



**LYON COUNTY BOARD OF COUNTY COMMISSIONERS  
THURSDAY, DECEMBER 01, 2022**

**9:00 AM**

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

**Join Zoom Meeting:**

**<https://us02web.zoom.us/j/81992192772?pwd=e7XSOat5oBGGVOvDoxLTwVYbndIKGa.1>**

**Meeting ID: 819 9219 2772 / Passcode: 114403**

**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: Lyon County allows the following. If you are attending the virtual Zoom meeting, public comment may be provided by raising your hand. This can occur in several ways, including by dialing \*9 from your phone to raise your hand and request to speak for public comment. Then to unmute yourself, dial \*6.**

**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.**

**You can also provide public comment, or request supporting materials, for this meeting by sending us an email to [countyclerks@lyon-county.org](mailto:countyclerks@lyon-county.org). Be sure to type, PUBLIC COMMENT or DOCUMENT REQUEST in the subject line.**

## **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 Irene Albritton of First Christian Church**

**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 9:15 AM: For Information Only: Presentation by Executive Director, Vinson Guthreau to provide an overview and update for the Nevada Association of Counties (NACO).  
- [NACO Presentation to Lyon County 2022](#)
- 6.b. Time Certain at 9:30 AM: For Information Only: Presentation by the Nevada Department of Transportation (NDOT) regarding the county consultation process, NDOT annual work program within the county, and the One Nevada process.

**7. Presentation of awards and/or recognition of accomplishments**

**8. Commissioners/County Manager reports**

**9. Elected Official's reports**

- 9.a. For Report Only: Canal Township Justice Court  
- [October 2022 Stats Report](#)
- 9.b. For Report Only: Dayton Justice Court  
- [OCT 2022 CRIMINAL AND CIVIL 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.
  - Secured Factual
  - Unsecured Factual

## 13. For Possible Action: Approve County Commission Minutes

- 13.a. For Possible Action: Approve the November 17, 2022 minutes.
  - November 17, 2022 Minutes

## 14. Contracts

- 14.a. For Possible Action: Approve a contract with Walker River Mechanical for an HVAC replacement project in the amount of \$156,750 as the lowest responsible bidder and a general fund budget transfer from contingency for \$16,750.
  - Contract with Walker River Mechanical
  - HVAC breakdown and Walker River Mechanical bid
  - Advertisement and scope of work

## 15. Grants

- 15.a. For Possible Action: Review and accept a grant from the Nevada State Library Archives and Public Records in the amount of \$6,369 for collection development for Ebooks.
  - Lyon GIA signed 2023 Collection Development
- 15.b. For Possible Action: Acceptance of a Grant from Nevada Supreme Court, Administrative Office of the Courts (AOC), AOC Grant Program in the amount of \$23,940.06 for an upgrade to the Walker River Justice Court Audio and Video to include interface with zoom video conferencing software.
  - Grant from Nevada Supreme Court (Audio upgrade for Walker River Justice Court)
- 15.c. For Possible Action: Accept grant award from Nevada Department of Business & Industry, Housing Division for FY2023, in the amount of \$67,847.22, for the Emergency Solutions Grant, to provide case management to homeless persons and families who are at risk of homelessness.
  - FY23 Emergency Solutions Grant Agreement

## 16. Other Consent Items

- 16.a. For Possible Action: Review and accept claims and financial reports.
  - Claims Report 11-1-22 to 11-15-22
  - Cash Report 11-15-22
- 16.b. For Possible Action: Review and accept travel claims.
  - Travel Report 11-1-22 to 11-15-22

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

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

## 17. Planning

- 17.a. For Possible Action: To approve a Zoning Map Amendment request from AADF Legacy Airbase Inc. on three (3) parcels totaling 10.26 acres located at 88, 94, and 100 Lakes Boulevard in Dayton from M-E (Industrial Estates) to EMU (Employment Mixed Use) (APNs: 016-363-10, -11, -12) PLZ 2022-173.
- Staff Report
  - Backup Materials
  - DRAC Letter of Transmittal
  - Public Comment
- 17.b. For Possible Action: To approve a Specific Plan and Master Plan Amendment request from Schaller Development LLC c/o Project One to change a 24.32-acre parcel (APN 015-371-08) from Rural Residential to Specific Plan, and to establish the overall SH Estates Specific Plan boundaries on nine (9) parcels (including the aforementioned parcel) located south of US Highway 50 between Caroline Way and Blackhawk Road in Stagecoach (APNs: 015-365-01,-02, -03, -04; 015-371-05, -06, -07, -08; and 015-451-01) PLZ-2022-185.
- Staff Report
  - Backup Materials
  - Stagecoach Advisory Board Report
  - Public Comment
- 17.c. For Possible Action: To approve a Zoning Map Amendment request from Krueger Family Trust to change the zoning from RR-2 (Second Rural Residential District–2 acre minimum) to SR-12,000 (Suburban Residential–12,000 sf minimum) in accordance with the Master Plan designation of Suburban Residential on a 40–acre parcel located approximately 1,335 feet east of US Highway 50 and north of Fort Churchill Road in the Mark Twain community (APN: 016-025-06) PLZ-2022-187.
- Staff Report
  - Backup Materials
  - DRAC Letter of Transmittal
- 17.d. For Possible Action: To approve a Tentative Subdivision Map request from Krueger Family Trust (Golden ROK Estates) to subdivide a 40-acre parcel into seventy three (73) residential lots with a minimum area of 12,000 square feet, plus three (3) common area parcels, located approximately 1,335 feet east of US Highway 50 and north of Fort Churchill Road in the Mark Twain community (APN: 016-025-06) PLZ 2022-188.
- Staff Report
  - Project Description
  - Proposed Phasing
  - Traffic Impact Study
  - DRAC Letter of Transmittal
  - Public Comment

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

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

## 18. Commission & Board Appointments

- 18.a. For Possible Action: Appoint up to three (3) members to the Planning Commission, with terms expiring December 31, 2023.
- Tammy Hendrix, Application
  - Audrey Allen, Application
  - Greg Clausen, Application

- [Ralph N. Ewing, Application](#)
- [Norman Lee, Application](#)
- 18.b. For Possible Action: Acknowledge resignation from Suzanne Armstrong from the Dayton Regional Advisory Board.
  - [Letter of Resignation](#)
- 18.c. For Possible Action: Appoint up to three (3) members to the Dayton Regional Advisory Board, with two (2) terms expiring December 31, 2024, and one (1) term expiring December 31, 2023.
  - [Gina Lee, Application](#)
  - [Ralph Ewing, Application](#)
- 18.d. For Possible Action: Appoint up to three (3) members to the Mound House Advisory Board, with terms expiring December 31, 2024.
  - [Melinda Cash, Application](#)
  - [Sarena Martin, Application](#)
- 18.e. For Possible Action: Appoint up to two (2) members to the Silver City Advisory Board, with terms expiring December 31, 2024.
  - [Erich Obermayr, Application](#)
- 18.f. For Possible Action: Appoint up to four (4) members to the Silver Springs Advisory Board, with three (3) terms expiring December 31, 2024, and one (1) term expiring December 31, 2023.
  - [Stacey Sell, Application](#)
- 18.g. For Possible Action: Appoint up to two (2) members to the Smith Valley Advisory Board, with terms expiring December 31, 2024.
  - [Greg Clausen, Application](#)
  - [Mark Jones, Application](#)
  - [Jonathan Turner, Application](#)
- 18.h. For Possible Action: Appoint up to two (2) members to the Stagecoach Advisory Board, with terms expiring December 31, 2024.
  - [Amanda Brinnand, Application](#)
  - [Angela DeFord, Application](#)
- 18.i. For Possible Action: Appoint up to six (6) members to the Smith Valley Park and Recreation Board, with five (5) terms expiring December 31, 2024 and one (1) term expiring December 31, 2023.
  - [Brittany Bennett, Application](#)
  - [Elaine Albright, Application](#)
  - [Mark Phillips, Application](#)
  - [Deborah Hockaday, Application](#)
- 18.j. For Possible Action: Appoint up to four (4) members to the Central Lyon County Parks Advisory Board, with three (3) terms expiring December 31, 2024 and one (1) term expiring December 2023.
  - [Gina Lee, Application](#)
  - [Richard Mitroz, Application](#)
- 18.k. For Possible Action: Appoint up to two (2) members to the Animal Control Advisory Board with terms expiring December 31, 2026.
  - [Elinor Lee Jackson, Application](#)
  - [Ryan Hanan, Application](#)
- 18.l. For Possible Action: Appoint a member to the Carson Water Subconservancy District, with a term expiring December 31, 2026.
  - [Letter from CWSD](#)
  - [Mike Workman, Reappointment Request Letter](#)

- 18.m. For Possible Action: Appoint up to two (2) members to the Regional Transportation Commission, with terms expiring December 31, 2025.  
- [Elmer Bull, Application](#)  
- [William Snyder, Application](#)  
- [Cody Wagner, Application](#)
- 18.n. For Possible Action: Appoint up to three (3) members to the Walker River Weed Control Board, with one term expiring December 31, 2025, and two terms expiring December 31, 2023.  
- [David Ray, Application](#)
- 18.o. For Possible Action: Appoint up to two (2) members to the Board of Equalization with terms expiring December 31, 2026.  
- [Leandra Carr, Application](#)  
- [Michael Glass, Application](#)
- 18.p. For Possible Action: Appoint up to four (4) members to the 911 Surcharge Committee with terms expiring December 31, 2024.

## 19. County Manager

- 19.a. For Discussion Only: Update to be given of the process to appoint the vacant seat for County Commission District Number 3.

**20. Agenda Requests** - *Administrative Policies and Procedures 1.05, A Commission Member or elected/appointed department head may request an item be considered on a future agenda either by making an oral request at a County Commission meeting or submitting the request in writing to the County Manager at least 30 days prior to the meeting for which the item is requested to be placed on the agenda.*

## 21. Commissioner Comments

**22. 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.*

**23. 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.*

## 24. Adjourn

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**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, audiotape, 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](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](mailto: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](http://www.lyon-county.org)**