



Humboldt County Board of Commissioners
Thursday, May 19, 2022, at 9:35 a.m.
Meeting Minutes

Those present were Vice-Chairman Ken Tipton, Commissioners Ron Cerri (via Teams), Jesse Hill, and Tom Hoss, District Attorney Michael Macdonald, County Manager Dave Mendiola and Clerk of the Board Tami Rae Spero. Chairman Jim French was not in attendance.

CALL TO ORDER: Vice-Chairman Tipton called the special meeting to order in the regular place of meeting at the County Meeting Room #201, Courthouse, Winnemucca, Nevada.

STAFF REPORT: Staff report provided to the Board (see attached).

PLEDGE OF ALLEGIANCE: All in attendance recited the Pledge of Allegiance.

PUBLIC COMMENT: Vice-Chairman Tipton asked for public comment; none offered. (it was noted a few minutes in that that the meeting was muted. Upon unmuting the meeting public comment was again opened by Vice-Chairman Tipton and none was offered.)

CAPITAL PROJECT PLANNING AND FUNDING OPTIONS: Consideration, discussion and possible action regarding the current status of several capital projects being considered for Humboldt County including renovations for the District and Justice Courts and a new Buildings and Grounds shop. The Commission will also discuss potential financing sources for these projects. Appearing before the Commission were Mike Sheppard, Humboldt County's Representative for building projects, Gary Glassing, Project Manager for Government Programs with Cushing Terrell Architects and Angela Hansen, Humboldt County Project Manager with Cushing Terrell Architects (appeared via Teams).

Manager Mendiola offered comment on the purpose of the court project including the new requirement for jury trials in the Justice Court and the impact of that on the current facilities and recent requirements for additional attorney rooms and what had been looked at throughout the process.

District Court Judge Michael R. Montero and Justice of the Peace Jim Loveless appeared before the Commission.

Judge Montero offered comment on his recollection of what had occurred as well as his discussion with Chief Justice Hardesty about the limitation of funding available through the ARPA funds provided to the State for the courts, the need to plan for something going forward though he doesn't know how quickly that could occur, he noted that the District Court could make do with what the current status is with a few minor modifications and he further noted that the finding related to the jury trials for domestic violence cases does not impact district court. Judge Montero reviewed the issues he sees with the District Court area including the removal of the jury box in order to accommodate social distancing and the need to replace it in a way that accommodates ADA and any possible space requirements, the need to address

the size of the jury room for accommodating distancing and the size of the courtroom for jury call; he noted that the issues identified are not as a result of any change in the law or legislative action.

Commissioner Hill asked about previous discussion regarding the ability for those in the district court to exit the area without going out the main doors in the event of an emergency situation and Judge Montero responded.

Commissioner Cerri asked for clarification if the District Court would be satisfied with the modifications. Judge Montero responded questioning the use of the word satisfied but indicated that District Court can continue to operate with the space as it is currently with the changes noted as there is no law driving this except maybe for ADA so his issues are not 15 million-dollar issues.

Commissioner Hill asked if the Judge was satisfied with preliminary drawings; Judge Montero stated that he would need to look at the drawings given the time since the process started but he voiced concerns about reducing the foot print of the district court area noting what has been done in the past to create more space within the current foot print.

Judge Montero exited the meeting to attend to a court proceeding.

Justice of the Peace Loveless commented on the new requirement for jury trials for the Justice Court and on the original drawings not allowing for growth for Justice Court and his idea to use modular buildings for Justice Court, how they have been addressing the issue currently, and potential impacts with future legislation related to other matters that will require jury trials.

Commissioner Hill asked if any of the previous plans had addressed the concerns. Justice of the Peace Loveless responded explaining why they were not sufficient for growth. Commissioner Hill asked about the ability to share the large courtroom. Justice of the Peace Loveless responded about the ability and the issue with conflicts between the courts and their scheduled proceedings.

District Attorney Macdonald commented on the difficulty of sharing courtrooms based on the usage which he reviewed.

Commissioner Cerri asked about the jury trial mandate for Justice Court. Justice of the Peace Loveless responded. Commissioner Cerri commented on how the plans indicate that Justice Court would be the same size as the District Court which seems a lot grander than what the mandate is about.

Commissioner Hoss asked about the purpose of the Law Library. It was noted that Judge Montero would need to address those questions.

District Attorney Macdonald explained the new process for the jury trial mandate for the Justice Court based on a question from Vice-Chairman Tipton.

Commissioner Cerri asked about the ability to use the area where Buildings & Grounds is currently housed

for additional space for courtrooms. Manager Mendiola responded. Project Manager Hansen offered comment indicating why the space is not appropriate for a court room but noting that it could be used for meeting rooms or additional storage. Commissioner Hill agreed that it had been looked at and how it was found to not be feasible for the court room and there were concerns voiced by the Judges about separating their staff in that manner.

Manager Mendiola offered comment suggesting that, if the decision is to build a stand-alone judicial building, then the current spaces could be renovated and, given conditions with their current locations, the District Attorney's Office and the Child Support Division could be moved into that area and possibly other offices as well; he noted that there is not enough cash available so bonding would be required so this needs to be a decision to address the next 40 years, not just a temporary fix.

Justice of the Peace Loveless exited the meeting for a court proceeding.

Vice-Chairman Tipton inquired if, when this was being looked at, was the Sheriff's Office space considered. Manager Mendiola responded explaining the issues with that.

Project Manager Hansen provided a presentation including the project time line, the 2021 Facility Assessment, a diagram of the second floor scope enlarged, basement floor diagram scope enlarged, a break out of option #1 with a cost of 8.6 million, additional options considered for the court areas and the issues identified with said options, option #1 temporary facilities, option #2 for a permanent placement of Justice Court in modular units including a remodel of second floor included with a cost of 13.6 million, option #3 a free-standing court facility including layouts for the two courts and the style of the building with a cost of 15.5 million. Vice-Chairman Tipton asked if the amount to remodel the current area was included in option 3. Ms. Hansen responded that it was not included. Commissioner Hoss asked about the loss of parking. Ms. Hansen responded indicating she would obtain the cost for replacing the parking spaces.

Vice-Chairman Tipton noted the four options available.

Commissioner Cerri offered comment asking how much of what is being presented is wants versus needs and stated that he is not willing to put the county in debt so there needs to be other options. Mr. Sheppard offered comment on what has been discussed and his observations on the options and the process.

Vice-Chairman Tipton noted what needs to be considered here.

Commissioner Hill offered comment on what had been discussed during the process and his concerns with bonding, the possibility of looking at the Sheriff's office space and that he believes that options need to continue to be explored.

Commissioner Hoss commented on other projects needed and stating that we don't have the funds for

these projects and noted the need to determine what it will cost the taxpayers; he suggested that there needs to be more research on the final numbers and where that funding is going to come from.

Commissioner Cerri agreed with Commissioner Hill that we need to look for other options but commented that he does appreciate what has been done; he noted his concerns that this would not come in at the amount proposed and that the county does not have these types of funds and, given what is happening right now, debt is not a good idea so there is no option presented today that he can fully support except maybe one as we can probably afford that but it does not address everything.

Manager Mendiola commented on what options have been looked at noting that they can continue to do that; he asked for direction from the Board today to look at what sources of funding are out there which can then be brought back to a future meeting, not with any option selected, but just to provide the funding information including the impact to citizens.

Vice-Chairman Tipton stated that he does see number one as an option, he does not believe number two is an option and that he would like to see more information on number three; he continued noting his concern with the costs and requested a full picture of what the Board will be dealing with.

Commissioner Hill offered his thanks to Mike and the CTA group for working through this and their patience and stated that he is confident that in the end we will come up with the best solution that is the most cost-effective for the County and serve the departments the best way possible.

Discussion ensued regarding the language of a possible motion. The following motion was made by Commissioner Hill:

To direct the County Manager to work with Gina in exploring funding options for any of these options for solving our courthouse dilemma.

Commissioner Hoss commented on the need to look down the road with all the projects that are being considered including the courthouse, the sewer system, the detention center and asked how do we, over time, afford all of that; he asked that the overall scope of this be looked at as well including the number of years needed to do everything and what is it going to do to the taxpayers. Manager Mendiola agreed but suggested that the projects are different such as the sewer system which will be paid for by the users and offered comment on possible funding available for that project.

District Attorney Macdonald commented on the master plan done for the facilities a few years back and the possible need to look at that.

Commissioner Cerri stated his appreciation for Commissioner Hill and everyone for what has been done and the proposals that were presented today.

Vice-Chairman Tipton called Commissioner Hill's motion to a vote and it passed with Vice-Chairman Tipton

and Commissioners Cerri, Hill and Hoss voting aye and Chairman French being absent.

Manager Mendiola reviewed what has been done as to the proposed building for Buildings & Grounds; he provided an email discussing the issues with the proposed site on Bengochea Circle, reviewed what the site offers, the cost to prepare the site which would reduce the amount set aside for the building and the possibility of another location; he indicated that if the Board wants to consider the other site he would like direction to obtain an appraisal for that property.

Vice-Chairman Tipton asked if it has been looked at for the Road Department to do some of the site work at Bengochea Circle.

Commissioner Hill asked about the opportunity for additional sloping versus an engineered retaining wall. Ms. Hansen responded.

Commissioner Hoss asked about the size of the building. Manager Mendiola responded. Commissioner Hoss commented on the ability of the County to do the site preparation in-house and the cost for the building; he voiced his concerns with the costs presented.

Commissioner Hill agreed that it was a great concept to have county people do the work but that he has concerns with all the duties the public works does so he would like the Director's input before that decision is made and noted some items that may not be able to be done in-house. He commented on some opportunities for savings and the need to look at the options.

Mike Sheppard commented on the size of the building needed and the costs associated with that; he noted why the Bengochea Circle site is terrible for this project and commented on what site preparation requires. Commissioner Hoss commented on the size of facility needed. Discussion ensued with Building Engineer Jeff Tindall on what was required by the department.

Commissioner Hill asked Mr. Sheppard his opinion of obtaining appraisals on other properties. Mr. Sheppard responded including commenting on the use of the Bengochea Circle site and the cost to build at this time.

Commissioner Hoss commented that by purchasing property that removes it from the tax rolls.

Ms. Hansen commented on what was identified in the master plan for the size of the shop.

Commissioner Cerri offered comment on the Bengochea Circle site noting his agreement with Commissioner Hoss' concerns about purchasing additional land.

Vice-Chairman Tipton stated that there appears to be no appetite for an appraisal, that more information is needed for the Bengochea site and additional information on the building size to see if it is doable there, if it isn't then another location can be looked at.

Manager Mendiola agreed and commented on how to proceed.

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Mr. Sheppard suggested retaining a civil engineer to get the site surveyed and create a design which will give the Board a lot of answers. Discussion ensued regarding the type of building or buildings needed, what would occur first the site survey or the building size/number determination. Mr. Glassing offered comment on what the survey would show. Commissioner Hoss asked where the \$800,000.00 figure had come from for the proposed retaining wall. Manager Mendiola replied that he does not believe anything was ever written out, they just assessed it and said it could go that high. Commissioner Hoss responded that the figure was included in the staff report provided and he wanted to know where that figure came from. Manager Mendiola replied that the figure was just thrown out as a comment and has nothing to do with the discussion as now we have a number that we think will happen but we won't know until we do the civil survey, which he has just heard about but thinks is a wonderful idea; that the figure was just thrown out after looking at the site as it could go that high. The following motion was made by Commissioner Hill:

That the Board directs the County Manager to engage an engineering firm to do the civil engineering survey to see if the Quonset hut area is feasible for a shop and what we can do with the area.

Commissioner Hill asked if there is a legal requirement to do a survey. Mr. Sheppard responded. District Attorney Macdonald noted that if this proposed work is outside of any existing current agreement it would need to come back before the Commission for authorization. Manager Mendiola indicated that it would need to come back in any case.

Commissioner Hill rescinded his prior motion. Vice-Chairman Tipton asked that the item be placed on the next agenda. Commissioner Hoss asked what other property the County has available. Manager Mendiola and Public Works Director Kalkoske responded. Vice-Chairman Tipton asked that information be provided on the available properties and the ability to use the current engineers to complete the survey of the site on the next agenda.

PUBLIC COMMENT: Vice-Chairman Tipton asked for public comment; none offered.

ADJOURNMENT: Vice-Chairman Tipton adjourned the meeting at 12:28 p.m.

ATTEST:  Clerk APPROVED:  Chairman

(Minutes approved by the Commission and signed by the Chairman on 09/19/2022)

Notice of Public Meeting
HUMBOLDT COUNTY BOARD OF COMMISSIONERS SPECIAL MEETING
Humboldt County Board of Commissioners Special Meeting
Thursday, May 19, 2022
9:30 AM:

50 West Fifth Street, Room 201
Winnemucca, Nevada

VIRTUAL AND IN PERSON
Commission Meeting Room is Open

FOR TELECONFERENCE OR VIDEO CONFERENCE ACCESS

Click here to join the meeting:
JOIN

Or by phone: +1 775-446-0241, Conference ID: 761 600 696#

All times on this agenda are approximate. Consideration of items may require more or less time than is scheduled. Items on the agenda may be taken out of order; the public body may combine two or more agenda items for consideration; and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. Public comment is designated for discussion only. The public has the opportunity to address the Commission on any matter not appearing on the agenda; however, no action may be taken on Matter raised until the matter itself has been specifically included on the agenda as an item upon which action may be taken. Additionally, public comment may be heard on any item listed on the Agenda. Persons are invited to submit comments in writing and/or attend and make comments on any agenda item at the Commission meeting. All public comment may be limited to three (3) minutes per person, at the discretion of the Commission.

Agenda - Thursday, May 19, 2022

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT - General public comment is designated for discussion only. The public has the opportunity to address the Commission on any matter not appearing on this agenda; however, no action may be taken on a matter raised until the matter itself has been specifically included on the agenda as an item upon which action may be taken.

4. CAPITAL PROJECT PLANNING AND FUNDING OPTIONS (FOR POSSIBLE ACTION). -
Consideration, discussion and possible action regarding the current status of several capital projects being considered for Humboldt County including renovations for the District and Justice Courts and a new Buildings and Grounds shop. The Commission will also discuss potential financing sources for these projects. Discussion and possible action.

4.A. Staff Report - Capital Projects
[Staff Report-Capital Projects Special Meeting.pdf](#)

[HC Courthouse Concept Design 04.08.22.pdf](#)

4.B. Courtroom Options

5. PUBLIC COMMENT - General public comment is designated for discussion only. The public has the opportunity to address the Commission on any matter not appearing on this agenda; however, no action may be taken on a matter raised until the matter itself has been specifically included on the agenda as an item upon which action may be taken.

6. ADJOURNMENT

7. NOTICE - The public is welcome to attend the meeting electronically via Microsoft Teams or by appearing in person at the Humboldt County Courthouse Meeting Room 201 50 West Fifth Street, Winnemucca, Nevada 89445 at the time and date listed on the top of the agenda. There will be a physical location for the meeting; however, the meeting may be accessed electronically through an internet connection at Microsoft Teams link.

**VIRTUAL AND IN PERSON
Commission Meeting Room is Open**

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**Click here to join the meeting:
[JOIN](#)**

Or by phone: +1 775-446-0241, Conference ID: 761 600 696#

Members of the public may make a public comment at the meeting without being physically present by emailing publiccomment@humboldtcountynv.gov prior to 8:00 a.m. on the day of the meeting and messages received will be transcribed for entry into the record and provided to the Board for review. Members of the public may also make a public comment at the meeting without being physically present by accessing the meeting through the internet connection at Microsoft Teams link above.

Staff reports and supporting material posted for the meeting are available on the Humboldt County website at <https://www.hcnv.us/> (click on the "Government" link on the home page) if that information was available when the agenda was posted. If the supporting material/ staff report is not included in the agenda packet, it is available to the general public at the same time the materials are provided to the Board. The administrative assistant at the county manager's office located at 50 West 5th Street, Winnemucca Nevada, telephone number 775-623-6300 is the

designated person from whom a member of the public may request the supporting material for this meeting and the County Administrator's office is the location where the supporting material is available to the public.

NOTICE: The County Commission may close the meeting to receive information from legal counsel pursuant to Nevada Revised Statutes 241.015

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CERTIFICATE OF POSTING

PLACES POSTED: Humboldt Co. Courthouse, 50 W. 5th St.: Rooms 201, 205, & 207 at 9:00 A.M. By: MC

Humboldt County Website: www.hcnv.us at _____ A.M. By: _____

State of Nevada Website: www.notice.nv.gov, _____ A.M. By: _____

MEETING DATE: May 19, 2022 POSTED BY: MICHELLE COOK

DATE POSTED: May 12, 2022

NOTE FOR SUPPORTING MATERIAL: A copy of the supporting material for the meeting may be obtained at Commissioner meeting/agendas on the Humboldt County website: www.hcnv.us or by contacting Dave Mendiola, County Administrator, at 50 W. Fifth Street, Winnemucca, Nevada 89445, (775) 623-6300

NOTICE TO PERSONS WITH DISABILITIES - Reasonable efforts will be made to assist and accommodate physically disabled persons desiring to attend the meeting. Please call the Humboldt County Administrator's Office at 623-6300 in advance so that arrangements may be conveniently made.

EQUAL OPPORTUNITY NOTICE - Humboldt County is an Equal Opportunity Employer and will not discriminate against employees or applicants for employment or services in an unlawful manner.

NON-DISCRIMINATION STATEMENT - 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 alternative 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 TTY) or contact USDA through the Federal Relay Service at (800) 877-9339. 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 online 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, D.C. 20250-9410;
- (2) fax: (202) 690-7422; or
- (3) email: program.intake@usda.gov

USDA is an equal opportunity provider, employer, and lender.

County Manager,

Dave Mendiola

Assistant County Manager/
Human Resources Director,

Abel del Real-Nava, eMBA,
IPMA-SCP, SHRM-CP

Humboldt County Courthouse
50 West Fifth Street Room 205
Winnemucca, Nevada 89445

County Manager's Office Humboldt County, Nevada



Memorandum

Date: April 15, 2022
To: County Commissioners
From: Dave Mendiola, County Manager
Subject: **Weekly Activity Update (Week of April 11, 2022)**

Legend:

Updated Report Information in Italics and Bold

- COUNTY COMMISSION MEETING
 - o Nothing to report.
- GENERAL IMPROVEMENT DISTRICTS
 - o Nothing to report.
- STAR CITY WATER SYSTEM
 - o Nothing to Report.
- HCLEA & HCEA COLLECTIVE BARGAINING
 - o ***Met with general employee's association on Tuesday, April 12. Made further progress and are now just working on health insurance benefits which is delayed by issues with Hometown Health data that we are waiting on.***
- HUMBOLDT DEVELOPMENT AUTHORITY/ECONOMIC DEVELOPMENT
 - o ***We have only received one application to replace Jan and that applicant does not come close to any qualifications. We are looking into other avenues to advertise for the position.***
- NACO
 - o ***Met with Vince Guthreau from NACO to discuss funding mechanisms for China Spring youth facility. This has been an ongoing discussion for the counties that are served by this facility. The next meeting is Friday, April 15.***
- PUBLIC WORKS
 - o Nothing to report
- SAGE GROUSE LAWSUIT

- COUNTY CLERK
 - o Nothing to report.
- COOPERATIVE EXTENSION
 - o Nothing to report.
- EMERGENCY MANAGER
 - o *Carol Lynn, in cooperation with Rachelle Piquet, has won an award of \$14,000 for the county. This will come before the Board for approval on May 2.*
- NDOT ROAD PROJECTS
 - o Nothing to report.
- **OTHER CAPITAL PROJECTS**
 - o *Met with CTA Architects to discuss the cost of the civil work at the Bengochea site. They are working up a projection but believe it could cost as much as \$800,000 to do the civil work and build a retaining wall at that site. This was a shock to me, but Mike Sheppard warned me about that some time ago, thus I am going to check back with the owner of the property next to the Maverick station to see 1) if the site is still for sale; and 2) to see what the asking price is. 18-months ago he was asking \$350,000, which would be a good buy as the site is flat and has all utilities readily available. I will report more on this when we schedule the special meeting to discuss the courthouse alternatives either later this month or in early May.*

Any questions regarding the contents of this memorandum can be directed to myself via phone (775) 623-6300 or 775-376-0409, e-mail at dave.mendiola@humboldtcountynv.gov, or in person.