



**LYON COUNTY BOARD OF COUNTY COMMISSIONERS
THURSDAY, APRIL 07, 2022**

9:00 AM

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

Join Zoom Meeting:

<https://us02web.zoom.us/j/81524047862?pwd=MWc1U0NpdHdNaTg0K0FTenIcjNNdz09>

Meeting ID: 815 2404 7862 / Passcode: 161718

Mobile: 1-253-215-8782 / 1-346-248-7799

County Commission meetings are open to the public and members of the public may attend in person and the meetings are also virtual and the public may attend via Virtual Zoom.

Public Comment & Supporting Materials: Lyon County allows the following alternatives for public comment. If you are attending the virtual Zoom meeting, public comment may be provided by raising your hand and requesting to provide public comment. This can occur in several ways, including by dialing *9 from your phone to raise your hand and request to speak for public comment. To unmute yourself, dial *6. You can also provide public comment materials for this meeting by sending us an email to Erin Lopez at elopez@lyon-county.org, the day prior to the posted meeting date. Be sure to type, PUBLIC COMMENT, in the subject line.

Written public comments may also be mailed to the Lyon County Manager's Office at 27 S. Main Street, Yerington, Nevada 89447, but all public comments must be received prior to the date of the meeting if the comments are to be included in the supplemental materials. Any written public comment received the day of the Board meeting will be compiled and added as supplemental materials to the County's website and distributed to the Board of Commissioners within 24 hours after the meeting. Members of the Public may attend the meeting in person.

Members of the public requesting meeting support materials may contact Erin Lopez via email at: elopez@lyon-county.org

AGENDA

**(Action will be taken on all items unless otherwise noted)
(No action will be taken on any item until it is properly agendized).**

To avoid meeting disruptions, please place cell phones and beepers in the silent mode or turn them off during the meeting.

The Board reserves the right to take items in a different order to accomplish business in the most efficient manner. Items may be combined for consideration and items may be pulled or removed from the agenda at anytime.

Restrictions on comments by the general public: Any such restrictions must be reasonable and may restrict the time, place and manner of the comments, but may not restrict comments based upon viewpoint.

BOARD OF COMMISSIONERS CONVENING AS OTHER BOARDS - *Members of the Board of County Commissioners also serve as the Liquor Board, Central Lyon Vector Control District Board, Mason Valley Mosquito Abatement District Board, Walker River Weed Control District Board, Willowcreek General Improvement District Board, the Silver Springs General Improvement District Board, and during this meeting may convene as any of those boards as indicated on this or a separately posted agenda.*

NOTE: THIS MEETING MAY BREAK BETWEEN 11:30 - 1:30 FOR LUNCH

1. Roll Call

2. Invocation given by Betty Weiser of the United Methodist

3. Pledge of Allegiance

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

5. For Possible Action: Review and adoption of agenda

6. Time Certain

- 6.a. Time Certain at 9:30 AM: For Possible Action: Presentation and Proclamation declaring April 2022 as Child Abuse Prevention Month in Lyon County, Nevada.
- [Child Abuse Prevention Month Proclamation 2022](#)

7. Presentation of awards and/or recognition of accomplishments

- 7.a. For Possible Action: Recognize Denise Johnson in the District Attorney's Office for her extra work and involvement in setting up and implementing the new case management system for the office.

8. Commissioners/County Manager reports

9. Elected Official's reports

- 9.a. For Report Only: Canal Township Justice Court Statistics.
- [January 2022 Statistics](#)
- [February 2022 Statistics](#)
- 9.b. For Report Only: Dayton Township Justice Court Statistics.

10. Appointed Official's reports

11. Advisory Board reports

CONSENT AGENDA (Action Will be Taken on All Items) - *All matters listed under the consent agenda are considered routine, and may be acted upon by the Board of County Commissioners with one action, and without an extensive hearing. Any member of the Board or any citizen may request that an item be taken from the consent agenda, discussed, and acted upon separately during this meeting.*

12. Assessor's Corrections

- 12.a. For Possible Action: Approval of changes on Assessor's tax roll due to correction in assessments and review of tax roll changes.
- [Unsecured Factual](#)

13. For Possible Action: Approve County Commission Minutes

- 13.a. For Possible Action: Approve the March 17, 2022 minutes.
- [March 17, 2022 Minutes](#)

14. Contracts

- 14.a. For Possible Action: Approve the Yerington area landscape contract for the period of Mar 4, 2022 to November 30, 2022 in the amount of \$37,125.00 to Class Act Maintenance.
- [Yerington Landscape 2022 Class Act](#)
- 14.b. For Possible Action: Approve an interlocal contract with a term of four years, beginning July 1, 2022, between the State of Nevada Department of Health and Human Services and the Third Judicial District Court to provide funding for a court master in an amount not to exceed \$103,001.
- [3rd Judicial District Court Master Contract](#)
- 14.c. For Possible Action: Approve a one year contract effective July 1, 2022 in the amount of \$12,970 with Justice AV Solutions for maintenance of the District Court audio and visual systems.
- [District Court Maintenance Contract](#)

15. Grants

- 15.a. For Possible Action: Accept FY2022 Federal Transit Administration (FTA) Certifications and Assurances in compliance with Nevada Department of Transportation grant funding.
- [FFY22 FTA Certifications and Assurances with NDOT](#)
- 15.b. For Possible Action: Accept grant award from Meals on Wheels Loves Pets for the Lyon County Happy Tails program in the amount of \$7,000 with no match.
- [Pets Meals on Wheels Notice of Funding](#)
- 15.c. For Possible Action: Approve Notice of Subaward from the City of Fernley in the amount of \$62,280.00 for the American Rescue Plan Act Funding.
- [Fernley ARPA Notice of Subaward](#)

16. Other Consent Items

- 16.a. For Possible Action: Approve Memorandum of Understanding with Lyon County School District regarding School Resource Officer Program. For the period of July 1, 2022 through June 30, 2023. The Lyon County School District will reimburse Lyon County quarterly for the actual wages and benefits of each Category 1 Nevada Peace Officer trained deputy Sheriff up to \$360,000.00 for FY23.
- [MOU with Lyon County School District FY23](#)
- 16.b. For Possible Action: Review and accept claims and financial reports.
- [Cash Report 3-15-22](#)
- [Claims Report 3-1-22 to 3-15-22](#)
- 16.c. For Possible Action: Review and accept travel claims.
- [Travel Report 3-1-22 to 3-15-22](#)

****END OF CONSENT AGENDA****

PLANNING CONSENT ITEMS - (ACTION WILL BE TAKEN ON ALL ITEMS)

17. Planning Consent Items

- 17.a. For Possible Action: Approval of the Final Subdivision Map for TRADITIONS, VILLAGE 1, PHASE 1, located in Dayton, NV (APN 016-406-09), not including road rights-of-way which have been offered for dedication and will not be accepted by the County until at least 90% of the lots within the respective unit have been developed, the improvements are inspected and approved by the County, and the County accepts the improvements for maintenance.
- [Staff Report](#)

****END OF PLANNING CONSENT ITEMS APPLICATIONS****

PUBLIC HEARING ON PLANNING ITEMS - (ACTION WILL BE TAKEN ON ALL ITEMS)

18. Planning

- 18.a. For Possible Action: SV Farms LLC/Smith Valley Dairy/Dirk Vlot – Conditional Use Permit – Request for a Conditional Use Permit on an approximately 80.0 acre parcel to allow for a manufactured home to be used for farm labor housing per LCC 15.351.3 (E) within the RR-5 (Fifth Rural Residential – 20 acre minimum) zoning district located at 134 Burke Drive, Smith Valley, NV (APN 010-151-15) PLZ-2022-124.
- [Staff Report](#)
- 18.b. For Possible Action: North Lyon LLC/NV Energy/PAR Electrical Contractors – Conditional Use Permit – Request for a Conditional Use Permit on an approximately 3.83 acre lease site located within a 7,323.0 acre parcel to allow for a new wireless telecommunications facility with a tower exceeding 100 feet in height (145 feet with the capability of rising to 190 feet in height) within the RR-5 (Fifth Rural Residential – 20 acre minimum) zoning district generally located northeast of State Route 439 (USA Parkway), Fernley, NV (APN 021-411-03) PLZ-2021-115.
- [Staff Report](#)
- 18.c. For Possible Action: Lyon County – Master Plan Amendment – Request for a Master Plan Amendment to change the land use designation on Dayton land use map from Suburban Residential to Public/Quasi-Public for three (3) parcels totaling approximately 102.71 acres generally located 600 Dayton Valley Road (APNs 016-351-16; 016-351-17; and 016-361-60) PLZ-2021-104.
- [Staff Report](#)
- 18.d. For Possible Action: Vidler Water Company, Inc. – River Ranch Merger & Re-subdivision/Tentative Subdivision Map – CONTINUED FROM MARCH 3, 2022-Request for a merger & re-

subdivision/tentative subdivision map for three parcels totaling 166.87 acres to create a 49-lot single family residential development on approximately 62.8 acres with remainder Parcel A (approximately 20.9 acres) and Remainder Parcel B (approximately 83.1 acres) within the RR-1 (First Rural Residential – 1 acre minimum) zoning district generally located between Comstock Road and Sutro Road south of the Carson River, Dayton, NV (APN 016-022-19; 016-022-31; and 016-022-32) PLZ-2021-116.

- [Staff Report](#)

****END OF PLANNING APPLICATIONS****

REGULAR AGENDA - *(Action will be taken on all items unless otherwise noted)*

19. Board Appointments and Resignations

- 19.a. For Possible Action: Appoint a chairman for the first meeting of the Stagecoach Advisory Board.

- 19.b. For Possible Action: Appoint up to one (1) member to the Smith Valley Advisory Board, with a term expiring December 31, 2023.
 - [Thomas Renner, Application](#)
 - [Michael Palmer, Application](#)

- 19.c. For Possible Action: Appoint Susan Cottingham to the South Lyon County Hospital District, with a term expiring December 31, 2022
 - [Letter of Support](#)

20. County Manager

- 20.a. For Possible Action: To discuss and provide direction to the County Manager in regards to developing a Bill Draft Resolution (BDR) for the 2023 Legislature, which may include: discussion on possible topics for a BDR; direction to staff to research and come back with information related to a possible BDR; and input from the public on possible topics for a BDR. The Board may direct staff to prepare a resolution and bring back to the Board for further consideration.

- 20.b. For Possible Action: Authorize and select County Commissioners to attend the NACO Western Interstate Region Conference in Anchorage, AK for an approximate cost of \$2,000.00/Person. (Requested by Commissioner Henderson)

21. Human Resources

- 21.a. For Possible Action: Eliminate two part-time Transportation Specialist positions (.5 FTE and .625 FTE), and in their place create one .875 FTE Transportation Specialist position.

22. Roads

- 22.a. For Possible Action: Request the County Manager and staff to enhance the safety of the Pete Henrichs Road and North Bybee Lane by installing additional stop signs and warning signs to make the intersection a four way stop (Requested by Commissioner Hockaday)
 - [Staff Backup Material](#)

23. Utilities

- 23.a. For Possible Action: Discussion about effluent user fees for the Dayton Valley Golf Course, a request from Tour Specs Golf Course Management to waive the user fees for five (5) additional years, and direction to staff to bring back a modified Agreement for the Sale of Treated Effluent (David Bruketta).
- [Presentation](#)

ADJOURN TO RECONVENE AS MASON VALLEY MOSQUITO ABATEMENT DISTRICT BOARD

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

25. For Possible Action: Review and Accept District Manager's Report and Minutes

- 25.a. For Possible Action: Review and accept the February 9, 2022 District Manager's report and minutes.
- [Report & Minutes](#)

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

ADJOURN TO RECONVENE AS THE LYON COUNTY BOARD OF COMMISSIONERS

27. Agenda Requests

28. Commissioner Comments

- 29. Closed Session pursuant to NRS 241.015(3)(b)(2)** - *To receive information from the District Attorney or counsel regarding potential or existing litigation involving a matter over which the Board has supervision, control, jurisdiction or advisory power, and to deliberate toward a decision on the matter, and pursuant to NRS 288.220, to receive a report on the status of ongoing labor negotiations; and direct staff accordingly.*

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

31. Adjourn

This agenda has been posted in accordance with the open meeting law at the Lyon County Administrative Complex.

Lyon County recognizes the needs and civil rights of all persons regardless of age, race, color, religion, sex, handicap, family status, or national origin. In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation,

disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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

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

T.D.D. services available through 463-2301 or 463-6620 or 911 (emergency services) notice to persons with disabilities: members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Commissioners'/Manager's office in writing at 27 S. Main Street, Yerington, NV 89447, or by calling (775) 463-6531 at least 24 hours in advance

Lyon County is an equal opportunity provider.

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