Board of County Commissioners
Lyon County, Nevada

The Honorable Board of Lyon County Commissioners met this day, Thursday, March 7, 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: County Manager Andrew Haskin, Comptroller Josh Foli and Deputy District Attorney Illyssa Fogel

2. Invocation given by John Poundstone of Joy Church

3. Pledge of Allegiance

4. Public Participation

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

5. For Possible Action: Review and Adoption of Agenda

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

Comm. Hendrix requested a change to item 14.c. to correct the spelling of LYSO to LCSO.

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

6. Presentation of awards and/or recognition of accomplishments

   6.a. For Presentation Only: Present Donna Cupp with a retirement plaque, and thank her for her 34 year of service to the communities of Lyon County.

Sheriff Brad Pope gave a presentation thanking Donna Cupp for her service to Lyon County.

The Commissioners thanked Donna Cupp for her service to the communities of Lyon County.

7. Commissioners/County Manager Reports

Comm. Jacobsen thanked Donna Cupp for her years of service to the community. He thanked Fernley High School for hosting the Annual STEM Festival. He stated he received photos and phone calls regarding the excess tumbleweeds from recent high winds. He attended the Fernley City Council meeting and a meeting with The Nevada Department of Transportation. He congratulated the Smith Valley Girls and Boys Basketball for their recent accomplishments.

Comm. Keller recently attended the Silver Springs Advisory Board, the Nevada Association of Counties General Board Meeting, Nevada Association of Counties Legislative Committee, National Association of...
Comm. Hendrix recently attended the Carson Water Subconversancy District, National Association of Counties Public Lands and Natural Resources Committee, Lyon County School Board, Silver Springs Advisory Board, Nevada Department of Transportation meeting in Dayton and the Dayton Regional Advisory Board.

Comm. Henderson attended an unofficial meeting, due to a lack of quorum, with the Nevada Division of State Lands Use Planning Advisory Council, the Nevada Association of Counties Legislative Committee, the Moundhouse Advisory Board and the Dayton Regional Advisory Board. He also stated that he will not be running for re-election once his term has ended.

Comm. Hockaday attended a meeting regarding the East Walker Road/Mineral County Solar Panel Project, the Smith Valley Conservation District meeting, the Nevada Department of Transportation meeting in Dayton, the Smith Valley Advisory Board meeting. He congratulated the Smith Valley Girls and Boys Basketball for their recent accomplishments.

County Manager Andrew Haskin stated Louis Cariola stepped down to Lyon County Senior Planner and applications are being accepted for the Community Development Director position. He also stated that Code Enforcement Officer Mike Johnson retired as of March 1, 2024 so applications are also being accepted to fill that position. He stated he will be covering both of those position until they are filled. He submitted letters to Bureau of Land Management regarding the two solar projects happening in Mason Valley. He also stated that the Public Lands Use Policy extension of time has been requested for the variance process until a presentation can be made to the Commissioners. He read into record a letter from Kim Brooke, Deputy Chief of Staff and Legislative Director for Congressman Mark Amodei regarding an update on the Interior Appropriations Bill.

Comm. Jacobson asked if solar fields could be placed on the rooftops of warehousing throughout Lyon County in which County Manager Andrew Haskin replied he would look into that.

8. Elected Official's Reports
   8.a. For Report Only: Canal Township Justice Court Statistics
       • January 2024 Statistics Report

Sheriff Brad Pope stated a new K9 has been added to the force who is assigned as a school resource officer.

9. Appointed Official's Reports

There were none.

10. Advisory Board Reports

There were none.

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.i. Comm. Keller seconded, and the motion passed 5-0.
11.a. For Possible Action: Approve the changes on Assessor’s tax roll due to correction in assessments and review of tax roll changes.

Secured Property corrections totaled $2,620.43 and Unsecured Factual Corrections totaled $7,626.79.

11.b. For Possible Action: Review and accept claims and financial reports.

The cash balance as of February 15th, 2024 was $130,744,504.40. County claims totaled $1,791,940.67 and payroll totaled $1,638,059.08.

11.c. For Possible Action: Review and accept travel claims.

Travel claims total as of January 31st, 2024 was $2,261.95. Travel claims total as of February 15th, 2024 was $13,006.30.

11.d. For Possible Action: Approve February 15, 2024 Minutes.

The February 15, 2024 minutes were approved.

11.e. For Possible Action: Approve the purchase from the existing budget of a trailer of an approximate amount of $10,000 for the Facilities Department and add it to the vehicle fleet.
• Estimate for Trailer Purchase

11.f. For Possible Action: Approve the purchase of soccer goals for the Dayton fields with Park Construction Tax not to exceed $20,000.
• Advisory Board Letter of Transmittal

11.g. For Possible Action: Approve the purchase of 4 portable lights that can be used by the Soccer and Little League with Park Construction Tax funds for use in the Central Lyon County Park areas not to exceed $52,000.
• Advisory Board Letter of Transmittal

11.h. For Possible Action: Declare 49 pieces of equipment and vehicles surplus, so that they may be auctioned off.
• 2024 Surplus List

11.i. For Possible Action Approve grant award amendment to adjust the funding amount to the FY24 Nevada Home Visiting awarded from the Division of Public and Behavioral Health award from $339,500.00 to $349,500.00.
• FY24 Nevada Home Visiting Grant Subaward (Amendment 1)

**END OF CONSENT AGENDA**
REGULAR AGENDA

12. Public Hearing on Planning Items

12.a. For Possible Action: To approve the request for 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 the future commercial, retail, office, light industrial and multi-family residential development including a site for new Lyon County offices in Dayton (APNs 016-401-97, 016-406-11, 016-406-19, 016-406-20, 029-782-16) PLZ-2023-079.

• Staff Report
• Backup
• Public Comment

Senior Planner Lisa Nash gave a presentation reviewing the request for a Commercial Subdivision Tentative Map request from Stan Lucas. She stated this item was discussed at the last Board of County Commissioners meeting and she reviewed the changes made from what was presented at that last meeting.

Comm. Hockaday asked for public comment.

Amy Inglis, home owner adjacent to the project, stated she supports this project however, she has some concerns regarding the placement of the Casino and the RV Park. She encouraged the Commissioners to have this to be presented to the sensitive planning and not approve as proposed.

Comm. Henderson moved to approve the request for 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 multi-family residential development including a site for new Lyon County offices in Dayton (APNs 016-401-97, 016-406-11, 016-406-19, 016-406-20, 029-782-16) PLZ-2023-079 based on the findings and subject to the conditions of approval as listed in the staff report, Comm. Hendrix seconded and the motion passed 5-0.

12.b. For Possible Action: To approve a Zoning Map Amendment request from Lyon County to amend the Zoning Map designation from the Title 10 district of M-1 (General Industrial – Title 10) to the Title 15 district of PF (Public Facilities) for a 0.57-acre lot located at 56 Red Rock Road in Mound House (APN 016-233-06) PLZ-2024-004.

• Staff Report

Senior Planner Lisa Nash gave a presentation reviewing Zoning Map Amendment request for the Moundhouse Community Center.

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

Comm. Keller moved to approve a Zoning Map Amendment request from Lyon County to amend the Zoning Map designation from the Title 10 district of M-1 (General Industrial – Title 10) to the Title 15 district of PF (Public Facilities) for a 0.57-acre lot located at 56 Red Rock Road in Mound House (APN 016-233-06) PLZ-2024-004, Comm. Jacobsen seconded and the motion passed 5-0.

13. Sheriff

13.a. For Possible Action: Approve the “Joining Forces Project Agreement” grant change order in the amount of $8,000 and to allow the Sheriff’s Office to purchase one SoToxa System at the cost of $4,500.00 and 5 Dreger Model 5920 Preliminary Breath test machines at $700.00 each.

• Joining Forces Grant Assessment
• Original Grant went to board 9/7/2023
Sheriff Brad Pope gave a presentation reviewing the “Joining Forces Project Agreement” grant change order.

Comm. Henderson asked if these are OTS Funds and Brad Pope responded yes.

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

Comm. Hendrix moved to approve the “Joining Forces Project Agreement” grant change order in the amount of $8,000 and to allow the Sheriff’s Office to purchase one SoToxa System at the cost of $4,500.00 and 5 Dreger Model 5920 Preliminary Breath test machines at $700.00 each, Comm. Henderson seconded and the motion passed 5-0.

13.b. For Possible Action: Approve $14,500 in upfit costs for Sheriff vehicles for various items with funding to come from a budget transfer from the General Fund contingency.

Sheriff Brad Pope gave a presentation discussing the upfit costs for Sheriff vehicles for various items.

Comm. Henderson asked if police upfit items are recycled.

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

Comm. Jacobsen moved to approve $14,500 in upfit costs for Sheriff vehicles for various items with funding to come from a budget transfer from the General Fund contingency, Comm. Henderson seconded, and the motion passed 5-0.

14. County Manager
   14.a. For Possible Action: Discussion and provide direction to the County Manager for the lobbyist selection of 2025.

County Manager Andrew Haskin and the Commissioners had a discussion for the lobbyist selection of 2025.

The Commissioners shared their support for continuing with Walker Services.

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

Comm. Henderson moved to direct the County Manager to enter into an agreement with Walker & Associates for lobbyist service for the 2025 legislative session with the contract ending June 30, 2025, Comm. Keller seconded, and the motion passed 5-0.

14.b. For Possible Action: Update and provide direction to the County Manager for the Lands Bill.
   • Draft Lands Bill Map
   • Draft Lands Bill Map (South)

County Manager Andrew Haskin gave an update regarding the lands bill and discussed the proposed changes with the Commissioners and Yerington Paiute Tribal Chairman Elwood Emm.

Jeremy Drew from RCI gave clarification to the timeline that resolution submission to Congress would be about a month and could be brought back during a meeting in April
Comm. Hockaday asked for public comment and there was none.

Comm. Henderson moved to direct the County Manager to continue working on the Lyon County Lands Bill, to include the additional sites for the towers, to leave the spots on Highway 50 as presented and to include the parcel by the river catty-corner to 2T to remain as open space except for approved transmission lines, Comm. Keller seconded, and the motion passed 5-0.

**14.c. For Possible Action: Approve letters of support on behalf of the Board of Commissioners for Community Project Funding requests.**
- Emergency Backup Generators Letter
- LYSO-LCSO Training Center Letter
- Willowsreek Lift Station Improvement Project Letter
- Silver Springs GID Storm Drainage Repair Project Letter
- Old Town Dayton Sewer Main and Manhole Rehabilitation Project Letter
- Sheep Camp Dam Rehabilitation Project Letter
- MOST Vehicle Retrofit Letter
- Mound House Community Center Letter

The Commissioners and County Manager Andrew Haskin reviewed and discussed changes they would like to see on the backup letters provided.

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

Comm. Keller moved to approve letters of support on behalf of the Board of Commissioners for Community Project Funding requests, Comm. Jacobsen seconded, and the motion passed 5-0.

**14.d. For Possible Action: Approve letter of support on behalf of the Board of Commissioners for Friends of Sutro Tunnel.**
- Sutro Tunnel Support Letter
- Sutro Tunnel Information

County Manager Andrew Haskin gave a presentation discussing the letters of support on behalf of the Board of Commissioners for the Friends of Sutro Tunnel.

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

Comm. Keller moved to approve letter of support on behalf of the Board of Commissioners for Friends of Sutro Tunnel, Comm. Hendrix seconded, and the motion passed 5-0.

**14.e. For Possible Action: Discussion of the Public Land Management Advisory Board and to provide direction to the County Manager. (Requested by Comm. Henderson)**
- County Code, Title 3, Chapter 6, Public Lands
- August 19, 2010 BOCC Minutes
- December 4, 2010 BOCC Minutes

County Manager Andrew Haskin and the Commissioners discussed the Public Lands Management Advisory Board, if it should be a board under the Planning Commission and which representatives they would like to see appointed as board members.
Comm. Hockaday asked for public comment and there was none.

Comm. Henderson moved to direct the County Manager to research the creation of a Public Lands and Natural Resources Advisory Committee including a draft ordinance with direction to consult other counties who have active resource committees, Comm. Keller seconded, and the motion passed 5-0.

Comm. Keller asked Andrew Haskin to follow up with the District Attorney regarding if two Commissioners can be on the committee at the same time.

15. District Attorney
   15.a. For Possible Action: Approve posting for vacancy for Deputy District Attorney (DDA) I/II depending on experience with funding from existing budget if a position is filled as a DDA II.

Deputy District Attorney Illyssa Fogel gave a presentation reviewing the vacancy for Deputy District Attorney I/II.

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

Comm. Jacobsen motioned to approve posting for vacancy for Deputy District Attorney (DDA) I/II depending on experience with funding from existing budget if a position is filled as a DDA II, Comm. Hendrix seconded and the motion passed 5-0.

    15.b. For Possible Action: Approve agreement for legal services with Marquis Aurbach Chtd. (“MAC”) to provide general services to the county and District Attorney’s Office to be funded in FY24 from the existing District Attorney budget (salaries).
    • Agreement for legal services with Marquis Aurbach Chtd

Deputy District Attorney Illyssa Fogel gave a presentation reviewing the agreement for legal services with Marquis Aurbach Chtd to provide general services to the county and District Attorney’s Office.

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

Comm. Hendrix motioned to approve agreement for legal services with Marquis Aurbach Chtd. (“MAC”) to provide general services to the county and District Attorney’s Office to be funded in FY24 from the existing District Attorney budget (salaries), Comm. Jacobsen seconded and the motion passed 5-0.

16. Board Appointments and Resignations
   16.a. For Possible Action: Appoint up to three members to the Smith Valley Park & Recreation Advisory Board with terms expiring December 31, 2025.
    • Alice Horton, Application

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

Comm. Keller motioned to appoint Alice Horton to the Smith Valley Park & Recreation Advisory Board with a term expiring December 31, 2025, Comm. Hockaday seconded and the motion passed 5-0.

    16.b. For Possible Action: Appoint up to one member to the Smith Valley Advisory Board with a term expiring December 31, 2025.
    • Marshal Hartman, Application
Comm. Hockaday asked for public comment and there was none.

Comm. Hockaday motioned to appoint Marshall Hartman to the Smith Valley Advisory Board with a term expiring December 31, 2025, Comm. Henderson seconded and the motion passed 5-0.

16.c. For Possible Action: Acknowledge resignation from Terri Davis from the Lyon County Library Board of Trustees.
   • Terri Davis letter of resignation

Comm. Hockaday asked for public comment.

Library Director Wynne Prindle thanked Terri Davis for her service.

Comm. Jacobsen motioned to acknowledge resignation from Terri Davis from the Lyon County Library Board of Trustees, Comm. Keller seconded and the motion passed 5-0.

17. Utilities
   17.a. For Possible Action: Approve a contract with Manhard Consulting for an amount not to exceed $47,500 for engineering services for the Smokey Hills Water Main Replacement Project in Dayton.
   • Smokey Hills Water Main Contract with Manhard Consulting

Utilities Director David Bruketta gave a presentation reviewing the contract with Manhard Consulting for the Smokey Hills Water Main Replacement Project.

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

Comm. Keller motioned to approve a contract with Manhard Consulting for an amount not to exceed $47,500 for engineering services for the Smokey Hills Water Main Replacement Project in Dayton, Comm. Hendrix seconded and the motion passed 5-0.

RECESS TO RECONVENE AS SILVER SPRINGS GENERAL IMPROVEMENT DISTRICT BOARD

18. Contracts
   18.a. For Possible Action: Approve a contract with Parkson Corporation for an amount not to exceed $609,952 for the purchase of equipment and services to replace the Biolac Aeration System at the Silver Springs General Improvement District wastewater treatment plant.
   • SSGID Biolac-Parkson Contract

Utilities Director David Bruketta gave a presentation reviewing the contract with Parkson Corporation for equipment and services to replace the Biolac Aeration System.

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

Comm. Jacobsen moved to approve a contract with Parkson Corporation for an amount not to exceed $609,952 for the purchase of equipment and services to replace the Biolac Aeration System at the Silver Springs General Improvement District wastewater treatment plant, Comm. Henderson seconded, and the motion passed 5-0.
Comm. Hockaday asked for public comment and there was none.

**ADJOURN TO CONVENE AS THE LIQUOR BOARD FOR LYON COUNTY**

Comm. Hockaday stated Board Member Sheriff Brad Pope is in attendance.

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

19. Liquor License
      - Nevada State Importer Wholesaler Application
      - NRS 369
      - Lyon County Business License 12028
      - Lyon County Liquor License 12068

Clerk/Treasurer Staci Lindberg gave a presentation reviewing the application for MJH Enterprises State Liquor License application.

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


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

**ADJOURN TO RECONVENE AS THE LYON COUNTY BOARD OF COMMISSIONERS**

20. Agenda Requests

Comm. Jacobsen would like direction from staff on how to proceed with voicing the Commissioners stance on the US Mail Service hub being moved to Sacramento from Reno.

Comm. Keller stated he would agree not to support the US Mail Service hub to be moved to Sacramento. He would like an item to be added to discuss the 2024 National Association of Counties Annual Conference & Exposition in Hillsborough County, Florida.

Comm. Henderson requested a NV Energy representative to come speak about the power outages that repeatedly occur in Dayton and Silver Springs.

Comm. Hendrix had no requests at this time.

Comm. Hockaday had no requests at this time.

21. Commissioners Comments
Comm. Henderson thanked Mike Johnson and Donna Cupp for all they have done for the county.

Comm. Hockaday thanked Comm. Hendrix and Comm. Jacobsen for re-running for Commissioner. He stated there will also be a helicopter service being added to the Yerington area. The Hillcrest Cleanup Project will be April 20, 2024 and is being run by the Rotary Club, and he also thanked the Walker Association on the legislative update for the next session.

22. Public Participation

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

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

There was a closed session at 11:26 am.

24. Adjourn

Meeting was adjourned at 11:20 am.

LYON COUNTY BOARD OF COMMISSIONERS

[Signature]

DAVE HOCKADAY, Chairman

ATTEST

[Signature]

STACI LINDBERG, Lyon County Clerk/Treasurer