



Humboldt County Board of Commissioners
May 19, 2025 at 8:30 a.m.
Meeting Minutes

Those present were Chairman Mark Evatz, Commissioners Ron Cerri, Jesse Hill and Paige Brooks, Chief Deputy District Attorney Anthony Gordon, County Manager Don Kalkoske and Clerk of the Board Tami Rae Spero. Commissioner Ken Tipton was not in attendance.

CALL TO ORDER: Chairman Evatz called the regular meeting of the Commission to order at the regular place of meeting the Humboldt County Meeting Room, Courthouse, #201, Winnemucca, Nevada.

PLEDGE OF ALLEGIANCE: All present recited the Pledge of Allegiance.

PUBLIC COMMENT: Chairman Evatz asked for public comment. Chairman Evatz offered public comment noting that his Aunt Dee was participating remotely to see what the Commission does; he continued offering a big shout out and thanks to Pauline Salla and her entire team on the success of the second annual Brain Health Summit. Commissioner Brooks offered public comment congratulating the Lowry High Track Team as they took State. No further public comment offered.

APPROVAL OF MINUTES: Discussion and action on correction/approval of minutes for February 5, 2018; February 20, 2018; March 5, 2018; April 2, 2018 (Budget Hearing); June 5, 2019 (Special); April 21, 2025, May 5, 2025. Chairman Evatz and Commissioners Hill and Brooks noted that they would be approving as to form only for the 2018 minutes as they had not been on the Commission at that time. The following motion was made by Commissioner Cerri and passed with Chairman Evatz and Commissioners Cerri, Hill and Brooks voting aye and Commissioner Tipton being absent:

To approve the minutes as agendized.

APPROVAL OF EXPENDITURES FOR HUMBOLDT COUNTY FOR MAY 5, 2025 THROUGH MAY 19, 2025: The following motion was made by Commissioner Hill and passed with Chairman Evatz and Commissioners Cerri, Hill and Brooks voting aye and Commissioner Tipton being absent:

To approve the expenditures for May 5, 2025 through May 19, 2025.

BUREAU OF LAND MANAGEMENT REQUEST TO SUPPORT THE 2025 NEVADA WILDFIRE AWARENESS CAMPAIGN PROCLAMATION: Consideration, discussion and possible approval to support the BLM's Nevada Wildfire Awareness Campaign Proclamation for May 2025. Manager Kalkoske reviewed the request for the Commission and read the proclamation. After discussion the following motion was made by Commissioner Hill and passed Chairman Evatz and Commissioners Cerri, Hill and Brooks voting aye and Commissioner Tipton being absent:

To approve the proclamation to declare May as National Wildfire Awareness Month.

(Resolution No. 05-19-25)

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REQUEST TO WAIVE IMPROVEMENT STANDARDS FOR PAVING, CURB, GUTTER AND SIDEWALKS: Consideration, discussion and possible approval of a request from David Louk in regards to a parcel map (PM-25-09), for APN 10-0681-31, to waive the development standards as allowed pursuant to Humboldt County Code (HCC) 16.04.220 through 16.04.260 that are within one-half mile of the City of Winnemucca, pursuant to HCC 16.32.170 (A) that require curbs, gutter, sidewalks and paved street with "V" ditches to be built to certain standards of the City of Winnemucca and for the board to make the required findings under HCC 16.04.260. The Mitchells have filed a parcel map application to extend Ada Vista Drive to the south an additional 360 feet (+\ -). Discussion ensued with Commissioners Brooks and Hill voicing concerns about continuing to do this. Dave Louk appeared before the Commission and responded to the concerns. Discussion continued with Commissioner Cerri also noting his concerns. Commissioner Hill asked who the responsibility would fall on to do the improvements with Mr. Louk suggesting it would be the property owners, if the area annexes into the City. Emergency Manager Carol Lynn offered comment on the need to start looking at the wildland/urban interface and the need to put protection in place for the residents in the area. Commissioner Brooks asked how many more of these properties could have this occur. Mr. Louk responded. The following motion was made by Commissioner Hill and passed with Chairman Evatz and Commissioners Cerri and Hill voting aye, Commissioner Brooks voting nay and Commissioner Tipton being absent:

To approve the waiver of the improvement standards for the paving of the curb and gutter and sidewalks specific to this item eight.

EMERGENCY MANAGER: Emergency Manager Carol Lynn appeared before the Commission.

REQUEST TO ACCEPT AND APPROVE THE 2024 EMERGENCY PREPAREDNESS GRANT AND RESOLUTION: Consideration, discussion and possible acceptance and approval of the 2024 Emergency Preparedness Grant (EMPG) and resolution in the amount of \$22,902.28. Manager Lynn reviewed the request for the Commission. After discussion the following motion was made by Commissioner Brooks and passed with Chairman Evatz and Commissioners Cerri, Hill and Brooks voting aye and Commissioner Tipton being absent:

To accept the Preparedness Readiness Grant for \$22,902.28.

ECONOMIC DEVELOPMENT: Economic Development Officer Michelle Hammond-Allen appeared before the Commission.

NOTIFICATION OF OUT-OF-STATE TRAVEL: Economic Development Officer Michelle Hammond-Allen will inform the Commissioners of future out-of-state travel. Officer Hammond-Allen reported on her upcoming

out-of-state travel to Montreal with UNR. Discussion ensued with Chairman Evatz requesting the cost of the trip and that a report about the trip be brought back before the Commission.

LIBRARY: Library Director Jessica Anderson appeared before the Commission.

REQUEST TO WAIVE ATTRITION POLICY TO HIRE FOR THE POSITION OF LIBRARY ASSISTANT: Consideration, discussion and possible approval to waive the attrition policy to hire to the position of Library Assistant. Director Anderson reviewed the request for the Commission. The following motion was made by Commissioner Brooks and passed with Chairman Evatz and Commissioners Cerri, Hill and Brooks voting aye and Commissioner Tipton being absent:

To approve to waive the attrition policy to hire a position at the library for a library assistant.

Chairman Evatz stated that the Commission would proceed to item 13 on the agenda as item 12 is time-specific.

PLANNING:

10:00 A.M. PUBLIC HEARING: Chairman Evatz called the public hearing to order at 10:10 a.m.

APPEAL OF MASTER PLAN AMENDMENT APPLICATION SUBMITTED BY MIGUEL ESQUIBEL AS OWNER OF DINERO RANCH:

A. A public hearing for consideration, discussion and possible action on an appeal filed by Christina Kenison with the Clerk of the Board of County Commissioners, concerning the Regional Planning Commissions approval of MP-24-02 for a Master Plan Amendment application submitted by Miguel Esquibel as owner of Dinero Ranch, LLC to amend the Master Plan Designation from MDR (Medium Density Residential) to a COMM (Commercial) Master Plan Designation. Subject property is located off Rose Creek Road; assessor's parcel #'s 05-0803-04, 05-0803-05, 13- 0193-02, 14-0011-02 and 14-0011-03. Included on the online agenda for review was a copy of the staff report including a copy of the appeal paperwork. Chairman Evatz read the title of the item set to public hearing. Chairman Evatz asked for public comment. Debra Gay appeared before the Commission and offered public comment regarding the number of people opposed to this amendment, noting the number of new homes coming in and lack of knowledge of those people as to the impact of this amendment; she asked that the Commission deny this amendment and re-address the Master Plan for this area. Jami Nicotera appeared before the Commission and offered public comment stating her concerns with the impact of this amendment on the area residents who have invested in the area, that they did not sign up for these types of businesses in the area and stated her belief that the residents are not being listened to; she asked that the Commission reconsider this type of growth in this area and think about the impact on the community. Christina Kenison appeared before the Commission and offered public comment asking if any of the Commissioners had watched the videos of the Planning

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Commission meetings; she noted that this appeal was filed last year and questioned why none of the Commissioners had watched the videos noting her concerns with that; she asked if everyone had received the appeal paperwork with Manager Kalkoske noting that it was included on the agenda as part of the agenda packet; she continued commenting on what had occurred at the RPC meeting and her concerns. Chairman Evatz read a letter into the record by James Weiser and directed that it be included as part of the record (see attached). Debra Gay offered public comment noting the letters she has submitted to both the Commission and RPC in opposition to this amendment. No further public comment offered.

Appellant Christina Kenison appeared before the Commission and reviewed the concerns identified as part of her appeal including a conflict of interest on the part of Demarah Gray, an inaccurate cite by legal counsel at the meeting, comments offered by RPC member Rost as to protecting the rights of the applicant and that this is evidence of a further lack of understanding by the Planning Commission of State and local laws and what is required of them. Commissioner Brooks and Chairman Evatz asked questions regarding the items identified as part of the appeal with response by Appellant Kenison. Discussion ensued with Chief Deputy District Attorney Gordon offering comment on what the decision would be now. Chairman Evatz asked the Commissioners if they had any further questions of the Appellant to assist with making a decision on this appeal. Commissioner Brooks stated no, she was prepared to make a motion. Commissioner Cerri asked what other type of commercial industrial businesses are in the area now. Appellant Kenison responded. Commissioner Cerri again asked about the commercial properties in the area. Senior Planning Technician Betty Lawrence appeared before the Commission and responded noting that what Mr. Esquibel is asking is not beyond what already exists. Appellant Kenison referred to a map exhibit and offered comment on what is occurring and issues with the Master Plan noting that there is no public information as to what the Master Plan is for the area for those building homes; she noted questions as to the RPC's understanding of the difference between commercial and industrial. Discussion ensued. Chairman Evatz asked Senior Planning Technician Lawrence, if there was anything that wasn't captured in the original consideration for the amendment done by the RPC, that would change her mind, noting that there is nothing included regarding Crossroads and nothing about what the applicant may do in the future the property. Senior Technician Lawrence stated that she would still make the same recommendation as what was before the RPC was a Master Plan amendment not a Use Permit. Jami Nicotera appeared before the Commission and offered public comment as to what occurred at the RPC meetings including lack of comfort by some of the RPC members in making a decision; she continued commenting on concerns with the amendment. Debra Gay appeared before the Commission and offered public comment noting that the applicant is doing this for the purpose of sale to Crossroads and her issues with that. Chairman Evatz

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responded that what is allowed is for people to pursue what they want to manage and handle their own property not to look at hypotheticals. Appellant Kenison referred to what was presented to the Commission during their retreat regarding master plan changes noting concerns that once something is allowed you can't stop it from coming in. Mrs. Nicotera continued offering comments on errors in how the area is mapped, the allowance for homes to be built on commercial property, the type of growth that has allowed and items that were not disclosed at time of purchase. Commissioner Brooks noted the business in the area and back and forth discussion ensued with Mrs. Nicotera with Mrs. Gay offering comment from the audience. Mrs. Nicotera offered comment that the biggest concern is with the potential for heavy industrial in the area. Chairman Evatz asked about the ability of heavy industrial to occur in the area with Senior Planning Technician Lawrence responding that you can't put an industrial zoning on a commercially master planned property. Commissioner Hill asked for clarification on the concerns identified in the appeal with Appellant Kenison responding. Commissioner Hill stated that the "ask" is to change it to simply commercial, which is not out of line with things that have happened out there so that is not asking for something that hasn't already been done, so he questioned if there is any substantiation to the appeal. Chief Deputy District Attorney Gordon noted the requirement for a report from the Planning Commission with Senior Planning Technician Lawrence confirming that a staff report had been provided to the Commission and was included in the agenda packet.

Commissioner Hill asked Technician Lawrence if she felt that the Planning Commission found the proper facts for their decision to move forward with this item as approved. Senior Planning Technician Lawrence responded that she believed that they based their decision on what was before them.

Araceli Herrera, real estate agent for the property owner, appeared before the Commission and offered public comment stating that this is not about Crossroads and they are not the only potential buyer so that is not the only reason that the change is needed but that Mr. Esquibel has the right, as a property owner, to request what he wants for his property as does anyone.

Appellant Kenison commenting on the goals of the County's Master Plan to provide economic development and the resulting aspects of that; she continued stating that they do not have a problem with Commercial but they were given the impression that this Master Plan change was all that was required to put the Crossroads facility there, that they questioned the industrial requirement and were told no, this is all that is needed; she continued stating that if she is going to be attached for doing this appeal, it needs to be clear that they were given the impression and told different things than what is being said today and that, in and of itself, is a problem.

Ms. Herrera offered further public comment noting that distance between where any business would be put and the residential area.

Mrs. Nicotera continued commenting on her appreciation of people's property rights but noted her concern with the volume of people with concerns, the lack of transparency and the appearance that only Mr. Equibel's rights are being protected.

Chairman Evatz stated that was fair but it is Mr. Esquibel's application that is being discussed and reviewed the analysis and findings provided in the staff report for MP-24-02 presented to the RPC at their meeting on October 10, 2024.

Chairman Evatz asked for further questions from the Commissioners; none offered.

Appellant Kenison offered closing comments

Commissioner Hill asked, based on what has been said here today, would she be willing to drop this appeal Appellant Kenison stated she would like for this to be a learning opportunity but that she is not willing to drop this appeal as it is based on what occurred at the RPC meeting.

Ms. Herrera asked about the timeline for the appeal and if the appeal is valid. Chief Deputy District Attorney Gordon responded that it was.

The following motion was made by Commissioner Brooks:

To deny the appeal.

Discussion ensued regarding the language for the motion with legal counsel.

Chairman Evatz called Commissioner Brooks motion to a vote and it passed with Chairman Evatz and Commissioners Cerri, Hill and Brooks voting aye and Commissioner Tipton being absent.

Chairman Evatz recessed the meeting at 11:08 a.m. reconvening at 11:14 a.m.

B. Pursuant to the action of the above item; consideration, discussion and possible approval for an Ordinance amending Humboldt County Code Chapter 17.04 "Humboldt County Regional Master Plan" formerly adopted as 6-1-78a and changing the master plan for a certain portion of Humboldt County, Nevada located off Rose Creek Road, Assessor's parcel #'s 05-0803-04 and 05; 13-0193-02; 14-0011-02 and 03 from MDR (Medium Density Residential) to COMM (Commercial) designation thereby changing the uses to which said portion may be put, amending the land use map of the Humboldt County Zoning District and Boundary Map and other matters properly related thereto. Chairman Evatz read the title of the item set to public hearing. Chairman Evatz asked for public comment. Christina Kenison offered public comment stating that she wanted on the record that the Master Plan commercial designation is not industrial and would not apply to the Crossroads facility. Miguel Esquibel appeared before the Commission via Teams and offered public comments about Rose Creek being a main thoroughfare, an

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industrial/commercial road, commercial businesses in the area and that the biggest thing for them is to just try to make the area better, which they have done and what they would like taken into consideration is their rights to be able to change zoning as many times as then need to. No further public comments offered. The following motion was made by Commissioner Hill and passed with Chairman Evatz and Commissioners Cerri, Hill and Brooks voting aye and Commissioner Tipton being absent:

To approve an ordinance amending Humboldt County Code Chapter 17.04, Humboldt County Regional Master Plan, formerly adopted as 6-1-78a and changing the master plan for a certain portion of Humboldt County, Nevada located off Rose Creek Road, Assessor's parcel #'s 05-0803-04 and 05; 13-0193-02; 14-0011-02 and 03 from MDR (Medium Density Residential) to COMM (Commercial) designation thereby changing the uses to which said portion may be put, amending the land use map of the Humboldt County Zoning District and Boundary Map and other matters properly related thereto; basically upholding the Planning Commission's decision to pass this item.

Chairman Evatz asked for further public comment; none offered.

COMPTROLLER: Comptroller Gina Rackley and Deputy Comptroller Weston Noyes appeared before the Commission.

REQUEST TO APPROVE A RESOLUTION SEPARATING THE OROVADA GENERAL IMPROVEMENT DISTRICT FUND INTO TWO SEPARATE FUNDS FOR WATER AND SEWER: Consideration, discussion and possible approval of a resolution to separate the Orovada General Improvement District Fund into two separate funds for water and sewer to account for the monies for the water and sewer services of the Orovada General Improvement District. The current fund balance will be separated on a basis of 60% to the water fund and 40% to the sewer fund as calculated and directed by the Orovada GID Board. A copy of the proposed resolution and a staff report detailing the request (see attached) were included on the online agenda for review. Comptroller Rackley reviewed the request for the Commission. After discussion the following motion was made by Commissioner Cerri and passed with Chairman Evatz and Commissioners Cerri, Hill and Brooks voting aye and Commissioner Tipton being absent:

To approve a resolution to separate the Orovada General Improvement District Fund into two separate funds for water and sewer to account for the monies for the water and sewer services of the Orovada General Improvement District with the current fund balance will be separated on a basis of sixty percent to the water and forty percent to the sewer.

Chairman Evatz stated that, as the next item is time-specific, the Commission would proceed with item 15 on the agenda at this time.

10:30 PUBLIC HEARING: Chairman Evatz called the public hearing to order at 11:21 a.m.

FISCAL YEAR 2025-2026 FINAL BUDGETS: Consideration discussion, and possible changes to the fiscal year 2025-2026 Tentative Budgets for Humboldt County and possible approval for the Fiscal Year 2025-2026 Final Budget for Humboldt County. Public hearings will also be conducted simultaneously on the 2025-2026 Tentative Budgets for Golconda Fire District, Golconda Water District, and Winnemucca Rural Fire District; and Final Budgets for Denio TV District, Humboldt Fire District, Kings River General Improvement District, McDermitt Fire District, McDermitt General Improvement District, Orovada Community Services District, Orovada Fire District, Orovada General Improvement District, Orovada Rodent Control District, Paradise Valley Fire District, Paradise Valley Sewer District, Paradise Valley Weed Control District, Pueblo Fire District, Quinn River TV District. Chairman Evatz read the title of the item set to public hearing. Chairman Evatz asked for public comment on the item as read; none offered. Deputy Comptroller Noyes reviewed the request for the Commission noting to the changes to the tentative budget previously approved including an increase to the self-insurance fund, changes to the elected officials budgets to account for the propose elected officials salary bill if passed, a decrease in the Elections capital item due to the purchase of the updated voting system in the current budget, an increase to the Public Defender line item, an increase to the Sheriff's Office contract line item, an increase in Capital for Emergency Management, and the removal of some grant funds from the Library Fund which results in an increase of \$372,820.00 between tentative and final budget. Chairman Evatz asked for public comment. Comptroller Rackley explained why the special districts are included in this item. No further public comment offered. The following motion was made by Commissioner Brooks and passed with Chairman Evatz and Commissioners Cerri, Hill and Brooks voting aye and Commissioner Tipton being absent:

To approve the tentative 2025-2026 budget as presented.

ADOPT A RESOLUTION TO LEVY TAX RATES FOR HUMBOLDT COUNTY: Consideration, discussion, and possible adoption pursuant to NRS 361.460 of a Resolution levying the Tax Rates required by Humboldt County for the 2025- 2026 Fiscal Year. Deputy Comptroller Noyes reviewed the request for the Commission noting that this raises the tax rate to the General Fund by ten-cents which raises the rate to 0.453 so a little over 45-cents per \$100.00 of valuation; he continued reviewing what had occurred with Net Proceeds and what this increase has done to Net Proceeds. Chairman Evatz noted that the discussion regarding raising taxes had occurred back in February and that this is the first increase since 2005. After discussion the following motion was made by Commissioner Hill and passed with Chairman Evatz and Commissioners Cerri, Hill and Brooks voting aye and Commissioner Tipton being absent:

To adopt pursuant to NRS 361.460 a resolution levying the tax rates required by Humboldt County for the 2025- 2026 Fiscal Year.

(Resolution No. 05-19-25a)

ADOPT A RESOLUTION TO LEVY TAX RATES FOR THE COOPERATIVE EXTENSION FUND: Consideration, discussion and possible adoption pursuant to NRS 549.020 of a Resolution levying the Tax Rate required for the 2025-2026 Fiscal Year for the Cooperative Extension Fund. Commissioner Cerri asked how long this rate has been in place. Comptroller Rackley responded noting that if this Fund does have the ability to be swept by the University. Commissioner Cerri noted that Cooperative Extension Agent Brad Shultz will be leaving in June and questioned what that will do to the Department. Manager Kalkoske responded as to what is occurring with the coordinator position but agreed that he is not sure what will occur with the agent position. Commissioner Cerri suggested that the level should remain this year and any changes be evaluated and looked at next year. After discussion the following motion was made by Commissioner Cerri and passed with Chairman Evatz and Commissioners Cerri, Hill and Brooks voting aye and Commissioner Tipton being absent:

To adopt pursuant to NRS 549.020 of a resolution levying the tax rate required for the 2025-2026 Fiscal Year for the Cooperative Extension Fund, that the tax rate remain the same.

(Resolution No. 05-19-25b)

FINANCIAL REPORT: Humboldt County Comptroller's Office will provide an overview of current conditions with respect to Humboldt County revenues and expenditures for fiscal year 2025 (July 1, 2024 through June 30, 2025). Deputy Comptroller Noyes reported on March CTX noting his plan to have a more detailed presentation at the next meeting. He continued offering his thanks to the Comptroller Rackley as this will be her last Commission meeting due to retirement. Comptroller Rackley offered thanks to the Commission for allowing her to mentor Deputy Comptroller Noyes over the past few months. The Commission offered their thanks to Comptroller Rackley for her years of service and commitment to the County.

REQUEST TO INCREASE HUMBOLDT COUNTY INSURANCE PLAN MEDICAL PREMIUMS: Consideration, discussion and possible approval of 10% to Humboldt County Insurance Plan Medical Premiums. Included on the online agenda was a staff report detailing the request for the Commission (see attached). Deputy Comptroller Noyes reviewed the request for the Commission with Comptroller Rackley noting that the City of Winnemucca will also be increasing their amount. Discussion ensued regarding the cause for the shortfall, the manner in which the shortfall for this year will be addressed as this increase will take effect in the next fiscal year and the increase in cost for the stop/loss coverage. After discussion the following motion was made by Commissioner Brooks and passed with Chairman Evatz and Commissioners Cerri, Hill and Brooks voting aye and Commissioner Tipton being absent:

To approve the ten percent increase to Humboldt County insurance plan medical premiums.

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PUBLIC WORKS DEPARTMENT: Director Daniel Ferraro appeared before the Commission.

REQUEST TO WAIVE ATTRITION POLICY TO HIRE FOR THE POSITION OF ROAD MAINTENANCE EQUIPMENT OPERATOR: Consideration, discussion and possible approval to waive the attrition policy to hire for the position of Road Maintenance Equipment Operator. Director Ferraro reviewed the request for the Commission. The following motion was made by Commissioner Hill and passed with Chairman Evatz and Commissioners Cerri, Hill and Brooks voting aye and Commissioner Tipton being absent:

To waive the attrition policy for the Road Department to hire an equipment operator.

GENERAL ROAD PROJECTS: A presentation by Humboldt County Public Works Director Dan Ferraro to update the Board on Road projects within Humboldt County, 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. Director Ferraro reported on road grading, installation of a pad for a frac tank, cattle guard cleaning, job interviews and the upcoming mag chloride project. He continued reporting on the water crews' work on removal of water meters for the McDermitt system and the installation of a new service line. Based on a question from Commissioner Cerri, Manager Kalkoske responded as to the status of an agreement with Hycroft for road maintenance on Jungo Road with Director Ferraro commenting on the impact on workload. Commissioner Cerri asked that Director Ferraro continue to work on obtaining an agreement with the mine. Director Ferraro confirmed he would do so. Chairman Evatz asked about receipt of the mag product with Director Ferraro responding.

Chairman Evatz stated that the Commission would proceed to the Liquor Board meeting at this time due to the upcoming public hearing.

SHERIFF: Sheriff Angel Cardenas and Undersheriff Damon Kuskie appeared before the Commission.

REQUEST TO APPROVE BUDGET AUGMENTATION RELATED TO THE ANNUAL SERVICE AGREEMENT WITH WASHOE COUNTY SHERIFF'S OFFICE FORENSIC DIVISION: Consideration, discussion and possible approval of a budget augmentation for Service Agreement line item (52020) for an unexpected increase for the yearly contract for the Washoe County Forensic Science Division for full Crime Lab Services including Crime Scene Investigations for Fiscal Year 25/26, Option A in an amount not to exceed \$94,264.00. Undersheriff Kuskie reviewed the request for the Commission noting review done, the reasons for the increase and need for the services. Discussion ensued regarding the budget impact of this on the current and the next fiscal year budget including the need for an augmentation. After discussion the following motion was made by Commissioner Hill and passed with Chairman Evatz and Commissioners Cerri, Hill and Brooks voting aye and Commissioner Tipton being absent:

To recommend approval of a budget augmentation for service agreement line item (52020) for an unexpected increase for the yearly contract for the Washoe County Forensic Science Division for full crime lab services including crime scene investigations for Fiscal Year 25/26, option A in an amount not to exceed \$94,264.00.

Chairman Evatz recessed the meeting at 10:02 a.m. reconvening at 10:09 a.m. and returning to item 12, Public Hearing, on the agenda.

LIQUOR BOARD: Undersheriff Kuskie convened the Liquor Board meeting at 9:42 a.m.

Public Comment: Undersheriff Kuskie asked for public comment; none offered.

SPECIAL LIQUOR LICENSE REQUEST: Undersheriff Kuskie reviewed and recommended approval for issuance of a liquor license on behalf of Kevin Pasquale for the Paradise Valley Fire Dept. Run-A-Mucca Event on May 24, 2025. The following motion was made by Commissioner Hill and passed with Commissioners Evatz, Cerri, Hill and Brooks voting aye and Commissioner Tipton being absent:

For approval for the Paradise Valley Fire Department Run-A-Mucca event on May 24, 2025.

Public Comment: Undersheriff Kuskie asked for public comment; none offered.

Adjournment: Undersheriff Kuskie adjourned the Liquor Board meeting at 9:43 a.m.

Chairman Evatz stated given the time, the Commission would return item 18 on the agenda at this time.

TECHNOLOGY SERVICES DEPARTMENT: Technology Services Department Director Mike DeTullio appeared before the Commission.

REQUEST TO PURCHASE FILTER AND FILTERED COMBINERS TV EQUIPMENT FOR EAGLE CREEK AND DOUBLE H SITES: Consideration, discussion and possible approval to purchase a filter and filtered combiner TV equipment for the newly constructed Eagle Creek public safety communication/TV site and a filtered combiner TV Equipment for the newly constructed Double H public safety communication/TV site, from Anywave Communication Technologies, in an amount not to exceed \$23,304.00. Included on the online agenda was a staff report for review (see attached). Director DeTullio reviewed the request for the Commission. The following motion was made by Commissioner Cerri and passed with Chairman Evatz and Commissioners Cerri, Hill and Brooks voting aye and Commissioner Tipton being absent:

To approve the request to purchase a filter and filtered combiner TV equipment for the newly constructed Eagle Creek public safety communication/TV site and a filtered combiner TV equipment for the newly constructed Double H public safety communication/TV site in an amount not to exceed \$23,304.00.

Manager Kalkoske confirmed with Director DeTullio that tariffs won't impact this cost as approved.

REQUEST TO PURCHASE SHELTER: Consideration, discussion and possible approval to purchase a refurbished communication site shelter for the Valmy Firehouse Site, from CellSite Solutions, LLC., in an amount not to exceed \$23,304.00.

amount not to exceed \$200,000.00. Included on the online agenda was a staff report for review (see attached). Director DeTullio reviewed the request for the Commission. Manager Kalkoske offered comments on efforts made to save costs with this project. Commissioner Hill noted concerns with proceeding with this aspect of phase 3 which may commit the Commission to proceeding with phase 3 when what had been previously discussed was completing phase 2 and then reevaluating. Discussion ensued regarding why this building was preferable, the saving offered with purchasing now, the confidence that this will be the building needed in say a year and the need to view this building. Commissioner Hill again noted his concern with proceeding with an aspect of phase 3 when re-evaluation has been discussed. Commissioner Cerri asked for confirmation that this building will not require more funding for retrofitting with Director DeTullio confirming that the quote provided is to bring it up to the specs that we have. Commissioner Cerri noted his agreement with Commissioner Hill on completing phase 2 and then re-evaluating. Director DeTullio commented on what the intention was for phase 3 and the adjustments that will be looked out. Chairman Evatz commented as to why he sees this as an investment opportunity. The following motion was made by Commissioner Brooks and passed with Chairman Evatz and Commissioners Cerri, Hill and Brooks voting aye and Commissioner Tipton being absent:

To approve purchase of a refurbished communication site shelter for the Valmy Firehouse Site, from CellSite Solutions, LLC., in an amount not to exceed \$200,000.00.

FACILITY OPERATIONS: Facility Operations Manager Adrian Gonzalez appeared before the Commission.

REQUEST TO ACCEPT AND APPROVE THE PROPOSAL AND MATERIALS TO RE-ROOF THE JUVENILE DETENTION CENTER: Consideration, discussion and possible acceptance and approval of the proposal presented by CTR Roofing in an amount not to exceed \$49,690 and the quote presented by The Garland Company Inc. for materials to re-roof the Juvenile Detention Center in a total amount not to exceed \$61,654.64. Included on the online agenda was a staff report detailing the request for the Commission (see attached) with the online agenda identifying bids received from CTR Roofing of \$49,690.00, D&D Roofing & Sheet Metal Inc of \$133,220.00 and State Roofing Systems Inc. of \$89,784.00. Manager Gonzalez reviewed the request for the Commission. Chairman Evatz asked if this is a “need” since it was not included in the budget for next year. Manager Gonzalez stated that this roof has been recommended for repair over the last couple of years and he has confirmed the need. Discussion ensued regarding the use of Garland and why that occurs, concerns with not putting the materials out to bid, the potential to wait for this project until the kitchen portion of the facility is ready, if this is a want or need, the impact on this budget and whether the funds spent here could be used for other funds requiring augmentation and whether repairs were available. Juvenile Director Pauline Salla offered comment via Teams on how the

issues with the roof were identified and that the current roof on the Detention Center is not included in the bidding packet for the kitchen facility. Commissioner Hill stated that he is all for fixing this and does not want any further damage but that he does have concerns as to whether repairs were considered and that the materials were not put out to competitive bidding. Chairman Evatz noted his concern that, if this is a need, it should have been included in next year's budget. Building Inspector Andrew Arminio offered comment on the possible tie in for the new portion to the current roof and possible issues and the impact of old versus new roofing noting that he has not seen the plans. Commissioner Hill noted that this does appear to be a need but that, in the future, information needs to be provided as to whether repair is an option and the need to always look to competitive bidding on all parts of a project to assure the citizens that we are spending the money wisely and that we should not fall into the trap of "we have always done it this way". The following motion was made by Commissioner Hill and passed with Chairman Evatz and Commissioners Cerri, Hill and Brooks voting aye and Commissioner Tipton being absent:

For acceptance and approval of the proposal presented by CTR Roofing in an amount not to exceed \$49,690.00 and the quote presented by The Garland Company Inc. for materials to re-roof the Juvenile Detention Center in a total amount not to exceed \$61,654.64.

Chairman Evatz stating that everybody should know that these types of requests require a detailed scope of the work, evidence of competitive bidding and a detailed project management plan and he requested that these items be provided on any future requests.

HUMAN RESOURCES: Human Resources Director Kellie Kranovich appeared before the Commission.

REQUEST TO APPROVE THE REVISED BUILDING AND SAFETY DEPARTMENT JOB DESCRIPTIONS, CLASSIFICATION AND COMPENSATION: Consideration, discussion and possible approval of the Building Inspector I, Building Inspector II, Building Inspector III and Building Official revised job descriptions and classification changes for Building Inspector I from HCG21 to HCG 22 and Building Inspector III from HCG 27 to HCG 28. Building Inspector Andrew Arminio appeared before the Commission. Director Kranovich and Inspector Arminio reviewed the request for the Commission. Discussion ensued. The following motion was made by Commissioner Cerri and passed with Chairman Evatz and Commissioners Cerri, Hill and Brooks voting aye and Commissioner Tipton being absent:

To approve the Building Inspector I, Building Inspector II, Building Inspector III and Building Official revised job descriptions and classification changes for Building Inspector I from HCG21 to HCG 22 and Building Inspector III from HCG 27 to HCG 28.

Chairman Evatz offered thanks for the work done stating that he hopes that all department heads are looking at the same kind of information for keeping things up to date especially given the fact that skill sets and technology are going to continue to change.

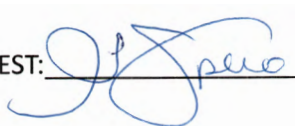
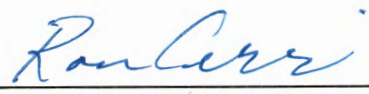
MISCELLANEOUS REPORTS AND CORRESPONDENCE:

1. Other information and upcoming meetings: No items identified.
2. Reports from Commissioners regarding other Boards and Committees on which they serve: Commissioner Brooks reported on Drug Court graduation, an Airport Board meeting, a Museum Board meeting and a meeting with the Marigold liaison group; she noted a complaint she had received regarding the landfill not covering their waste well and the resulting litter which is occurring. No further reports offered.

FUTURE AGENDA ITEMS: Whether an item will be placed on a future agenda will be subject to the chairman and/or legal counsel's determination. Manager Kalkoske identified the legislative update and a possible tour of the lithium mine site.

PUBLIC COMMENT: Chairman Evatz asked for public comment. Chairman Evatz offered thanks related to the budget process noting the need to manage it efficiently and hopefully under budget; he also noted that it is still Mental Health Awareness month. Manager Kalkoske commented on the Tour of Honor event occurring noting that there is a site in Humboldt County. Juvenile Director Pauline Salla offered thanks for the comments about the Mental Health Summit and commented on the event and what is upcoming. No further public comment offered.

ADJOURNMENT: Chairman Evatz adjourned the meeting at 12:41 p.m.

ATTEST:  Clerk APPROVED:  Vice-Chairman

(Minutes approved by the Commission and signed by the Chairman on 06.16.25)

Notice of Public Meeting
Humboldt County Board of Commissioners Regular Meeting
Monday, May 19, 2025
8:30 AM

Humboldt County Courthouse Meeting Room 201
50 West Fifth Street,
Winnemucca, NV 89445

FOR TELECONFERENCE OR VIDEO CONFERENCE ACCESS

Click here to join the meeting:
[Join the meeting now](#)

Or by phone: +1 775-446-0241, Conference ID: 148 493 983#

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 the 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.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. 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.

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.

5. APPROVAL OF MINUTES (POSSIBLE ACTION)

Discussion and action on correction/approval of minutes for March 27, 2017 (Budget Hearing); April 3, 2017; May 1, 2017 (Joint); May 15, 2017; June 19, 2017; July 10, 2017;

August 21, 2017; December 11, 2017 (Joint); January 16, 2018; January 29, 2018 (Retreat); February 5, 2018; February 20, 2018; March 5, 2018; April 2, 2018 (Budget Hearing); June 5, 2019 (Special); April 21, 2025, May 5, 2025. Discussion and possible action.

5.A) Minutes

[HCC020518unapprovedUNOFFICIAL.pdf](#)
[HCC022018unapprovedUNOFFICIAL.pdf](#)
[HCC030518unapprovedUNOFFICIAL.pdf](#)
[HCC040218unapprovedUNOFFICIAL.pdf](#)
[HCC050525unapprovedUNAPPROVED.pdf](#)
[HCC042125unapprovedUNOFFICIAL.pdf](#)

6. APPROVAL OF EXPENDITURES FOR HUMBOLDT COUNTY FOR MAY 5, 2025 THROUGH MAY 19, 2025 (POSSIBLE ACTION)
7. BUREAU OF LAND MANAGEMENT REQUEST TO SUPPORT THE 2025 NEVADA WILDFIRE AWARENESS CAMPAIGN PROCLAMATION (FOR POSSIBLE ACTION)

Consideration, discussion and possible approval to support the BLM's Nevada Wildfire Awareness Campaign Proclamation for May 2025. Discussion and possible action.

7.A) BLM Wildfire Proclamation

[2025 Humboldt BLM Wildfire Proclamation Request.pdf](#)
[2025 Humboldt County Proclamation.pdf](#)

8. REQUEST TO WAIVE IMPROVEMENT STANDARDS FOR PAVING, CURB, GUTTER AND SIDEWALKS (FOR POSSIBLE ACTION)

Consideration, discussion and possible approval of a request from David Louk in regards to a parcel map (PM-25-09), for APN 10-0681-31, to waive the development standards as allowed pursuant to Humboldt County Code (HCC) 16.04.220 through 16.04.260 that are within one-half mile of the City of Winnemucca, pursuant to HCC 16.32.170 (A) that require curbs, gutter, sidewalks and paved street with "V" ditches to be built to certain standards of the City of Winnemucca and for the board to make the required findings under HCC 16.04.260. The Mitchells have filed a parcel map application to extend Ada Vista Drive to the south an additional 360 feet (+/-). Discussion and possible action.

8.A) Louk-Mitchell Request: [Louk_Mitchell-APN-10-0681-31.pdf](#)

9. EMERGENCY MANAGER: REQUEST TO ACCEPT AND APPROVE THE 2024 EMERGENCY PREPAREDNESS GRANT AND RESOLUTION (POSSIBLE ACTION)

Consideration, discussion and possible acceptance and approval of the 2024 Emergency

Preparedness Grant (EMPG) and resolution in the amount of \$22,902.28. Discussion and possible action.

9.A) Emergency Manager

[5-19-25 Staff Agenda Request - 2024 EMPG.pdf](#)
[Resolution_EMPG FY24.pdf](#)
[EMPG FY24 - Sub-Grantee Award Letter.pdf](#)

10. ECONOMIC DEVELOPMENT: NOTIFICATION OF OUT-OF-STATE TRAVEL (INFORMATION ONLY)

Economic Development Officer Michelle Hammond-Allen will inform the Commissioners of future out-of-state travel. Information only.

10.A) Travel

[25May19_MHA GOED Travel Tech Hub.pdf](#)

11. LIBRARY: REQUEST TO WAIVE ATTRITION POLICY TO HIRE FOR THE POSITION OF LIBRARY ASSISTANT (POSSIBLE ACTION)

Consideration, discussion and possible approval to waive the attrition policy to hire to the position of Library Assistant. Discussion and possible action.

11.A) Library

[Library_Request_for_Waiver_of_Attrition_Policy_may2025.pdf](#)

12. 10:00 A.M. PUBLIC HEARING: APPEAL OF MASTER PLAN AMENDMENT APPLICATION SUBMITTED BY MIGUEL ESQUIBEL AS OWNER OF DINERO RANCH (POSSIBLE ACTION)

- A. A public hearing for consideration, discussion and possible action on an appeal filed by Christina Kenison with the Clerk of the Board of County Commissioners, concerning the Regional Planning Commissions approval of MP-24-02 for a Master Plan Amendment application submitted by Miguel Esquibel as owner of Dinero Ranch, LLC to amend the Master Plan Designation from MDR (Medium Density Residential) to a COMM (Commercial) Master Plan Designation. Subject property is located off Rose Creek Road; assessor's parcel #'s 05-0803-04, 05-0803-05, 13-0193-02, 14-0011-02 and 14-0011-03. Discussion and possible action.
- B. Pursuant to the action of the above item; consideration, discussion and possible approval for an Ordinance amending Humboldt County Code Chapter 17.04 "Humboldt County Regional Master Plan" formerly adopted as 6-1-78a and changing the master plan for a certain portion of Humboldt County, Nevada located off Rose Creek Road, Assessor's parcel #'s 05-0803-04 and 05; 13-0193-02; 14-0011-02 and 03 from MDR (Medium Density Residential) to COMM (Commercial) designation thereby changing the uses to which said portion may be put, amending the land use map of the Humboldt County Zoning District and Boundary Map and other matters properly related thereto. Discussion and possible action.

12.A) Master Plan Appeal

13. COMPTROLLER: REQUEST TO APPROVE A RESOLUTION SEPARATING THE OROVADA GENERAL IMPROVEMENT DISTRICT FUND INTO TWO SEPARATE FUNDS FOR WATER AND SEWER (FOR POSSIBLE ACTION)

Consideration, discussion and possible approval of a resolution to separate the Orovada General Improvement District Fund into two separate funds for water and sewer to account for the monies for the water and sewer services of the Orovada General Improvement District. The current fund balance will be separated on a basis of 60% to the water fund and 40% to the sewer fund as calculated and directed by the Orovada GID Board. Discussion and possible action.

13.A) Comptroller - Orovada Separation

[Staff Report Orovada GID Separation of funds.pdf](#)

[Resolution splitting Orovada GID funds to Water and Sewer.pdf](#)

14. 10:30 PUBLIC HEARING - FISCAL YEAR 2025-2026 FINAL BUDGETS (FOR POSSIBLE ACTION)

Consideration discussion, and possible changes to the fiscal year 2025-2026 Tentative Budgets for Humboldt County and possible approval for the Fiscal Year 2025-2026 Final Budget for Humboldt County. Public hearings will also be conducted simultaneously on the 2025-2026 Tentative Budgets for Golconda Fire District, Golconda Water District, and Winnemucca Rural Fire District; and Final Budgets for Denio TV District, Humboldt Fire District, Kings River General Improvement District, McDermitt Fire District, McDermitt General Improvement District, Orovada Community Services District, Orovada Fire District, Orovada General Improvement District, Orovada Rodent Control District, Paradise Valley Fire District, Paradise Valley Sewer District, Paradise Valley Weed Control District, Pueblo Fire District, Quinn River TV District. Discussion and possible action.

14.A) Budget Hearing

[Staff Report Budget Public Hearing.pdf](#)

[HC Final Budget.pdf](#)

15. COMPTROLLER: ADOPT A RESOLUTION TO LEVY TAX RATES FOR HUMBOLDT COUNTY; ADOPT A RESOLUTION TO LEVY TAX RATES FOR THE COOPERATIVE EXTENSION FUND (POSSIBLE ACTION); FINANCIAL REPORT (INFORMATIONAL ONLY)

- A. Consideration, discussion, and possible adoption pursuant to NRS 361.460 of a Resolution levying the Tax Rates required by Humboldt County for the 2025-2026 Fiscal Year. Discussion and possible action.
- B. Consideration, discussion and possible adoption pursuant to NRS 549.020 of a Resolution levying the Tax Rate required for the 2025-2026 Fiscal Year for the Cooperative Extension Fund. Discussion and possible action.

C. Humboldt County Comptroller's Office will provide an overview of current conditions with respect to Humboldt County revenues and expenditures for fiscal year 2025 (July 1, 2024 through June 30, 2025). Information Only.

15.A) Tax Rate Resolution

[Staff Report for Tax Rate Resolution.pdf](#)

16. COMPTROLLER: REQUEST TO INCREASE HUMBOLDT COUNTY INSURANCE PLAN MEDICAL PREMIUMS (POSSIBLE ACTION)

Consideration, discussion and possible approval of 10% to Humboldt County Insurance Plan Medical Premiums. Discussion and possible action.

16.A) Insurance Premium Increase

[Staff Report Self-Funded Insurance Fund.pdf](#)

[Humboldt County Insurance Plan Premium Summary.pdf](#)

17. PUBLIC WORKS DEPARTMENT: REQUEST TO WAIVE ATTRITION POLICY TO HIRE FOR THE POSITION OF ROAD MAINTENANCE EQUIPMENT OPERATOR (POSSIBLE ACTION); GENERAL ROAD PROJECTS (INFORMATION ONLY)

A. Consideration, discussion and possible approval to waive the attrition policy to hire for the position of Road Maintenance Equipment Operator. Discussion and possible action.

B. A presentation by Humboldt County Public Works Director Dan Ferraro to update the Board on Road projects within Humboldt County, 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. Information only.

17.A) Public Works

[Staff Report Attrition Policy Waiver 05192025.pdf](#)

18. SHERIFF: REQUEST TO APPROVE BUDGET AUGMENTATION RELATED TO THE ANNUAL SERVICE AGREEMENT WITH WASHOE COUNTY SHERIFF'S OFFICE FORENSIC DIVISION (POSSIBLE ACTION)

Consideration, discussion and possible approval of a budget augmentation for Service Agreement line item (52020) for an unexpected increase for the yearly contract for the Washoe County Forensic Science Division for full Crime Lab Services including Crime Scene Investigations for Fiscal Year 25/26, Option A in an amount not to exceed \$94,264. Discussion and possible action.

18.A) Sheriff

[Staff Report - Washoe Forensics Agreement.pdf](#)

19. SHERIFF: LIQUOR BOARD (POSSIBLE ACTION)

The Humboldt County Sheriff's Office is requesting that the Humboldt County Liquor Board be convened.

- A. Public Comment
- B. Consideration, discussion and possible approval of a liquor license on behalf of Kevin Pasquale for the Paradise Valley Fire Dept. Run-A-Mucca Event on May 24, 2025. Discussion and possible action.
- C. Public Comment
- D. Adjournment

19.A) Liquor

[Staff Report - Special Liquor License-Paradise Valley BBQ-Runamucca.pdf](#)

20. TECHNOLOGY SERVICES DEPARTMENT: REQUEST TO PURCHASE FILTER AND FILTERED COMBINERS TV EQUIPMENT FOR EAGLE CREEK AND DOUBLE H SITES; REQUEST TO PURCHASE SHELTER (POSSIBLE ACTION)

- A. Consideration, discussion and possible approval to purchase a filter and filtered combiner TV equipment for the newly constructed Eagle Creek public safety communication/TV site and a filtered combiner TV Equipment for the newly constructed Double H public safety communication/TV site, from Anywave Communication Technologies, in an amount not to exceed \$23,304.00. Discussion and possible action.
- B. Consideration, discussion and possible approval to purchase a refurbished communication site shelter for the Valmy Firehouse Site, from CellSite Solutions, LLC., in an amount not to exceed \$200,000.00. Discussion and possible action.

20.A) TSD

[TSD - Purch Anywave Equip - EC & HH Sites.pdf](#)

[TSD-CellSite Building - Valmy Firehouse.pdf](#)

21. FACILITY OPERATIONS: REQUEST TO ACCEPT AND APPROVE THE PROPOSAL AND MATERIALS TO RE-ROOF THE JUVENILE DETENTION CENTER (POSSIBLE ACTION)

Consideration, discussion and possible acceptance and approval of the proposal presented by CTR Roofing in an amount not to exceed \$49,690 and the quote presented by The Garland Company Inc. for materials to Re-roof the Juvenile Detention Center in a total amount not to exceed \$61,654.64. Discussion and possible action.

21.A) Facility Operations

[Staff Report- Juvenile Detention Center Re-Roof and Supporting Documents.pdf](#)

22. HUMAN RESOURCES: REQUEST TO APPROVE THE REVISED BUILDING AND SAFETY DEPARTMENT JOB DESCRIPTIONS, CLASSIFICATION AND COMPENSATION (POSSIBLE ACTION)

Consideration, discussion and possible approval of the Building Inspector I, Building Inspector II, Building Inspector III and Building Official revised job descriptions and classification changes for Building Inspector I from HCG21 to HCG 22 and Building Inspector III from HCG 27 to HCG 28. Discussion and possible action.

22.A) Human Resources

[HR - Building and Safety Class and Comp.pdf](#)

23. MISCELLANEOUS REPORTS AND CORRESPONDENCE

1. Other information and upcoming meetings:
2. Reports from Commissioners regarding other Boards and Committees on which they serve, including POOL/PACT Board, National Wild Horse & Burro Advisory Board, Nevada Association of Counties (NACO), Regional Airport Board, Humboldt River Basin Water Authority (HRBWA), Central Nevada Regional Water Authority (CNRWA), Western Interstate Region (WIR), Legislative Interim Land Council, Humboldt Development Authority (HDA), Winnemucca Visitors & Convention Authority (WCVA), Hospital Board, Humboldt Foundation, Humboldt County Elk Planning Steering Committee, Paradise Conservation District and the State Land Use Planning Advisory Council (SLUPAC).

24. FUTURE AGENDA ITEMS

Whether an item will be placed on a future agenda will be subject to the chairman and/or legal counsel's determination.

25. PUBLIC COMMENT:

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 the 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. 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.

26. ADJOURNMENT

27. NOTICE:

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

The public is welcome to attend the meeting electronically via Microsoft Teams or by appearing in person at the location at the time and date listed on the first page of this 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 located on the first page of this agenda.

Staff reports and supporting material posted for the meeting are available on the Humboldt County website at <https://www.humboldtcountynev.gov/> (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 Manager's Office is the location where the supporting material is available to the public.

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: <https://www.humboldtcountynev.gov> at _____ By: _____

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

MEETING DATE: May 19, 2025
DATE POSTED: May 14, 2025 POSTED BY: MICHELLE COOK

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 the County Manager's Office, 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;
fax: (202) 690-7422; or
email: intake@usda.gov

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8450 Styles CT.
Winnemucca, NV 89445
whitewaterguy1@yahoo.com
(949)701-2322

26Feb2025

RE: MP-24-02

Humboldt County Board of Commissioners
25 West Fourth Street
Winnemucca, NV 89445

Dear Humboldt County Board of Commissioners,

I hope you find this letter in good health. My name is James Weiser, and I am a neighbor of the proposed Master Plan amendment, MP-24-02. For the record, I am opposed to changing the Master Plan designation from **Medium Density Residential** to **Commercial** for the Miguel Esquibel (Dinero Ranch). This property is in Winnemucca, Nevada on Rose Creek Rd. assessor's parcel #'s 05-0803-04 and 05; 13-0193-02;14-0011-02 and 03.

I have met with others that live in the area that share concerns for designating this property from Medium Density Residential to Commercial. It is evident Mr. Esquibel intends to sell the property to **Crossroads Paper**. It states on the **Crossroads Paper** website that they have plans to construct a cardboard recycling plant in this area.

Implications for our neighborhood would be profound. There would be a massive increase in truck and employee traffic, most likely foul odors, noise, and great potential for groundwater contamination, not to mention a huge negative impact on property values. A project of this scope seems more like industrial, **not** commercial.

In summary, the potential for destroying our neighborhood is high and I oppose changing the Humboldt County Master Plan for this property currently designated Medium Density Residential to Commercial.

Thank you for your time and consideration. Please save our neighborhood!

Best regards,
James Weiser, Geologist

JWR = 27 Feb 2025

cc: **Nevada Department of Environmental Protection**

U.S. President; **Donald J Trump**

U.S. Senators, Nevada; **Catherine Cortez Masto, Jacky Rosen**

U.S. Congressman, Nevada, District 2; **Mark Amodei**

Nevada Governor; **Joe Lombardo**

Nevada State Senate, District 14; **Ira Hansen**

CBS 60 Minutes; **Anderson Cooper, Bill Whittaker**

KTVN News, Reno, NV; **Arianna Bennett**



HUMBOLDT COUNTY

50 W. 5th Street
Winnemucca, Nevada 89445
www.hcnv.us

STAFF REPORT

DATE: April 24, 2025
TO: Humboldt County Board of County Commissioners
FROM: Kevin L. Pasquale, District Attorney ~~AKO~~
SUBJECT: Appeal from Action by the Regional Planning Commission of Humboldt County (NV) Master Plan Amendment in MP-24-02 on October 10, 2024.

REQUESTED AGENDA DATE: May 5, 2025.

SUMMARY: This is an appeal pursuant to *HCC 17.71.100* from an action by the Regional Planning Commission on October 10, 2024, of a Master Plan Amendment to reclassify property currently classified in the Humboldt County Master Plan from Medium Density Residential (MDR) to Commercial (COMM).

WHY ARE YOU BRINGING THIS BEFORE THE BOARD NOW: Under current Humboldt County Ordinance, *HCC 17.71.100*, an action by the Planning Commission may be appealed to the Board of County Commissioners within ten business days after the Planning Commission has rendered its decision, and the Board of County Commissioners shall receive a Report and Recommendation thereon from the Planning Commission and hold a public hearing on the appeal.

PREVIOUS ACTION: None

BACKGROUND

Miguel Esquibel filed a Master Plan Amendment (MP-24-02), as the owner of Dinero Ranch, LLC, to amend the Humboldt County Master Plan designation of his property from Medium Density Residential (MDR) to Commercial (COMM). His property is located off Rose Creek Road; Humboldt County, Nevada, and has Assessor's Parcels Numbers: #05-0803-04; #05-0803-05 (formally #05-0803-01; #05-0803-02); #13-0193-02; #14-0011-02 and #14-0011-03.

FISCAL IMPACT: Un-discernable financial impact to Humboldt County property tax revenues.

RECOMMENDATION

To hear the appeal and decide to whether to approve or disapprove the reclassification of the subject property, currently classified in the Humboldt County Master Plan from Medium Density Residential (MDR) to Commercial (COMM).

LIST SUPPORTING DOCUMENTS IF APPLICABLE: Letter and supporting documentation by Christina Kenison, filed on October 22, 2024, with the Humboldt County Clerk; and Report and Recommendation from the Regional Planning Commission.

POSSIBLE MOTION

To approve/disapprove the appeal filed by Christina Kennison concerning the October 10, 2024, action by the Regional Planning Commission in MP-24-02, concerning the reclassification of the subject property currently classified in the Humboldt County Master Plan from Medium Density Residential (MDR) to Commercial (COMM).



HUMBOLDT COUNTY

50 W. 5th Street
Winnemucca, Nevada 89445
www.hcnv.us

STAFF REPORT

DATE: Tuesday, May 6, 2025
TO: County Commission
FROM: Gina Rackley, Comptroller and Weston Noyes, Deputy Comptroller
SUBJECT: Resolution Separating the Orovada General Improvement District Fund
REQUESTED AGENDA DATE: May 19, 2025

SUMMARY

The Orovada General Improvement District has informed us that they have received Drinking Water State Revolving Fund Loan and USDA Search Grant to address water distribution, water line looping, and storage to increase capacity, redundancy, and improve water flow. This includes a new water tank located south of Orovada on BLM Lands and lines from the tank to the existing lines on Kunkel Ln.

WHY ARE YOU BRINGING THIS BEFORE THE BOARD NOW:

Final budgets are being adopted, and we need to include the separation of the fund into two funds at this time as the budgets are due to the State of Nevada, Dept of Taxation by June 1st.

PREVIOUS ACTION

Please see the attached resolution for history behind the creation of and prior changes to Orovada GID.

BACKGROUND

The Orovada General Improvement District is a district formed under Humboldt County as allowed by NRS Chapter 318. The GID has recently received notification that they have been approved for State SRF Funds and USDA funds. These entities have asked that the water and sewer fund be separated for purposes of better tracking the fund balances for each function.

FISCAL IMPACT

There is no fiscal impact on the County.

RECOMMENDATION

Recommend approving the separation of the Orovada General Improvement District Fund into the Orovada Water Fund and the Orovada Sewer Fund.

POSSIBLE MOTION

Move to approve a request to separate the Orovada General Improvement District into the Orovada Water Fund and the Orovada Sewer Fund and submit required budget documents and Resolution to the Nevada Department of Taxation.



HUMBOLDT COUNTY

50 W. 5th Street
Winnemucca, Nevada 89445
www.humboldtcountynv.gov

STAFF REPORT

DATE: Wednesday, May 7, 2025
TO: County Commission
FROM: Weston Noyes, Deputy Comptroller
SUBJECT: Self-Insurance Fund Premium Increase
REQUESTED AGENDA DATE: May 19, 2023

SUMMARY

Increase Humboldt County Insurance Plan Medical Premiums by 10%

WHY ARE YOU BRINGING THIS BEFORE THE BOARD NOW:

Open enrollment closes on June 6th. Action on this item would affect the premiums enacted on July 1st 2025. Electing to increase or retain the insurance premiums allows employees to select or change their insurance coverage during the open enrollment period.

PREVIOUS ACTION

On March 20, 2023, the Commission voted to proceed with going self-funded effective July 2023.

BACKGROUND

In a self-funded insurance plan, it is expected that premium contributions will exceed claim expenditures to maintain a healthy fund balance. However, current premiums are not sufficient to cover the claims which have been incurred. It is projected that this trend will continue through the next fiscal year if premiums are not increased. A 10% increase in premiums will generate approximately \$300,000 in additional revenue for the plan. Any excess revenues will aid in building fund balance. Additionally, Anthem has notified us of an anticipated 20% increase in stop loss premiums which means higher fixed costs for the plan.

FISCAL IMPACT

The county provides a \$1,300 monthly stipend for employees to apply towards coverage under the county insurance plan. Any amount remaining after paying the insurance premium can be used for ancillary products or contributed to the employee's HSA if they are part of the high deductible plan. All costs in excess of \$1,300 are deducted from the employee's paycheck. If the total cost of coverage exceeds \$1,300, the excess is deducted from the employee's paycheck. As a result, increases in premium costs impose no direct fiscal impact on the County.

RECOMMENDATION

Approve an increase of 10% to Humboldt County Insurance Plan Medical Premiums.

LIST SUPPORTING DOCUMENTS IF APPLICABLE:

Humboldt County Insurance Plan Premium Summary

POSSIBLE MOTION

Move to approve an increase of 10% to Humboldt County Insurance Plan Medical Premiums.



HUMBOLDT COUNTY

50 W. 5th Street
Winnemucca, Nevada 89445
www.humboldtcountynev.gov

STAFF AGENDA REQUEST

DATE: May 6, 2025
TO: County Commission
FROM: Mike DeTullio, Director of Technology Services
SUBJECT: Approval to Purchase Filter and Filtered Combiners TV Equipment for New Eagle Creek and Double H Sites

REQUESTED AGENDA DATE: May 19, 2025

SUMMARY AND BACKGROUND:

The Humboldt County TV District is requesting approval to purchase a filter and filtered combiner TV equipment for the newly constructed Eagle Creek public safety communication/TV site and a filtered combiner TV Equipment for the newly constructed Double H public safety communication/TV site, from Anywave Communication Technologies, in an amount not to exceed \$23,304.00.

The Technology Services Department is responsible for designing, constructing and maintaining Public Safety Communication Sites throughout Humboldt County. Technology Services has been upgrading and/or newly constructing all of the public safety communication sites in Humboldt County. This project has been broken down into three phases. Phase I of this project was completed in November 2020 which consisted of a major upgrade to the Winnemucca Mountain site together with constructing brand new communication sites at Sports Complex and Rose Creek here in Winnemucca. Phase II consists of upgrading the following sites: Denio Summit, Eagle Creek, Double H, McDermitt and Saipan Peak.

In addition to being a public safety communication site, the Eagle Creek and Double H sites are also TV sites. As these sites are being completely re-constructed, the TV filter and filtered combiners will also need to be upgraded and replaced. This equipment needs to be compatible with the upgraded TV equipment currently in place at other upgrades sites in the system to be able to receive and transmit TV signals to the residents in communities in the Northern part of Humboldt County.

This purchase is being made in consideration of NRS 332.115 Contracts not adapted to award by competitive solicitations; purchase of certain equipment by local law enforcement agency, response agency or other local governmental agency; purchase of goods commonly used by hospital. (1) Contracts which by their nature are not adapted to award by a competitive solicitation, including contracts for: (a) Items which may only be contracted from a sole source; and (s) The design of, and equipment and services associated with, systems of communication, are not subject to the requirements of this chapter for a competitive solicitation, as determined by the governing body or its authorized representative. This purchase is for specialized equipment used to receive and transmit TV signals and is proprietary to the vendor subject herein, Anywave Communication Technologies. Additionally, all other TV equipment in

the County's entire system is all manufactured by the vendor subject herein, Anywave Communication Technologies and should remain consistent throughout for proper function.

WHY ARE YOU BRINGING THIS BEFORE THE BOARD NOW:

For approval to purchase a filter and filtered combiner TV equipment for the newly constructed Eagle Creek public safety communication/TV site and a filtered combiner TV Equipment for the newly constructed Double H public safety communication/TV site, from Anywave Communication Technologies, in an amount not to exceed \$23,304.00.

PREVIOUS ACTION:

None

HAS DISTRICT ATTORNEY REVIEWED AGREEMENT/CONTRACT IF APPLICABLE:

N/A

FISCAL IMPACT IF APPLICABLE:

The fiscal impact of approving this request would be an expenditure of \$23,304.00 from the Humboldt County TV District's approved fiscal year 2024-2025 capital funds budget. This approved budgeted line item currently has a remaining balance to expend of \$35,550.00.

RECOMMENDATION:

It is recommended that the Humboldt County TV District be authorized to make a purchase of a filter and filtered combiner TV equipment for the newly constructed Eagle Creek public safety communication/TV site and a filtered combiner TV Equipment for the newly constructed Double H public safety communication/TV site, from Anywave Communication Technologies, in an amount not to exceed \$23,304.00.

LIST SUPPORTING DOCUMENTS IF APPLICABLE:

Commercial Proposal #PR2502-3159 from Anywave Communication Technologies

POSSIBLE MOTION:

Motion to approve the Humboldt County TV District's request, as presented, to purchase a filter and filtered combiner TV equipment for the newly constructed Eagle Creek public safety communication/TV site and a filtered combiner TV Equipment for the newly constructed Double H public safety communication/TV site, from Anywave Communication Technologies, in an amount not to exceed \$23,304.00.



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STAFF AGENDA REQUEST

DATE: May 8, 2025
TO: County Commission
FROM: Mike DeTullio, Director of Technology Services
SUBJECT: Approval to Purchase CellSite Solutions, LLC. Communication Site Shelter for CSI Public Safety Communication Project – Phase III – Valmy Firehouse Site

REQUESTED AGENDA DATE: May 19, 2025

SUMMARY AND BACKGROUND:

The Technology Services Department is requesting approval to purchase a refurbished communication site shelter for the Valmy Firehouse Site, from CellSite Solutions, LLC., in an amount not to exceed \$200,000.00.

The Technology Services Department is constructing a new Public Safety Communication Site at the Valmy Firehouse.

The Technology Services Department is responsible for designing, constructing and maintaining Public Safety Communication Sites throughout Humboldt County. Technology Services has been upgrading and/or newly constructing all of the public safety communication sites in Humboldt County. This project has been broken down into three phases. Phase I of this project was completed in November 2020 which consisted of a major upgrade to the Winnemucca Mountain site together with constructing brand new communication sites at Sports Complex and Rose Creek here in Winnemucca. Phase II consists of upgrading the following sites: Denio Summit, Eagle Creek, Double H, and McDermitt. Although a large portion of the physical upgrades and replacements of buildings and towers will be time consuming and completed in phases sometime in the future, the Tait Radios and associated equipment have been purchased and are being installed, significantly increasing the currently poor radio coverage for public safety entities in the northern portion of Humboldt County. Activating the Bravo channel allowed communications to continue while upgrading the Phase II high level sites Trident, Blue Mtn, Buckskin, New York Peak.

Phase III consists of upgrading the following Sites: Saipan Peak, Golconda Summit, Golconda Firehouse, Valmy Firehouse and Lone Tree. The department has recently been made aware of a vendor that sells refurbished shelters which cost much less than the brand new shelters previously purchased from Thermobond Buildings for the shelters in Phases I and II. A refurbished shelter is a viable and acceptable

option for some of the department's smaller, lower-level sites, such as the site at the Valmy Firehouse. The current proposal is only valid for a short period of time, the vendor is requiring an approval to purchase by the first part of June but will hold the shelter for up to nine (9) months, which will give the department time to finish the design and plans for this site.

Please take note that the proposal subject to this request does not include the cost of backup batteries or the cost of freight from the vendors location in Iowa to Winnemucca and subsequently to the site in Valmy. Shipping will be the responsibility of the buyer. The department will obtain quotes for the transport of this shelter and purchase of backup batteries sometime in the future and will present that information to this commission then.

This proposed purchase did not go through the competitive bid process, it is exempt per NRS 332.115 (1) (s), Contracts which by their nature are not adapted to award by a competitive solicitation, including contracts for the design of, and equipment and services associated with, systems of communication, are not subject to the requirements of this chapter for a competitive solicitation, as determined by the governing body or its authorized representative.

WHY ARE YOU BRINGING THIS BEFORE THE BOARD NOW:

For approval, to purchase a refurbished communication site shelter for the Valmy Firehouse Site, from CellSite Solutions, LLC., in an amount not to exceed \$200,000.00.

PREVIOUS ACTION:

None

HAS DISTRICT ATTORNEY REVIEWED AGREEMENT/CONTRACT IF APPLICABLE:

N/A

FISCAL IMPACT IF APPLICABLE:

The fiscal impact of approving this request would be an expenditure from the fiscal year 2025-2026 Capital Projects Funds, in an amount not to exceed \$200,000.00.

RECOMMENDATION:

It is recommended that this request be approved, and the Technology Services Department be authorized to purchase a refurbished communication site shelter for the Valmy Firehouse Site, from CellSite Solutions, LLC., in an amount not to exceed \$200,000.00.

LIST SUPPORTING DOCUMENTS IF APPLICABLE:

Quote from CellSite Solutions, LLC.

POSSIBLE MOTION:

Motion to approve the Technology Services Department's request, as presented, to purchase a refurbished communication site shelter for the Valmy Firehouse Site, from CellSite Solutions, LLC., in an amount not to exceed \$200,000.00.



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STAFF REPORT

DATE: Thursday, May 8, 2025
TO: County Commission
FROM: Adrian Gonzalez, Facility Operations Manager
SUBJECT: Request for Approval to Accept the Proposal Presented by CTR Roofing and the Quote Presented by The Garland Company Inc. to Purchase the Materials to Re-Roof the Juvenile Detention Center.

REQUESTED AGENDA DATE: May 19, 2025

SUMMARY

Facility Operations is requesting approval to accept the proposal presented by CTR Roofing and the quote presented by The Garland Company Inc. for materials to Re-roof the Juvenile Detention Center.

WHY ARE YOU BRINGING THIS BEFORE THE BOARD NOW:

For approval to accept the proposal presented by CTR Roofing to reroof the Juvenile Detention Center in an amount not to exceed \$49,690.00. Additionally, we are requesting approval for the quote presented by The Garland Company Inc. for the purchase of materials in an amount not exceed \$61,654.64. This brings the total project expenditure in an amount not to exceed \$114,344.64. The project was scheduled to be out to bid from March 26, 2025 to April 9, 2025. A project walk-through took place on April 8, 2025. Five contractors attended the walk-through, with 3 of them submitting proposals for consideration.

PREVIOUS ACTION

None

BACKGROUND

The Humboldt County Juvenile Detention Center is an essential facility focused on the rehabilitation of youth offenders. Over the years, assessments have highlighted the need for improvements to the center. One critical aspect currently being addressed is the condition of the roof. A well-maintained roof protects against water damage, which can lead to more extensive structural issues over time. The manufacturer comes with a 20-year warranty with services provided at 5 years and 10 years at no cost to the county. By replacing the existing roof, the Humboldt County Juvenile Detention Center aims to enhance the living conditions for the residents and staff, ensuring a safer and more secure environment. Implementing modern materials and technologies help improve energy efficiency. Replacing the roof represents a crucial step in investing in the facility and the youth it serves.

FISCAL IMPACT

The 2024-2025 budget does not include a line item for this particular project. However, due to other project savings, we can effectively cover the necessary expenses. A total project expenditure in an amount not to exceed \$114,344.64 from the 2024-2025 Facility Operations Special Projects Fund.

RECOMMENDATION

It is recommended that this request to approve the proposal presented by CTR Roofing to reroof the Humboldt County Juvenile Detention Center and approve the quote presented by Garland, Inc to purchase the materials.

LIST SUPPORTING DOCUMENTS IF APPLICABLE:

Bid Proposal from CTR Roofing, Proposal from D& D Roofing and Sheet Metal Inc., and Proposal from State Roofing Systems Inc., The Garland Company, Inc. Materials Quote.

POSSIBLE MOTION

Motion to approve Facility Operations' request, as presented, to accept the proposal by CTR Roofing to reroof the Humboldt County Juvenile Detention Center in an amount not to exceed \$49,690.00 and to accept the proposal by Garland Inc., to purchase the materials in an amount not to exceed \$61,654.64, a total project amount not to exceed \$114,344.64.