



Humboldt County Board of Commissioners
September 22, 2025 at 8:30 a.m.
Meeting Minutes

Those present were Chairman Mark Evatz (via Teams), Commissioners Ron Cerri, Jesse Hill and Paige Brooks, Chief Deputy District Attorney Wendy Maddox (joined the meeting at 10:05 a.m.), Chief Deputy District Attorney Anthony Gordon (departed the meeting at 10:05 a.m.), County Manager Don Kalkoske and Deputy Clerk of the Board Maria Diaz. Commissioner Ken Tipton was not in attendance. As Chairman Evatz was appearing via Teams, Vice-Chairman Cerri handled the Chairman duties for the meeting.

CALL TO ORDER: Vice-Chairman Cerri 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: Vice-Chairman Cerri asked for public comment. None offered.

APPROVAL OF MINUTES: Consideration and action on correction/approval of minutes for September 8, 2025. Vice-Chairman Cerri asked for corrections for the minutes as presented; none offered. The following motion was made by Commissioner Hill and passed with Chairman Evatz, Vice-Chairman Cerri, Commissioners Hill and Brooks voting aye and Commissioner Tipton being absent:

To approve the September 8, 2025 minutes.

APPROVAL OF EXPENDITURES FOR HUMBOLDT COUNTY FOR SEPTEMBER 8, 2025 THROUGH SEPTEMBER 22, 2025: The following motion was made by Commissioner Brooks and passed with Chairman Evatz, Vice-Chairman Cerri, Commissioners Hill and Brooks voting aye and Commissioner Tipton being absent:

To approve expenditures as presented.

UNIVERSITY OF NEVADA - RENO COOPERATIVE EXTENSION OFFICE: Dr. Loretta Singletary appeared before the Commission (via Teams).

PRESENTATION AND REQUEST TO PARTICIPATE IN WHERE WE LIVE PROJECT: Consideration, discussion and possible approval regarding participation in the University of Nevada, Reno Cooperative Extension "Where We Live Project." Dr. Singletary presented a power point presentation entitled Where We Live Rural Communities Adapting to Drought, Heat and Wildfire. Chairman Evatz asked for clarification regarding the interchangeable use of risk and hazard and she clarified. Vice-Chairman Cerri asked if this information from the surveys will be shared, she stated yes but noted that names would not be given out. Carol Lynn, County Emergency Manager, asked if there was any crossover with this project and the emergency management team. Dr. Singletary stated she was unaware of anything but that she would appreciate learning what the county is doing.

TREASURER: Treasurer Rhona Lecumberry appeared before the Commission.

REQUEST TO APPROVE REVISIONS TO INVESTMENT POLICY: Consideration, discussion and possible approval to revise the Humboldt County Investment Policy to reflect changes in NRS and add further protections regarding duties of asset managers. A copy of the proposed policy was included on the online agenda for review. Treasurer Lecumberry reviewed the request for the Commission. After discussion the following motion was made by Commissioner Brooks and passed with Chairman Evatz, Vice-Chairman Cerri, Commissioners Hill and Brooks voting aye and Commissioner Tipton being absent: *To approve the Humboldt County Investment Policy to reflect the changes in NRS and add further protections regarding duties of asset managers.*

REQUEST TO ADJUST REAL PROPERTY TAX ROLL: Consideration, discussion and possible approval of an adjustment of fiscal years 2023-2024 and 2024-2025 Real Property Tax Roll for parcel number 14-0191-21 and 14-0191-22 for the City of Winnemucca. Treasurer Lecumberry reviewed the request for the Commission. The following motion was made by Commissioner Hill:

For the approval of adjustment of fiscal years 2023-2024 and 2024-2025 Real Property Tax Roll for parcel numbers 14-0191-21 and 14-0191-22 for the City of Winnemucca.

Assessor Andy Heiser offered clarification (via Teams) that the fiscal years are not correct on the agenda and the correct fiscal year is for 2025-2026 that was just billed. Chief Deputy District Attorney Gordon confirmed that an amended motion could be offered. The following amended motion was made by Commissioner Hill to repair the clerical error on the agenda to reflect the correct fiscal year as identified by the Assessor and passed with Chairman Evatz, Vice-Chairman Cerri, Commissioners Hill and Brooks voting aye and Commissioner Tipton being absent:

For the approval of adjustment of fiscal year 2025-2026 Real Property Tax Roll for parcel numbers 14-0191-21 and 14-0191-22 for the City of Winnemucca with the change to the fiscal year due to a clerical error.

Vice-Chairman Cerri stated that the Commission would proceed with item 10 on the agenda as item 9 is time specific.

10:00 A.M. PUBLIC HEARING: Vice-Chairman Cerri called the public hearing to order at 10:08 a.m.

APPEAL FILED BY CHRISTINA KENISON REGARDING APPROVAL OF CONDITIONAL USE PERMIT UH-25-03: 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 UH-25-03, a Conditional Use Permit submitted by Ron Sasine on behalf of Crossroads Paper, LLC. Subject property is located off West Rose Creek Road at the I-80 Interchange; Assessor's parcel #'s 05-0803-04, 09/22/2025

05-0484-02, 05-0484-03 and 05-0484-04. Included on the online agenda for review was a copy of the Notice of Public Hearing with proof of publication, a copy of the documentation submitted to the Regional Planning Commission (RPC) and a copy of the draft RPC minutes for the August 14, 2025 meeting. Vice-Chairman Cerri read the title of the item set to public hearing. Appellant Christina Kenison, John Sasine, President and CEO of Crossroads Paper, Ron Sasine with Crossroads Paper (via Teams), Dwight Smith, Principal Hydrogeologist with UES (via Teams) and Cody Black President of Shaw Engineering (via Teams) appeared before the Commission.

Appellant Kenison provided a power point presentation detailing her appeal argument (included as part of the Record on Appeal) and reviewed said presentation for the Commission.

John Sasine reviewed a power point presentation as was provided to the RPC for the Commission. A question-and-answer period ensued between the Commission and Mr. Smith and Mr. Black regarding water rights, nitrate issues, impact on the ground water source, the average daily flow rate for the facility, the evaporative loss, wildlife management, contamination issues for both the ground and surface waters and communication that has occurred with both the Pershing County Water Conservation District and the Humboldt River Water Basin Authority.

Senior Planning Technician Betty Lawrence appeared before the Commission and addressed the zoning concerns expressed by Appellant Kenison noting that the determination was that the proposal did not constitute an industrial use but falls more in line with a business for recycling materials and therefore it is being considered as commercial; she noted that M-3 zoning does require a Conditional Use Permit for any type of business and further noted that, while this proposal is not considered industrial, there are uses that could be considered a form of industrial use permitted in M-3 zoning related to mining and such; discussion ensued regarding the difference between commercial and industrial.

Chief Deputy District Attorney Maddox offered clarification as to what the statute allows the Commission to consider and what is required for any decision made by the Commission.

Appellant Kenison provided argument as to mixed use permits not being included in M-3 zoning and additional items identified within her appeal including the impact of this facility on the residents of the area. Senior Planning Technician Lawrence offered comment regarding the argument offered by Appellant Kenison related to wastewater and how that argument was addressed during the Planning Commission meeting.

Vice Chairman Cerri asked for public comment.

Debra Gay appeared before the Commission and offered public comment and provided four documents to the Commission requesting that they be included in the record, entitled – “Speech for the Humboldt
09/22/2025

County Meeting”, “Comprehensive Report Cardboard”, “Bullet Points for Your Wife’s Talk at Grass Valley Community Center Water Reinjection Concerns (Fragile Desert Ecosystem & Agency Track Record) and a numbered listing beginning with Groundwater Contamination Risk. Mrs. Gay offered comment as to what makes this plant industrial including their processes and the chemicals used, concerns with the truthfulness of the information being provided by the company, concerns with contaminated water impacting wells in the area and concerns with the amount of waste going into the local landfill.

Tom Hoss offered public comment related to the chemicals that would be used by the facility, the lack of documentation provided prior to the Planning Commission meeting, why this facility is more comparable to industrial due to the chemical usage, the impact of this waste on the local landfill, the impact of lack of rain in the area on how the runoff will go into the aquifer and concerns with the manner in which the process was handled by the Planning Commission.

County Manager Kalkoske read a letter into the record provided by James Weiser, Geologist, that was received on September 17, 2025 (see attached) which addressed the implications for the neighborhoods which will be profound to include traffic increases with the associated odors/noise and the impact this will have on area property values and requested that the Commission save our neighborhood.

Chairman Evatz offered comment based on his knowledge of what Nevada Division of Environmental Protection would and wouldn’t allow. Appellant Kinison responded disagreeing with the comment offered.

Public comment offered by Jami Nicotera in which she thanked Mrs. Kenison for her efforts and addressed her concerns regarding the approval of the conditional use permit and the potential issues that this facility may cause for the community and county including water contamination, water usage, the traffic increase and the impact on the power grid; she continued commenting that there is no reason to subject this area to this type of industrial improvement.

Mr. Black offered public comment clarifying that the facility is not allowed to discharge anything they want, that there are controls put in place by NDEP and explained.

Chief Deputy District Attorney Maddox noted the need to allow one more opportunity for the appellant to speak.

Final argument by Christina Kenison related to Mr. Sasine’s comments, the difference between industrial and commercial zones and the need to look at the neighboring properties when looking at the criteria for approval so as not to result in a substantial or undue adverse effect on adjacent properties and character of the neighborhood with her argument being that what is being looked at will completely

change the surrounding neighborhood; she commented on her belief that the Commission is not listening to the concerns being expressed.

Commissioner Hill offered comments as to what is before this Board including what he has heard today that are concerning related to what information is included in the application and the impact on the landfill.

Commissioner Evatz agreed that Commissioner Hill made some good points but noted that the issues with landfill capacity and other aspects of county infrastructure are things that the Commission is going to have to be addressing anyway, that he does not think the Planning Commission should be reviewing special use permits on limiting factors of infrastructure in the county; that he believes the Commission is cognizant of those issues and that they are planning for the future; he commented that he appreciated the Planning Commission and what they have put in here; he noted that we have listened to the information that has been presented.

Commissioner Brooks stated that Commissioner Hill made some good points and that she agrees with a lot of what he said but, that she also believe that we should think twice about telling people what they can do with their property as everyone knows that the property was not bought to be a ranch; she continued indicating that the appellant does make some points and that she is struggling with the issue of commercial versus industrial.

Vice-Chairman Cerri agreed that he is also struggling with those same concerns but that is why we have Master Plans and zoning; he commented on what has occurred in the past with allowing industrial/commercial to go into residential areas but noted that there are guidelines; he continued noting a concern with allegations by the constituents that the proposal is not consistent with the application and he wants to make sure that the application matches what is being proposed.

Chief Deputy District Attorney Maddox clarified what the Commission may do as to deliberation with all the evidence presented noting that this may also be decided within sixty days of this hearing, though any questions that may need answered would need to be heard in a public hearing.

Chairman Evatz noted his concerns with continuing this matter indicating that he wants to make sure that things have not changed in terms of not telling people what to do with there land and also noting that we do have a Planning Commission who considers these things, and he does not take it lightly for this Commission to overturn what they have given great consideration to, though, if the consideration was given to what in fact Crossroads proposes to do, that is a different story.

John Sassine addressed the Commission stating that they have not changed the approach at all and that there are no hidden issues or chemicals being used at this facility and Ron Sassine confirmed that nothing has changed and that all documentation was provided ahead of time.

Vice-Chairman Cerri noted his concern with Chairman Evatz not being able to review all documents presented due to his attendance virtually and with Commissioner Tipton's absence for this discussion. Chairman Evatz agreed noting that he does not want to be the one to delay things but that he would like the chance to review what was presented.

Commissioner Hill stated that he would like clear confirmation as to what defines commercial and industrial use and whether this application is this made with good intention.

Chief Deputy District Attorney Maddox clarified that, whatever it is that the Commission needs can be obtained if the decision is to continue this hearing but she noted that the zoning and zone change have already been before this Board and that this is the conditional use permit and that is the criteria that needs to be looked at, so while the Board is discussing the industrial/commercial aspect what needs to be focused on is section B of 17.68.090, is it consistent with the purpose, goals, objectives and standards of the County Master Plan; she continued noting that the Master Plan can be discussed at a future meeting if the Commission would like. Chief Deputy District Attorney Maddox agreed that several documents have been entered into the record that no one has had the opportunity to read and therefore suggested that it would not be a wise decision to make a motion in light of that; she indicated that, based on a question from Chairman Evatz, the Commission can pick up where they left off if this hearing is continued to allow for review of the material presented and suggested that any other documentation be requested in advance of the meeting so it does not have to be reviewed during the meeting. Discussion ensued regarding what information the Commission would like to see in preparation for the next meeting. Discussion ensued with Senior Planning Technician Lawrence as to commercial versus industrial zonings and permitted uses and uses that require approval via a Conditional Use Permit. It was noted that this information is available online as is the County Master Plan. Discussion ensued as to what decisions could be made by the Commission related to this item. Chief Deputy District Attorney Maddox commented that Appellant Kenison's appeal did include the entirety of Title 17, so she would believe it important for the Commission to go back and review that Code. The following motion was made by Chairman Evatz and passed with Chairman Evatz, Vice-Chairman Cerri and Commissioners Hill and Brooks voting aye and Commissioner Tipton being absent:

To continue this hearing or carry this hearing forward until our next regularly scheduled Humboldt County Commission meeting to give all the Commissioners the appropriate amount of time to review the

additional information presented by the participants in today's meeting, as well as any additional information that we have requested from the DA's Office and that, be the total information available for us to consider and that we attempt to make a decision via appropriate motion at our next meeting.

Chairman Evatz requested that Commissioner Tipton be provided with all information related to this item so he can participate at the next meeting. It was further clarified that the next hearing will pick up where this one left off and will not start from the beginning with Chief Deputy District Attorney Maddox offering that it will be up to the Commission whether to take additional public comment with the understanding that, if they take one, they must take all. Vice-Chairman Cerri confirmed the vote on Chairman Evatz's motion for the record.

The Commission took a brief recess to allow for Commissioner Brooks and Manager Kalkoske to leave to travel to the NACO Conference.

County Manager Kalkoske and Commissioner Brooks left the meeting at 12:15 p.m.

Vice-Chairman Cerri reconvened stating that the Commission would proceed to item 13 on the agenda.

PUBLIC WORKS DEPARTMENT: Public Works Director Daniel Ferraro did not appear before the Commission as he was out of office. County Manager Kalkoske appeared on behalf of the department.

REQUEST TO APPROVE CONTRACT WITH AM ENGINEERING: Consideration, discussion and possible approval for a contract with A.M. Engineering for railroad crossing design services in an amount not to exceed \$79,700.00 and to authorize the County Manager to sign the contract. Included on the online agenda for review was a staff report detailing the request (see attached) and a copy of the proposal from AM Engineering. County Manager Kalkoske reviewed the request for the Commission and responded to questions put forth by the Commission. Aaron Martinez, owner of A.M. Engineering, appeared before the Commission and gave an in-depth overview of the construction project and answered questions put forth by the Commission. After discussion the following motion was made by Commissioner Brooks and passed with Chairman Evatz, Vice-Chairman Cerri, Commissioners Hill and Brooks voting aye and Commissioner Tipton being absent:

To approve the contract with A.M. Engineering for railroad crossing design services in an amount not to exceed \$79,700.00 and to authorize the County Manager to sign the contract.

REQUEST TO APPROVE DOWL TASK ORDER: Consideration, discussion and possible approval of a Task Order authorizing DOWL to provide construction management services of the Gold Country/Star City intertie project in an amount not to exceed \$12,967.00 with County Manager having signature authority to sign and enter contract. Included on the online agenda was a staff report detailing the request (see attached) and a copy of the proposed agreement with DOWL. County Manager Kalkoske reviewed the

request for the Commission and responded to questions put forth by the Commission. After discussion the following motion was made by Commissioner Hill and passed with Chairman Evatz, Vice-Chairman Cerri, Commissioners Hill and Brooks voting aye and Commissioner Tipton being absent:

For recommendation of approval of a Task Order authorizing DOWL to provide construction management services of the Gold Country/Star City intertie project in an amount not to exceed \$12,967.00 with County Manager having signature authority to sign and enter contract.

GENERAL PROJECTS: A presentation by Humboldt County Public Works Director Dan Ferraro to update the Board on projects within Humboldt County. No update provided.

WINNEMUCCA EVENTS COMPLEX:

REQUEST TO APPROVE SWAMP COOLER PLATFORMS: Consideration, discussion and possible approval of an agreement with Lumos & Associates to design platforms to access swamp coolers in an amount not to exceed \$5,000.00. Included on the online agenda for review was a staff report detailing the request (see attached) and associated documents referred to in said staff report. County Manager Kalkoske, Building Inspector Andrew Arminio, Nate Stickel, Maintenance Operations Coordinator & Adrian Gonzalez, Maintenance Operations Supervisor appeared before the Commission and answered questions put forth by the Board. Kim Peterson, WCVA Director appeared at the end of discussion to confirm all the information. After discussion the following motion was made by Chairman Evatz and passed with Chairman Evatz, Vice-Chairman Cerri, Commissioners Hill and Brooks voting aye and Commissioner Tipton being absent:

That we approve an agreement with Lumos and Associates to design platforms to access swamp coolers in an amount not to exceed \$5,000.00 and that Facilities Operations do reviews of potential issues of the same regard around the County to be brought forward to the Commission as early as possible.

COMPTROLLER: Comptroller Weston Noyes appeared before the Commission.

FUNDING APPROVAL FOR OUTSTANDING EXPENDITURES AND CAPITAL PROJECTS: Consideration, discussion, and possible approval regarding a funding approval for outstanding expenditures and capital projects. Included on the online agenda for review was a staff report detailing the information (see attached). Comptroller Noyes appeared before the Commission and reviewed the information provided. After discussion the following motion was made by Commissioner Brooks and passed with Chairman Evatz, Vice-Chairman Cerri, Commissioners Hill and Brooks voting aye and Commissioner Tipton being absent:

To approve continued funding for the outstanding expenditures and capital projects and community support to Golconda Water in the amount of \$37,049.44, and for Orovida Community Service District for 09/22/2025

\$297,599.00, and authorization to transfer \$592,804.91 to the Building Reserve Fund for Juvenile Services, Zito, and Facility Operations.

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 2026 (July 1, 2025 through June 30, 2026). Comptroller Noyes stated that notification had been received that the County would be receiving additional CTX revenues of \$1,100,000.00 from the prior fiscal year but noted that even with this true-up we are still down based on what is occurring in the county and so a conversation with Taxation is still needed; he reported that CTX for July had been received and he noted conversation that had occurred at CFOA the prior week and his continued concerns with the amounts being reported by Taxation. Discussion ensued regarding what makes up CTX and the concerns identified.

The Commission took a brief recess reconvening at 10:08 a.m. and returning to item 9 on the agenda, the public hearing.

FACILITY OPERATIONS: Facility Operations Supervisor Adrian Gonzalez and Facility Operations Coordinator Nate Stickel appeared before the Commission.

PRESENTATION ON THE EPA'S HFC PHASE DOWN AND TECHNOLOGY TRANSITION PROGRAM: Facility Operations will present on the EPA's HFCs Phase Down and Technology Transition Program and how the department will prepare the County for this transition and new technology. Included on the online agenda for review was a staff report detailing the information including a breakout of key compliance dates. Supervisor Gonzalez noted upcoming changes that will impact every single HVAC unit in the County's infrastructure; he further noted that the Commission would probably not see anything related to this until budget time but they wanted to make sure the Board was aware and offer to answer any questions. Coordinator Stickel explained what is occurring with this phase down and how it will impact the County. A question-and-answer period ensued between the Commission and Coordinator Stickel including the impact on budgets, the need to be aware of what is occurring, concerns with the fiscal impact to the County and the importance of keeping the Manager and Comptroller involved.

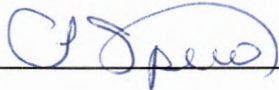
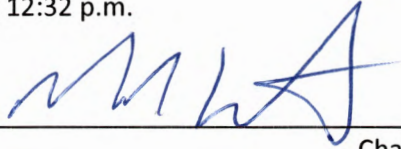
MISCELLANEOUS REPORTS AND CORRESPONDENCE:

Reports from Commissioners regarding other Boards and Committees on which they serve: No 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. As the County Manager was not present nothing was identified for future agendas.

PUBLIC COMMENT: Vice-Chairman Cerri asked for public comment. Chairman Evatz offered public comment thanking Vice-Chairman Cerri for chairing today's meeting. No further public comment offered.

ADJOURNMENT: Vice-Chairman Cerri adjourned the meeting at 12:32 p.m.

ATTEST:  Clerk APPROVED:  Chairman

(Minutes approved by the Commission and signed by the Chairman on 10.20.25)

Notice of Public Meeting
Humboldt County Board of Commissioners Regular Meeting
Monday, September 22, 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](#)

Meeting ID: 296 435 943 816 4
Passcode: vy9dT6EA

Or by phone: +1 775-446-0241, Conference ID: 653 451 404#

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)

Consideration and action on correction/approval of minutes for September 8, 2025. Discussion and possible action.

5.A) Minutes

[HCC090825unapproved.pdf](#)

6. APPROVAL OF EXPENDITURES FOR HUMBOLDT COUNTY FOR SEPTEMBER 8, 2025 THROUGH SEPTEMBER 22, 2025 (POSSIBLE ACTION)

7. UNIVERSITY OF NEVADA - RENO COOPERATIVE EXTENSION OFFICE: PRESENTATION AND REQUEST TO PARTICIPATE IN WHERE WE LIVE PROJECT (POSSIBLE ACTION)

Consideration, discussion and possible approval regarding participation in the University of Nevada, Reno Cooperative Extension "Where We Live Project." Discussion and possible action.

7.A) UNIVERSITY OF NEVADA, RENO

[BOC_Agenda_Request_loretta_Humboldt.pdf](#)

[Recruitment card.pdf](#)

8. TREASURER: REQUEST TO APPROVE REVISIONS TO INVESTMENT POLICY; REQUEST TO ADJUST REAL PROPERTY TAX ROLL (FOR POSSIBLE ACTION)

A. Consideration, discussion and possible approval to revise the Humboldt County Investment Policy to reflect changes in NRS and add further protections regarding duties of asset managers. Discussion and possible action.

B. Consideration, discussion and possible approval of an adjustment of fiscal years 2023-2024 and 2024-2025 Real Property Tax Roll for parcel number 14-0191-21 and 14-0191-22 for the City of Winnemucca. Discussion and possible action.

8.A) Treasurer

[Staff Report - Investment Policy - Sept 2025.pdf](#)

[Staff Report 09.22.25.pdf](#)

9. 10:00 A.M. PUBLIC HEARING: APPEAL FILED BY CHRISTINA KENISON REGARDING APPROVAL OF CONDITIONAL USE PERMIT UH-25-03 (POSSIBLE ACTION)

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 UH-25-03, a Conditional Use Permit submitted by Ron Sasine on behalf of Crossroads Paper, LLC. Subject property is located off of West Rose Creek Road at the I-80 Interchange; Assessor's parcel #'s 05-0803-04, 05-0484-02, 05-0484-03 and 05-0484-04. Discussion and possible action.

9.A) Public Hearing

[UH-25-03 Public Hearing Appeal 092225.pdf](#)

[UH-25-03 RPC Packet.pdf](#)

[8-14-2025 RPC_Minutes_DRAFT.pdf](#)

[Pub. Hearing.Notice_09-22-2025.pdf](#)

10. PUBLIC WORKS DEPARTMENT: REQUEST TO APPROVE CONTRACT WITH AM ENGINEERING; REQUEST TO APPROVE DOWL TASK ORDER (POSSIBLE ACTION); GENERAL PROJECTS (INFORMATION ONLY)

- A. Consideration, discussion and possible approval for a contract with A.M. Engineering for railroad crossing design services in an amount not to exceed \$79,700 and to authorize the County Manager to sign the contract. Discussion and possible action.
- B. Consideration, discussion and possible approval of a Task Order authorizing DOWL to provide construction management services of the Gold Country/Star City intertie project in an amount not to exceed \$12,967.00 with County Manager having signature authority to sign and enter contract. Discussion and possible action.
- C. A presentation by Humboldt County Public Works Director Dan Ferraro to update the Board on projects within Humboldt County. Information only.

10.A) Public Works

[Staff Report AM Engineering.pdf](#)

[AM Engineering.pdf](#)

[Staff Report Task Order.pdf](#)

[6 Task Order-GCW Intertie CM w-Mstr Agree.pdf](#)

11. WINNEMUCCA EVENTS COMPLEX: REQUEST TO APPROVE SWAMP COOLER PLATFORMS (POSSIBLE ACTION)

Consideration, discussion and possible approval of an agreement with Lumos & Associates to design platforms to access swamp coolers in an amount not to exceed \$5,000. Discussion and possible action.

11.A) WEC - Platforms

[agenda request swamp cooler final.pdf](#)

12. COMPTROLLER: FUNDING APPROVAL FOR OUTSTANDING EXPENDITURES AND CAPITAL PROJECTS (POSSIBLE ACTION); FINANCIAL REPORT (INFORMATIONAL ONLY)

- A. Consideration, discussion, and possible approval regarding a funding approval for outstanding expenditures and capital projects. Discussion and possible action.
- B. Humboldt County Comptroller's Office will provide an overview of current conditions with respect to Humboldt County revenues and expenditures for fiscal year 2026 (July 1, 2025 through June 30, 2026). Information Only.

12.A) Comptroller

[Staff Report Outstanding Expenditures and Capital Projects copy.pdf](#)

13. FACILITY OPERATIONS: PRESENTATION ON THE EPA'S HFC PHASE DOWN AND TECHNOLOGY TRANSITION PROGRAM (INFORMATION ONLY)

Facility Operations will present on the EPA's HFCs Phase Down and Technology Transition Program and how the department will prepare the County for this transition and new technology. Information only.

13.A) Facility Operations

[INFORMATION ONLY HVAC PHASE OUT 9-9-25.pdf](#)
[HVAC Phase out.pdf](#)

14. MISCELLANEOUS REPORTS AND CORRESPONDENCE

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).

15. 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.

16. 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.

17. ADJOURNMENT

18. 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.humboldtcountynv.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.humboldtcountynv.gov> at _____ By: _____

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MEETING DATE: September 22, 2025
DATE POSTED: September 17, 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.

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HUMBOLDT COUNTY

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

STAFF REPORT

DATE: Monday, September 15, 2025
TO: County Commission
FROM: Daniel Ferraro, Public Works Director
SUBJECT: Professional Services Contract for Golconda Railroad Crossing
REQUESTED AGENDA DATE: September 22, 2025

SUMMARY

The Public Works Department maintains and repairs gravel and paved roads in Humboldt County that are designated as county-maintained roads. Some of the roads maintained by the county cross Union Pacific railroad tracks at designated crossings. Humboldt County is responsible for maintaining the approaches up to the railroad tracks in these situations and Union Pacific is responsible for maintaining the tracks themselves and the road support/structures between the rails. It is a joint effort and responsibility to keep train crossings safe and passable for vehicles of all types. The railroad crossing on Morrison Avenue in Golconda historically has been of poor road design and had multiple occurrences of low bed trailers hitting the crossing and tracks. In May 2024 an unknown vehicle hit the crossing and destroyed the concrete bases for the track supports. A picture of the damage is attached. This damage would have caused a train derailment if not caught by staff in time. The crossing has been closed to traffic since then per Union Pacific requirements. Traffic has been diverted to Sibbald Avenue and the second railroad crossing in Golconda. The alternative route continues from Sibbald Ave across the tracks to Stanford Street. Stanford Street then meets the intersection of Morrison Ave and Eden Valley Road. This agreement is for the engineering costs associated with the crossing to rebuild and restructure the crossing approaches and road way leading and off of the crossing, so future instances do not occur with crossing collisions. The crossing is identified as DOT# 740703U, Morrison Ave Golconda, NV Elko Sub, MP 433.99.



WHY ARE YOU BRINGING THIS BEFORE THE BOARD NOW:

The crossing approaches and roadway are in need of repair and reconstruction. RTC funding came available for the project in the budget year in July 2025. I have discussed the project with UP officials and engineers, and a plan is in place on how to fix the issue long term.

PREVIOUS ACTION

None.

BACKGROUND

The crossing at Morrison Avenue is a heavily used crossing for commercial traffic to Diamond Plastics and outlying farms off Eden Valley Road. With traffic diverted to Sibbald Avenue this additional traffic has had to travel by the post office in Golconda and through more densely populated residential areas in Golconda. Area residents have expressed concerns about safety and noise with traffic flow going on the alternative route. Local fire district staff also have concerns of delayed response times for emergencies occurring on the North side of the tracks in Golconda. With the crossing incident from May 2024, the crossing has been closed and will be subject to Union Pacific removing the permit to have a crossing in that location if the crossing approaches are not reconstructed and repaired. The reconstruction of the crossing approaches will entail raising the roadway on both sides of the track and adjusting a turn angle on the south side of the track. Also, a four-way stop intersection on the North side of the track will need the roadway raised and reconfigured for safe clearance of the track and traffic flow to and thorough the four-way stop. Public Works staff reached out to multiple road contractors and engineers to discuss the project. AM Engineering met the qualifications for the type of engineering required and have experience working with Union Pacific staff regarding railroad crossings in Elko. I obtained a quote for the scope of work for the project from AM Engineering with a total cost of \$79,700.00 to complete the following areas: Survey Control Network & Aerial Drone Photogrammetry (\$7500), Field Survey & Base Map Compilation(\$14,600), Design Documents, Technical Specifications, UPRR Permitting, Bid Package, Contract Documents & Competitive Bidding(\$57,600). Humboldt County will be responsible for the roadway and approach improvements. Union Pacific will be responsible for the track and track support structures to match the improved approaches/roadway heights.

FISCAL IMPACT

In the fiscal year 2025-2026, Public Works has \$1,500,000.00 budgeted for county street projects through the RTC Fund. This project will be completed with RTC funding and if additional funding is left in the budgeted amount for the fiscal year Public Works will complete some pavement preservation work in Spring/Summer 2026. This project is the number one priority for RTC funding this fiscal year.

RECOMMENDATION

Public Works recommends approval of the professional services contract with AM Engineering in the amount not to exceed \$79,700.00 with monthly invoices submitted for work completed by AM Engineering for the project.

LIST SUPPORTING DOCUMENTS IF APPLICABLE:

AM Engineering scope of work.

POSSIBLE MOTION

Should the Board agree with Staff's recommendation; a possible motion would be: "Move to approve the contract to AM Engineering for the railroad crossing design in an amount not to exceed \$79,700.00 with County Manager having signature authority to sign and enter contract."



HUMBOLDT COUNTY

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www.humboldtcountynv.gov

STAFF REPORT

DATE: Monday, September 15, 2025
TO: County Commission
FROM: Daniel Ferraro, Public Works Director
SUBJECT: Task Order for GC/SC Inter tie
REQUESTED AGENDA DATE: September 22, 2025

SUMMARY

Gold Country Water and Star City Water, owned and operated by Humboldt County, have awarded a bid for construction of a water main intertie (approximately 300 ft.) between the two systems. Humboldt County Public Works has requested that DOWL continue with the project into the construction management phase to assist the County's efforts. The Nevada Board for Financing Water Projects has allocated funds to the County for the construction and construction management of the intertie water main.

WHY ARE YOU BRINGING THIS BEFORE THE BOARD NOW:

Construction of the inter tie is scheduled to begin September 29th, 2025. Funding for construction management was included in the funding package approved by the state and accepted by the commissioners. Public Works is requesting the use of that funding to have DOWL oversee the construction management of this project.

PREVIOUS ACTION

Gold Country/Star City Intertie Approval.
Four Point Engineering awarded the construction bid.

BACKGROUND

The state approved funding for the total intertie project allowed \$19,000.00 for construction management. Humboldt County will receive the following to assist with the intertie main construction management and completion of the build as follows:

1. Project coordination, management, and quality control including status reports and monthly invoices.
2. Administer the contract documents per requirements of the Office of Financial Assistance and Humboldt County.
3. Provide periodic construction oversight with 4 site visits, field inspection reports, and the NDEP construction completion form.

4. Project closeout.

DOWL will provide the Intertie Main construction as-builts for Humboldt County records. Humboldt County will receive the following deliverables:

1. Assist County with construction documents
2. As-built documents electronic and hard copy files
3. Construction completion notice to NDEP.

DOWL has quoted their time and mileage on this portion of the project at a do not exceed amount of \$12,967.00.

FISCAL IMPACT

In the state approved funding through project DW2409 that the county has been awarded, \$19,000 was approved for construction management. DOWL quote is for work to be completed on a Time and Materials basis not to exceed the amount of \$12,967.00 for the scope of services.

RECOMMENDATION

Public Works recommends approval of the task order with DOWL Engineering in the amount not to exceed \$12,967.00 for the construction management of the intertie project.

LIST SUPPORTING DOCUMENTS IF APPLICABLE:

DOWL scope of work.

POSSIBLE MOTION

Should the Board agree with Staff's recommendation; a possible motion would be: "Move to approve the task order for DOWL Engineering for the construction management of the intertie project in an amount not to exceed \$12,967.00 with County Manager having signature authority to sign and enter contract."



HUMBOLDT COUNTY

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AGENDA REQUEST FORM

DATE: September 12, 2025
TO: County Commission
FROM: Kim Petersen, Director Ag. District #3
SUBJECT: Swamp Coolers WEC

A handwritten signature in black ink, appearing to be "K. Petersen", written over the "FROM:" field.

REQUESTED AGENDA DATE: September 22, 2025

SUMMARY AND BACKGROUND:

It is my understanding that in early May 2025, Mr. Nathan Stickel, Humboldt County Facilities Operations Coordinator, contacted the Nevada Division of Industrial Relations requesting a safety inspection of the four (4) swamp coolers located on the north wall of the Winnemucca Event Center. On May 20, 2025, Nathan met with the Safety consultant, Matt Obieta, to conduct a limited survey of the swamp coolers. I don't know who else attended that meeting, as I was unaware that there was a safety issue with the swamp coolers and that a meeting had been arranged. On May 23, 2025, a letter was directed to Nathan with a summary of the inspection. (See attached)

It was later relayed to me that an inspection was conducted, and it was determined during the inspection that installing a platform along the access door side of each swamp cooler would resolve the safety issue. With that information, I knew engineering would be required to design a platform. I located the original designs and load calculations, and then contacted the original engineer to obtain a proposal for designing a platform that would meet the safety standards. This engineer advised me that they were too busy to take on another project. I then contacted Lumos and Associates, a company we have done work with in the past, to provide a proposal. I submitted that proposal for approval at the September 8, 2025, Commission meeting. At the September 8, 2025, meeting, the Commission postponed any decisions and requested that more research be done to confirm that the swamp coolers were indeed not in compliance with building and safety codes.

In response to the Commission's request, I received an email from Mr. Andrew Arminio, Humboldt County Building Official, dated 9/11/2025, listing his findings from his research of the 2018 Uniform Mechanical Code (See attached). I also received an email from Mr. Don Kalkoske, Humboldt County Manager, with reference to and a copy of the CFR cited in the inspection report (See attached). I also received an email from Nathan Stickel with his findings related to "Unprotected Sides and Edges". 1910.28 b1. (See attached).

To help you better understand what we are working with, I have also attached photographs of one of the four (4) swamp coolers in question.

WHY ARE YOU BRINGING THIS BEFORE THE BOARD NOW:

The item was postponed from the previous meeting.

PREVIOUS ACTION:

This item was sent back to staff to gather more information.

FISCAL IMPACT IF APPLICABLE:

Unknown at this time.

RECOMMENDATION:

Review presented information and direct staff on how the Commission wished to proceed. If platform engineering is determined to be required, approve the proposal from Lumos and associates presented at the September 8, 2025, Commission meeting.

LIST SUPPORTING DOCUMENTS IF APPLICABLE:

- Letter from Division of Industrial Relations dated May 23, 2025
- Email from Andrew Arminio dated September 11, 2025
- Email from Don Kalkoske dated September 11, 2025
- Email from Nathan Stickel dated September 11, 2025
- Assorted Photographs
- Proposal from Lumos and Associates

POSSIBLE MOTION:

Unknown at this time.



HUMBOLDT COUNTY

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www.humboldtcountynev.gov

STAFF REPORT

DATE: Tuesday, September 16, 2025
TO: County Commission
FROM: Weston Noyer, Comptroller
SUBJECT: Funding Approval for Outstanding Expenditures and Capital Project's
REQUESTED AGENDA DATE: September 22, 2025

SUMMARY

Several projects previously committed under ARPA remain incomplete and now require Board approval to now identify of new source of funding in the amount of \$927,453.41 from the General Fund. This includes transferring funds to the Building Reserve Fund and placing use restrictions on community support expenditures for the Golconda Water and Orovada Community Service District's.

WHY ARE YOU BRINGING THIS BEFORE THE BOARD NOW:

With the ARPA funding period now concluded, several projects and associated expenditures remain either outstanding or in progress with no funding source identified. Board consent is now necessary to identify and authorize the appropriate funding source to support the completion of these projects. The funding sources now available for these projects are from the General Fund in the community support expenditure for the projects of the Districts, Golconda Water and Orovada Community Services, and transfers to Building Reserve for the remainder. Additionally, a restriction by the Board must be placed on the funds provided to the Districts to ensure that the funding is utilized for the expenditure intended by the Board (audit services by Golconda Water and HVAC upgrade by Orovada Community Services).

PREVIOUS ACTION

These projects were originally approved to be expended under the ARPA grant with ARPA funds as the intended resource for funding of the projects. At the close of the funding period for ARPA, the projects remained incomplete, yet they continued to be identified as priorities for continued support by Humboldt County.

BACKGROUND

Humboldt County had committed to various projects to be expended through the ARPA grant funding. Due to constraints by requirements of the grant, not all the projects were able to be obligated by the 12/31/2024 deadline. However, since these projects were categorized under general services, Humboldt County was able to expend the ARPA grant through identification of salaries of the Sheriff's department to recognize the revenue for the grant and finalize the requirements of the ARPA grant. These revenues became part of ending fund balance of the General Fund as of June 30, 2025 through this revenue recognition.

FISCAL IMPACT

The total fiscal impact of this item is \$927,453.41, allocated as follows:

- Golconda Water – Future Audit Expenditures: \$37,049.44
- Orovada Community Service District – HVAC Upgrade: \$297,599.00
- Juvenile Services – Transitional Housing Kitchen: \$342,120.00
- Zito Fiber Optic Agreement: \$106,750.00
- Facility Operations Building: \$143,934.97

Funding will be sourced from the beginning fund balance of the General Fund, which is higher than anticipated due to ARPA revenues used to offset general service expenses.

RECOMMENDATION

It is recommended that the Commission approve continued funding for the outstanding projects as outlined above and restrict the use of funding for Golconda Water and for Orovada Community Service District.

POSSIBLE MOTION

Motion to approve the following expenditures and transfers and provide use restrictions for the Districts:

- Approve a community support expenditure in the amount of \$37,049.44 to Golconda Water and provide a restriction on use of funding for future audit expenses.
- Approve a community support expenditure in the amount of \$297,599.00 to the Orovada Community Service District and provide restriction on use of funding for the HVAC upgrade in the community hall.
- Authorize a transfer of \$592,804.97 to the Building Reserve Fund to support the following capital projects:
 - Juvenile Services – Transitional Housing Kitchen: \$342,120.00
 - Zito Fiber Optic Agreement: \$106,750.00
 - Facility Operations Building: \$143,934.97