Board of County Commissioners  
Lyon County, Nevada

The Honorable Board of Lyon County Commissioners met this day, Thursday, February 1, 2024 at 9:00 A.M. in the LYON COUNTY ADMINISTRATIVE COMPLEX, 27 S. MAIN STREET, YERINGTON, NV 89447.

1. Roll Call

Present: Chair David Hockaday, Vice-Chair Wes Henderson, Commissioner Scott Keller, Commissioner Tammy Hendrix and Commissioner Robert Jacobson

Staff Present: Comptroller Josh Foli and District Attorney Steve Rye

2. Invocation given by Irene Albritton of First Christian Church

3. Pledge of Allegiance

4. Public Participation

Comm. Hockaday asked for public comment.

Jeffrey Frischmann gave his concerns regarding the Heritage Ranch subdivision project.

5. For Possible Action: Review and Adoption of Agenda

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

Comm. Hendrix moved to approve the agenda as presented, Comm. Jacobson seconded, and the motion passed 5-0.

6. Presentation of awards and/or recognition of accomplishments

There were none at this time.

7. Commissioners/County Manager Reports

Comm. Hendrix attended a meeting with the Nevada Department of Transportation, the Lyon County School Board, the Nevada Association of Counties Public Lands and Natural Resources, the webinar for the Artemisia Project, the Healthy Commission Coalition meeting in Moundhouse and participated in a ride along for saturation patrol with the Lyon County Sheriff’s Office.

Comm. Henderson attended a meeting for the Nevada Association of Counties Board of Directors, the Carson Area Metropolitan Planning Organization, the Healthy Commission Coalition meeting in Moundhouse meeting and participated in a ride along for saturation patrol with the Lyon County Sheriff’s Office.

Comm. Keller attended a meeting for the Nevada Department of Transportation, the Nevada Association of Counties Board of Directors and the Nevada Association of Counties Public Lands and Natural Resources.
Comm. Jacobsen attended a meeting with Fernley Boys and Girls Club and also took a tour of MSC Industrial Supply Company in Fernley.

Comm. Hockaday had no reports at this time.

8. Elected Official's Reports
      • December Criminal and Civil Statistics

      • December 2023 Statistics

Sheriff Brad Pope gave a presentation reviewing events and statistics from December 2023.

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

Commissioners thanked Sheriff Brad Pope and his staff for their continued efforts.

9. Appointed Official's Reports

There were none at this time.

10. Advisory Board Reports

There were none at this time.

11. CONSENT AGENDA

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

Comm. Henderson moved to approve the Consent Agenda Items 11.a. through 11.f., Comm. Jacobson seconded, and the motion passed 5-0.

  11.a. For Possible Action: Review and accept claims and financial reports.
      • Cash Report January 15, 2024
      • Claims Report January 1, 2024 to January 15, 2024

The cash balance as of January 15th, 2024 was $143,812,071.87. County claims totaled $1,822,168.55 and payroll totaled $1,751,140.81.

  11.b. For Possible Action: Review and accept travel claims.
      • Travel Report January 1, 2024 to January 15, 2024

Travel claims total as of January 15th, 2024 was $6,221.40.

  11.c. For Possible Action: Approve the changes on Assessor’s tax roll due to correction in assessments and review of tax roll changes.
      • Secured Factual Corrections
11.d. For Possible Action: Approve the January 18, 2024 Minutes.
- January 18, 2024 Minutes

The January 18, 2024 Minutes were approved.

11.e. For Possible Action: Approve the purchase of a vehicle maintenance shop lift in the amount of $13,000 to be funded from a budget transfer from the General Fund contingency.

11.f. For Possible Action: Accept grant award from Aging and Disability Services Division (ADSD), State of Nevada, for FY2024 Nutrition Services Incentive Program (NSIP) in the amount of $20,808.00.
- FY24 Nutrition Services Incentive Program Grant Award

**END OF CONSENT AGENDA**

REGULAR AGENDA

12. Public Hearing on Planning Items
12.a. For Possible Action: Approve a Commercial Subdivision Tentative Map request from Stan Lucas to merge five (5) existing parcels on the north side of Hwy 50, east and west of Traditions Parkway, to establish an approximately 125.13 acre commercial subdivision, creating the boundaries of the Traditions Commercial Center to allow for future commercial, retail, office, light industrial and multifamily residential development including a site for new Lyon County offices in Dayton (APNs 016-401-93 and -97, 016-406-03 and -11, 029-782-16), PLZ-2023-079.
- Staff Report
- Backup
- Public Comment

Senior Planner Lisa Nash gave a presentation reviewing the Commercial Subdivision Tentative Map request from Stan Lucas.

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

Comm. Keller noted that APN 016-406-03 on the map in the presentation is listed as 016-406-20.

District Attorney Steve Rye recommended to re-agendize this item with the correct APN numbers.

Comm. Henderson moved to continue this item to have it re-agendized at a future meeting with the correct APN numbers with the agreement of the applicant, Comm. Hendrix seconded, and the motion passed 5-0.

12.b. For Possible Action: Approve a request for a two-year Extension of Time, until February 1, 2026, to submit a final subdivision map, or the first in a series of final subdivision maps for the Estates at Sutro tentative subdivision, to create 96 single family residential lots on approximately 47.99 acres. The Tentative Subdivision Map was approved on February 6, 2020 and amended on October 19, 2023 (APN: 016-403-27), PLZ-2023-084.
- Staff Report
- Backup
Senior Planner Lisa Nash gave a presentation reviewing the request for a two-year Extension of Time, until February 1, 2026, to submit a final subdivision map, or the first in a series of final subdivision maps for the Estates at Sutro tentative subdivision.

Jeffrey Frischmann stated he urges the denial of this extension.

Comm. Jacobson asked for clarification if any dirt has been turned in which Lisa Nash confirmed no work has been done as of yet.

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

Comm. Hendrix moved to approve a request for a two-year Extension of Time, until February 1, 2026, to submit a final subdivision map, or the first in a series of final subdivision maps for the Estates at Sutro tentative subdivision, to create 96 single family residential lots on approximately 47.99 acres. The Tentative Subdivision Map was approved on February 6, 2020 and amended on October 19, 2023 (APN: 016-403-27), PLZ-2023-084, Comm. Henderson seconded, and the motion passed 5-0.

13. Community Development
   13.a. For Possible Action: Approval to release the existing Maintenance Bond for the Traditions Village 1, Phase 2 subdivision and replace it with a new Maintenance Bond from the new owner of those lots created on Subdivision Map #676375, in the same amount.
   • Backup

Community Development Director Louis Cariola gave a presentation reviewing the existing Maintenance Bond for the Traditions Village 1, Phase 2 subdivision to replace it with a new Maintenance Bond from the new owner of those lots created on Subdivision Map #676375, in the same amount.

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

Comm. Jacobson moved to approval to release the existing Maintenance Bond for the Traditions Village 1, Phase 2 subdivision and replace it with a new Maintenance Bond from the new owner of those lots created on Subdivision Map #676375, in the same amount, Comm. Keller seconded, and the motion passed 5-0.

14. Comptroller
   14.a. For Possible Action: Approve an additional $30,000 towards the purchase of two Animal Services trucks with funding from a budget transfer from the General Fund contingency.

Comptroller Josh Foli gave a presentation discussing the additional $30,000 to go towards the purchase of two Animal Services trucks with funding from a budget transfer from the General Fund contingency.

Comm. Henderson requested to have a running total for contingency.

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

Comm. Henderson moved to approve an additional $30,000 towards the purchase of two Animal Services trucks with funding from a budget transfer from the General Fund contingency, Comm. Keller seconded, and the motion passed 5-0.

15. Advisory Board
15.a. For Possible Action: Approve to change the meeting day of the Silver City Advisory Board to the 2nd Thursday of the month at 7:00 pm.

- Letter of Transmittal

Comm. Hockaday asked for public comment.

Comm. Henderson moved to approve to change the meeting day of the Silver City Advisory Board to the 2nd Thursday of the month at 7:00 pm, Comm. Jacobson seconded, and the motion passed 5-0.

16. County Manager

16.a. For Possible Action: Approve and authorize the County Manager to sign and submit an Airport Improvement Program (AIP) grant application to the Federal Aviation Administration. The application is for $150,000 with a $10,000 County match, for the design of the South Partial Parallel Taxiway at the Silver Springs Airport.

- Silver Springs Airport Parallel Taxiway Design Preliminary Grant Application

Comptroller Josh Foli gave a presentation discussing the approval and authorization for the County Manager to sign and submit an Airport Improvement Program (AIP) grant application to the Federal Aviation Administration.

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

Comm. Keller moved to approve and authorize the County Manager to sign and submit an Airport Improvement Program (AIP) grant application to the Federal Aviation Administration. The application is for $150,000 with a $10,000 County match, for the design of the South Partial Parallel Taxiway at the Silver Springs Airport, Comm. Hendrix seconded, and the motion passed 5-0.

16.b. For Possible Action: Appoint a Director of North Lyon County Fire Protection District.

- North Lyon County Fire Protection District Director Application Package
- North Lyon County Fire Protection District January 11, 2024 Draft Minutes
- NRS 474.145 - Vacancies

Comptroller Josh Foli gave a presentation discussing the appointment of a director for the North Lyon County Fire Protection District.

Comm. Jacobson noted that each applicant should be fairly considered regardless if they are present for the meeting or not.

Michael Toombs, William Botelho, Larry Creiglow and Deborah Skinner gave a presentation reviewing their applications.

Comm. Hockaday asked for public comment.

Dan McCasy, Mike Pilcher, Tom Dunn, Joseph Mendoza Jr and Bradley Bolton provided their preferences of who they would like to see appointed.

The Commissioners shared who they prefer to see appointed.

17. Agenda Requests

Comm. Jacobson would like a report from Code Enforcement in the near future regarding dust control and tumbleweed control in the Dayton area.

Comm. Keller stated that in addition to the Comm. Jacobsen’s request, he would like added to that report who is the responsible party for dust and tumbleweed control.

19. Commissioners Comments

Comm. Keller stated that North Lyon County Fire Protection District has a lot of challenges upcoming with the Lands Bill in Fernley. He also stated that he is hopeful that HWY 50 will have proper access management with upcoming development.

Comm. Jacobsen thanked the public, applicants and current board members for all of their feedback regarding the appointment for the North Lyon County Fire Protection District. He also encouraged those who weren’t appointed to participate in the upcoming election in November.

21. Public Participation

Comm. Hockaday asked for public comment.

Joseph A Mendoza, Deborah Skinner, Linda Carr, Dan McCasy and Jesse Richardson thanked the board for their efforts and for appointing a Director.

22. Closed Session pursuant to NRS 241.015(3)(b)(2)

There was a closed session today at 10:40am.

23. Adjourn

Meeting was adjourned at 10:37 am.