, in the maximum principal amount of \$2,800,000, in order to defray wholly or in part the cost of financing a new primary care clinic (RHC); approving the issuance of such medium-term interim debenture and medium-term obligation; and providing the effective date.

- [Presentation](#)
- [Resolution](#)

7. Agenda Requests

8. Commissioner Comments

9. Public Participation (no action will be taken on any item until it is properly agendized) - *It is anticipated that public participation will be held at this time, though it may be returned to at any time during the agenda. Citizens wishing to speak during public participation are asked to state their name for the record and will be limited to 3 minutes. The Board will conduct public comment after discussion of each agenda action item, but before the Board takes any action.*

10. Adjourn

Pursuant to NRS 241.020, the agenda has been posted at the following locations: Lyon County Administrative Complex (27 S. Main Street, Yerington, NV), the Lyon County Website: <https://www.lyon-county.org>, and the State Website: <https://notice.nv.gov>. Supporting documentation for the items on the agenda is available to members of the public at the County Manager's Office (27 S. Main Street, Yerington, NV), by phone (775)463-6531, or by email requests to countyclerks@lyon-county.org.

Lyon County recognizes the needs and civil rights of all persons regardless of age, race, color, religion, sex, handicap, family status, or national origin. In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternate means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible agency or USDA's TARGET Center at (202) 720-2600 (voice and T) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found on-line at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, DC 20250-9410; Fax: (202) 690-7442; or Email: program.intake@usda.gov

T.D.D. services available through 463-2301 or 463-6620 or 911 (emergency services) notice to persons with disabilities: members of the public who are disabled and require special assistance or accommodations at the

meeting are requested to notify the Commissioners'/Manager's office in writing at 27 S. Main Street, Yerington, NV 89447, or by calling (775) 463-6531 at least 24 hours in advance.

Lyon County is an equal opportunity provider.

**Agenda and Backup Material is
Available at www.lyon-county.org**

Lyon County Debt Management Commission Agenda Summary

Meeting Date: January 8, 2026

Agenda Item Number:

6.a

Subject:

For Possible Action: Approve the August 11, 2025 minutes.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS

- [August 11, 2025 Minutes](#)

Debt Management Commission Lyon County, Nevada

The Honorable Debt Management Commission met this day, Friday, August 11, 2025 at 10:00 A.M. in the LYON COUNTY ADMINISTRATIVE COMPLEX, 27 S. MAIN STREET, YERINGTON, NV 89447.

1. Roll Call

Present: Commissioner Shane Martin, Commissioner Elmer Bull, Commissioner Rob Jacobson, Commissioner Patrick Daniel, Commissioner Scott Huntley and Commissioner Albert Torres

Staff Present: Comptroller Josh Foli, District Attorney Steve Rye and Deputy Clerk Nicole Wagner

2. Pledge of Allegiance

Comm. Martin asked everyone to join in the Pledge of Allegiance.

3. Public Participation

Comm. Martin asked for public comment and there was none.

4. For Possible Action: Review and adoption of agenda

Comm. Martin asked for public comment and there was none.

Comm. Jacobson motioned to approve the agenda as presented, Comm. Bull seconded and the motion passed 6-0.

5. REGULAR AGENDA

5.a. For Possible Action: Approve the February 26, 2025 minutes.

Comm. Martin asked for public comment and there was none.

Comm. Bull moved to approve the February 26, 2025 minutes, Comm. Jacobson seconded and the motion passed 6-0.

5.b. For Possible Action: Receiving of and considering statements of political subdivision of current and contemplated general obligation debt and reports of current and contemplated debt and special assessments and retirement schedules and a written statement of the debt management policy of the political subdivision or General improvement District before it occurs any debt and shall submit revision of the policy as necessary to ensure the accuracy for the information contained therein N.R.S. 350.

The Commissioners and Comptroller Josh Foli discussed that there was no new debt being presented, however the South Lyon Hospital District is seeking funding to build a new clinic. The Commissioners questioned what the consequences are for entities who do not submit their indebtedness report to which Mr. Foli responded they would be in violation of NRS 350 and consequences would be set forth by that entities independent auditor. Additionally the Commissioners and Mr. Foli discussed that when new debt does come in, it is recommended that

the board consider if the debt is something the entity can afford and if they are making realistic revenue projections.

Comm. Martin asked for public comment and there was none.

Rob Jacobson motioned to approve the receiving of and considering statements of political subdivision of current and contemplated general obligation debt and reports of current and contemplated debt and special assessments and retirement schedules and a written statement of the debt management policy of the political subdivision or General improvement District before it occurs any debt and shall submit revision of the policy as necessary to ensure the accuracy for the information contained therein N.R.S. 350 for the entities that submitted their reports, Comm. Bull seconded and the motion passed 6-0.

6. Public Participation

Comm. Martin asked for public comment and there was none.

7. Agenda Requests

There were none at this time.

8. Board Comments

There were none at this time.

Deputy Clerk Nicole Wagner shared that Commissioner Deborah Ewing has resigned as she is moving out of county. An advertisement has been placed to fill the member-at-large vacancy and will bring forward an agenda item once applications are received. She also let the board know that there will be another meeting in about a month's time, at the request of the Lyon County School District.

9. Adjourn

The meeting was adjourned 10:20 a.m.

Chairman Shane Martin
Lyon County Debt Management Commission

ATTEST

Staci Lindberg
Lyon County Clerk/Treasurer

Lyon County Debt Management Commission Agenda Summary

Meeting Date: January 8, 2026

Agenda Item Number:

6.b

Subject:

For Possible Action: Discussion and possible action on a resolution concerning the submission to the Lyon County Debt Management Commission of a proposal by the South Lyon County Hospital District to issue a medium-term interim debenture, in the maximum principal amount of \$2,800,000, in anticipation of the receipt of certain funds from the issuance and sale of a medium-term obligation, in the maximum principal amount of \$2,800,000, in order to defray wholly or in part the cost of financing a new primary care clinic (RHC); approving the issuance of such medium-term interim debenture and medium-term obligation; and providing the effective date.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS

- [Presentation](#)
- [Resolution](#)

PROPOSED CONSTRUCTION OF A NEW STICK-BUILT CLINIC

SOUTH LYON COUNTY HOSPITAL DISTRICT



AGENDA

Current Facility Background

Why a Replacement is Necessary

Community and Patient Care Benefits

Project Scope Overview

Funding Overview

Estimated Timeline

Request to Board of Lyon County Commissioners

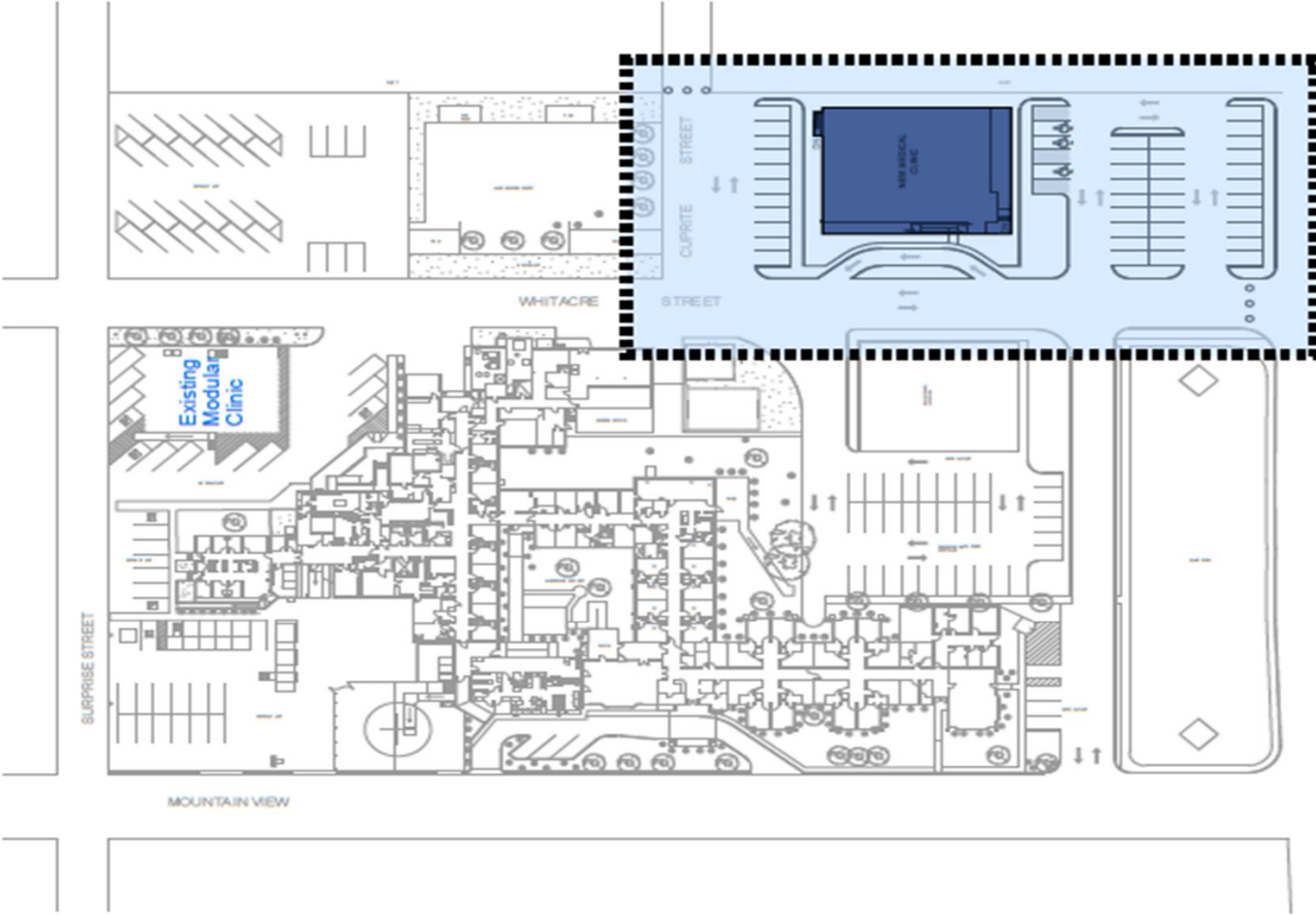
Closing Statement



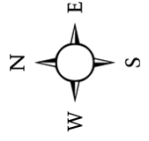


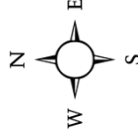
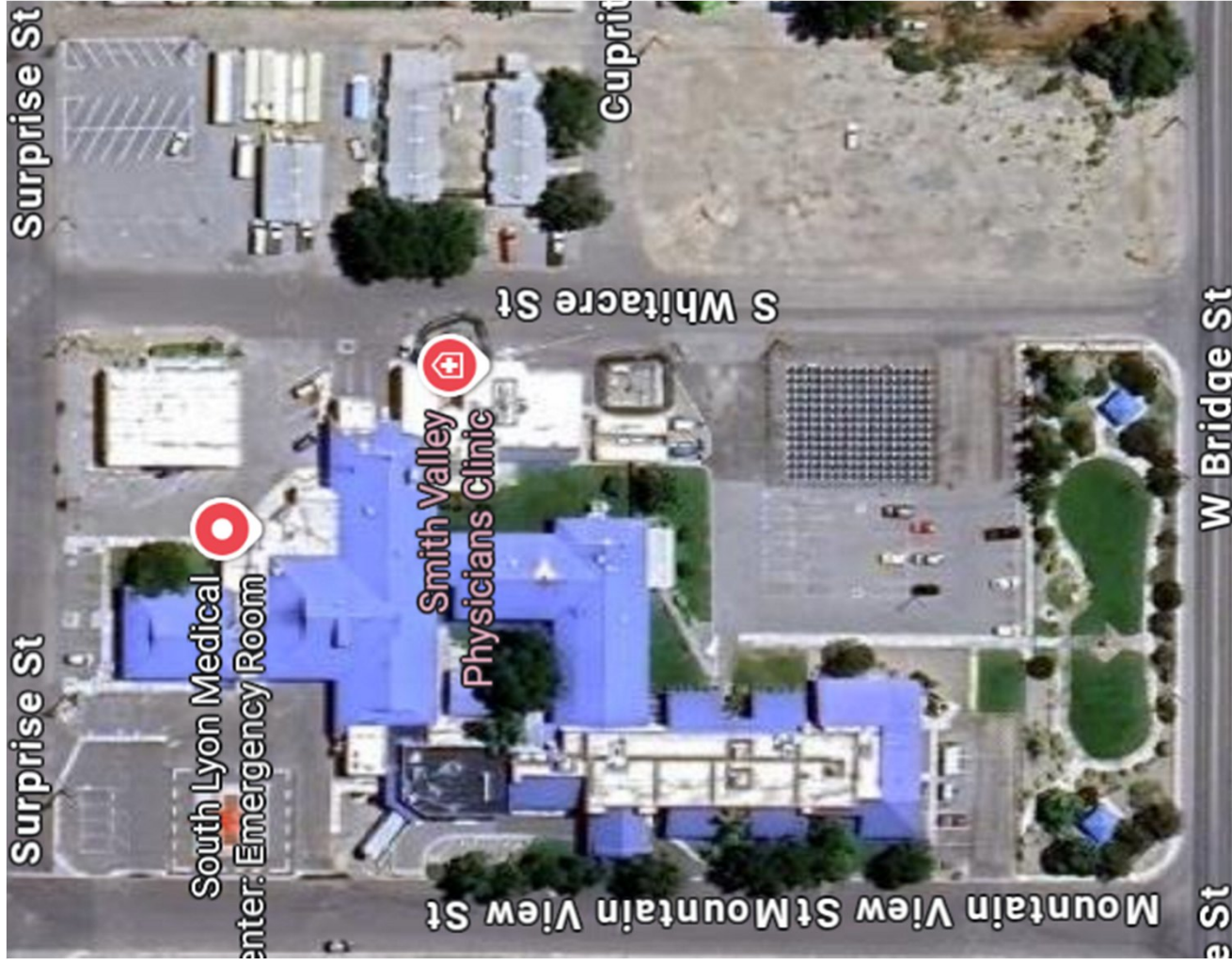
CURRENT FACILITY BACKGROUND

- The existing clinic is a temporary modular structure installed in 1998.
- It was intended as a short-term solution but has remained in use for over 25 years.
- Aging infrastructure now limits functionality, workflow, and patient care capacity.

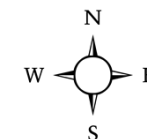
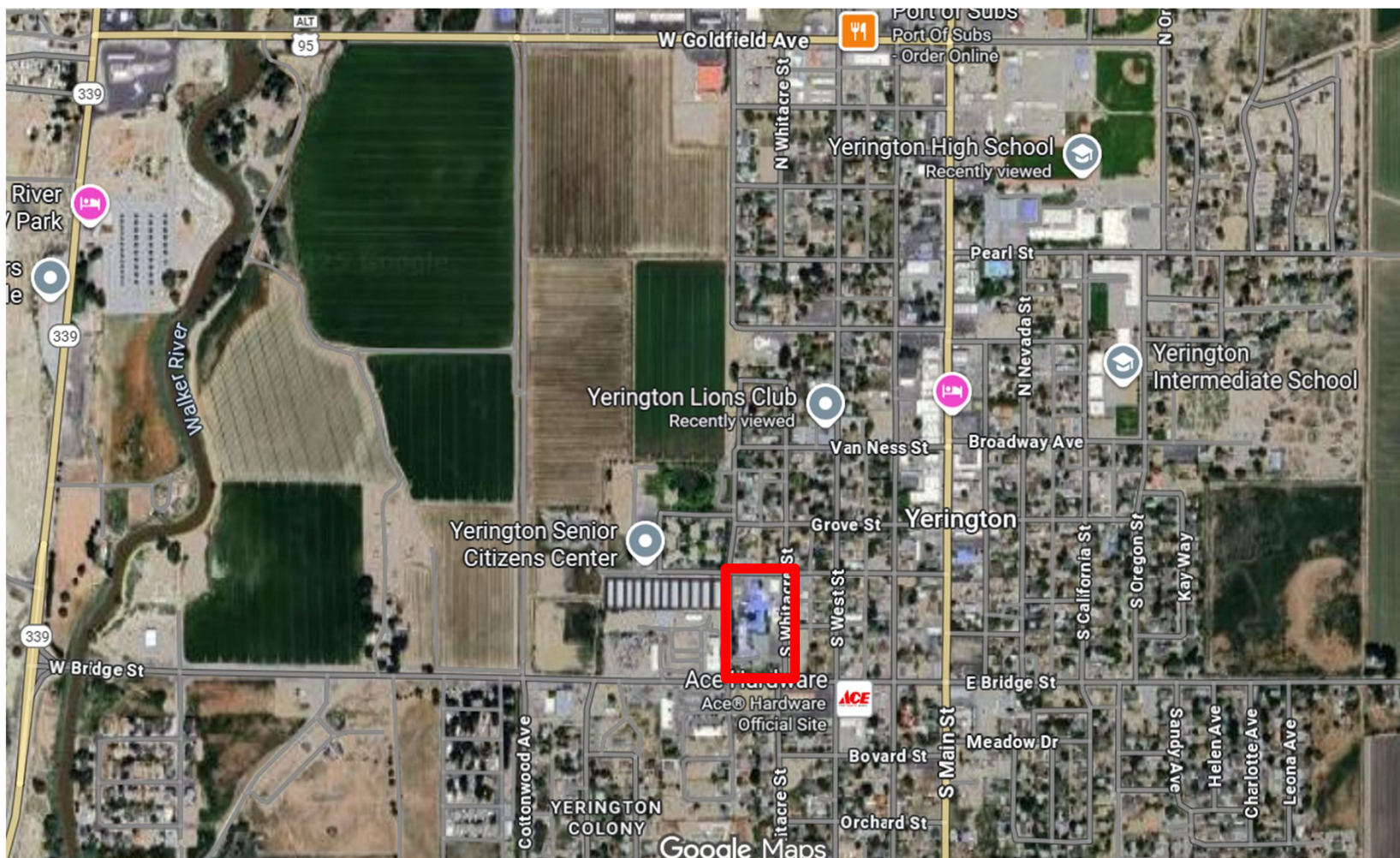


SITE PLAN





Satellite View



Satellite View
Yerington, NV

(red outline is
the district
Campus)

WHY A REPLACEMENT IS NECESSARY

1. The modular building is experiencing structural degradation typical of facilities beyond their lifecycle.
2. Capacity is insufficient to meet current patient demand, limiting access and scheduling flexibility.
3. Ongoing maintenance and utility inefficiencies are raising long-term operating costs.





The 1998 RAMTECH temporary modular clinic has exceeded its intended lifespan and no longer meets modern healthcare standards for safety, accessibility, or patient privacy. The aging structure presents increasing maintenance issues, inefficient energy use, and limited capacity for current technology and equipment needs. Its layout was never designed for long-term medical use, resulting in operational constraints, workflow challenges, and a poor patient experience. Replacing the temporary modular with a permanent, purpose-built clinic is necessary to ensure high-quality, compliant, and sustainable care for the community.



COMMUNITY AND PATIENT CARE BENEFIT

- A modern facility will improve clinical workflow and patient throughput.
- It supports recruitment and retention of providers, critical to rural health sustainability.
- Offers a safer, more private, and more respectful patient care environment.
- Allows integration of telehealth and modern care delivery models.



PROJECT SCOPE OVERVIEW

- 1) Construction of a stick-built, permanent healthcare clinic located on the existing hospital campus.
- 2) Includes modern exam rooms, treatment areas, telehealth spaces, care coordination areas, and improved infection-control design.
- 3) Fully compliant with ADA, updated building codes, and healthcare safety standards.



Proposed clinic layout

ALIGNMENT WITH NEVADA HEALTH AUTHORITY PRIORITIES

- 1) Advances rural healthcare infrastructure modernization.
- 2) Enhances access to primary care in an underserved geographic corridor.
- 3) Improves resiliency of clinic operations and supports long-term sustainability.
- 4) Aligns with statewide goals to improve health equity and delivery in rural regions.

FUNDING OVERVIEW

- 1) USDA financing approved for the project.
- 2) Pennington Foundation Grant.
- 3) South Lyon County Hospital District.
- 4) Cost containment and sustainability planning are incorporated into project design.





ESTIMATED TIMELINE

- 1) Planning & permitting to proceed in 2025.
- 2) Groundbreaking anticipated in late Winter 2026 once final agency approvals are granted.
- 3) Construction timeline will depend on permitting and funding sequence, with completion targeted 9 months after breaking ground.

REQUEST TO BOARD OF COUNTY COMMISSIONERS

The hospital district respectfully requests:

- 1) Formal approval to proceed with construction planning.
- 2) Recognition of the public health need and long-term benefit to the region.
- 3) Support in strengthening rural healthcare access and infrastructure stability.

CLOSING STATEMENT

Replacement of the deteriorating modular unit is essential to sustain clinical operations and community care.

This project ensures long-term continuity of services for rural residents.

We appreciate your consideration and respectfully request authorization to move forward.

THANK YOU

Toni Inserra

775-463-6404

Toni.Inserra@slmcnv.org



RESOLUTION NO. _____

A RESOLUTION CONCERNING THE SUBMISSION TO THE LYON COUNTY DEBT MANAGEMENT COMMISSION OF A PROPOSAL BY THE SOUTH LYON COUNTY HOSPITAL DISTRICT TO ISSUE A MEDIUM-TERM INTERIM DEBENTURE, IN THE MAXIMUM PRINCIPAL AMOUNT OF \$2,800,000, IN ANTICIPATION OF THE RECEIPT OF CERTAIN FUNDS FROM THE ISSUANCE AND SALE OF A MEDIUM-TERM OBLIGATION, IN THE MAXIMUM PRINCIPAL AMOUNT OF \$2,800,000, IN ORDER TO DEFRAY WHOLLY OR IN PART THE COST OF FINANCING A NEW PRIMARY CARE CLINIC (RHC); APPROVING THE ISSUANCE OF SUCH MEDIUM-TERM INTERIM DEBENTURE AND MEDIUM-TERM OBLIGATION; AND PROVIDING THE EFFECTIVE DATE HEREOF.

WHEREAS, pursuant to Nevada Revised Statutes (“NRS”) NRS 450.550 through 450.810, the Board of Trustees of the South Lyon County Hospital District, Nevada (the “Board” and the “District,” respectively) notified Secretary of the Debt Management Commission of Lyon County (the “Secretary” and the “Commission,” respectively) of the Board’s to issue a medium-term interim debenture (to evidence an interim construction loan), in the maximum principal amount of \$2,800,000 (the “Debenture”), in anticipation of the receipt of certain proceeds from the issuance of medium-term obligation, in the maximum principal amount of \$2,800,000 (the “Medium-Term Obligation”) to defray wholly or in part the cost of the acquisition, construction and improvement of a new primary care clinic (RHC) (collectively, the “Proposal”); and

WHEREAS, the Board heretofore found and determined that legally available funds of the District will at least equal the amount required to pay the principal of and interest on the Debenture (to be issued in anticipation of proceeds from the Medium-Term Obligation) and the Medium-Term Obligation; and

1.

WHEREAS, pursuant to NRS 450.665, the Board shall not borrow money or issue securities to evidence such borrowing until the Board has obtained the approval of the Board of County Commissioners of Lyon County (the “County Commissioners” and the “County,” respectively) and the Commission; and

WHEREAS, the County Commissioners heretofore approved the District’s Proposal to issue the Debenture and the Medium-Term Obligation; and

WHEREAS, the Board proposes (subject to the approval by the Commission) to issue the Debenture and the Medium-Term Obligation; and

WHEREAS, the Commission has heard anyone desiring to be heard and have taken other evidence relevant to their approving or disapproving the Proposal; and

WHEREAS, the Commission has considered all matters in the premises, and desire to adopt this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE DEBT MANAGEMENT COMMISSION OF LYON COUNTY, NEVADA:

Section 1. This resolution shall be known as and may be cited by the short title “2026 Hospital District DMC Approval Resolution” (the “Resolution”).

Section 2. The District’s Proposal is hereby approved.

Section 3. The officers of the Commission and of the District hereby are authorized and directed to take all action necessary or appropriate to effectuate the provisions of such Proposal, and of this Resolution.

Section 4. All resolutions, or parts thereof, in conflict with the provisions of this resolution, are hereby repealed to the extent only of such inconsistency. This repealer shall not be constructed to revive any resolution, or part thereof, heretofore repealed.

Section 5. If any section, paragraph, clause or other provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or other provision shall not affect any of the remaining provisions of this resolution.

Section 6. This resolution shall become effective and be in force immediately upon its adoption.

Passed and adopted this January 8, 2026.

Chair
Debt Management Commission

Attest:

County Clerk, ex officio Secretary
Debt Management Commission

STATE OF NEVADA)
) ss.
LYON COUNTY)

I am the duly chosen, qualified and acting County Clerk of Lyon County, in the State of Nevada, and ex officio Secretary of the Lyon County Debt Management Commission, in the State of Nevada, and do hereby certify:

1. The foregoing pages constitute a true, correct, complete and compared copy of a resolution of the Commission adopted at a meeting of the Commission held on January 8, 2026.

2. All members of the Board were given due and proper notice of such meeting and voted on such resolution as follows:

Those Voting Aye:

Those Voting Nay:

Those Absent:

3. The original of the resolution has been approved and authenticated by the signatures of the Chair of the Commission and myself as Secretary and has been recorded in the records of the Commission kept for that purpose in my office.

4. All members of the Commission were given due and proper notice of such meeting. Public notice of such meeting was given and such meeting was held and conducted in full compliance with the provisions of NRS 241.020. A copy of the notice of meeting is attached as Exhibit A.

5. At least 3 working days before such meeting, such notice was delivered to each member of the Commission and to each person, if any, who has requested notice of meetings of the Board in accordance with the provisions of Chapter 241 of NRS.

6. A copy of such notice as posted and delivered is attached hereto as Exhibit A.

IN WITNESS WHEREOF, I have hereunto set my hand this January 8, 2026.

County Clerk, ex officio Secretary
Debt Management Commission

EXHIBIT A

(Attach Copy of Notice of Meeting)