

Notice of Public Meeting
Humboldt County Board of Commissioners Regular Meeting
Monday, October 5, 2026
8:30 AM

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

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 in reference to 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 21, 2026.
Discussion and possible action.

5.A) Minutes

[HCC092126unapprovedUNOFFICIAL.pdf](#)

6. SHERIFF: REQUEST TO APPROVE Lenco ARMORED BEARCAT VEHICLE
(POSSIBLE ACTION)

Consideration, discussion and possible approval to purchase a Lenco Armored Bearcat Vehicle in an amount not to exceed \$350,000. Discussion and possible action.

6.A) Sheriff

[Staff Report - Lenco Armored Bearcat.pdf](#)

7. APPROVAL OF EXPENDITURES FOR HUMBOLDT COUNTY FOR SEPTEMBER 21,
2026 THROUGH OCTOBER 5, 2026 (POSSIBLE ACTION)

8. CONVENE THE MCDERMITT GENERAL IMPROVEMENT DISTRICT BOARD
(POSSIBLE ACTION)

A. Public Comment

B. Consideration, discussion and possible approval of the expenditures for the time period September 7, 2026 through October 5, 2026 related to the operation of the McDermitt General Improvement District (GID) for the express purpose of maintaining and improving the water or sewer systems. Discussion and possible action.

C. Public Comment

D. Adjournment

8.A) McDermitt

[McDermitt Sewer Financial Report - 09.24.26.pdf](#)

[McDermitt Water Financial Report - 09.24.26.pdf](#)

9. COOPERATIVE EXTENSION: REQUEST TO PROCLAIM OCTOBER 4-10, 2026 AS
NATIONAL 4-H WEEK (POSSIBLE ACTION)

Consideration, discussion and possible approval to proclaim October 4-10, 2026, as National 4-H Week in Humboldt County. Discussion and possible action.

9.A) Cooperative Extension

[Commissioner Agenda Request Staff Report - Template \(2026\).pdf](#)

[2026 4-H Week Proclamation.pdf](#)

10. PRESENTATION FROM ZANSKAR GEOTHERMAL (INFORMATION ONLY)

Representatives from Zanskar Geothermal & Minerals will update the Board on activities and projects within the County. Information only.

11. HUMAN SERVICES: REQUEST TO APPROVE ACCOUNT FOR AFFORDABLE
HOUSING AGREEMENT (POSSIBLE ACTION)

Consideration, discussion and possible approval for the Account for Affordable Housing Agreement in an amount not to exceed \$3,669.75 and to authorize Human Services

Director Denni Byrd to sign the agreement. Discussion and possible action.

11.A) Human Services

[Staff Agenda Request AAH agreement 9.18.26.pdf](#)
[Humboldt County FY26 AAH Grant Agreement.pdf](#)
[EXHIBIT A - Budget.pdf](#)

12. COMPTROLLER: REQUEST TO ENGAGE FOR ACTUARIAL VALUATION SERVICES (POSSIBLE ACTION); FINANCIAL REPORT (INFORMATIONAL ONLY)

- A. Consideration, discussion, and possible approval of an engagement letter for OPEB actuarial valuation services with MacLeod Watts in an amount not to exceed \$15,625. 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 2027 (July 1, 2026 through June 30, 2027). Information Only.

12.A) Comptroller

[Staff Report MacLeod Watts.pdf](#)

13. DISTRICT ATTORNEY: FIRST READING AND SET TO PUBLIC HEARING FOR PROPOSED ORDINANCES (POSSIBLE ACTION)

Consideration, discussion and possible first reading and set to public hearing on a date determined by the Clerk after proper notice provided of a proposed ordinance amending title entitled "General Business Licenses", specifically 5.04 "title 5 entitled "business taxes, licenses and regulations", specifically, chapter 5.04 "general business licenses" to ensure that all ordinances reflect the most current business license codes applicable to any businesses operating in Humboldt County, to update license application requirements, change the references from county clerk to the business license department as the correct department for handling said licenses, to address when license exemptions apply, to update when an investigation is required, to add other service options such as U.S. First Class Mail and electronic communications and other matters properly related thereto. Discussion and possible action.

13.A) Set to Public Hearing

[staff report 5.04.pdf](#)

14. 10:00 A.M. PUBLIC HEARING: COMMENTS TO NDWR REGARDING REQUEST TO CHANGE POINT OF DIVERSION, APPLICATION 95026; REQUEST FOR ZONE CHANGE RZ-26-12; REQUEST FOR ZONE CHANGE RZ-26-08; REQUEST FOR ZONE CHANGE RZ-26-06 (POSSIBLE ACTION)

- A. Consideration, discussion and possible action on Nevada Division of Water Resources (NDWR) Application 95026 (Paul L. and Kimberlie M. Buffington) to provide written comment to NDWR pursuant to NRS 533.363 with Humboldt

County's recommendation on Application 95026 to approve, deny or approve the application with conditions. Discussion and possible approval to submit comments.

- B. Consideration, discussion and possible approval for RZ-26-12: Zone change request submitted by Yulio Martinez as owner of YM Rentals, LLC to change the RR-13 (Rural Ranchette 13,000 sf minimum lot size) zoning designation to R-3 (Multiple-Family) zoning designation on property located at 4050 Center Street (Assessor's Parcel Number 10-0342-05). Discussion and possible action.
- C. Consideration, discussion and possible approval for RZ-26-08: Zone change request submitted by Marcus Sandvig to change the RR-2.5 (Rural Ranchette 2.5-acre minimum lot size) zoning designation to M-1 (Industrial) zoning designation on property located at 6990 Airport Road (Assessor's Parcel Number 13-0075-12). Discussion and possible action.
- D. Consideration, discussion and possible approval for RZ-26-06: Zone change request submitted by Johnathan Kenison to change the RR-2.5 (Rural Ranchette 2.5-acre minimum lot size) zoning designation to M-1 (Industrial) zoning designation on property located at 6350 W. Rose Creek Road (Assessor's Parcel Number 13-0075-14). Discussion and possible action.

14.A) Public Hearing

[NDWR 95026.pdf](#)

[RZ-26-12Martinez.pdf](#)

[Public Hearing-RZ-26-08.pdf](#)

[Public Hearing-RZ-26-06.pdf](#)

15. PUBLIC WORKS DEPARTMENT: GENERAL PROJECTS (INFORMATION ONLY)

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

16. WINNEMUCCA EVENTS COMPLEX: REQUEST TO DESIGNATE PART-TIME TEMPORARY POSITION TO FULL-TIME POSITION; REQUEST TO PURCHASE BARN DOORS; REQUEST TO PURCHASE MINI LOADER; REQUEST TO PURCHASE TELEHANDLER (POSSIBLE ACTION)

- A. Consideration, discussion and possible approval to change Facility Attendant position from part-time temporary to full-time Facility Attendant. Discussion and possible action.
- B. Consideration, discussion and possible approval to purchase 75 barn doors from Silver State Welding in an amount not to exceed \$112,854.30. Discussion and possible action.
- C. Consideration, discussion and possible approval to purchase a Mini Loader from Empire Southwest in an amount not to exceed \$117,969.17. Discussion and possible action.
- D. Consideration, discussion and possible approval to purchase a Telehandler from Empire Southwest in an amount not to exceed \$133,542.12. Discussion and possible action.

16.A) WEC

[WEC-Attendant.pdf](#)

[WEC-Barn Doors.pdf](#)

17. COUNTY MANAGER DESIGNATE: REQUEST TO WAIVE THE ATTRITION POLICY
(POSSIBLE ACTION)

Consideration, discussion and possible approval to waive the attrition policy to hire for the position of Administrative Specialist in the County Manager's Office. Discussion and possible action.

17.A) County Manager Designate

[Staff Report - Waiver of Attrition Administrative Assistant to the County Manager.pdf](#)

18. 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).

19. 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.

20. 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.

21. ADJOURNMENT

22. 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.



**Humboldt County Board of Commissioners
September 21, 2026 at 8:37 p.m.
Meeting Minutes**

Those present were Chairman Ron Cerri, Commissioners Paige Brooks, Ken Tipton, Jesse Hill and Mark Evatz, Chief Deputy District Attorney Wendy Maddox, County Manager Don Kalkoske, County Manager Designee Adam Stempeck and Clerk of the Board Tami Rae Spero.

CALL TO ORDER: 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: Chairman Cerri asked for public comment. Deborah Gay appeared before the Commission and offered public comment related to concerns with property taxes and with lack of benefits in the County.

JoAnn Casalez with Humboldt General Hospital appeared before the Commission and offered public comment noting grant funding received by the Hospital including one supported by the Commission with her thanks for said support; she continued offering public comment related to health care costs and on the work the hospital will do to address those costs for the city and county including services available and what is being looked at; she provided a handout to the Commission from Robyn Dunckhorst, Chief Executive Officer of Humboldt General Hospital (see attached).

Captain Kyle Negus appeared before the Commission and offered public comments in support of the proposed classification and salary structure presented by the District Attorney's Office.

Frank Gabica appeared before the Commission and offered public comment in support of the proposed classification and salary structure presented by the District Attorney's Office.

John Dunckhorst appeared before the Commission and offered public comment in support of the proposed classification and salary structure presented by the District Attorney's Office.

Ann Harris appeared before the Commission (via Teams) and offered public comment in support of the request by the City for funds to go towards the new pool.

Gabrielle Carr appeared before the Commission (via Teams) and offered comment in support of the proposed classification and salary structure presented by the District Attorney's Office.

No further public comment offered.

APPROVAL OF MINUTES: Consideration and action on correction/approval of minutes for September 8, 2026. Chairman Cerri asked for corrections for the minutes as presented; none offered. Commissioners Tipton and Evatz noted that they had not been in attendance, so would be taking action as to form only.

The following motion was made by Commissioner Hill and passed unanimously:

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To approve the County Commission meeting from September 8, 2026.

APPROVAL OF EXPENDITURES FOR HUMBOLDT COUNTY FOR SEPTEMBER 8, 2026 THROUGH SEPTEMBER 21, 2026: The following motion was made by Commissioner Tipton and passed unanimously:

To approve the expenditures from September 8, 2026 through September 21, 2026.

AGE & DEMENTIA FRIENDLY-WINNEMUCCA: REQUEST TO PROCLAIM SEPTEMBER 21, 2026 AS WORLD ALZHEIMER'S AWARENESS DAY IN HUMBOLDT COUNTY: Consideration, discussion and possible approval of a request from Age and Dementia Friendly of Winnemucca to proclaim September 21, 2026, as World Alzheimer's Awareness Day in Humboldt County to honor caregivers and loved ones who provide support for people suffering from Alzheimer's disease or other forms of dementia. Gini Cunningham, JoAnn Casalez and Christina Cansino representing Age & Dementia Friendly-Winnemucca appeared before the Commission and spoke in support of the request. The Commissioners offered comment in support of the request and stated their appreciation for the efforts of the group and Mrs. Cunningham. Manager Kalkoske read the Proclamation. The following motion was made by Commissioner Brooks and passed unanimously:

To approve the request from Age and Dementia Friendly of Winnemucca to proclaim September 21, 2026, as World Alzheimer's Awareness Day in Humboldt County in honor of caregivers and loved ones who provide support for people suffering from Alzheimer's disease or other forms of dementia.

(Resolution No. 09-21-26)

PARADISE VALLEY SEWER BOARD: REQUEST TO APPOINT MEMBER: Consideration, discussion and possible approval to appoint Charles Wolfsteller to Seat E of the Paradise Valley Sewer Board to serve out the remaining term which is set to expire in January 2028. Manager Kalkoske reviewed the request for the Commission noting that this position became vacant as Adam Stempeck has been appointed as County Manager and it was determined that he could no longer serve on this Board. The following motion was made by Commissioner Hill and passed unanimously:

To appoint Charles Wolfsteller to Seat E of the Paradise Valley Sewer Board to serve out the remaining term which is set to expire in January 2028.

PRESENTATION FROM BLOSSOM GOLD REGARDING THE ROSEBUD MINING PROJECT: Representatives from Blossom Gold will provide information regarding the Rosebud Mining Project. No one appeared on behalf of Blossom Gold so the Commission moved to the next item with the Chairman stating that the Commission could return to this item if representatives appear.

Rick Winters CEO/Director, and director; Graydon Colby Chief Operating Officer/Director and John Schaff, General Manager appeared before the Commission. Mr. Winters reviewed a power point presentation 09/21/2026

related to Blossom Gold Inc. and the Rosebud Mining Project entitled Derisking and Growing a Major Nevada Heap Leach Opportunity and provided a handout to the Commission for review. Commissioner Evatz thanked the representatives for the presentation and stated that he looked forward to continued interaction and the need to stay on top of interactions such as road maintenance, the protection of livestock and all involved with getting folks from point A to B including equipment. Discussion ensued. Chairman Cerri recessed the meeting at 11:04 a.m. reconvening at 11:12 a.m. and returned to item 11 on the agenda at this time.

COMPTROLLER: Comptroller Weston Noyes appeared before the Commission.

DOG CONTROL DISCUSSION: Consideration, discussion and possible action regarding options for Dog Control jurisdictions and how Dog Control is funded within Humboldt County. County Manager Designate Adam Stempeck and Comptroller Weston Noyes request guidance for future action. Included on the online agenda for review was a copy of the staff report detailing the research as to this district (see attached). Sheriff Cardenas provided a handout to the Commission detailing statistics for Animal Control for 2026 (see attached). Sheriff Angel Cardenas and County Manager Designee Adam Stempeck joined Comptroller Noyes for this item. Comptroller Noyes reviewed the information as to the formation of the dog control district and the reasons that animal control cannot be a special assessment or taxing district per statute; Comptroller Noyes offered the recommendation to adopt an ordinance amending the Code as it exists to expand the jurisdiction of the animal control district to cover the entire county and noted the potential impacts of this amendment. Sheriff Cardenas offered comment as to what would need to be looked at including reviewing the capacity of the building. Chairman Cerri asked if you can legally deny this service to other residents and questioned why the lines were identified as they were; he questioned if there will be that much of an increase in services if the district were expanded. Manager Kalkoske noted when the District was created based on a question from Chairman Cerri. Chairman Cerri noted his concerns as a taxpayer as to having to pay for a service that he does not receive. Commissioner Evatz questioned the number of calls received from residents outside the boundaries but those statistics were not available. Commissioner Evatz suggested that the boundary lines be re-drawn to cover the entire county. Undersheriff Damon Kuskie noted other items such as kennel licenses that are required within the district and pointed out that would impact the entire county if the boundaries were expanded; he stated his concern with the possibility of treating city residents differently from rural areas. Discussion ensued regarding the ability to go to the Legislature to allow an animal control district to be a taxing or assessment district, the amount of taxes paid by a property owner with a certain value, what options are available

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under the agenda today, concerns with allowing refunds for services not provided, what is for the greater good for the county and liability issues. No action taken on this item.

Chairman Cerri recessed the meeting at 9:44 a.m. reconvening at 9:51 a.m.

REQUEST TO RESCIND RESOLUTION NO 06-16-25: Consideration, discussion, and possible approval to rescind resolution no. 06-16-25. Comptroller Noyes reviewed the request for the Commission. The following motion was made by Commissioner Hill and passed unanimously:

To rescind Resolution number 06-16-25.

(Resolution No. 09-21-26a)

REQUEST TO APPROVE AND ADOPT RESOLUTION FOR INSTALLMENT PURCHASE AGREEMENT: Consideration, discussion, and possible approval of a resolution to enter into an installment purchase agreement with Enterprise Fleet Management for the purchase of a new animal control unit in an amount not to exceed \$157,503.36. Comptroller Noyes reviewed the request for the Commission. The following motion was made by Commissioner Hill and passed Chairman Cerri voting nay and Commissioners Brooks, Tipton, Hill and Evatz voting aye:

For approval of a resolution to enter into an installment purchase agreement with Enterprise Fleet Management for the purchase of a new animal control unit in an amount not to exceed \$157,503.36.

(Resolution No. 09-21-26b)

REQUEST TO APPROVE GRANTS AND CONTRACTS MANAGEMENT SOFTWARE LICENSE AGREEMENT WITH OPENGOV: Consideration, discussion, and possible approval of an agreement with OpenGov for a grants and contracts management software in an amount not to exceed \$200,579.86 for the period 10/01/2026-6/30/2030. Included on the online agenda for review was a staff report detailing the request with a copy of the proposal and proposed agreement attached. Comptroller Noyes reviewed the request for the Commission; he noted that the contract had been reviewed by legal. OpenGov representative Shea Galicer offered comment on the software as proposed. Mr. Galicer and Comptroller Noyes responded to questions put forth by the Commission. Chief Deputy District Attorney Maddox commented that she prefers that discussion about risks and those types of things not be discussed on the record; she spoke to the review of this agreement and her work with OpenGov; she explained what is important to her when a department head wants to enter into an agreement and her appreciation for Comptroller Noyes efforts with this. Comptroller Noyes explained how the software would be managed in his office and noted the benefit for contract management as well. After discussion the following motion was made by Commissioner Tipton and passed unanimously:

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To approve an agreement with OpenGov for grants and contracts management software in an amount not to exceed \$200,579.86 for the period October 1, 2026 through June 30, 2030.

REQUEST TO APPROVE AND ADOPT MEDICAL EXPENSE REIMBURSEMENT PLAN AND EMPLOYEE INFORMATION FLYERS: Consideration, discussion, and possible approval and adoption of a medical reimbursement plan and employee information flyers for the Humboldt County / City of Winnemucca Self Insurance Fund. Comptroller Noyes reviewed the request for the Commission. Commissioner Brooks offered comment on this request noting that it is an incentive. Commissioner Tipton suggested that action on this item be tabled for a month based on the comments offered on behalf of HGH this morning. Comptroller Noyes responded that this is just an option for employees. After discussion the following motion was made by Commissioner Evatz and passed with Chairman Cerri and Commissioners Brooks, Hill and Evatz voting aye and Commissioner Tipton voting nay:

To approve adoption of a medical reimbursement plan option, employee information flyers for the Humboldt County / City of Winnemucca self-insurance fund as presented by the Comptroller.

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 2027 (July 1, 2026 through June 30, 2027). Comptroller Noyes reviewed the revenue and expenditures for the current fiscal year to date and responded to questions put forth by the Commission. Discussion ensued regarding prior action of the Commission to form a Committee to review ending fund balance at a certain point and expenditures with a request that that the item be brought back to the Board for review. Comptroller Noyes noted that he would provide the reports he referenced during his report to the Commissioners prior to Commission meetings going forward.

Chairman Cerri stated that the Commission would move to item 13 on the agenda as it is past the time for the public hearings.

TREASURER: Treasurer Rhona Lecumberry appeared before the Commission.

REQUEST TO APPROVE ROLL ADJUSTMENTS: Consideration, discussion and possible approval for adjustments to the 2026-2027 Tax Roll per NRS 361.768 for, APN 06-0181-45 and APN 06-0181-74/James David Brailey Jr. as attached to agenda. Treasurer Lecumberry reviewed the request for the Commission. The following motion was made by Commissioner Brooks and passed unanimously:

To approve the adjustments to the 2026-2027 Tax Roll per NRS 361.768 for, APN 06-0181-45 and APN 06-0181-74.

HUMBOLDT LIBRARY: Library Director Jessica Anderson appeared before the Commission.

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REQUEST TO USE THE COUNTY PARKING LOT FOR TRUNK OR TREAT: Consideration, discussion and possible approval for a request to use the County parking lot for the 2026 Trunk or Treat event scheduled for Wednesday, October 14 from noon to 7 p.m. to account for clearing and setting up for the event, which opens to the public at 5:30 p.m. Director Anderson reviewed the request for the Commission. The following motion was made by Commissioner Brooks and passed unanimously:

To approve the request to use the County parking lot for the 2026 Trunk or Treat event scheduled for Wednesday, October 14th from noon to 7:00 p.m. to account for clearing and setting up for the event, which opens to the public at 5:30 p.m.

10:00 A.M. PUBLIC HEARINGS: Chairman Cerri convened the public hearings at 10:33 a.m.

RESOLUTION FOR LEASING COUNTY BUILDING: Consideration, discussion and possible action to approve a Resolution for a lease agreement with the Vietnam Veterans Local 477 to occupy the county building at 3300 Bengochea Circle in Winnemucca, Nevada, and that it is in the best interest of the County to lease said property without offering it to the public; and for less than the fair market value of the space, pursuant to NRS 244.283. The agreement is for 3 years commencing on September 8, 2026 and terminating on September 8, 2029, unless renewed according to the provisions provided or the lease is terminated by either party. The Veterans may extend this contract for additional two-year increments if they give written notification of their intent to extend said lease at least ninety days prior to the expiration of the term. A copy of the Notice of Public Hearing and the proposed Resolution were included on the online agenda for review. Chairman Cerri read the title of the item set to public hearing. Manager Kalkoske reviewed the request for the Commission noting that statutory notice was accomplished. Chairman Cerri asked for public comment; none offered. The following motion was made by Commissioner Hill and passed unanimously:

To approve the Resolution for lease agreement.

(Resolution No. 09-21-26c)

SECOND READING AND HEARING FOR PROPOSED ORDINANCES:

CODE CHAPTER 17.06/AMENDMENT: Consideration, discussion and possible second reading to amend Humboldt County Code Chapter 17.06 "construction of title", specifically 17.06.060 "Appeal from action of planning director" to change director to department and to clarify the appeal process is conducted by the Board of County Commissioners instead of defining the Board of Adjustment as the county commissioners and other matters properly related thereto. Included on the online agenda for review were a copy of the Notice of Public Hearing and a copy of the proposed Ordinance. Chairman Cerri read the title of the item set to public hearing. Manager Kalkoske reviewed the request for the Commission.

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Chairman Cerri asked for public comment; none offered. The following motion was made by Commissioner Evatz and passed unanimously:

To approve as read into the record by the Chairman.

(Ordinance 09-21-26)

CODE CHAPTER 17.66/AMENDMENT: Consideration, discussion and possible second reading to amend Humboldt County Code Chapter 17.66 "variances" to: amend 17.66.010 "generally" to include the word "within"; to amend 17.66.030 "conditions" to refer to board of county commissioners and omit board of adjustment; to amend 17.66.040 "applications" to refer to planning department or designee and omit "director"; to amend 17.66.050 "public hearing – decision" to refer to planning department or designee and omit director of planning and to refer to board of county commissioners and omit "board of adjustment" and clarify the term "in writing"; to amend 17.66.060 "revocation of variance" to refer to board of county commissioners and omit "board of adjustment"; to amend 17.66.070 "consolidations" to refer to board of county commissioners and omit "board of adjustment" and require same process as set forth in 17.66.050; to omit 17.66.080 "appeals" and replace with appeal process that allows for appeal to or rehearing by the board of county commissioners rather than the planning commission as well as add a judicial review and other matters properly related thereto. Included on the online agenda for review was a copy of the Notice of Public Hearing and a copy of the proposed Ordinance. Chairman Cerri read the title of the item set to public hearing. Manager Kalkoske reviewed the request for the Commission noting that both this one and the prior item had statutory notice accomplished. Chairman Cerri asked for public comment; none offered. Chief Deputy District Attorney Maddox responded to a question from Commissioner Hill related to the addition of judicial review. Commissioner Tipton offered a correction to the title as read into the record stating that 17.66.050, public hearing was followed by the word decision not discussion as stated by the Chairman. The following motion was made by Commissioner Tipton and passed unanimously:

To approve as read into the record by the Chairman.

(Ordinance 09-21-26a)

Chairman Cerri stated that the Commission would return to item 9 on the agenda at this time as representatives for Blossom Gold are now present.

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

REQUEST TO PURCHASE NEW SEMI TRUCK: Consideration, discussion and possible approval to purchase of a 2027 Peterbilt 567 with a Cummins engine from Peterbilt Truck Parts and Equipment in Sparks NV in the amount not to exceed \$193,464.25 which includes the unit cost and a 5 Year/500K warranty and fees.

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Included on the online agenda for review was a staff report detailing the bids received from Peterbilt, Papé Kenworth, Tec Equipment, Velocity and McCandless and the recommendation offered (see attached). Director Ferraro reviewed the request noting that this was a budgeted item and explaining his offered recommendation as contained in the staff report. Discussion ensued. The following motion was made by Commissioner Evatz and passed unanimously:

To approve the purchase of a 2027 Peterbilt 567 with a Cummins engine from Peterbilt Truck Parts and Equipment in Sparks, Nevada in the amount not to exceed \$193,464.25.

REQUEST TO AUCTION CERTAIN COUNTY PROPERTY: Consideration, discussion and possible approval to declare the items listed in the staff report as surplus property, find that the items are no longer required for public use and that disposal is in the best interest of the County, and authorize disposal pursuant to NRS 332.185, including but not limited to sale at public auction, donation to nonprofit organization, transfer to another government entity, or other lawful means, and authorize the Public Works Director or designee to determine and implement the method of disposal. Included on the online agenda for review was a list of the items for auction (see attached). Director Ferraro reviewed the request for the Commission noting the following items as identified for disposal – a 1970 John Deere 544A loader, a 1992 GMC pickup, a 2020 Chevy Tahoe and a 1987 Ranco 20-yard belly dump main. The following motion was made by Commissioner Hill and passed unanimously:

To approve the items listed on the staff report for surplus property for sale as read into the record.

GENERAL PROJECTS: A presentation by Humboldt County Public Works Director Dan Ferraro to update the Board on projects within Humboldt County. Director Ferraro reported on the replacement of the Star City well as well as repairs on and inspections of Horse Creek Road.

ASSESSOR: Assessor Andy Heiser appeared before the Commission.

REQUEST TO WAIVE ATTRITION POLICY: Consideration, discussion and possible approval to hire for the position of GIS Technician. Assessor Heiser reviewed the request for the Commission. The following motion was made by Commissioner Tipton and passed unanimously:

To approve the hire for the position of GIS Technician for Assessor's Office.

Assessor Heiser informed the Commission that he had been elected as the President of the Assessors Association and noted upcoming legislation including some that the association is concerned about and offered to be available for any questions the Commission may have on proposed legislation.

TECHNOLOGY SERVICES DEPARTMENT: IT Coordinator Alex Brooks and Administrative Specialist Tammy Bendell appeared before the Commission.

REQUEST TO APPROVE INSTALLATION OF UNLICENSED LINKS: Consideration, discussion and possible approval for the installation of unlicensed links for the Public Safety Communication Project, Phase II sites, by Radco Communications LLC, in an amount not to exceed \$30,000.00. Included on the online agenda for review was a staff report detailing the request and the quotes received from Aviat U.S. Inc., Schmidt Operations, LLC and Radco Communications LLC and the recommendation offered (see attached). Specialist Bendell reviewed the request for the Commission noting that this item is budgeted for. The following motion was made by Commissioner Evatz and passed unanimously:

For approval for the installation of unlicensed links for the Public Safety Communication Project, Phase II sites, by Radco Communications LLC, in an amount not to exceed \$30,000.00.

PUBLIC SAFETY COMMUNICATION SITE UPGRADE PROJECT UPDATE: Technology Services will provide the Board with an update regarding the CSI Public Safety Communication Site Upgrades Project within Humboldt County. Specialist Bendell provided an update on the projects at Double H, Winnemucca Mountain and Eagle Creek.

SHERIFF: Sheriff Angel Cardenas appeared before the Commission.

REQUEST TO APPROVE LOCKSMITH PERMIT APPLICATIONS: Consideration, discussion and possible approval of three (3) locksmith permits for Tracee Albertson, Greg Albertson, and Sergio Zuniga-Ochoa pursuant to Humboldt County Code. Sheriff Cardenas reviewed the request for the Commission and responded to questions put forth by the Commission. The following motion was made by Commissioner Hill and passed unanimously:

To approve the three locksmith permits as already read into the record.

DISTRICT ATTORNEY'S OFFICE: Chief Deputy District Attorney Wendy Maddox appeared before the Commission.

REQUEST TO REVISE JOB DESCRIPTIONS, CLASSIFICATIONS AND COMPENSATION: Consideration, discussion and possible approval of the Deputy District Attorney I, Deputy District Attorney II, Deputy District Attorney III, Deputy District Attorney IV, and Chief Deputy District Attorney classifications as attached and associated salary ranges from \$56.08 - \$134.60 per hour depending on position held as presented, and authorize the District Attorney to work with Human resources to fine tune the associated job descriptions classify and compensate attorneys within the approved ranges consistent with the applicable job descriptions and based upon qualifications, skill, experience, demonstrated performance, responsibilities, and ability to perform the work associated with each classification. Included on the online agenda for review was a staff report detailing said request (see attached). Chief Deputy District Attorney Maddox reviewed the request for the Commission and responded to questions put forth by the

09/21/2026

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Commission. The Commission stated their support for this request. Manager Kalkoske noted that letters of support had been received and provided to the Commission from Police Chief Farstveet, Retired Police Chief Rangel and attorney Ken Ching. After discussion the following motion was made by Commissioner Tipon and passed unanimously:

To approve Deputy District Attorney I, Deputy District Attorney II, Deputy District Attorney III, Deputy District Attorney IV, and Chief Deputy District Attorney classifications as attached and associated salary ranges as presented subject to review of Human Resources.

CITY OF WINNEMUCCA: City Manager Alicia Heiser appeared before the Commission.

REQUEST FOR FUNDING FOR THE WINNEMUCCA AQUATIC CENTER PROJECT UPDATE: Consideration, discussion and possible approval for a request from the City of Winnemucca for a \$4 million financial commitment toward the construction of the Winnemucca Aquatic Center project. The Comptroller's Office and the County Manager will provide a fiscal update regarding the County's finances. A copy of the possible funding structures was included on the online agenda for review (see attached). Manager Heiser noted the presentation provided at the last Commission meeting and reviewed the funding structures put together by Comptroller Noyes and herself. Discussion ensued including Commissioner Evatz's suggestion that if the four-year commitment is approved, that the opportunity for review in the future in the event that favorable economic tailwinds occurs be allowed, if that could offset financing costs. Comptroller Noyes offered comment on how this impacts the priorities of the budget. Chairman Cerri noted concern with the impact of this contribution on other needed projects. Commissioner Evatz concurred noting that he does not want this commitment to jeopardize getting the water treatment facility for Grass Valley completed. Commissioner Brooks asked if the Comptroller had a recommendation as to which of the funding structures would be best. Comptroller Noyes suggested option 4 with the spreading the payments out over four years and the ability for deferral if needed. Commissioner Hill offered comments noting this contribution will not result in items needed for county departments to operate being jeopardized. Discussion ensued regarding the time frame for payment, how the project is planned as to when funding is received, other options available as to the commitment and issues that could arise if the amount is deferred longer than four years. Commissioner Evatz offered the suggestion of \$2,500,000.00 over a period of three subsequent fiscal years. Comptroller Noyes summarized the suggestion as proposed that it would be a \$2,500,000.00 financial commitment to the City of Winnemucca for the Aquatic Center with an annual installment of \$1,000,000.00 beginning July 1, 2027 and \$500,000.00 thereafter for each installment subject to review approval during the annual budget hearings with the option to defer each

09/21/2026

Page **10** of **13**

annual installment for one year with any other adjustments to be reviewed separately. The following motion was made by Commissioner Evatz and passed unanimously:

Approval of a \$2,500,000.00 financial commitment to the City of Winnemucca for the Aquatic Center due in an annual installment of \$1,000,000.00 on July 1, 2027 and an annual installment of \$500,000.00 due at the beginning of each fiscal year thereafter. Each installment is subject to review and approval by the Board during each annual budget hearing with the option to defer each annual installment for one year.

Chairman Cerri recessed the meeting at 1:05 p.m. and reconvening at 1:11 p.m.

COUNTY MANAGER DESIGNATE: County Manager Designate Adam Stempeck appeared before the Commission.

REQUEST TO APPROVE THE GENERAL CODE, LLC AGREEMENT: Consideration, discussion, and possible approval of an Amendment to the Agreement between Humboldt County and General Code, LLC for continued codification, supplementation, publication, and online hosting of the Humboldt County Code through the Standard eCode360 platform, including updated scope of services and pricing. Included on the online agenda for review was a copy of the staff report detailing the request, the current agreement and the proposed amendment. Manager Designate Stempeck reviewed the request for the Commission. Chief Deputy District Attorney Maddox asked if General Code had responded to the offered amendment language yet. Manager Designate Stempeck said they had not and explained. Chief Deputy District Attorney Maddox asked that any motion language include "subject to review by the District Attorney's Office". The following motion was made by Commissioner Evatz and passed unanimously:

To approve, subject to review by the DA's Office, an amendment to the agreement between Humboldt County and General Code, LLC for continued codification, supplementation, publication, and online hosting of the Humboldt County Code through the Standard eCode360 platform, including updated scope of services and pricing.

REQUEST TO WAIVE THE ATTRITION POLICY: Consideration, discussion and possible approval to waive the attrition policy to hire for the position of Facility Operations Manager. Included on the online agenda for review was a copy of the staff report detailing the request and a copy of the stabilization plan for this department (see attached). Manager Designate Stempeck reviewed the request for the Commission. After discussion the following motion was made by Commissioner Hill and passed unanimously:

To approve the waiver of attrition request for the Facility Operations Manager.

COUNTY MANAGER: County Manager Don Kalkoske appeared before the Commission.

REQUEST TO APPROVE ROAD REPAIR AND MAINTENANCE AGREEMENT: Consideration, discussion and possible approval for a Road Repair and Maintenance Agreement between Humboldt County and Nevada
09/21/2026

Building Supply. Included on the online agenda for review was a copy of the staff report detailing the request and the proposed agreement with Nevada Building Supply (NBS). Manager Kalkoske reviewed the request for the Commission. The following motion was made by Commissioner Evatz and passed unanimously:

To approve Road Repair and Maintenance Agreement between Humboldt County and Nevada Building Supply as discussed.

REQUEST TO APPROVE TEMPORARY OPERATIONAL HOUSING OCCUPANCY AGREEMENT: Consideration, discussion and possible approval for a Temporary Operational Housing Occupancy Agreement to be utilized for new county employees relocating to Humboldt County and allowing the County Managers office to administer the program. Included on the online agenda for review was a copy of the staff report detailing this request (see attached). Manager Kalkoske reviewed the request for the Commission. Chief Deputy District Attorney Maddox spoke in support of this request. Commissioner Hill noted concerns picking and choosing who can stay there and noted that this Commission recently made a decision that contractors could not park camp trailers at the complex as we are not in the rental business but now we are doing it for our own employees. Discussion ensued regarding who would clean it, how it would be furnished, the benefits when hiring out of town employees, that it would be managed out of the County Manager's Office and another property that may be able to be used in this way. The following motion was made by Commissioner Evatz and passed unanimously:

To approve a Temporary Operational Housing Occupancy Agreement to be utilized for new county employees relocating to Humboldt County and allowing the County Managers office to administer the program.

MISCELLANEOUS REPORTS AND CORRESPONDENCE:

Reports from Commissioners regarding other Boards and Committees on which they serve: Commissioner Brooks reported on the Handbags for Hope event, an Airport Board meeting and a book signing for a local author; she noted she would be attending NACO this week. Chairman Cerri commented on the difficulties experienced by the University Cooperative Extension in filling the natural resources position. Commissioner Hill reported on a WCVA meeting, a Humboldt Development Authority meeting and a Paradise Valley Conservation District meeting. Commissioner Tipton noted an upcoming sage grouse meeting, the upcoming NACO meeting and an upcoming WIR conference. 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. No items identified. Manager Kalkoske commented on the status of the Grass Valley wastewater project. Commissioner Evatz asked for a comprehensive

09/21/2026

overview of the water treatment project. Manager Designate Stempeck stated that he would bring numbers requested for how the dog control taxes break out before the Commission at a future meeting.

PUBLIC COMMENT: Chairman Cerri asked for public comment. Ann Harris appeared before the Commission (via Teams) and thanked the Commission for their support of the pool project.

Commissioner Evatz offered public comment as to lack of chukar in Humboldt County stating therefore there is no need for anyone from out of the area to come here to hunt.

No further public comment offered.

ADJOURNMENT: Chairman Cerri adjourned the meeting at 1:38 p.m.

ATTEST: _____ APPROVED: _____
Clerk Chairman

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



HUMBOLDT COUNTY

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

STAFF REPORT

DATE: Tuesday, September 22, 2026

TO: County Commission

FROM: Undersheriff Damon Kuskie

SUBJECT: Purchase a Lenco Armored Bearcat

REQUESTED AGENDA DATE: October 5, 2026

ITEM TYPE: ☒ Action ☐ Information Only

SUMMARY/DETAILS:

In the 2025-2026 Budget, carried over to the 2026-2027 budget, the Humboldt County Sheriff's Office has allocated \$350,000 for the purchase of a Lenco armored bearcat. This will be utilized by the Tri-County Special Response Team for high-risk warrant service, barricaded subjects and other elevated special operations. As there is only one (1) manufacture of the Lenco bearcat, this item was not advertised or opened publicly. The total cost for the build is \$349,764.00.

WHY ARE YOU BRINGING THIS BEFORE THE BOARD NOW:

The vehicle is scheduled for completion on September 30, 2026

PREVIOUS ACTION:

Budgetary Approval 25-26 and 26-27

FISCAL IMPACT:

One time purchase in the amount of \$349,764.00

RECOMMENDATION:

Sheriff Cardenas recommends the approval of the purchase of a Lenco Armored Bearcat

SUPPORTING DOCUMENTS (if applicable):

Invoice and informational packet

POSSIBLE MOTION:

A possible motion for this item may be; "Motion to approve the purchase of a Lenco Armored Bearcat in the amount not to exceed \$349,764.00



Protecting Our Nation's Defenders™

10 Betnr Industrial Drive - Pittsfield, MA 01201

PH: 413-443-7359 - FAX: 413-445-7865

SO Invoice 202575

Customer Code: HULNV

Invoice Date: 09/16/26

Lenco Tax ID #: 04-2719777

DUNS #: 051950293

Page #: 1 of 1

Bill To

Humboldt County Sheriff's Office
50 West 5th St.
Winnemucca, NV 89445 USA

Ship To

Customer Pick-Up
10 Betnr Industrial Drive
Pittsfield, MA 01201 USA

Payment Terms	Shipping Terms	Ship Via	Lenco Contact
Payment Upon Pick-up	FOB: Origin	Customer Pick-Up	Daniel Besemer
PO Number/Contract (if applicable)	Sales Order Number	Stock Number	Vehicle ID Number
01000396	202575	7154	1FDF5HT6TDA11033

Item:	Product #	Qty	Unit Price	Total
Vehicle configuration	3809			
Lenco BearCat	BC55003-BASE	1	\$264,310.00	\$264,310.00
Options:				
LED Red and Blue	LED_RED_BLUE	1		
Lusterless Urban Green	LUSTERLESS_URBAN_GREEN	1		
G3 Core Package	G3CORE	1	\$96,537.00	\$96,537.00
Package Discount	DISC	1	-\$15,000.00	-\$15,000.00
BearCat G3 4-Wheel Off-Road Upgrade Pkg w/Run-Flats	BC3WOFFRD	1		
Diesel Engine, 6.7L Turbo	BCDLEN	1		
4-Door Configuration	BC4DR	1		
(1) 7" Vertical GunPort Upgrade	BCGP7	8		
Rear A/C - Heating System: High Capacity Upgrade	BCHACUP	1		
Hydraulic Front Mounted Receiver with Ram Post and Plate	BCHYDRAM	1		
Draco Prep Package	BCDRACOPREP	1		
Roof Mounted Remote Control Spot Light - LED	BCSLLED	2		
High Intensity Driving Lights in Front Bumper	BCHIDL	1		
Battery Trickle Charger	BCTC	1		
Intercom System Inside to Outside	BCINT	1		
Plasma Rope	BCPLAS1	1	\$1,006.00	\$1,006.00
Armored Oil Pan Guard	BCAOPG	1	\$1,936.00	\$1,936.00
5 Pack Mag Kit	BCMAGKIT	1	\$975.00	\$975.00
Configuration Subtotal:				\$349,764.00
Lenco BearCat	HULNV-0001	1	\$349,764.00	\$349,764.00
Net Total				\$349,764.00

Notes:

Committed Deadline - September 30, 2026
Originated as quote 109362.
G3 Core

WARNING: Information Subject to Export Control Laws

The written approval of the Directorate of US Defense Trade Controls and Lenco Industries, Inc. must be obtained before reselling, transferring, transshipping or disposing of a defense article to any end user, end use or destination other than as stated on this Lenco order or the shipper's export declaration in cases where an exemption is claimed under this subchapter ITAR 123.9(A).

Thank you

Thank you for your order

Total Order Amount: \$349,764.00



Protecting Our Nation's Defenders™

SOLE SOURCE LETTER

Lenco Industries, Inc.
10 Betnr Industrial Drive
Pittsfield, MA, 01201
E-mail: Contracting@LencoArmor.com
Phone: 413-443-7359

DATE: October 16, 2023

RE: Sole Source Letter for the Lenco BearCat

To Whom It May Concern:

This letter confirms that Lenco Industries Inc. (d/b/a Lenco Armored Vehicles), as designer and manufacturer, is the **Sole Source** provider of the following products in the United States and internationally:

- **Lenco BEAR®**
- **Lenco BearCat®**
- **Lenco BombCat®**
- **Lenco MedCat™**
- **Lenco FireCat™**

Additionally, these Lenco products, their specifications, manufacturing techniques and marketing materials are proprietary and are protected by copyrights, trademarks, service marks, patents, nondisclosure agreements, noncompete agreements and exclusive supply agreements; in whole or in part.

There are no other items or products available that offer identical functionality or performance characteristics, and Lenco determines the prices for the above-named products to be fair and reasonable because of pre-competed federal and state supply schedules controlled by exclusive distribution.

Federal Acquisition Regulation (FAR) Part 6.302-1 – “Only one responsible source and no other supplies or services will satisfy agency requirements” is the statutory authority permitting this Sole Source government procurement.

Further, the Code of Federal Regulations (CFR) Title 2, Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards establishes government-wide requirements for federal grants and cooperative agreements. Under the Uniform Guidance, a non-Federal entity that receives a federal award must “provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States.” See 2 C.F.R. § 200.322. If the non-Federal entity fails to do so, the federal awarding agency or pass-through entity may sanction a non-compliant recipient of funds.

In summary, Lenco Armored Vehicles, based in the United States, is the only manufacturer or authorized dealer of the Lenco BearCat, its variants or its equivalent.

Designer and Manufacturer of Tactical Armored Security Vehicles

10 Betnr Industrial Drive · Pittsfield, MA 01201 · Tel (413) 443-7359 · Fax (413) 445-7865
www.LencoArmor.com · e-mail: Info@LencoArmor.com



Protecting Our Nation's Defenders™

SOLE SOURCE SPECIFICATIONS

Lenco Industries, Inc.
10 Betnr Industrial Drive
Pittsfield, MA, 01201
E-mail: Contracting@LencoArmor.com
Phone: 413-443-7359

DATE: October 16, 2023

RE: Sole Source Specifications for the Lenco BearCat

Lenco BearCat Key Features, Testing and Certifications

Armor Protection

- Armor Panels constructed of Certified Mil-Spec Steel
- Vertical Armor Panels are .50 inch thick, one-piece solid construction from the front of the vehicle to the rear of the vehicle
- Gunports and all surrounding armor protection, including backup armor, is .50 inch thick.
- Proprietary welding technique utilized in sidewall, floor and roof construction
- Armored hood, radiator protection, fuel tank, exterior lighting armor backup, inner fender armor, door and window pocket armor backup
- Department of the Army, U.S. Army Aberdeen Test Center – Ballistic Certification for armor plate used in every BearCat manufactured
- Independent Third-Party Testing to the following threats / ballistic standards: EN 1063 BR7, NIJ IV, STANAG 4569 Level 2, .50 CAL M2 Multi-Hit, .50 CAL M33 Multi-Hit, DM51x2 Hand Grenades, DM31 Anti-Personnel Mine, M67x2 Hand Grenades, 20mm FSP, V50 (BL) P Ballistic Test

Mobility & Automotive Safety

- 126" – 131.5" Wheelbase
- Custom-tuned suspension, including shocks, springs, bump stops, front and rear sway bars, track bar and radius arms
- Proprietary OEM Frame-to-Body construction
- Department of the Army, U.S. Army Aberdeen Test Center, Aberdeen Proving Grounds – Automotive Performance Testing to the following standards:
 - Test Operating Procedures (TOP)
 - North Atlantic Treaty Organization (NATO) Reference Mobility Model (NRMM)

Designer and Manufacturer of Tactical Armored Security Vehicles

10 Betnr Industrial Drive · Pittsfield, MA 01201 · Tel (413) 443-7359 · Fax (413) 445-7865
www.LencoArmor.com · e-mail: Info@LencoArmor.com

- NATO Allied Vehicle Testing Publication (AVTP)
- Society of Automotive Engineers (SAE)
- Human Factors Integration - Safety Assessment Review (SAR)
 - Fort Knox, KY
 - Fort Belvoir, VA
- National Highway Transportation Safety Administration (NHTSA), Office of Vehicle Safety Compliance (OVSC), Federal Motor Vehicle Safety Standards (FMVSS) Compliance Testing
 - Center of Gravity Test
 - FMVSS 105 – Hydraulic Brake Test
 - FMVSS 206 – Door Locks and Door Retention Test
 - FMVSS 207 – Seating Systems
 - FMVSS 210 – Seat Belt Anchorages
 - FMVSS 302 – Flammability of Interior Components
- National Tactical Officers Association (NTOA), Member Tested and Recommended Certification
 - 2003 Certification
 - 2020 Re-Certification
- U.S. Air Force Air Transportability Test Loading Activity (ATTLA) – Air Transportation Certification
 - Lockheed C-5 Galaxy
 - Boeing C-17 Globemaster III
 - Lockheed C-130 Hercules

Tactical Features

- Patented, zero gravity counter balanced & rotating roof hatch system
- Height-adjustable gunner stand with removable / serviceable design - *US Patent No. 11,561,060 B1*, granted to Lenco on 01/24/2023
- Automatic Door Lock-Out (side doors) with single tap release
- Welded Running Boards rated to hold 3,000 lbs. at each side & 2,500 lbs. on rear
- Occupant situational awareness
- 390 square feet of interior space
- 2-Piece Bumper-integrated hydraulic entry bars with attachments for Audio / Video, Chemical Deployment, and Water Deployment
- Roof Mounted Water Nozzle with internal joystick controls
- Bumper Mounted Water Nozzle with internal joystick controls
- Vehicle-Integrated On-Board SCBA System
- Tactical EMS interior layout, workstation, medical cabinet, oxygen storage and trauma lighting
- 68 Gallon Single Fuel Cell
- 40" Water Fording Package with Independent 3rd Party Testing

Service, Reliability & Interoperability

- Commercial Chassis common to government fleet
- Commercial Chassis Warranty and Service history at nearly 130 Authorized Ford Service Centers across the United States

Designer and Manufacturer of Tactical Armored Security Vehicles

10 Betnr Industrial Drive · Pittsfield, MA 01201 · Tel (413) 443-7359 · Fax (413) 445-7865

www.LencoArmor.com · e-mail: Info@LencoArmor.com

- Ford OEM Warranty
- 3 Year Lenco Warranty
- Operational and Support Cost: Average cost of \$558 USD per 10,000 miles of operation
- Reliability, Availability and Maintainability (RAM): 24,906 mean miles between repair, 1.3 hours mean time to repair and 98% operational readiness
- Interoperability with hundreds of federal, state and local law enforcement agencies across the United States; reduces training cost and limits response time in joint operations
- Lenco Refurbishment Program – (4) individual ‘Schedules’ of refurbishment work that address Ford chassis components, Lenco components, paint and upgrades.
- Lenco Trade-In Program – End-of-Life vehicles can be traded-in to Lenco for value against the acquisition of a new or used model vehicle.

Designer and Manufacturer of Tactical Armored Security Vehicles

10 Betnr Industrial Drive • Pittsfield, MA 01201 • Tel (413) 443-7359 • Fax (413) 445-7865

www.LencoArmor.com • e-mail: Info@LencoArmor.com



BEARCAT G3

OFF-ROAD TACTICAL APC

LENCO
ARMORED ★ VEHICLES

EXTERIOR FEATURES

- 1 Rotating Roof Hatch
- 2 LED Spot Lights*
- 3 Integrated Visor Lights*
- 4 .50 cal/NIJ IV Armor Protection
- 5 4WD Shift on the Fly
- 6 LED Take Down Light*
- 7 Wrap-Around Running Boards
- 8 Intercom (Inside to Out)*
- 9 Off-Road Tire Package
• w / Run Flats
- 10 Hydraulic Ram *

FORD WARRANTY

Safety Restraint & Powertrain: 5 Years / 60,000 Miles

Bumper-to-Bumper: 3 Years / 36,000 Miles

Diesel Engine (Optional): 5 Years / 100,000 Miles

Lenco U.S. 3 Year Warranty Unlimited Miles

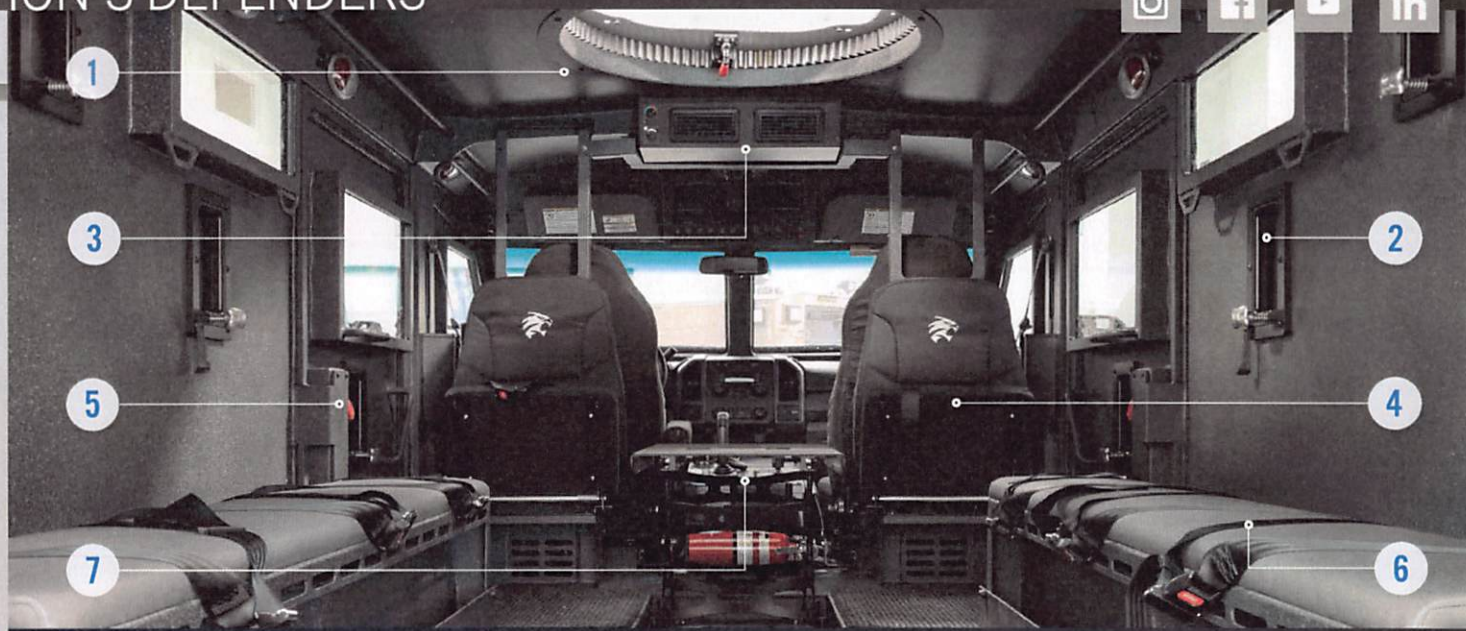


*optional equipment shown

PROTECTING OUR NATION'S DEFENDERS

INTERIOR FEATURES

- 1 Rotating Roof Hatch
 - Lockable Positions
- 2 Lockable Gunports
- 3 Rear A/C & Heat*
- 4 Rear Facing Flip Down Seats*
- 5 Battle Bolts
- 6 Bench Seating w / Storage
- 7 Height Adjustable Gunner Stand
- 8 4-Panel Center Console w / PA
- 9 Header Panel*
- 10 Red / White Interior Lighting



LENCO BEARCAT G3 FEATURES

POWERTRAIN (4x4)

- | | |
|---|---------------------------------|
| 7.3L V8 Gas | 6.7L V8 Turbo Diesel (optional) |
| • 350 HP | • 330 HP |
| • 468 ft-lb Torque | • 825 ft-lb Torque |
| TorqShift 10 Speed Auto-Transmission w / OD | |
| 397-amp Dual Alternators | |
| (2) 750-CCA / 78 amp-hr 12V Batteries | |

PERFORMANCE DATA

- Fuel Capacity Upgrade - 68 gallons
- Approach Angle: 45 Degrees
- Ground Clearance: 11.5"
- Side Slope: 38 Degrees
- Gradient: > 60 Percent

PERFORMANCE DATA (cont.)

- Fording Depth: 30"
- Speed: 75 MPH w / bursts to 90 MPH
- Turning Radius - 21 ft

BALLISTIC DEFEAT

- Body & Glass - NIJ IV / .50 CAL BMG
- Floor & Fuel Tank - Armored to Blast
- Rotating Roof Hatch
- Gunports: Sides; Rear; Hatch

TIRE & WHEELS

- Std. - 335 / 80R20 Tires / 3 Piece Wheel
- Runflats - Hutchison: VFI / CMRF

POWER

- HVAC: Front Air Conditioning & Heating
- (Optional) Dual - Front & Rear A / C & Heat
- Strobe Lights (2) Front & (2) Rear
- Interior Lights: (8) White / Red Lenses
- Siren / PA System: Multi-Tone - 200 Watt Speaker
- (Optional) AC / DC Power Inverter

INTERIOR

- Seating - 2 Front / 8 - 12 Rear on Benches
- Gear Storage Under Seats & Tie-offs
- Height Adjustable Gunner Stand
- 4-Panel Center Console w / PA
- Insulation: Full Ceiling w / Headliner

*optional equipment shown

DIMENSIONS (Inches)

- Length: 259.75
- Width: 101.75
- Height: 111 / 123 Turret
- Wheel Base: 131

OPTIONAL FEATURES

- | | |
|---------------|-----------------|
| Winch | HD Cam Devices |
| CBRNE | Thermal Camera |
| 4-Doors | Intercom System |
| RAM Camera | |
| Riot Control | |
| LRAD System | |
| Gas Injection | |

HUMBOLDT COUNTY TREASURER

Rhona Lecumberry

Treasurer

50 West Fifth Street

Winnemucca, NV 89445

treasurer@humboldtcountynv.gov

(775) 623-6444

September 24, 2026

MCDERMITT SEWER DISTRICT

September 2026

OPENING BALANCE	\$20,683.90
-----------------	-------------

REVENUE RECEIVED DURING SEPTEMBER

Sewer Fees	\$4,803.79
------------	------------

DISBURSEMENTS

Payroll	\$2,300.91
Service & Supplies	\$869.59
Repairs & Maintenance	\$2,170.33

CLOSING BALANCE	\$20,146.86
-----------------	-------------

Respectfully submitted,



Rhona Lecumberry
Humboldt County Treasurer

HUMBOLDT COUNTY TREASURER

Rhona Lecumberry

Treasurer

50 West Fifth Street

Winnemucca, NV 89445

treasurer@humboldtcountynv.gov

(775) 623-6444

FAX (775) 623-6440

September 24, 2026

MCDERMITT WATER DISTRICT

September 2026

OPENING BALANCE	\$166,123.38
-----------------	--------------

REVENUE RECEIVED DURING AUGUST

Water Fees	\$7,236.43
Cell Tower Rent – Sept 26	\$778.98

DISBURSEMENTS

Payroll	\$2,781.51
Service & Supplies	\$4,486.84
Repairs & Maintenance	\$6,097.95

CLOSING BALANCE	\$160,772.49
-----------------	--------------

Respectfully submitted,



Rhona Lecumberry
Humboldt County Treasurer



HUMBOLDT COUNTY

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

STAFF REPORT

DATE: Thursday, September 24, 2026
TO: County Commission
FROM: Heather Nield
SUBJECT: Humboldt County 4-H Week Proclamation

REQUESTED AGENDA DATE: October 5, 2026

ITEM TYPE: ☒ Action ☐ Information Only

SUMMARY/DETAILS: The proposed proclamation recognizes October 4-10, 2026, as National 4-H Week in Humboldt County and highlights the long-standing role of 4-H in developing youth leadership, life skills, civic engagement, and community involvement through University of Nevada, Reno Extension programs. It also acknowledges the dedication of local 4-H volunteers and members whose efforts help empower young people to become confident, productive, and resilient leaders while encouraging community recognition of their contributions.

WHY ARE YOU BRINGING THIS BEFORE THE BOARD NOW:

Adoption at this meeting allows for promotion of National 4-H Week activities and recognition of the impact Humboldt County 4-H members and volunteers have on youth development and community engagement.

PREVIOUS ACTION: None

FISCAL IMPACT: None

RECOMMENDATION: Pass the motion to approve the proclamation recognizing October 4-10, 2026, as National 4-H week in Humboldt County.

SUPPORTING DOCUMENTS (if applicable): Please see attached proclamation

POSSIBLE MOTION:

With informational only items, leave this section blank or note "None"

Approve the proclamation recognizing October 4-10, 2026, as National 4-H week in Humboldt County

Proclamation
By the Humboldt County Board of Commissioners
October 4-10, 2026 as National 4-H Week in Humboldt County

WHEREAS, the 4-H Name and 4-H Clover Emblem are Federal Marks, protected by 18 USC 707. The four H's stand for HEAD, HEART, HANDS and HEALTH and are recited in the 4-H Pledge: "I pledge my HEAD to clearer thinking, my HEART to greater loyalty, my HANDS to larger service and my HEALTH to better living, for my club, my community, my country and my world.";

WHEREAS, following the 1864 Constitution of the State of Nevada calling for the creation of a "State University," the University of Nevada, Reno was founded and Cooperative Extension was formed to bring research-based information from the campus to the outlying communities.

WHEREAS, since 1902 4-H has provided a world in which youth and adults work together to foster life skills including: critical thinking, record keeping, public speaking and civic engagement, developing life skills that will enable them to become self-directing, productive, and contributing members of society;

WHEREAS, in 1938 the University purchased a permanent 4-H campsite at Lake Tahoe; a joint project between Extension, 4-H leaders, farm bureaus and Douglas County Commissioners. A year later, the first Nevada Junior Livestock Show was held in Reno. Both continue to provide outstanding educational and social activities for Nevada youth and those from neighboring counties;

WHEREAS, Humboldt County 4-H has a dedicated volunteer base of adult volunteer leaders who give selflessly of their time and knowledge each year to 4-H youth ages 5-19 in a variety of project areas such as: sheep, swine, goats, beef, poultry, hiking, baking, sewing, horsemanship, shooting sports, teen leadership, and new projects such as herpetology and STEM and more, all with the ultimate goal of fulfilling the 4-H motto of empowering youth to "Make the Best Better", as the confident, independent, and resilient leaders of tomorrow.

WHEREAS, during October of each year, which is the beginning of the 4-H Year, the Humboldt County 4-H program kicks off its official enrollment events, starting with our annual 4-H week ice cream social and game night, open to all youth ages 5-19 and interested adult volunteers;

NOW, THEREFORE, BE IT PROCLAIMED BY THE HUMBOLDT COUNTY BOARD OF COMMISSIONERS, that the week of October 4-10, 2026 be recognized as National 4-H Week in Humboldt County, Nevada and encourage all of our citizens to recognize 4-H volunteer leaders and their members for the significant impact they have made and continue to make by empowering youth with the skills they need to lead for a lifetime.



HUMBOLDT COUNTY

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

STAFF REPORT

DATE: Thursday, September 24, 2026
TO: County Commission
FROM: Denni Byrd
SUBJECT: AAH Agreement formerly WSAP

REQUESTED AGENDA DATE: October 5, 2026

SUMMARY

Account for Affordable Housing (AAH), formerly WSAP, has provided the grant agreement for the funds we accepted in March. Attached is the agreement and it has been reviewed by Wendy Maddox.

WHY ARE YOU BRINGING THIS BEFORE THE BOARD NOW:

The notice of allocation of funds was received February 20, 2026. March 16, 2026, the Commissioners accepted the allocation of funds and now it's time to sign the agreement.

PREVIOUS ACTION

We have accepted WSAP funds in the past to help keep people from being homeless. Now the program funds fall under AAH.

BACKGROUND

These funds help offset the expenses we provide to help county residents in attempts to prevent homelessness.

FISCAL IMPACT

We use county funds to help residents without these grant funds. These funds just help offset what we spend for those that meet requirements. The target population is individuals or families with income at or below 60% of the area median income.

RECOMMENDATION

My request and recommendation is that this agreement be signed so the Human Services Department can get reimbursed for some housing funds

LIST SUPPORTING DOCUMENTS IF APPLICABLE:

See attached agreement

POSSIBLE MOTION

Motion to sign the AAH agreement.

2026 ACCOUNT FOR AFFORDABLE HOUSING GRANT AGREEMENT

This 2026 Account for Affordable Housing Grant Agreement is made and entered into on this ____ day of _____, 2026, (“Effective Date”) by and between the State of Nevada, Department of Business and Industry, Nevada Housing Division (“Division”), and Humboldt County, a local government, (“Grantee”) collectively the “Parties.”

WHEREAS, the Division is the administering agency for the Account for Affordable Housing (“Account”) created pursuant to Nevada Revised Statutes (“NRS”) 319.500; and

WHEREAS, the Division is responsible for the planning, administration, implementation, and evaluation of the Account for Affordable Housing Program (“Program”) as set forth in NRS 319.510 and Nevada Administrative Code (“NAC”) 319.885 through 319.950, inclusive; and

WHEREAS, Grantee is a political subdivision of the State of Nevada; and

WHEREAS, the Division desires to assist the Grantee by providing funds from the Account (“Funds”) to assist Grantee with qualified Program activities.

NOW, THEREFORE, in consideration of the foregoing and the mutual representations, covenants, and agreements herein, the Parties hereto do hereby agree as follows:

I. Scope of Services.

- A. The Division will grant SFY 2026 Funds to Grantee in an amount not to exceed \$3,669.75 to assist Grantee with qualified Program activities, as more particularly described in Exhibit A, attached hereto and incorporated herein. Money must be made available to individuals and families whose income is at or below 60% of the area median income of the county in which the individual or family resides.
- B. All funds must be expended between July 1, 2025, and June 30, 2028, (“Expenditure Period”). Pursuant to NAC 319.948, if Funds have not been expended by June 30, 2028, (“Expenditure Date”), the Funds must be returned to the Division. Upon written request by the Grantee and for good cause, the Division may extend the Expenditure Period for not more than 1 year. Written requests for extension must be submitted within 60 days of the Expenditure Date to be considered by the Division. In the event the Grantee and/or the Division anticipate the total amount of Funds allocated for this Agreement will not be expended by the Expenditure Date, the Division reserves the right to recapture that portion and reallocate funds for other projects/programs operated under the Program.
- C. Grantee agrees that any program costs, with regard to the distribution of Funds pursuant to this Agreement unless otherwise specified, exceeding \$3,669.75 will be the responsibility of Grantee. An amount not to exceed six percent (6%) of the Funds conveyed pursuant to this Agreement may be used for project delivery costs. Any ongoing activity costs such as maintenance and operations shall be the sole responsibility of Grantee.

- D. Before disbursing Funds on behalf of any recipient, Grantee agrees to enter into an agreement by way of a signed application with the recipient.
- E. Changes in this Article I, Scope of Services, as outlined herein must be in accordance with NRS 319 and NAC 319, and made by written amendment to this Agreement, and approved by both Parties.

II. Division General Conditions.

- A. Grantee has requested the financial support of the Division that is provided for in this Agreement to assist Grantee with qualified Program activities, as more particularly described in Exhibit A. The Division shall have no relationship whatsoever with the services provided, except the provision of financial support, monitoring, and the receipt of such reports as are provided for herein. To the extent, if at all, that any relationship to such services on the part of the Division may be claimed or found to exist, Grantee shall be an independent contractor only.
- B. Grantee will provide the Division with client usage records per activity on a quarterly basis during the period of this Agreement. Such report shall include, without limitation, the following data:
 - 1. Total clients served;
 - 2. Racial breakdown of clients served including Black or African American, White, American Indian or Alaskan Native, Asian and Native Hawaiian or other Pacific Islander;
 - 3. If the client is Hispanic or not;
 - 4. Number of percentage of low-income and very low-income clients;
 - 5. Number of clients with disabilities served;
 - 6. Number of senior citizens served;
 - 7. Number of female head of households served;
 - 8. Number of persons in each household served; and
 - 9. Rent charged for each household served.
- C. Grantee will not use any portion of the Funds provided by this Agreement for any activities other than qualified Program activities.
- D. If the Division determines that Funds have been expended on ineligible costs, Grantee shall repay to the Division, along with any fees, interest, or other funds, the amount of Funds expended on ineligible costs.
- E. Grantee may not assign or delegate any of its rights, interests, or duties under this Agreement without the prior written consent of the Division. Any such assignment or delegation made without the required consent shall be voidable by the Division, and may, at the option of the Division, result in the forfeiture of all financial support provided herein.
- F. Grantee shall allow duly authorized representatives of the Division to conduct such occasional reviews, audits, and onsite monitoring of activities as the Division deems to be

appropriate in order to determine:

1. Whether the objectives of the Program are being achieved;
 2. Whether the Program is being conducted in an efficient and effective manner;
 3. Whether management control systems and internal procedures have been established to meet the objectives of the Program;
 4. Whether the financial operations of the Program are being conducted properly; and
 5. Whether the periodic reports to the Division contain accurate and reliable information.
- G. Visits by the Division to Project shall be announced in advance of those visits and shall occur during normal operating hours. The representatives of the Division may request, and, if such a request is made, shall be granted, access to all of the records related to the Program. Records with respect to the Program shall be made available for audit, examination and review by the Division, the Attorney General's Office, contracted independent auditors, or any combination thereof. The representatives of the Division may, from time to time, interview recipients of the Program who volunteer to be interviewed.
- H. Grantee will protect, defend, indemnify, and save and hold harmless the Division from and against any and all liability, damages, demands, claims, suits, liens, and judgments of whatever nature including but not limited to claims for contribution or indemnification for injuries to or death of any person or persons, caused by the negligence, gross negligence or intentional act of Grantee or its agents pursuant to this Agreement.
- I. Grantee will not use any Funds or other resources which are supplied by the Division in litigation against any person, natural or otherwise, or in its own defense in any such litigation and also to agree to notify the Division of any legal action which is filed by or against it in conjunction with this Program.
- J. Grantee agrees that no public officer or public employee of Grantee may seek or accept any gifts, service, favor, employment, engagement, emolument, or economic opportunity which would tend improperly to influence a reasonable person in that position to depart from the faithful and impartial discharge of the public duties of that position.
- K. Grantee agrees that no public officer or public employee of Grantee may use his or her position in government to secure or grant any unwarranted privilege, preference, exemption or advantage for himself or herself, any member of his or her household, any business entity in which he or she has a significant pecuniary interest or any other person. As used herein, "unwarranted" means without justification or adequate reason.
- L. Grantee agrees that no public officer or public employee of Grantee may participate as an agent of Grantee in the negotiation or execution of a contract between Grantee and any private business in which he or she has a significant pecuniary interest.
- M. Grantee agrees that no public officer or public employee of Grantee may suppress any report or other document because it might tend to affect unfavorably his or her pecuniary interests.
- N. Grantee, and any subgrantee, shall be bound by all county ordinances, and state and federal

statutes, conditions, regulations, and assurances which are applicable to the entire Program or are required by the Division.

- O. Any material breach of this section may, in the discretion of the Division, result in forfeiture of all unexpended Funds received by Grantee pursuant to this Agreement, or any part thereof.
- P. No officer, employee or agent of the Division shall have any interest, direct or indirect, financial, or otherwise, in any contract or subcontract or the proceeds thereof, for any of the work to be performed pursuant to the activity during the period of service of such officer, employee or agent, for one year thereafter.
- Q. Grantee agrees that it shall not enter into any agreement, written or oral, with any contractor if the contractor or subcontractor is listed on the Federal or State of Nevada Consolidated List of Debarred, Suspended, and Ineligible Contractors.

III. Financial Management.

- A. Grantee agrees, and shall require any subgrantee to agree, that all costs of any activity receiving funds pursuant to this Agreement, shall be recorded by budget line items and be supported by checks, payrolls, time records, invoices, contracts, vouchers, orders and other accounting documents evidencing in proper detail the nature and propriety of the respective charges, and that all checks, payrolls, time records, invoices, contracts, vouchers, orders or other accounting documents which pertain, in whole or in part, to the activity shall be thoroughly identified and readily accessible to the Division.
- B. Funds provided to the Grantee pursuant to this Agreement are expendable beginning on the Effective Date. This Agreement will commence upon the Effective Date. Funds must be expended by the Expenditure Date. Funds will be disbursed on a drawdown basis. Grantee shall submit draw requests to the Division as needed, with supporting documentation. Division shall have 30 days to process such draw request. Payments will be made by the Division to the Grantee in the form of reimbursement for monies already spent on eligible Project costs.
- C. Grantee agrees that excerpts or transcripts of all checks, payrolls, time records, invoices, contracts, vouchers, orders, and other accounting documents related to or arguably related to the activity will be provided upon request to the Division.
- D. Grantee shall comply with the Single Audit Act and 2 CFR Part 200, Subpart F, and shall provide the Division with a copy of the complete audit report. When complying with the Single Audit Act and 2 CFR Part 200, Subpart F, the audit must include funds that were disbursed from the Account and require all subgrantees and subrecipients who must comply with the Single Audit Act to include Trust Funds.

IV. Default and Remedies.

- A. The following shall constitute an event of default under this Agreement: Any breach of this Agreement, or Declaration after the expiration of any notice and cure periods set forth in

Paragraph B of this Article IV.

- B. Upon the occurrence of an event of default listed above, the Division will provide Grantee notice of the default and Grantee shall have 30 days from the date of the notice to cure the default. If the Grantee does not cure the default, the entire outstanding balance, including principal and interest, becomes immediately due and owing. The Division may proceed to protect and enforce its rights by mandamus or other suit, actions, or proceeding at law or in equity. No remedy conferred by this Agreement is intended to be exclusive of any other remedy, but each such remedy shall be cumulative and shall be in addition to any other remedy existing at law or equity or by statute. No delay or omission of the Division to exercise any right or remedy accruing on an event of default shall impair any such right or remedy or constitute a waiver of any such event of default or an acquiescence therein.

V. Miscellaneous.

- A. All notices, demands, requests, or other communications required or permitted under this Agreement shall be in writing and sent by first class, regular, registered, or certified mail, commercial delivery service, overnight courier, or facsimile transmission, air or other courier, or hand delivery to the party to be notified addressed as follows:

To the Division: 1830 E. College Parkway
Suite 200
Carson City, Nevada 89706
Attn: Administrator
Telephone: (775) 687-2249
Facsimile: (775) 687-4040
E-mail: nhdinfo@housing.nv.gov

To the Grantee: Humboldt County
50 W. Fifth Street
Winnemucca, NV 89445

Any such notice, demand, request, or communication shall be deemed to have been given and received for all purposes under this Agreement:

1. Three business days after the same is deposited in any official depository or receptacle of the United States Postal Service first class, or if applicable, certified mail, return receipt requested, postage prepaid;
2. On the date of transmission when delivered by facsimile transmission, provided any transmission received after 4:00 p.m., local time, as evidenced by the time shown on such transmission, shall be deemed to have been received the following business day;
3. On the next business day after the same is deposited with a nationally recognized overnight delivery service that guarantees overnight delivery; and
4. On the date of actual deliver to such party by any other means; provided, however, if the day such notice, demand, request or communication shall be deemed to have been given and received as aforesaid is not a business day, such

notice, demand, request or communication shall be deemed to have been given and received on the next business day.

- B. Each Party has cooperated in the drafting and preparation of this Agreement and, therefore, the Agreement shall not be construed against either Party as its drafter.
- C. This Agreement constitutes the legal, valid, and binding obligations of the Parties enforceable against the Parties in accordance with its respective terms.
- D. This Agreement shall be governed by and enforceable in accordance with the laws of the State of Nevada.
- E. If any provision of this Agreement shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining portions shall not in any way be affected or impaired.
- F. The headings contained in this Agreement are for convenience of reference only and shall not affect the meaning or interpretation of this Agreement.
- G. All references to the singular shall include the plural and all references to gender shall include the masculine, feminine, as well as the neuter, and vice versa, as the context requires.
- H. In connection with any litigation, including appellate proceedings arising under this Agreement or any related agreement contemplated herein, the prevailing party or parties in such litigation shall be entitled to recover reasonable attorney fees and other legal costs and expenses from the non-prevailing party or parties.
- I. This Agreement may be signed by the Parties hereto in counterparts with the same effect as if the signatories to each counterpart signed as a single instrument. All counterparts (when taken together) shall constitute an original of this Agreement.
- J. Each Party represents and warrants to the other Party that:
 - 1. It has the full right, power and authority to enter into this Agreement, to grant any rights and licenses hereunder and to perform its obligation hereunder;
 - 2. The execution of this Agreement by its representative whose signatures are set forth at the end hereof has been duly authorized by all methods or corporate action of the Parties; and
 - 3. Execution and delivery by such Party of this Agreement shall constitute the legal, valid and binding obligation of such Party, enforceable against such Party in accordance with its terms.
- K. Each Party irrevocably and unconditionally waives any right it may have to a trial by jury and respect any legal action arising out of or relating to this Agreement or the transactions contemplated hereby.

- L. The transactions described in this Agreement may be conducted and related documents may be stored by electronic means. Copies, telecopies, facsimiles, electronic files, and other reproductions of original executed documents shall be deemed to be authentic and valid counterparts of such original documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law.

VI. Modification or Revocation of Agreement.

- A. The Division and Grantee will amend or otherwise revise this Agreement should a modification be required under NRS 319 or NAC 319.
- B. In the event that any of the Funds for any reason are terminated or withheld from the Division or otherwise not forthcoming, the Division or Grantee may revoke this Agreement.
- C. The Division may suspend or terminate this Agreement if Grantee fails to comply with any of this Agreement's terms.
- D. This Agreement constitutes the entire Agreement between the Parties and may only be modified by a written amendment signed by the parties, or as otherwise set forth in the terms of the Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be signed and intend to be legally bound thereby
NEVADA HOUSING DIVISION:

By: _____
Steve Aichroth, Administrator
Nevada Housing Division

GRANTEE:

Humboldt County

By: _____ Date: _____

EXHIBIT A

EXHIBIT A

BUDGET

Security Deposits	\$500.00	Potentially help 1-2 individuals/families
Payment Arrears	\$2,000.00	Potentially help 4-6 individuals/families
Hotel/Motel Assistance	\$1,169.75	Potentially help up to 16 individuals
TOTAL GRANT FUNDS	\$3,669.75	



HUMBOLDT COUNTY

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

STAFF REPORT

DATE: Tuesday, September 29, 2026
TO: County Commission
FROM: Weston Noyes, Comptroller
SUBJECT: Engagement Letter for OPEB Actuarial Valuation Services
REQUESTED AGENDA DATE: October 5th, 2026

SUMMARY

This item would designate Macleod Watts to provide an actuarial valuation of OPEB liabilities for Humboldt County as required by Government Accounting Standards Board Statement No. 75.

WHY ARE YOU BRINGING THIS BEFORE THE BOARD NOW:

The reports prepared by Macleod Watts can be used for two years. GASB 75 requires that the calculations be prepared at the end of each fiscal year. The last engagement letter covered the period 2024-2026. Approval of this item now would allow for the continuation of services provided by Macleod Watts.

PREVIOUS ACTION

The last engagement period covered 2024-2026. No action was previously taken on previous engagement letters. This item is coming before the board as it meets the expenditure threshold.

BACKGROUND

MacLeod Watts has provided this service to Humboldt County since GASB 75 was enacted in 2017.

FISCAL IMPACT

FY 2027: \$10,900
FY 2028: \$4,725

Budgeted and paid from other general government.

RECOMMENDATION

Approve engagement letter for OPEB actuarial valuation services.

POSSIBLE MOTION

Motion to approve engagement letter for OPEB actuarial valuation services and allow the Comptroller to sign the engagement letter.



HUMBOLDT COUNTY

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

STAFF REPORT

DATE: Thursday, August 20, 2026

TO: County Commission

FROM: Wendy Maddox, Chief Deputy District Attorney
Humboldt County District Attorney's Office

SUBJECT: Presentation of a proposed ordinances amending title 5 entitled "General Business Licenses", specifically 5.04 "

REQUESTED AGENDA DATE: September 8, 2026

ITEM TYPE: ☒ Action ☐ Information Only

SUMMARY/DETAILS: Presentation of a proposed ordinances amending title 5 entitled "General Business Licenses", specifically 5.04 "title 5 entitled "business taxes, licenses and regulations", specifically, chapter 5.04 "general business licenses" to ensure that all ordinances reflect the most current business license codes applicable to any businesses operating in Humboldt County, to update license application requirements, change the references from county clerk to the business license department as the correct department for handling said licenses, to address when license exemptions apply, to update when an investigation is required, to add other service options such as U.S. First Class Mail and electronic communications and other matters properly related thereto.

WHY ARE YOU BRINGING THIS BEFORE THE BOARD NOW: Bringing before the Board to update the Humboldt County Code.

PREVIOUS ACTION: N/A

FISCAL IMPACT: N/A

RECOMMENDATION: To have the first reading and set to public hearing of the proposed amended ordinance.

SUPPORTING DOCUMENTS (if applicable): The proposed amended ordinances are attached.

POSSIBLE MOTION:

Should the Board agree with the recommendation, a possible motion would be:

first reading and set to public hearing on a date determined by the clerk after proper notice provided of a proposed ordinance amending title entitled "General Business Licenses", specifically 5.04 "title 5 entitled "business taxes, licenses and regulations", specifically, chapter 5.04 "general business licenses"

to ensure that all ordinances reflect the most current business license codes applicable to any businesses operating in Humboldt County, to update license application requirements, change the references from county clerk to the business license department as the correct department for handling said licenses, to address when license exemptions apply, to update when an investigation is required, to add other service options such as U.S. First Class Mail and electronic communications and other matters properly related thereto.

- 1.

SUMMARY: An ordinance amending title 5 entitled “business taxes, licenses and regulations”, specifically, chapter 5.04 “general business licenses” to ensure that all ordinances reflect the most current business license codes applicable to any businesses operating in Humboldt County, to update license application requirements, change the references from county clerk to the business license department as the correct department for handling said licenses, to address when license exemptions apply, to update when an investigation is required, to add other service options such as U.S. First Class Mail and electronic communications and other matters properly related thereto.

BILL NUMBER: _____
ORDINANCE NUMBER: _____

[Additions are shown in ***italics and bold***, and deletions are shown with ~~strikethrough~~]

AN ORDINANCE AMENDING TITLE 5 ENTITLED “BUSINESS TAXES, LICENSES AND REGULATIONS”, SPECIFICALLY, CHAPTER 5.04 “GENERAL BUSINESS LICENSES” TO: AMEND 5.04.020 “LICENSE – REQUIRED” TO REMOVE CLERK OF THE COUNTY AND ADD BUSINESS LICENSE DEPARTMENT; TO AMEND 5.04.030 PERSONS SUBJECT TO LICENSE” TO REMOVE CLERK OF THE COUNTY AND ADD BUSINESS LICENSE DEPARTMENT AND MODIFY APPLICATION INFORMATION REQUIREMENTS; TO AMEND 5.04.050 “LICENSE APPLICATION – INVESTIGATION – FEE” TO ADD “IF REQUIRED BY STATUTE, REGULATION OR ORDINANCE”; TO AMEND 5.04.060 “LICENSE FEES – DESIGNATED – PAYMENT” TO REMOVE CLERK OF THE COUNTY AND ADD BUSINESS LICENSE DEPARTMENT; TO CHANGE ‘CHARITABLE SOLICITATIONS TO ‘NONPROFIT ORGANIZATIONS’ AND ADD FESTIVALS, THEME PARKS AND PERMANENT EXHIBITIONS; TO AMEND 5.04.080 “CHANGE OF LOCATION” TO MODIFY NOTICE TO THE BUILDING

LICENSE DEPARTMENT; TO AMEND 5.04.100 "LICENSE SUSPENSION, CANCELLATION AND REVOCATION – CAUSE" TO ADD LICENSE REINSTATMENT REQUIREMENTS IF LATE BY 30 DAYS IN PAYING LICENSE FEES; TO AMEND 5.04.110 "LICENSE SUSPENSION, CANCELLATION OR REVOCATION – PROCEDURE" TO ALLOW SERVICE BY U.S. FIRST CLASS MAIL OR ELECTRONIC MEANS; TO AMEND 5.04.120 "POSTING LICENSES" TO ALLOW BUSINESS OWNER TO MAINTAIN LICENSE IN VEHICLE USED FOR THE BUSINESS; AND TO ADD NEW SECTION 5.04.130 "EXEMPTIONS FROM LICENSES AND LICENSE FEES" FOR CHARITABLE ORGANIZATION, NONPROFIT ORGANIZATION, HOME SALES PARTIES AND RESIDENTIAL AND COMMERCIAL RENTALS AND OTHER MATTERS PROPERLY RELATED THERETO.

WHEREAS, the Board of County Commissioners recognizes the benefit to the citizens of Humboldt County of ensuring that all business related code references in the Humboldt County Code are current and updated to reflect the most accurate references and applicable laws and regulations related to businesses operating in Humboldt County for the safety and wellbeing of the public; and

WHEREAS, the Board of County Commissioners further recognizes the benefit of ensuring that the citizens of Humboldt County or those engaged in business in Humboldt County have access to and are aware of the most current applicable laws related to business taxes, licenses and regulations; and

WHEREAS, this proposed ordinance is enacted to further assist Humboldt County in enforcement of laws related to businesses operating within Humboldt County and ensure that any requirements related to licensure are clear and transparent to applicants operating a business within Humboldt County, Nevada; and

WHEREAS, these proposed changes in the Humboldt County Code are consistent with Nevada Revised Statutes.

NOW, THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF HUMBOLDT COUNTY, NEVADA DOES ORDAIN AS FOLLOWS:

SECTION 1. That Humboldt County Code Title 5, “Business Taxes, Licenses and Regulations” Chapter 5.04 “General Business Licenses” be amended specifically as follows:

**Chapter 5.04
GENERAL BUSINESS LICENSES**

Sections:

- 5.04.010 Definitions.
- 5.04.020 License—Required.
- 5.04.030 Persons subject to license.
- 5.04.040 License—Application.
- 5.04.050 License application—Investigation—Fee.
- 5.04.060 License fees—Designated—Payment.
- 5.04.070 Building and premises—Compliance requirements.
- 5.04.080 Change of location.
- 5.04.090 Inspections.
- 5.04.100 License suspension, cancellation and revocation—Cause.
- 5.04.110 License suspension, cancellation or revocation—Procedure.
- 5.04.120 Posting licenses.
- 5.04.130 *Exemptions from Licenses and License Fees.***

5.04.020 License—Required.

Every person, firm, association or corporation engaged in, carrying on, maintaining, pursuing, conducting or transacting in the county of Humboldt, outside the limits of any incorporated city, any trade, business, industry, occupation, calling, profession or pursuit shall apply for and obtain from the **business license department** ~~clerk of the county~~ a county license hereinafter specified and shall pay the prescribed fee therefor.

5.04.040 License—Application.

A. Applications for all licenses and permits required by this title shall be made in writing to the **business license department** ~~county clerk's office~~ on a form furnished by the **business license department** ~~county clerk~~, in the absence of any provision to the contrary.

B. Each application shall state **and include all information as may be needed for the proper guidance of the proper officials in the issuing of the license applied for.**

~~1. The name of the applicant;~~

~~2. The permit or license desired;~~

~~3. The location to be used, if any;~~

~~4. The time covered; and~~

~~5. The fee to be paid.~~

~~C. Each application shall contain such additional information as may be needed for the proper guidance of the proper officials in the issuing of the license or permit applied for.~~

5.04.050 License application—Investigation—Fee.

A. All applicants for business licenses issued pursuant to this chapter are subject to investigation by the county prior to issuance of any business license. NRS 239B.010(1)(a) provides that the county may request of and receive from the Federal Bureau of Investigation information on the background and personal history of any person who has applied for a license as required by statute or local ordinance which it has the power to deny.

A. B. Upon receipt of an application for a license or permit or renewal thereof, the business license department shall request the sheriff shall conduct such investigation, if required by statute, regulation or ordinance, as is reasonably necessary to determine whether the applicant is qualified to receive the license or permit. This investigation shall include a criminal history background check of the owners or, in the case of a corporate application, the officers, employees and directors, to determine whether cause for denial exists. Each owner, officer and director who is required to have a criminal history background check shall present himself to the sheriff for a complete set of fingerprint impressions within 14 days of filing a complete application for a business license with the business license department. Each owner, officer and director shall provide the sheriff with written permission

authorizing the sheriff to forward the impressions for a criminal history background investigation. Pursuant to NRS 239B.010(1)(a), the sheriff shall forward the impressions to the central repository for Nevada records of criminal history for submission to the Federal Bureau of Investigation to determine if a criminal history record exists for the person.

This procedure shall be followed unless the applicant holds a current license with the city of Winnemucca.

~~B.~~ **C.** Any reasonable investigation costs shall be the responsibility of the applicant and may be demanded in advance by the sheriff.

~~C.~~ **D.** The sheriff may waive all or part of the investigation fee specified in any provisions of this title in cases of applications for renewal of licenses or permits or where the applicant has been recently investigated and there does not appear to be a significant change of circumstances since that last investigation.

~~D.~~ **E.** The sheriff may charge an applicant a reasonable fee in excess of any amount specified in this title where the circumstances mandate a more extensive investigation than is normally required.

~~E.~~ **F.** ~~The officer~~ **person** charged with the duty of making the investigation or inspection shall make a report thereon to **the business license department**, favorable or otherwise, after receiving the application or a copy thereof.

~~F.~~ **G.** All other investigations, except where otherwise provided in this title, shall be made by the sheriff's department.

H. In addition to any investigation by the sheriff, the business license department shall coordinate a review of applications by the appropriate county departments and other public agencies to determine whether the proposed business will comply with all requirements including, without limitation, fire, health, water, sewer, building, and zoning requirements. The business license department, shall also verify that the licensee has a valid state license(s) and/or a valid County license(s), as required, prior to issuing any license.

5.04.060 License fees—Designated—Payment.

A. In the absence of any provision to the contrary, all fees and charges for licenses or permits shall be paid in advance at the time application is made to the **business license department** ~~county clerk~~.

B. The following are specific fees, for annual licenses or permits unless otherwise designated, which must accompany the application for a license or permit:

1. General. For any business, trade, calling, industry, occupation, profession or event not specifically mentioned, the fee shall be as follows:

Annual Receipts	Gross Annual License Fee
\$0 — \$25,000	\$25 per year
\$25,001 — \$50,000	\$50 per year
\$50,001 — \$250,000	\$100 per year
\$250,001-\$500,000	\$150 per year
\$500,001 —	\$250 per year

The late payment penalty is twenty-five **(25)** percent of the delinquent amount per month overdue. Fees become delinquent immediately upon expiration of the twelve-**(12)** month period; there is no “grace period.”

~~2. Charitable Solicitations There is no fee for charitable solicitations.~~

~~3.~~ **2.** Wholesale Deliveries. The license fee for wholesale delivery businesses is one hundred **(100)** dollars annually.

~~4.~~ **3.** Utility Business License. The fee for a utility business license is as set out in Chapter 5.44 HCC.

~~5.~~ **4.** Rental Business License. The fee for a rental business license is as set out in Chapter 3.16 HCC.

~~6.~~ **5.** Auctions and Auctioneers. The business license fee for auctions or auctioneers is fifty **(50)** dollars for an annual license, or fifteen **(15)** dollars per day.

~~7.~~ **6.** Tent Shows, Circuses, Carnivals, **Festivals, Theme Parks and Permanent Exhibitions** ~~and Outdoor Festivals~~. The business license fee for tent shows, circuses, **carnivals, festivals, theme parks and permanent exhibitions** ~~outdoor festivals~~ is twenty-five **(25)** dollars per day.

~~8.~~ **7.** Places of Amusement, Entertainment and Recreation. The business license fee for places of amusement, entertainment and recreation is twenty-five **(25)** dollars per day.

~~9-8.~~ **Flea Temporary** Markets. The business license fee for ~~Flea Temporary~~ markets is fifteen **(15)** dollars per day.

~~10-9.~~ Traveling Merchants. The business license fee for traveling merchants is fifty **(50)** dollars per month.

~~11-10.~~ Liquor License. Liquor license fees are as set out in Chapter 5.32 HCC.

C. All fees and charges for licenses shall be paid on a quarter-year basis, in advance, at the time of application to the ~~county~~ **business** license department. License fees paid pursuant to this title shall not be refundable, but shall be deposited with the ~~county~~ **business** license department for deposit in the general fund of the county.

D. When only a part of a business or occupation is conducted in the county and the business' or occupation's principal place of business is located within the Winnemucca city limits or outside the county entirely, the fee for the business license, if not otherwise specifically mentioned in this title, shall be based only on the annual gross receipts of the business which is actually conducted in the county.

5.04.080 Change of location.

The location of any licensed business or occupation or of any permitted act may be changed provided:

A. ***That the business license department has been informed at least ten (10) days prior to the change as well as completion of any application or other requirements of the business license department.*** ~~Ten days' notice thereof is given to the county clerk;~~

B. ***Any other code, zoning or statutory requirements are complied with.*** ~~The building and zoning requirements of this code are complied with.~~

5.04.100 License suspension, cancellation and revocation—Cause.

Any license issued pursuant to this title or any amendment thereof may be suspended, canceled or revoked for good cause. Good cause for such suspension, cancellation or revocation includes, but is not limited to:

A. The existence of unsanitary conditions, noise, disturbances and other conditions at, near or on the premises which cause or tend to cause or create a public nuisance or which injuriously affect the public health, safety or welfare;

B. The commission of, or permitting or causing the commission of, any act in the operation of the business which act is made unlawful or is prohibited by any applicable law, ordinance, rule or regulation of any city, county, state or the federal government;

C. Fraudulent practices and misrepresentations in the operation of the business, or concealment or misrepresentation in procuring the license;

D. Failure to pay license fees and/or penalties.

1. Any license suspended, canceled or revoked, pursuant to HCC 5.04.110, may be reinstated by doing the following:

a. Completing a new business license application form;

b. Obtaining all required licenses and approvals from city, county, state or federal government, if applicable;

c. Payment of license fee and penalties, if applicable, and a ten **(10)** dollar reinstatement fee.

d. If a business has not changed and less than thirty (30) days have elapsed since the deadline for payment of licensing fees, then the business may be reinstated by completing a business license renewal application form, obtaining all required licenses and approvals from city, county, state or federal government, if applicable, and payment of any fees and penalties, if applicable, along with a ten (10) dollar reinstatement fee. This provision is within the discretion of the business license department.

5.04.110 License suspension, cancellation or revocation—Procedure.

Any license issued pursuant to the provisions of this title may be suspended, canceled or revoked in the following manner:

A. The business license department, on its own motion or initiative or upon complaint of any person, may institute proceedings to suspend, cancel or revoke a license by having served upon the licensee a notice or complaint setting forth the reasons alleged to constitute grounds for the suspension, revocation or cancellation. Service may be made personally, ~~or~~ by mailing by certified mail, **or by U.S. First Class Mail** to the last-known address of the licensee **or by electronic means** as shown on ~~the~~ ~~his~~ most recent application. If, after all reasonable efforts, the licensee is not actually served, service may be accomplished by publication.

B. The licensee shall, within five **(5) business** days of the receipt of such notice or complaint, unless an extension of time is granted, file with the business license department a written answer to such complaint or notice.

C. If the licensee fails to file a written answer within the time required, the business license department may order the license suspended, canceled or revoked.

5.04.120 Posting licenses.

A person conducting a licensed business in the county shall at all times keep ~~his~~**the** license posted in a prominent place on the premises for such business **and/or maintained in any vehicle used for said business.**

5.04.130 Exemptions from Licenses and License Fees.

A. Charitable Organizations: *No business license fee shall be required of any institution, corporation, organization or association organized for charitable civic purposes.*

B. Nonprofit Organizations: *No business license fee shall be required of any nonprofit organization so registered with the Secretary of State of the State of Nevada.*

C. Home Sales Parties: *No business license shall be required of any person hosting a "home sales party", as defined as a party or social gathering held at a residence for the purpose of selling merchandise to the attendees.*

E. Residential And Commercial Rentals: **Except as otherwise provided in Chapter 3.16.071 HCC,** no business license is required for a person who owns a residential or commercial rental if the rental is *managed by a person who holds a County business license as a State licensed property manager.*

SECTION 2. General Terms.

1. Severability. If any section of this ordinance or portion thereof is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not invalidate the remaining parts of this ordinance.

2. Repealer. All ordinances, or parts thereof, in conflict or inconsistent with the provisions of this ordinance are hereby repealed, but only to the extent of such conflict or inconsistency. The repeals provided in this section shall not be construed to revive any ordinance, or part thereof, which has been previously repealed.

3. Effective Date. Pursuant to NRS 244.100(2)(c), this ordinance shall take effect and be in force from and after its passage and the publication thereof by title only, together with the names of the county commissioners voting for and or against its passage, in a newspaper published in and having a general circulation in Humboldt County, Nevada, at least once a week for a period of 2 weeks. Specifically, this ordinance shall be in force and effect on the _____ day of _____, 2026.

PROPOSED on the _____ day of _____, 2026. by Commissioner _____.

PASSED and ADOPTED on this _____ day of _____, 2026.

VOTE by Commissioners:

Ayes:

Nays:

Abstentions:

Absent:

BOARD OF COUNTY COMMISSIONERS
HUMBOLDT COUNTY, NEVADA

By: _____
RON CERRI, Chair

ATTEST:

TAMI RAE SPERO, County Clerk

NOTICE OF PUBLIC HEARING PER NRS 533.363(4) by the HUMBOLDT COUNTY BOARD OF COMMISSIONERS ON APPLICATION TO CHANGE THE PLACE OF USE OF WATER

PUBLIC HEARING:

10:00 a.m. Monday, October 5, 2026
Physical location:
Courthouse Meeting Room #201
50 W. 5th St.
Winnemucca NV 89445

To attend virtually a link to join the meeting via Teams will be made available on the County website at <https://www.humboldtcountynv.gov> by selecting the Government option and Agendas or you may join by phone at +1-775-446-0241 Conference ID: 642 318 453#

Written comments must be submitted no later than 5:00 p.m. Monday, September 28, 2026 to the Humboldt County Manager's Office at 50 W. 5th St. Winnemucca, NV 89445. Public comments will be accepted at the Public Hearing.

Application 95026 made by Paul L. and Kimberlie M. Buffington, through their agent, Robert Coache, on July 19, 2022, proposes to change the point of diversion, place of use, and manner of use of a portion of existing Permit 81901. The proposed point of diversion and place of use are located within Humboldt County. The existing point of diversion and place of use are within Lander County.

(Copies of the applications and their supporting map(s) can be viewed and/or printed from the Division's website at <http://water.nv.gov>)

DATED: September 2, 2026

(COUNTY SEAL)

/s/Tami Rae Spero
TAMI RAE SPERO, Humboldt County
Clerk and Ex-Officio Clerk of the Board
of County Commissioners of Humboldt
County, Nevada

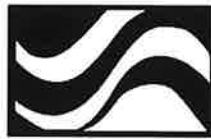
Publish: September 11th, 18th & 25th, 2026 (3t)

NOTICE TO PERSONS WITH DISABILITIES: Members of the public who are disabled and require special assistance or accommodations at the hearing are requested to notify the COUNTY MANAGER in writing at the Humboldt County Courthouse, Room 205, Winnemucca, Nevada 89445, or by calling (775) 623-6300 or TDD# 623-6249 at least two (2) days in advance of the meeting.

Laura A. Schroeder
Oregon, Idaho,
Nevada, Washington & Utah

Therese A. Ure Stix
Oregon & Nevada

Caitlin R. Skulan
Nevada & Idaho



SCHROEDER
LAW OFFICES, P.C.

William F. Schroeder
(1928 - 2015)

James Browitt
Of Counsel
Idaho & Washington

September 3, 2026

VIA EMAIL & U.S. MAIL

Humboldt County
c/o Adam Stempeck, County Manager
50 W 5th Street
Winnemucca, NV 89445
Email: Adam.Stempeck@humboldtcountynv.gov

RE: Application 92056 Review Pursuant to NRS 533.363(4)

Dear Manager Stempeck,

On August 27, 2026 you received notice from Nevada Division of Water Resources ("NDWR") that they were seeking input from the County pursuant to NRS 533.363 on Application 92056. This letter provides the County with information related to this Application so it can make a determination as to whether or not it wants to make a recommendation to the State Engineer as related to the Application.

While we requested a copy of the NDWR files and provided a copy to your office, it is important to note that on August 14, 2026, NDWR requested additional information from the Applicant that, upon receipt, may better inform the County on the details of the underlying project. See NDWR000503.

Application 92056 is a change application seeking to change a portion of Permit 81901. Thus, this letter will discuss both the Application and the underlying Permit.

Application 92056 (changes a portion of 81901)

Applicant: Paul L. Buffington and Kimberlie M. Buffington

Source: Groundwater "Commercial Operation Well"

Hydrographic Basin: Clovers Area 064

Priority Date: May 16, 2012 (retains priority of underlying right)

Duty: 25 AFA, 20 AFA consumptive use

Rate: 0.1563 cfs

Manner of Use: Commercial (solar – operation and maintenance of a solar power generating facility)

POD: NWNW Section 27, T35N R43E (Humboldt County)

1915 NE Cesar E. Chavez Boulevard, Portland, Oregon 97212 (503) 281-4100

10615 Double R Boulevard, Suite 100, Reno, Nevada 89521 (775) 786-8800

www.water-law.com counsel@water-law.com

POU: Portions of Sections 1, 2, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 21, 22, 27, and 28 within T35N R43E (See Maps at NDWR000478-000479, 000510, 000513-000516, and stripped acres at 000482-000483)

SOU: All Year

Capture Analysis: NDWR performed a capture analysis and determined that 12.4% of the application would come from a capture of Humboldt River surface water. However, because the total amount of capture on this water use would be 2.4 AFA, it would fall under the 5 AFA threshold under Order 1329. See NDWR000507-000509.

Permit 81901 (new appropriation)

Owner of Record: Paul L. Buffington and Kimberlie M. Buffington

Source: Groundwater "Commercial Operation Well"

Hydrographic Basin: Clovers Area 064

Priority Date: May 16, 2012

Duty: 160 AFA

Rate: 1.0 cfs

Manner of Use: Irrigation, 40 acres, alfalfa

POD: SWSW Section 2 T32N R44E

POU: 40 acres within Section 2 T32N R44E (NDWR000373-000374)

SOU: All Year

POC Deadline: 7/23/2015

PBU Deadline: 7/23/2016

Ruling No. 6227: This application was protested by three different parties, and without holding a hearing, NDWR approved the application under Ruling 6227 on 5/23/2013.

Unperfected: The permit holder filed applications for extension of time ("EOT") starting in 2015 through 2025, upon review of the EOT applications, in 2016 the permit holder moved a portion to application 85343 (permitted in 2017), a portion of the POU was withdrawn in 2014 in favor of 83191, the extensions from 2016-2025 focus on development of 85343 as no work was completed under 81901. Thus, water was never developed under this Permit. The file included no EOT application for 2026.

The map below shows the location of the point of diversion that was supposed to be developed under Permit 81901, in relation to the location of the point of diversion proposed under Application 92056.

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NDWR is seeking Humboldt County's input given the original point of diversion and place of use were in Lander County, and the new point of diversion and place of use are in Humboldt County. Here the groundwater is going to stay in the same NDWR Hydrographic Basin, thus there is no need to pipe water from the old location to the new location. A new well can be drilled.

Given the water use is for a solar project the County will likely be reviewing the project under the ordinances found in Chapter 17.70. The Interbasin and/or Out-of-County Water Transfer Project ordinance found in Chapter 17.81 is not implicated as 1) there is no change in hydrographic basin, and 2) there is no transportation of water from Humboldt County to another county or hydrographic basin.

Other than the added capture of Humboldt River water, the proposed new use of 20 acre feet annually of water will be used to support solar energy development. Thus, from a water rights and use standpoint, the biggest concern is the added river water capture. Regardless, NDWR has determined that the threshold does not rise to the level of regulation under its Order 1329. Additionally, while both irrigation use and commercial use are considered "consumptive", commercial use of the water may not result in the same level of return flow to the aquifer that is experienced when irrigation water is applied to the ground. This is the reason that the Applicant is proposing to change 25 acre-feet annually, but will only use 20 acre-feet annually at the solar project.

While NDWR does not have to take into account the recommendations of Humboldt County, it is required to ask for them pursuant to NRS 533.363. Thus, Humboldt County is

tasked with providing a recommended course of action to NDWR. A recommendation could include: 1) approve, 2) deny, or 3) approve with express conditions. If Humboldt County wants to recommend approval with express conditions placed in the permit, it should determine what those conditions might look like and outline those conditions in its recommendation letter to NDWR.

Express conditions may look like:

- Require pumping to cease or reduce in rate if the water table drops by X feet within X period of time.
- Request the well be cased down to X feet (to reduce impacts to the Humboldt River).
- Request that upon completion of the project and when water is no longer necessary, that the water be permanently relinquished back to the basin and no longer available for appropriation.

These are just some ideas and the Commissioners are welcome to include any recommendations they believe are reasonable to support the interests of the County including the health and safety of the natural resources within the County.

Please contact our office at (775) 786-8800 if you have any questions or concerns.

Very truly yours,
SCHROEDER LAW OFFICES, P.C.



Therese A. Ure Stix

TAU:mmo

cc: Don Kalkoske – *via email only*
Wendy Maddox – *via email only*



Nevada Division of
WATER RESOURCES

STATE OF NEVADA
Department of Conservation and Natural Resources
Joe Lombardo, Governor
Vinson Guthreau, Director
Joe Cacioppo, P.E., State Engineer

CORRECTED LETTER

August 27, 2026

Humboldt County
Board of County Commissioners
50 W. 5th Street
Winnemucca, NV 89445

Lander County
Board of County Commissioners
50 State Route 305
Battle Mountain, NV 89820

RE: Application 92056

Ladies and Gentleman:

Paul L. and Kimberlie M. Buffington, through their agent, Robert Coache, filed Application 92056 on July 19, 2022. This application proposes to change the point of diversion, place of use, and manner of use of a portion of existing Permit 81901. The proposed point of diversion and place of use are located within Humboldt County. The existing point of diversion and place of use are within Lander County.

Copies of the applications and their supporting map(s) can be viewed and/or printed from the Division's website, <http://water.nv.gov>.

As a result of this proposed filing, our office is required to notify the County Commissioners of both counties pursuant to Nevada Revised Statutes (NRS) 533.363. I would like to draw your attention to NRS 533.363 Section 4, which addresses the responsibilities of the Board of County Commissioners in this matter. A copy of NRS 533.363 is enclosed for your convenience. Should you have any questions, please contact me at your earliest convenience.

Sincerely,

For Joe Cacioppo, P.E.
State Engineer

JC/rns/ba

Enclosures: NRS 533.363

cc: Paul L. and Kimberlie M. Buffington
Hydrotech Consulting Services, LLC



Nevada Division of
WATER RESOURCES

STATE OF NEVADA
Department of Conservation and Natural Resources

Joe Lombardo, Governor
Vinson Guthreau, Director
Joe Cacioppo, P.E., State Engineer

August 21, 2026

Humboldt County
Board of County Commissioners
50 W. 5th Street
Winnemucca, NV 89445

Lander County
Board of County Commissioners
50 State Route 305
Battle Mountain, NV 89820

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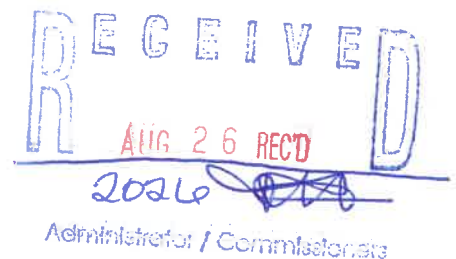
Sincerely,

Joe Cacioppo, P.E.
State Engineer

JC/rns/ba

Enclosures: NRS 533.363

cc: Paul L. and Kimberlie M. Buffington
Hydrotech Consulting Services, LLC



NRS 533.363 State Engineer to notify county commissioners of application to use water in county other than that in which it is appropriated or currently diverted or used.

1. Except as otherwise provided in subsection 2, if water for which a permit is requested is to be used in a county other than that county in which it is to be appropriated, or is to be diverted from or used in a different county than that in which it is currently being diverted or used, then the State Engineer shall give notice of the receipt of the request for the permit to:

(a) The board of county commissioners of the county in which the water for which the permit is requested will be appropriated or is currently being diverted or used; and

(b) The board of county commissioners of the county in which the water will be diverted or used.

2. The provisions of subsection 1 do not apply:

(a) To an environmental permit or a temporary permit issued pursuant to NRS 533.436 or 533.504.

(b) If:

(1) The water is to be appropriated and used; or

(2) Both the current and requested place of diversion or use of the water are,

↳ within a single, contiguous parcel of real property.

3. A person who requests a permit to which the provisions of subsection 1 apply shall submit to each appropriate board of county commissioners a copy of the application and any information relevant to the request.

4. Each board of county commissioners which is notified of a request for a permit pursuant to this section shall consider the request at the next regular or special meeting of the board held not earlier than 3 weeks after the notice is received. The board shall provide public notice of the meeting for 3 consecutive weeks in a newspaper of general circulation in its county. The notice must state the time, place and purpose of the meeting. At the conclusion of the meeting the board may recommend a course of action to the State Engineer, but the recommendation is not binding on the State Engineer.

(Added to NRS by 1981, 782; A 1991, 758; 2011, 1565; 2013, 498, 3679)

RECEIVED
AUG 26 REC'D
2021
Administrator / Commissioners



Nevada Division of
WATER RESOURCES

STATE OF NEVADA
Department of Conservation and Natural Resources
Joe Lombardo, Governor
Vinson Guthreau, Director
Joe Cacioppo, P.E., State Engineer

CORRECTED LETTER

August 27, 2026

Humboldt County
Board of County Commissioners
50 W. 5th Street
Winnemucca, NV 89445

Lander County
Board of County Commissioners
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Battle Mountain, NV 89820

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Sincerely,

For Joe Cacioppo, P.E.
State Engineer

JC/rns/ba

Enclosures: NRS 533.363

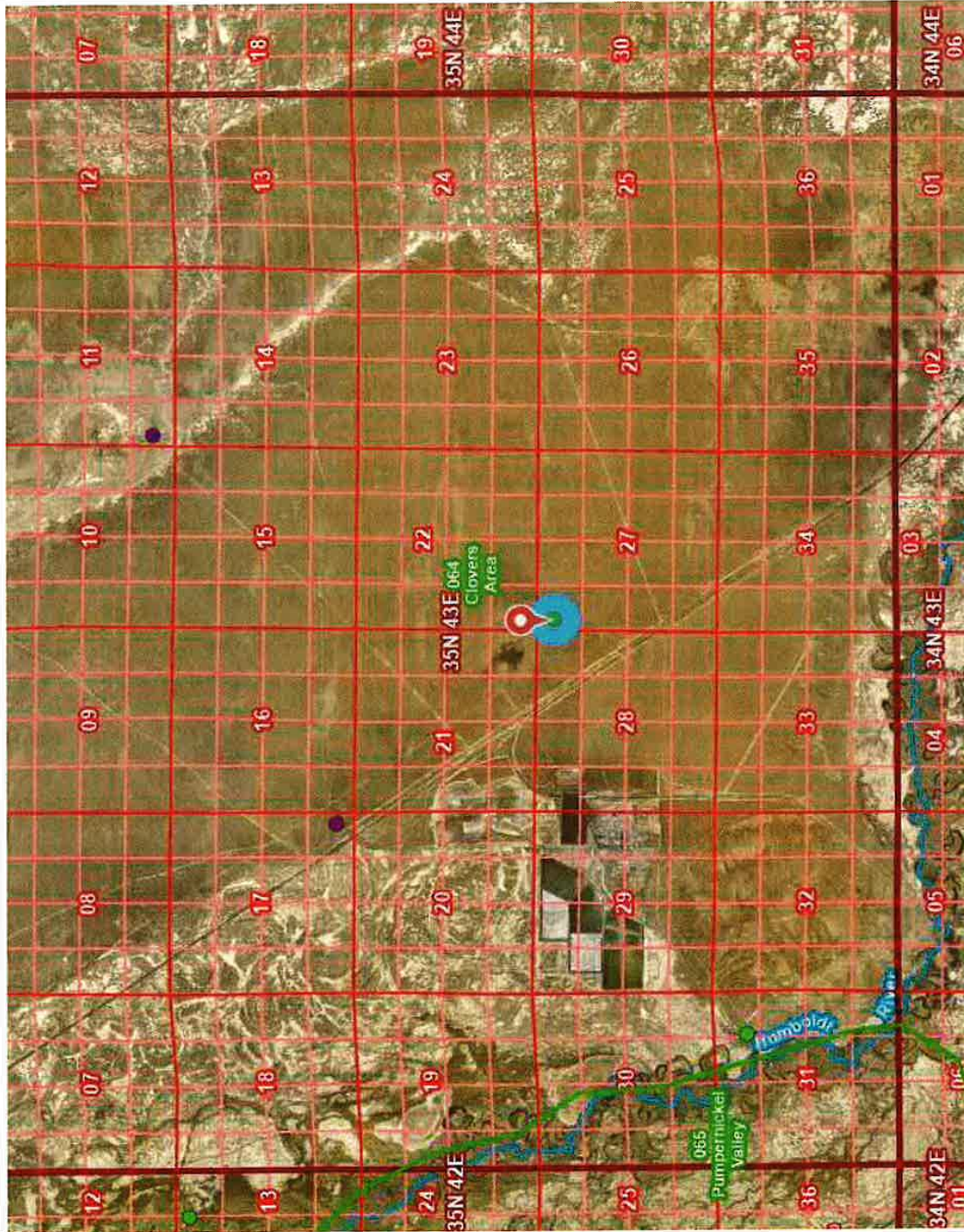
cc: Paul L. and Kimberlie M. Buffington
Hydrotech Consulting Services, LLC

901 S. Stewart Street, Suite 2002 • Carson City, Nevada 89701 • p: (775) 684-2800 • f: (775) 684-2811 • water.nv.gov

92056 Permit Plat

Legend

- Major Roads
 - Interstate
 - US Highway
 - State Highway
- POD Commercial
- POD Construction
- POD Decreed
- POD Domestic
- POD Environmental
- POD Evaporation
- POD Industrial
- POD Irrigation
- POD Mining
- POD Municipal
- POD Other
- POD Power
- POD Recreation
- POD Stockwater
- POD Storage
- POD Wildlife
- Basin Boundaries
- Township Range
- Section
- Quarter Quarter
- Major Waterbodies
- Named Waterbodies
- Major_Rivers
- Named_Streams
- State Boundary
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 19m Resolution Metadata



2.2 1.08 0 2.2 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
8/21/2026

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



1: 68,361



State of Nevada
Division of Water Resources

92056 Permit Plat



Legend

- Major Roads
 - Interstate
 - US Highway
 - State Highway
- POD Commercial
- POD Construction
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- POD Storage
- POD Wildlife
- Basin Boundaries
- Township Range
- Section
- Quarter Quarter
- Major Waterbodies
- Named Waterbodies
- Major Rivers
- Named Streams
- State Boundary
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 19m Resolution Metadata



1:68,361

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2.2 Miles

1.08

0

2.2

WGS_1984_Web_Mercator_Auxiliary_Sphere

8/21/2026

Consumptive Use and Net Irrigation Water Requirements in Nevada

Basin:

064 Clovers Area

Submit

Station:

Submit

Clear Filter

	ET Actual (ft)	NWIR (ft)
Alfalfa (ft)	3.2	2.5
Highly Managed Pasture Grass	3.1	2.4
Low Managed Pasture Grass	2.5	1.9
Grass Hay	2.9	2.3
Turf Grass	2.9	2.3
Shallow Open Water	4.6	3.8

81901 Stripped Acreage



THIS MAP IS NOT TO BE USED FOR NAVIGATION



WGS_1984_Web_Mercator_Auxiliary_Sphere
8/21/2026

1:8,545



- ### Legend

Major Roads

- Legend:

 - Interstate (Thick blue line)
 - US Highway (Medium blue line)
 - State Highway (Thin blue line)
 - Local Roads (Thin grey line)
 - POD Commercial (Green circle)
 - POD Construction (Purple circle)
 - POD Decreed (Pink circle)
 - POD Domestic (Yellow circle)
 - POD Environmental (Light blue circle)
 - POD Evaporation (Purple circle)
 - POD Industrial (Brown circle)
 - POD Irrigation (Green circle)
 - POD Mining (Yellow circle)
 - POD Municipal (Blue circle)
 - POD Other (Grey circle)
 - POD Power (Red circle)
 - POD Recreation (Green circle)
 - POD Stockwater (Pink circle)
 - POD Storage (Green circle)
 - POD Wildlife (Green circle)
 - Basin Boundaries (Green outline)
 - Township Range (Red outline)
 - Section (Red outline)
 - Quarter Quarter (Red outline)
 - Major Waterbodies (Blue outline)
 - Named Waterbodies (Blue outline)
 - Major_Rivers (Blue outline)
 - Named_Streams (Blue outline)
 - State Imagery (White outline)
 - World Imagery (White outline)
 - Low Resolution 15m (White outline)
 - High Resolution 60cm (White outline)
 - High Resolution 30cm (White outline)
 - Citations (White outline)
 - 2.4m Resolution Met (White outline)

STATE OF NEVADA
COUNTY OF CLARK
S.S.

I, ROBERT COACHE, P.E., BEING FIRST DULY SWORN, DEPOSE AND SAY THAT THIS STRIPPING MAP CONSISTING OF ONE SHEET, HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE ON OR BEFORE THE 5TH DAY OF JULY 2022, THAT IT TRULY AND CORRECTLY REPRESENTS THE STRIPPING MAP FOR THE 81901 AND 83191 PERMITS, AND THAT THE STRIPPING MAP WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF NEVADA FROM AN UNDERGROUND SOURCE IN CLARK COUNTY, NEVADA BY PAUL L. BUFFINGTON AND KIMBERLIE M. BUFFINGTON FOR IRRIGATION PURPOSES.

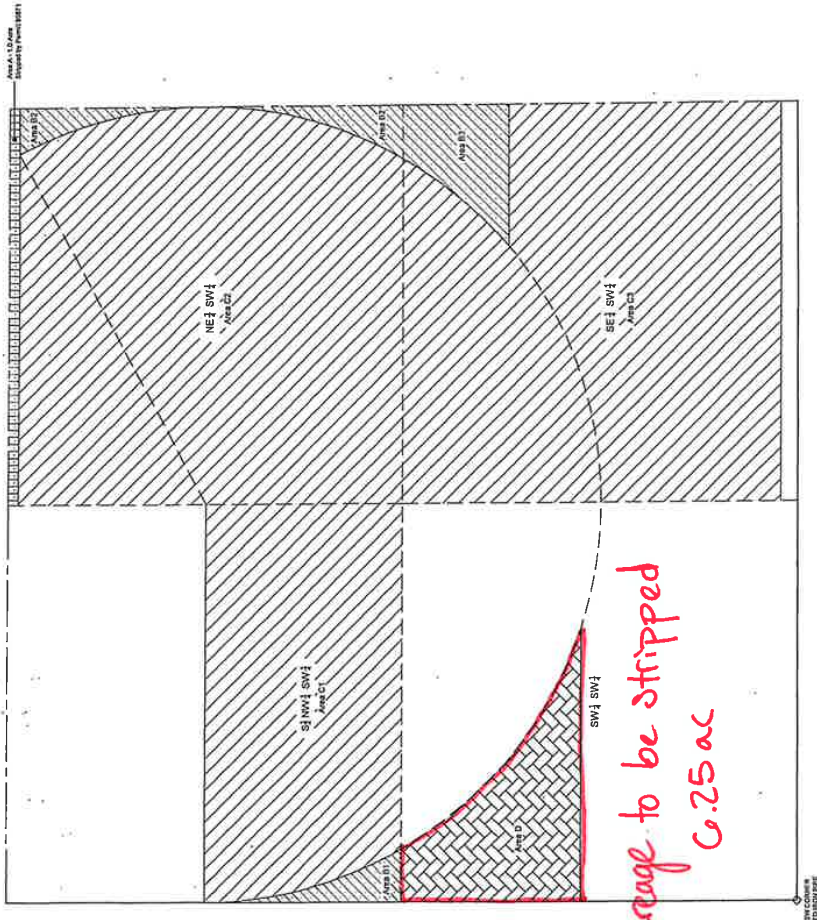


8-14-22

ROBERT COACHE, P.E.
STATE WATER RIGHT SURVEYOR
CERTIFICATE No. 1007

EPDW under 81901

SW1/4 SECTION 02, T. 32 N., R. 44 E., M.D.M.



Area to be stripped
0.25 ac

Stripping Acreage	
Area	Area to be Stripped
A	Area A is 1,320,237 E-W X 32.77 N-S = 1.0 acre and 4.0 ac-ft, previously stripped by permit 80871
B	Area B is irregularly shaped = 0.88 acres, area B2 is irregularly shaped = 0.12 acres, area B3 is irregularly shaped = 0.12 acres for a area B total of 1.12 acres and 4.0 ac-ft
C	Area C1 is irregularly shaped = 18.41 acres, area C2 is irregularly shaped = 37.81 and area C3 is irregularly shaped = 38.43 acres for a area C total of 94.65 acres and 375.0 ac-ft
D	Area D is irregularly shaped = 0.25 for a area D total of 0.25 acres and 25.0 ac-ft



NORTH

GRAPHIC SCALE



Hydrotech Consulting Services, LLC
4290 North Tioga Way
Las Vegas, Nevada 89129

STATE ENGINEER'S USE

FILED
JUL 13 2022
STATE ENGINEER'S OFFICE

STRIPPING MAP - UPDATED 7-5-22
TO ACCOMPANY APPLICATIONS TO
CHANGE PERMITS 81901 AND 83191
FROM AN UNDERGROUND SOURCE
IN CLARK COUNTY, NEVADA
BY PAUL L. BUFFINGTON AND
KIMBERLIE M. BUFFINGTON

92056

LEGEND

- 1/4 CORNER (OR 1/16 CORNER) FOUND AS SHOWN
- SECTION CORNER FOUND AS SHOWN
- PREPARED PLACE OF USE
- SECTION LINE
- 1/4 SECTION LINE
- 1/16 SECTION LINE
- AREA A PREVIOUSLY STRIPPED BY 80871
- AREA B TO BE REMOVED FROM IRRIGATION
- AREA C TO BE REMOVED FROM IRRIGATION
- AREA D TO BE REMOVED FROM IRRIGATION



Primergy Solar Iron Point and Hot Pot Solar Projects

March 11, 2022



PRIMERGY

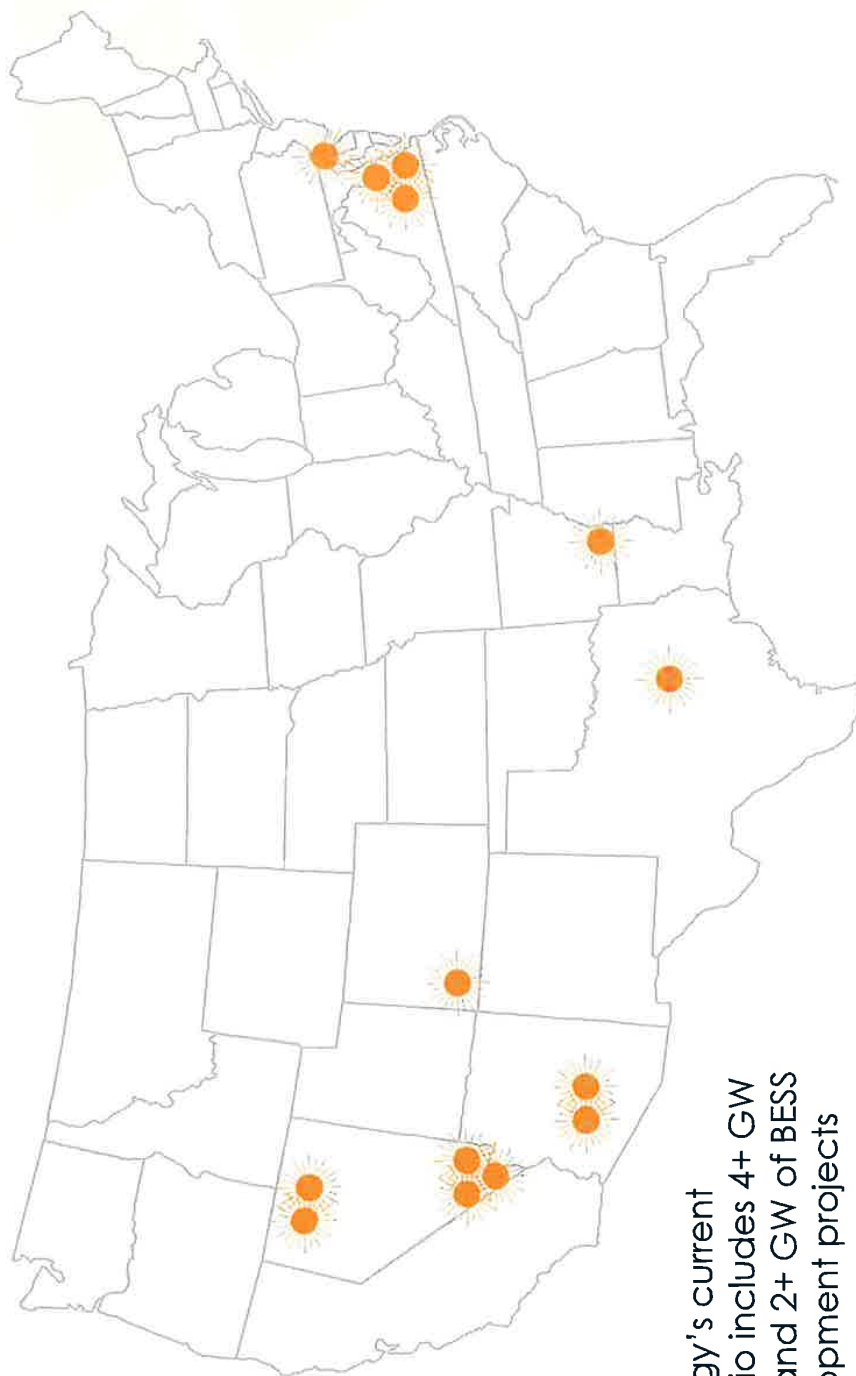


30+ Years of Experience

28+ GW of Renewable Energy



Development Projects and Near-Term Acquisitions



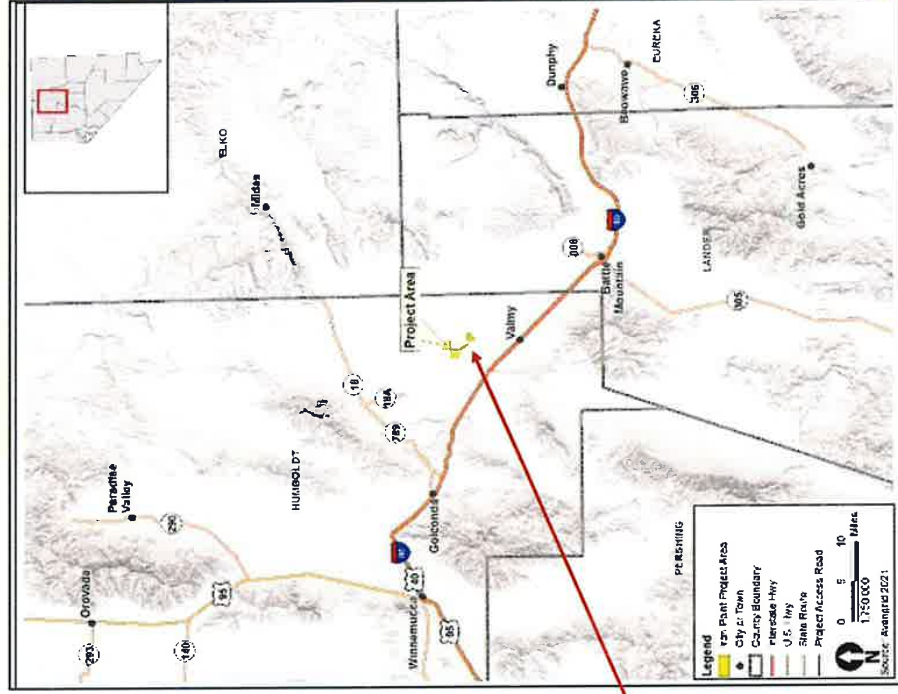
Primergy's current portfolio includes 4+ GW of PV and 2+ GW of BESS development projects



Iron Point and Hot Pot Solar

600 MW of solar + BESS in northern Nevada

Location	Humboldt County, Nevada
Size	Iron Point: 250 MWac PV + BESS Hot Pot: 350 MWac PV + BESS
Offtake Product	Build Transfer Agreement (BTA) to NV Energy
COD	Iron Point Q4 2023 Hot Pot Q4 2024
POI and Interconnection Status	• LGIAs executed • Interconnection with NV Energy
Site Control	• Full site control • ALTA survey complete
Permitting and Environmental	• Humboldt County CUP complete • BLM ROW Grant complete • UEPA Order complete • PUCN BTA approved USA CE confirmed no jurisdictional waters to mitigate



PRIMERGY

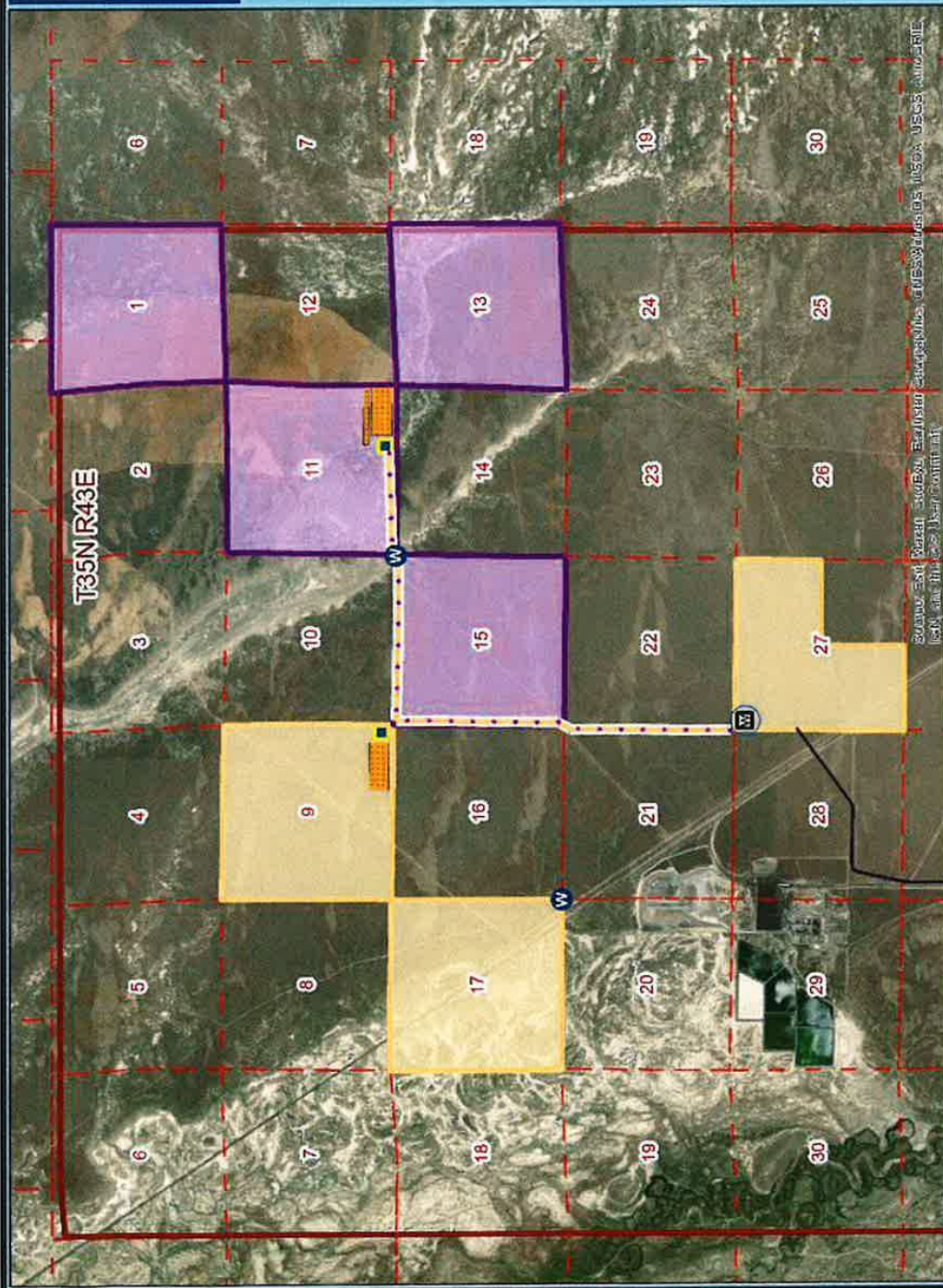


Hotpot & Iron Point Solar Farms Preliminary Review

- Project Boundaries**
- Hotpot
 - Iron Point
 - O & M Building - Proposed
 - Proposed Gentle
 - Proposed Substation
 - Proposed BESS
- Wells**
- Permanent operations well
 - Temporary construction well
- Proposed Site Access**
- Township 35NR43E
 - Sections



Map produced on 2/23/2022



Iron Point and Hot Pot Visual Simulation



Iron Point and Hot Pot Solar Water Use

Project	Iron Point Solar	Hot Pot Solar	Total Project Use
Temporary Construction Water Use	300 acft/year	300 acft/year	300 acft/year
Construction Timeline	18 months	18 months	28 months (some construction overlap)
Permanent Water Use	10 acre/feet/year	10 acre/feet/year	20 acft/year
Operations Timeline	30 years	30 years	30 years
Construction Water Rights	Complete via Water Lease Agreement	Complete via Water Lease Agreement	NA
Operations Water Rights	Submittal to State for Permanent water source	Submittal to State for Permanent water source	NA

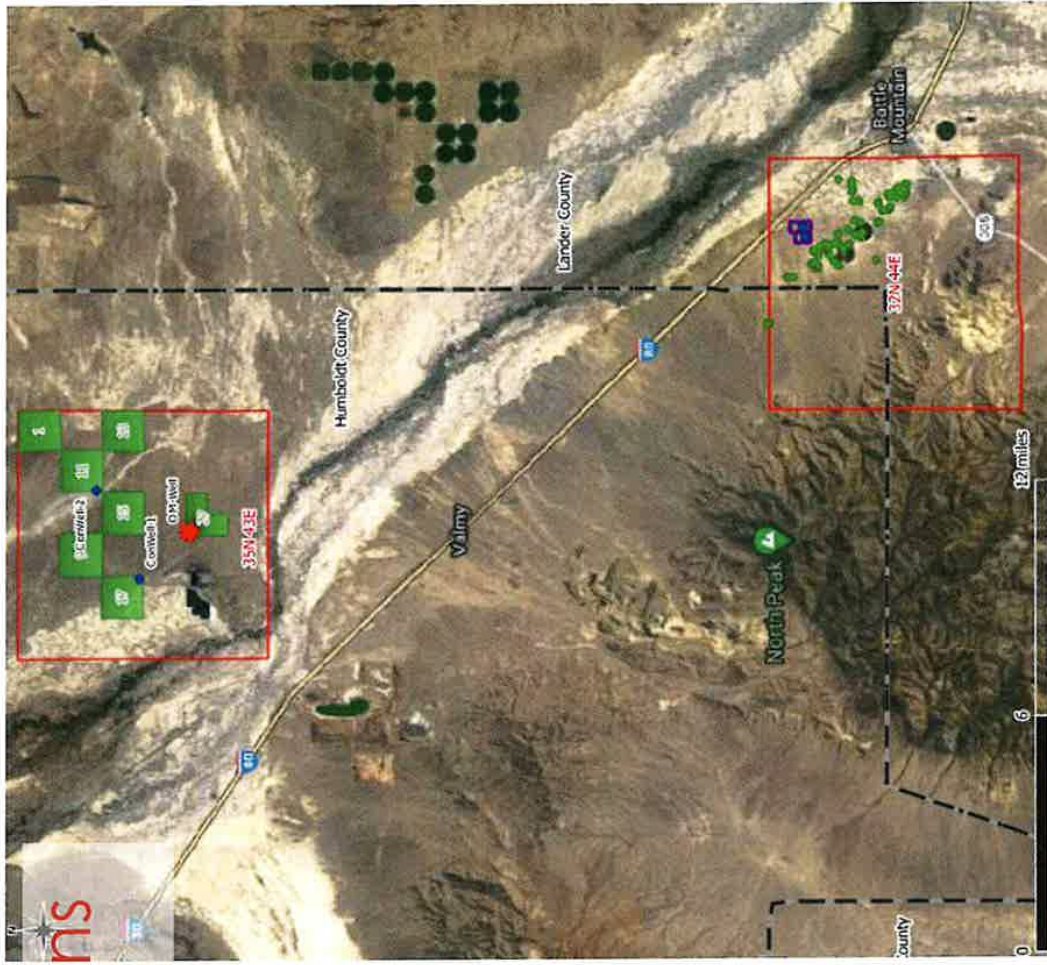
Water Rights Considerations

- Temporary Construction Water
- Permanent Commercial Water
 - New Application
 - T-Finite Application
 - Acquisition and Transfer of Permanent Existing Right



Water Right Considerations

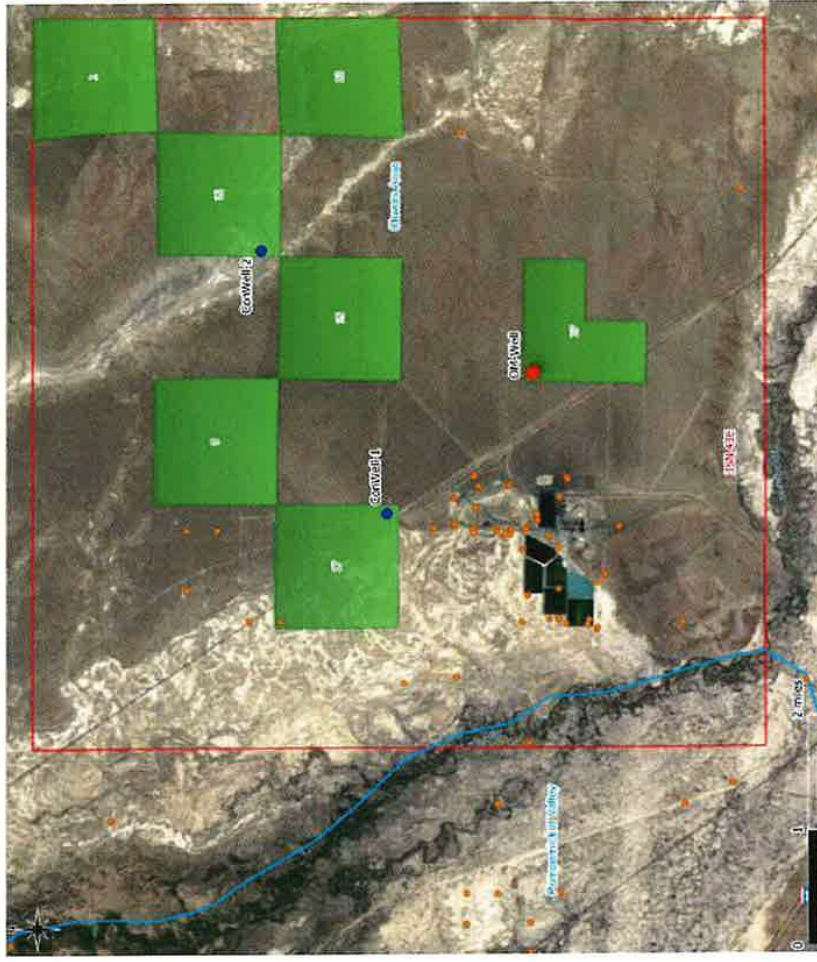
- Order 1329 Implications
- Temporary Construction Water
- Permanent Commercial Water
 - New Application
 - Over 4,000 afa (3 basins combined) available
 - T-Finite Application
 - Acquisition and Transfer of Existing Permanent Groundwater Right(s)



Temporary Construction Water

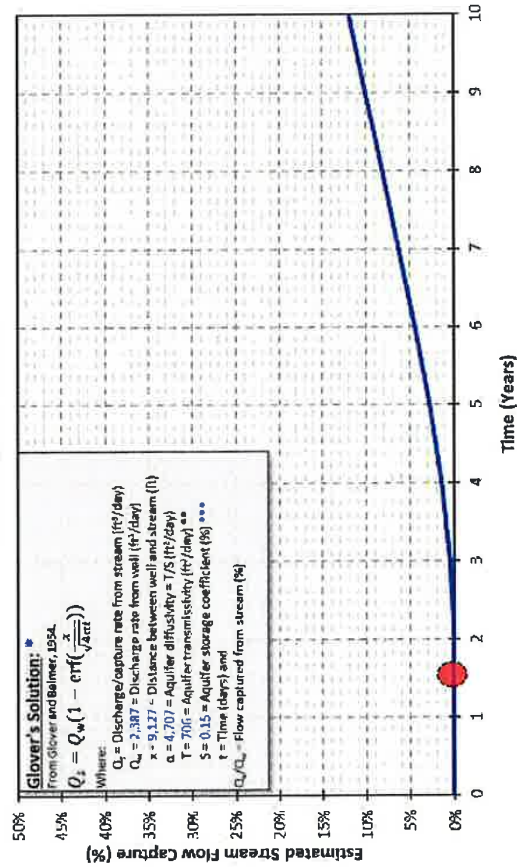
Proposed Construction Area:

- 300 ac-ft maximum annually for two 18-month projects (28 months total) project overall average annual usage will be less than 300 ac-ft
- ConWell 1 = 9,127 ft from River
- ConWell 2 = 21,542 ft from River
- 16 well logs with test data
 - Avg. $T = 706 \text{ ft}^2/\text{d}$
 - $S = 0.15$
 - Glover's Capture Analysis
- Conservative pumping total duty from each well



Temporary Construction Water

Construction Well-1

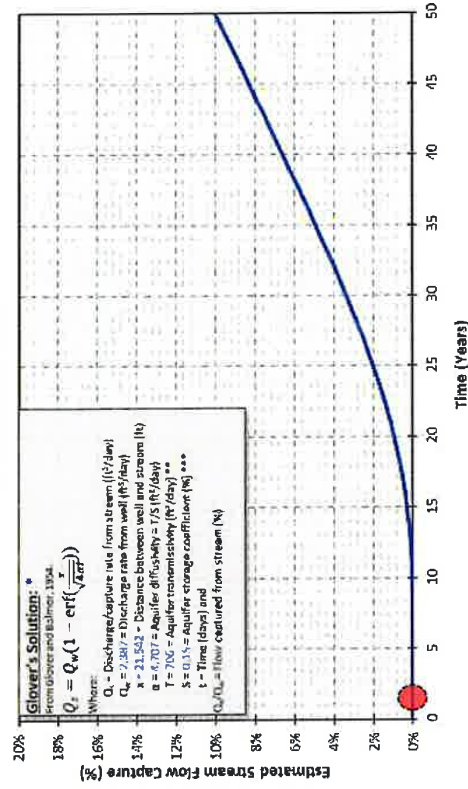


- The analytical solution derived by Glover (1954) is estimated to have an accuracy of approximately 10% of the capture calculated after 50 years of pumping (shown above) exceeds 10% and therefore demonstrates potential to capture flow from the Humboldt River.
- Estimates for transmissivity (T) were derived by average transmissivity derived from specific capacity testing reported for nearby wells.
- Storage coefficients range from 0.1 to 0.3 for unconfined aquifers and contain components for specific yield and specific discharge (Lohman, 1972). Refer to rulings from the State Engineer.

Temporary Construction Water

- At 300 afa for 1.5 years, no capture

Construction Well-2

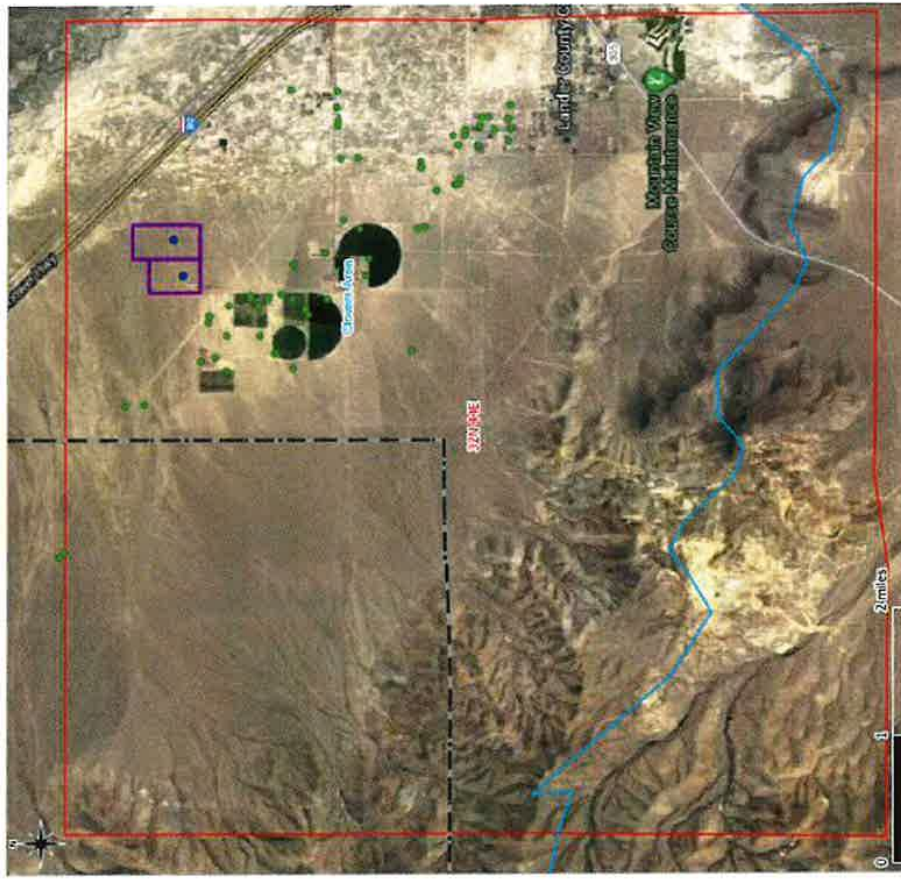


- The analytical solution derived by Glover (1954) is estimated to have an accuracy of approximately 10% of the capture calculated after 50 years of pumping (shown above) exceeds 10% and therefore demonstrates potential to capture flow from the Humboldt River.
- Estimates for transmissivity (T) were derived by average transmissivity derived from specific capacity testing reported for nearby wells.
- Storage coefficients range from 0.1 to 0.3 for unconfined aquifers and contain components for specific yield and specific discharge (Lohman, 1972). Refer to rulings from the State Engineer.

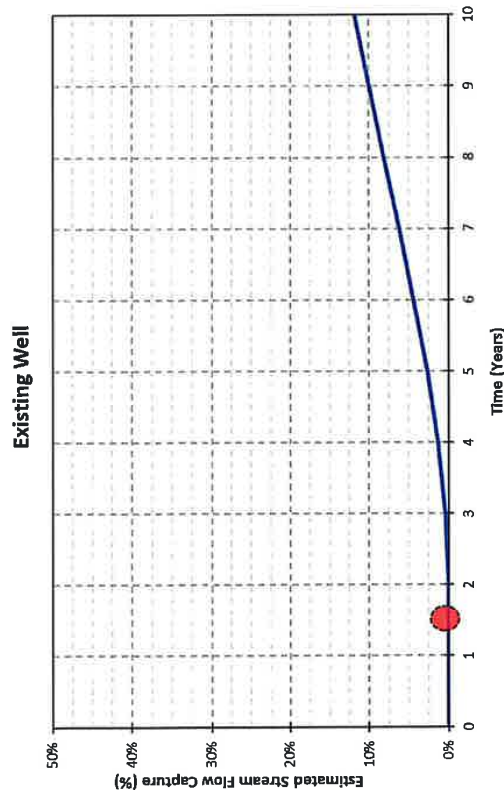
Temporary Construction Water

Existing Groundwater Source Area:

- 300 ac-ft annually for two 18-month projects (28 months total)
- Existing Well/POD = 13,262 ft from River
- 16 well logs with test data
 - Avg. $T = 1,482 \text{ ft}^2/\text{d}$
 - $S = 0.15$
 - Glover's Capture Analysis



Temporary Construction Water

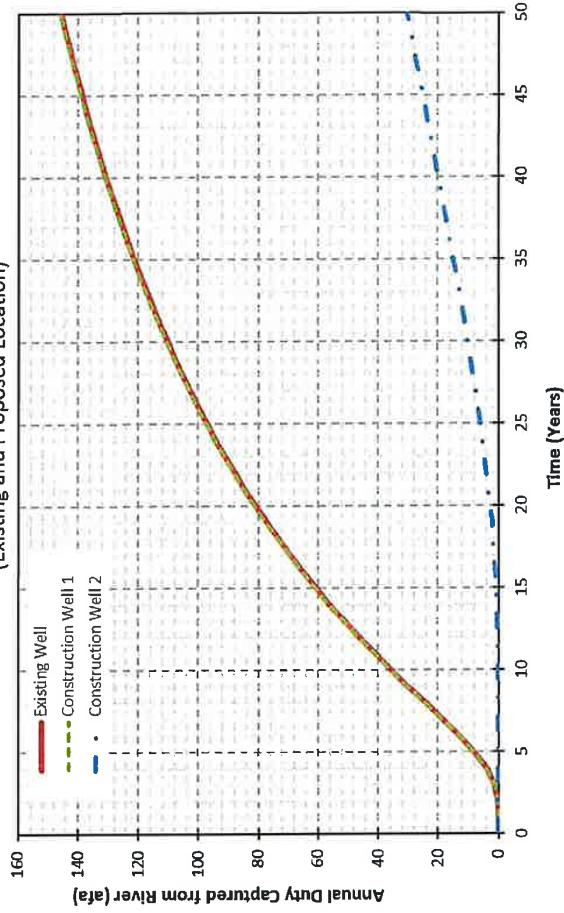


* The analytical solution derived by Glover (1954) is estimated to have an accuracy of approximately 10% of the capture calculated after 50 years of pumping (shown above) exceeds 10% and therefore demonstrates potential to capture flow from the Humboldt River.
 ** Estimates for transmissivity (T) were derived by average transmissivity derived from specific capacity testing reported for nearby wells.
 *** Storage coefficients range from 0.1 to 0.3 for unconfined aquifers and contain components for for specific yield and specific discharge (Lohman, 1972). Refer to Rulings from the State Engineer.

Temporary Construction Water

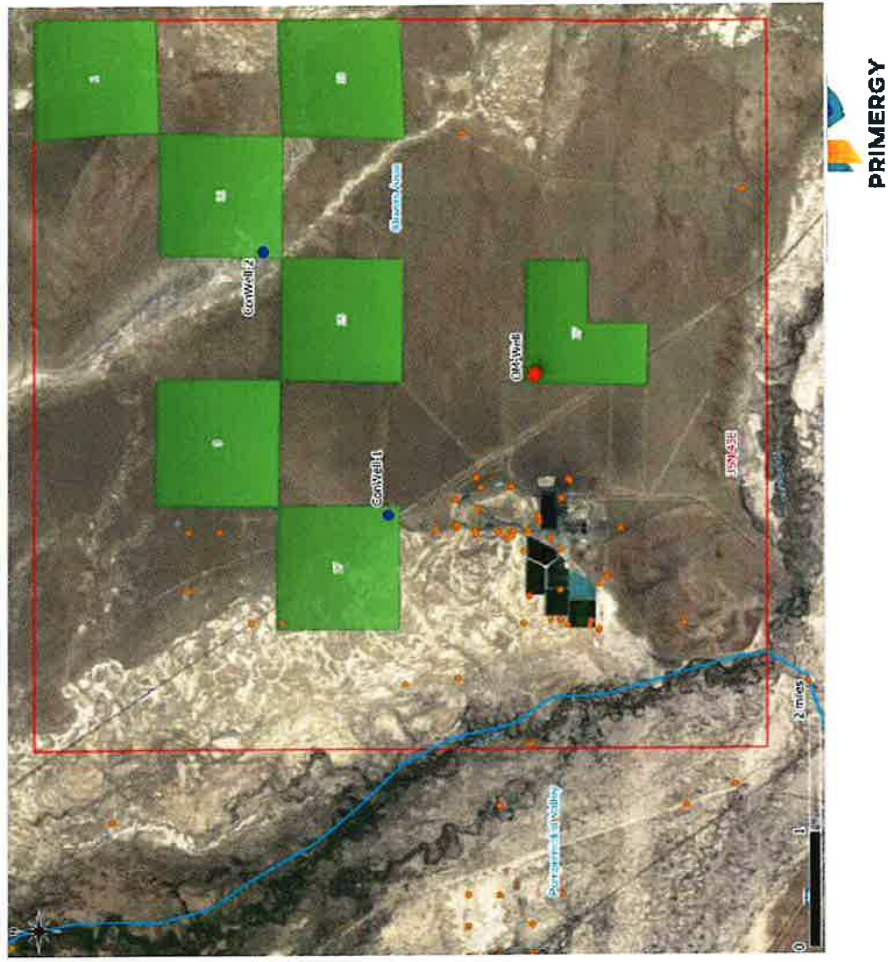
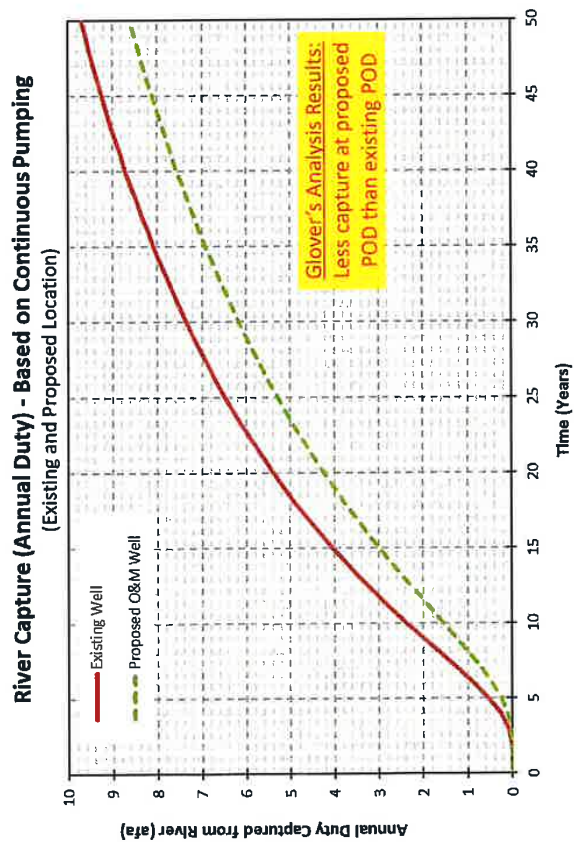
- At 300 afa for 1.5 years, no capture

River Capture (Annual Duty) - Based on Continuous Pumping
 (Existing and Proposed Location)



Permanent Operations Water

- 20 afa (O&M Well)
- 10,345 ft from River
- >40% river capture at 50 years at existing & proposed POD



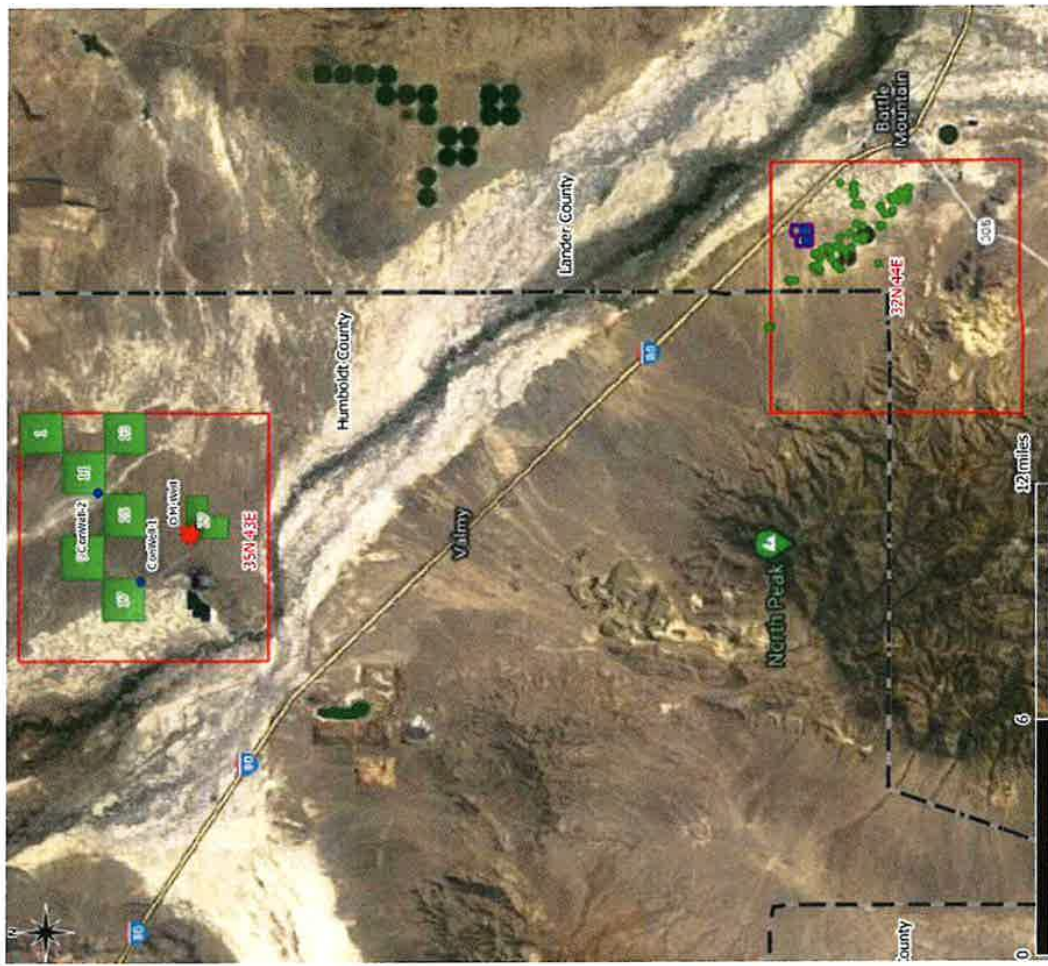
Water Right Considerations

- Temporary Construction Water Rights
 - Two temporary change applications will be filed week of **March 21**, 2022
 - Total combined duty to be requested is 300 afa (commingled between 2 wells)
 - Applications will be in the name of 'Buffington' based on lease agreement
 - Will account for consumptive use reduction (**375** afa and 90 acres to be stripped from existing place of use)
- Permanent Commercial Water Right
 - File one (1) permanent change for 20 afa
 - Based on purchase and transfer of **25** afa (accounting for consumptive use reduction)
 - Application to State will be submitted Q2-3, 2022



Water Right Considerations

- Proposed PODs in Humboldt County
- Existing POD is in Lander County
- NRS 533.363: State Engineer to notify county commissioners



For more information:

K. Harley McDonald
Senior Director, Western Development
hm@primergysolar.com
+1 510-909-1973



Memorandum

To: File 92056
From: Miles Olson / Taylor Vergin
Date: 7/30/2026
Subject: **Capture Analysis-Application 92056 by Paul L. Buffington and Kimberlie M. Buffington, Clovers Area (HA 064)**

Proposed Action and Background

The purpose of this memo is to analyze the effects of pumping under Application 92056¹ on existing surface water rights on the Humboldt River. Application 92056 seeks to change the point of diversion (POD), place of use (POU), and manner of use (MOU) of a portion of an irrigation right under Permit 81901² to commercial use in Clovers Area, Hydrographic Basin 064. This application seeks to move 20 AFA (0.16 CFS) of the base right, after consumptive use reduction for changing from an irrigation MOU, approximately 16.4 miles north-northwest, or to a point about 2 miles from the Humboldt River. The existing point of diversion for Permit 81901 is 2.3 miles from the Humboldt River (Figure 1). According to the permit file³, no proof of completion has been submitted for the base right, and extensions of time have been granted until July 2026, which indicates that the base right has never been used. Therefore, this assessment will provide the results of two different scenarios: 1) a change application where the base right had been in full use prior to the change, and 2) a standalone application with no reduction of duty at a corresponding base right.

Potential Conflicts

The adjacent Humboldt River is a fully appropriated and decreed system under the Humboldt River Decree⁴. There are numerous decreed rights downstream from the nearest intersection between the proposed POD of application 92056 and the river. As such, any increase in capture caused by this change application would conflict with these decreed rights via streamflow depletion.

Aquifer – Stream Connection and Properties

This analysis utilized the middle Humboldt River Basin numerical groundwater flow model (and the associated capture results) developed by the U.S. Geological Survey to assess the capture impacts of the subject change application. The aquifer properties and degree of connection of surface water with groundwater are provided in the report associated with the model (Davis and others, 2026).

¹ File No. 92056, Application for Change in Point of Diversion, Manner and Place of Use, filed July 19, 2022, official records in the Division of Water Resources.

² Permit No. 81901, official records in the Division of Water Resources.

³ *Id.*

⁴ *Matter of the Determination of Relative Rights of the Waters of the Humboldt River Stream System and Tributaries*, Case No. 2804, Sixth Judicial District Court of the State of Nevada, In and For the County of Humboldt (October 20, 1931).

Analysis and Results

As stated in the previous section, the middle Humboldt River Basin model capture data was used to evaluate the estimated change in surface water capture under application 92056 using the USGS Humboldt Capture Query Tool (Mayers and others, 2025; <https://nevada.usgs.gov/hcqt-app/>). The tool uses the locations of the wells for the proposed and existing PODs and the well screen depth to query the capture results of the middle Humboldt model. As neither the existing nor proposed PODs have been installed, the well screen depth was assumed based on nearby well logs. For the existing POD, the nearest well⁵ is that of an existing water right⁶ also owned by the applicant. Due to its proximity to the existing POD (600 feet southwest), this well log will be used as a proxy for that of the existing POD, with the corresponding well screen depth of 160 feet being applied to the Capture Query tool. This places the well screen below the pervasive blue clay confining unit present near Battle Mountain. In the case of the proposed POD, numerous test wells⁷ have been installed at the Valmy Power Plant located directly to the west. Nearly all these wells encountered shallow volcanic bedrock below a thin veneer of alluvium. The proposed POD will likely need to be installed in this volcanic unit, assigned to layer 5 of the middle Humboldt River Basin model, to produce sufficient groundwater. Therefore, a screen depth of 200 feet was assumed for the proposed POD, which would query the capture results of layer 5 of the model at that location.

Results from the capture query tool indicate that pumping under application 92056 would result in a 12% stream capture rate after 50 years (Figure 2). Pumping from the existing POD would result in a stream capture rate of 14% over the same time period (Figure 3). Therefore, the POD change would cause an overall decrease in capture of the Humboldt River under the conditions of full use at the existing POD and would be allowable under State Engineer's Order 1329. However, as the base right has never been used, this POD change would, in effect, cause an increase in capture of the Humboldt River of 12% or 2.4 AFA after 50 years. Under this condition of no use at the base right, it would still be permissible under State Engineer's Order 1329, as the capture rate after 50 years falls below the 5 AFA exemption. In summary, capture effects on the Humboldt River are expected to be exempt from required mitigation per Order 1329, regardless of whether the base right of the subject change application was in full use prior to the change.

Uncertainty of Results

The middle Humboldt River Basin groundwater model (Davis and others, 2026) was used to evaluate the potential changes in capture of surface water by the subject application. The limitations of this analysis are the same as those associated with the model, which are discussed in the report.

References

Davis, K.W., Eldridge, W.G., Allander, K.K., Prudic, D.E., Gardner, M.A., Pavelko, M.T., and Nadler, C.A., 2026, Evaluation of stream capture related to groundwater pumping, middle

⁵ Well Driller's Report Log No. 115650, official records in the Division of Water Resources.

⁶ Permit No. 85343, official records in the Division of Water Resources

⁷ Nevada Division of Water Resources', Data, official records in the Division of Water Resources, available on-line at: <https://tools.water.nv.gov/WellLogQuery.aspx>

Humboldt River Basin, Nevada: U.S. Geological Survey Professional Paper 1906, 176 p., <https://doi.org/10.3133/pp1906>.

Harbaugh, A.W., 2005, MODFLOW-2005, The U.S. Geological Survey modular ground-water model—the Ground-Water Flow Process: U.S. Geological Survey Techniques and Methods 6-A16, variously p.

Langevin, C.D., Hughes, J.D., Banta, E.R., Niswonger, R.G., Panday, Sorab, and Provost, A.M., 2017, Documentation for the MODFLOW 6 Groundwater Flow Model: U.S. Geological Survey Techniques and Methods, book 6, chap. A55, 197 p., <https://doi.org/10.3133/tm6A55>.

Mayers, C.J., Medina, R.L., Davis, K.W., Rybarski, S.C., Carroll, R.W., Eldridge, W.G. and Nadler, C.A., 2026, Humboldt River Basin Model Grids and Potential Groundwater Capture Results: U.S. Geological Survey data release, <https://doi.org/10.5066/P9YZUT70>

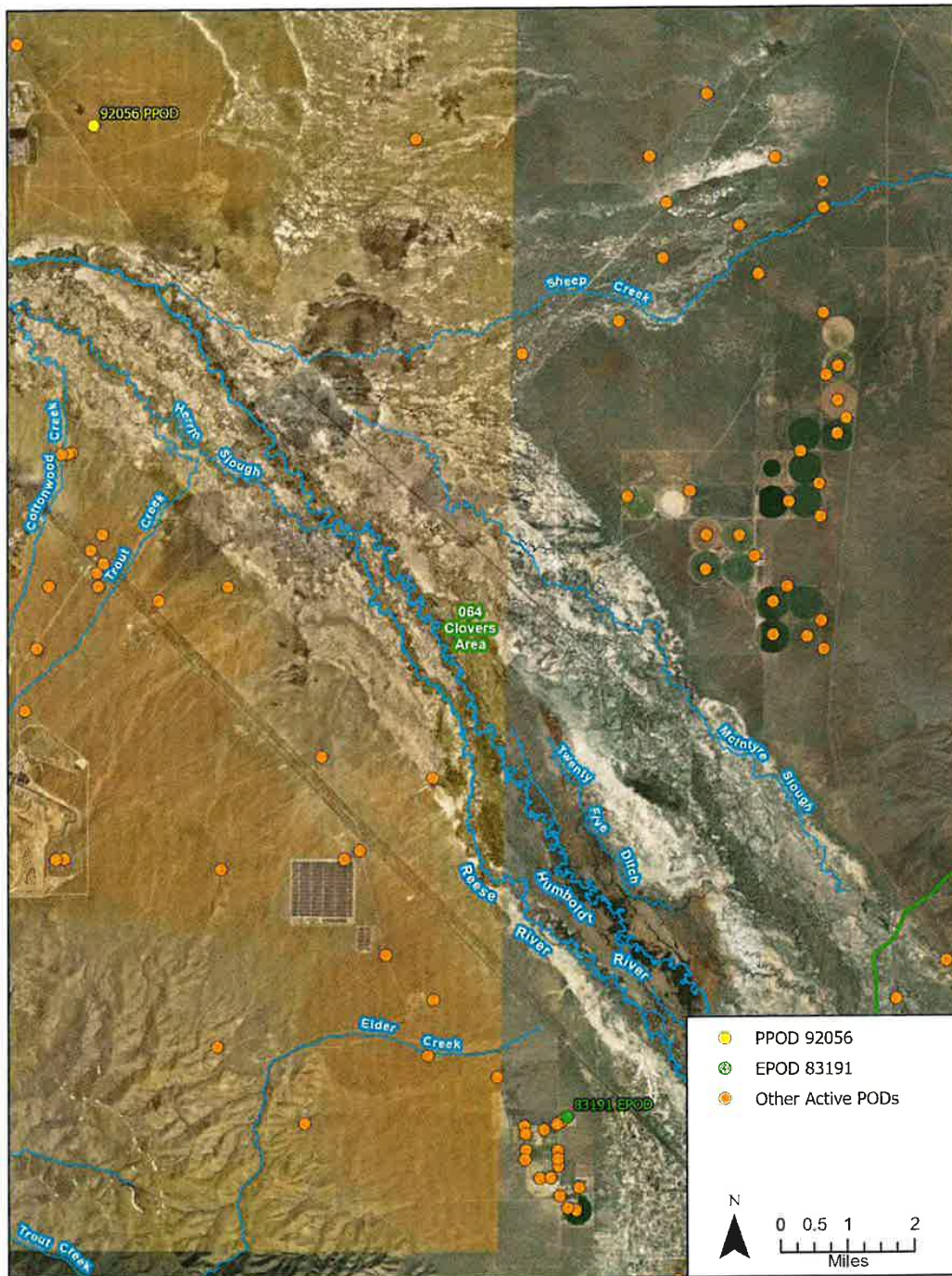


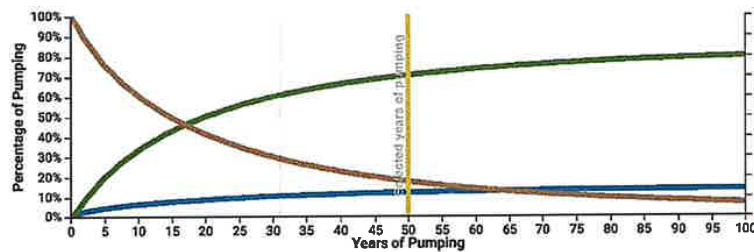
Figure 1. Map showing relative locations of the proposed and existing PODs compared to nearby water rights and surface water. The proposed and existing PODs are approximately 16.5 miles apart, and 2.0 and 2.3 miles, respectively, from the Humboldt River.



Humboldt Capture Query Tool Results

Capture results are based on simulated models and are approximate. Percentages are rounded; components may not sum to 100%. Accuracy and limitations are detailed in the [Middle Humboldt River Basin model](#).

After 50 years of groundwater pumping at location 40.886084, -117.126117, at a depth of 200 feet below land surface, groundwater is derived from the following sources:



Years of Pumping	Stream Capture	Evapotranspiration Capture	Storage Change
1	2%	4%	95%
5	4%	20%	76%
10	6%	33%	61%
20	9%	50%	41%
25	9%	56%	35%
50	12%	71%	17%
75	13%	77%	10%
100	13%	80%	7%

DEFINITIONS

Stream Capture: Reduction in streamflow from groundwater pumping; includes streams, springs, lakes, reservoirs, canals, and drains.

Evapotranspiration Capture: Reduction in groundwater evapotranspiration due to lower water levels from groundwater pumping.

Storage Change: Reduction in groundwater stored in the aquifer due to groundwater pumping; initially the main source of water for wells before external sources are captured.

Disclaimer: Unless otherwise stated, all data, metadata and related materials are considered to satisfy the quality standards relative to the purpose for which the data were collected. Although these data and associated metadata have been reviewed for accuracy and completeness and approved for release by the U.S. Geological Survey (USGS), no warranty expressed or implied is made regarding the display or utility of the data for other purposes, nor on all computer systems, nor shall the act of distribution constitute any such warranty. Not for navigational use.

Acknowledgement: Prepared in cooperation with the Nevada Division of Water Resources and Desert Research Institute
<https://nevada.usgs.gov/hcqt-app/> Mon Jul 20 2026 12:34:59 GMT-0700 (Pacific Daylight Time)

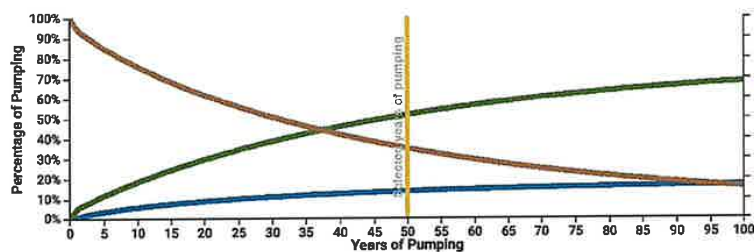
Figure 2. Humboldt Capture Query Tool results for the proposed POD of application 92056.



Humboldt Capture Query Tool Results

Capture results are based on simulated models and are approximate. Percentages are rounded; components may not sum to 100%. Accuracy and limitations are detailed in the [Middle Humboldt River Basin model](#).

After 50 years of groundwater pumping at location 40.671195, -116.994511, at a depth of 160 feet below land surface, groundwater is derived from the following sources:



Years of Pumping	Stream Capture	Evapotranspiration Capture	Storage Change
1	1%	5%	95%
5	3%	12%	85%
10	6%	18%	76%
20	9%	30%	62%
25	10%	34%	56%
50	14%	52%	35%
75	15%	62%	23%
100	16%	68%	16%

DEFINITIONS

Stream Capture: Reduction in streamflow from groundwater pumping; includes streams, springs, lakes, reservoirs, canals, and drains.

Evapotranspiration Capture: Reduction in groundwater evapotranspiration due to lower water levels from groundwater pumping.

Storage Change: Reduction in groundwater stored in the aquifer due to groundwater pumping; Initially the main source of water for wells before external sources are captured.

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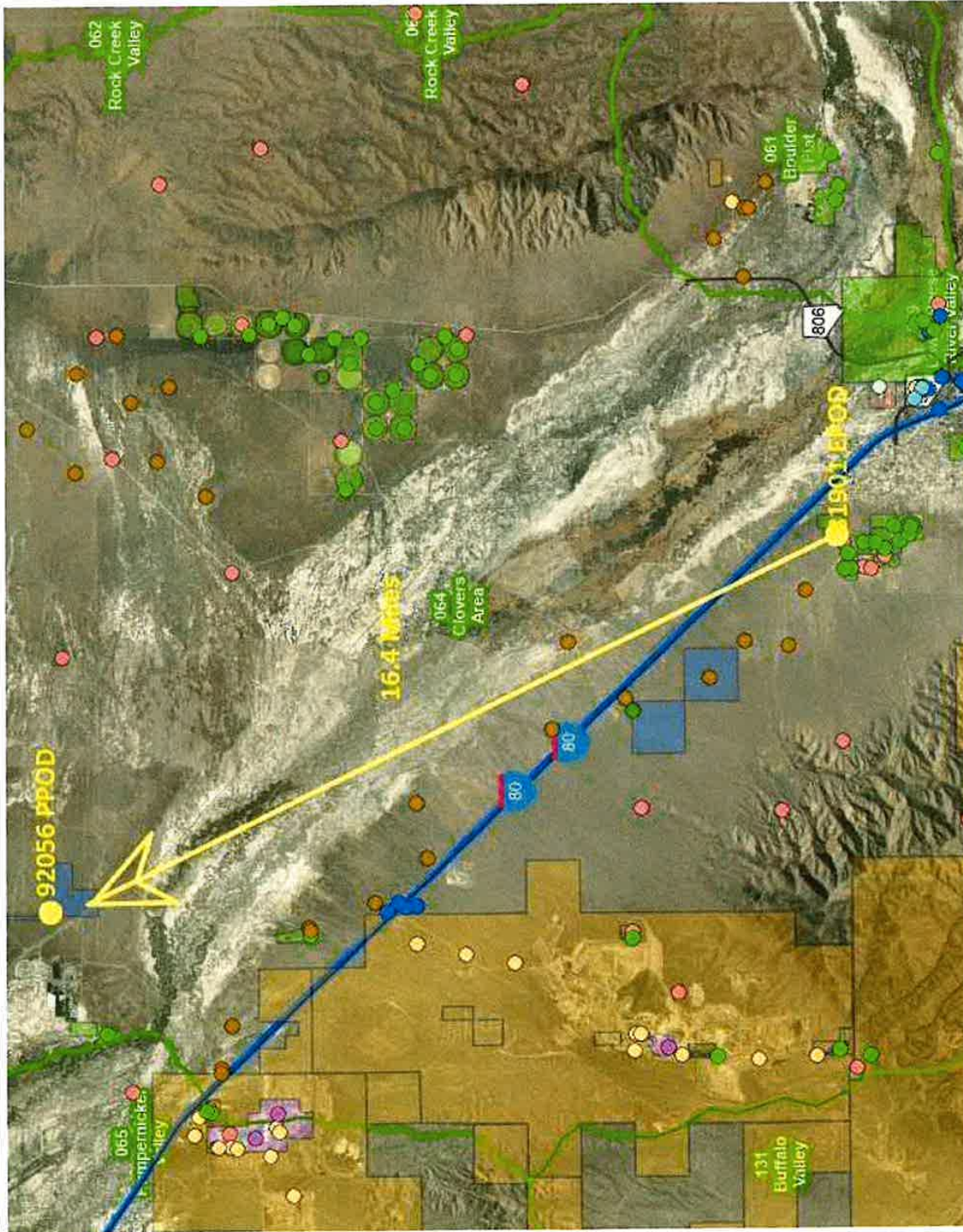
Acknowledgement: Prepared in cooperation with the Nevada Division of Water Resources and Desert Research Institute
<https://nevada.usgs.gov/hcqt-app/> Mon Jul 20 2026 12:31:27 GMT-0700 (Pacific Daylight Time)

Figure 3. Humboldt Capture Query Tool results for the existing POD of application 92056.



State of Nevada
Division of Water Resources

92056 Permit Plat



7.3 0 3.66 7.3 Miles

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

- POD Commercial
- POD Construction
- POD Decreed
- POD Evaporation
- POD Environmental
- POD Industrial
- POD Irrigation
- POD Mining
- POD Municipal
- POD Other
- POD Power
- POD Recreation
- POD Stockwater
- POD Storage
- POD Wildlife
- POU Commercial
- POU Decreed
- POU Environmental
- POU Evaporation
- POU Irrigation
- POU Mining
- POU Storage
- POU Wildlife
- Major Roads
- Interstate
- US Highway
- State Highway
- State Boundary
- Basin Boundaries
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 75m Resolution Metadata

1: 231,763



92056 Permit Plat



Legend

- POD Commercial
- POD Construction
- POD Decreed
- POD Evaporation
- POD Environmental
- POD Industrial
- POD Irrigation
- POD Mining
- POD Municipal
- POD Other
- POD Power
- POD Recreation
- POD Stockwater
- POD Storage
- POD Wildlife
- POU Commercial
- POU Decreed
- POU Environmental
- POU Evaporation
- POU Irrigation
- POU Mining
- POU Storage
- POU Wildlife
- Major Roads
- Interstate
- US Highway
- State Highway
- Local Roads
- State Boundary
- Basin Boundaries
- Township Range
- Section
- Quarter Quarter
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery

1:28,970

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

0.9 Miles

0.46

0

0.9

WGS_1984_Web_Mercator_Auxiliary_Sphere
1/11/2023

Application No. 92056

**APPLICATION FOR PERMISSION TO CHANGE POINT OF DIVERSION, MANNER
OF USE AND PLACE OF USE OF THE PUBLIC WATERS
OF THE STATE OF NEVADA HERETOFORE APPROPRIATED**

THIS SPACE FOR OFFICE USE ONLY	
Date of filing in State Engineer's Office	<u>JUL 19 2022</u>
Returned to applicant for correction	
Corrected application filed	<u>JUL 19 2022</u>

The applicant Paul L. Buffington and Kimberlie M. Buffington

P.O. Box 463 of Battle Mountain
Street Address or P.O. Box City or Town
Nevada 89822, hereby make(s) application for permission to change the
State and Zip Code

☒ Point of Diversion ☒ Place of Use ☒ Manner of Use ☐ Period of Use ☒ of a Portion

of water heretofore appropriated under Permit 81901

Identify existing right by Permit, Certificate, Proof or Claim Nos. If Decreed, give title of Decree and identify right in Decree.

1. The source of water is Underground Commercial Operation Well

Name of stream, lake, underground, spring or other sources.

2. The amount of water to be changed 0.1563 cfs, 25.0 acre-feet (20 acre-feet consumptive use)

Second feet, acre-feet. One second foot equals 448.83 gallons per minute.

3. The water to be used for Commercial

Irrigation, power, mining, commercial, etc. If for stock state number and kind of animals. Must limit to one major use.

4. The water heretofore used for Irrigation

If for stock state number and kind of animals.

5. The water is to be diverted at the following point within the NW¼ NW¼ of Section 27, Township 35 North,

Describe as being within a 40-acre subdivision of public survey and by course and distance to a found section corner. If on unsurveyed land, it should be stated.

Range 43 East M.D.M., at a point from which the Southeast corner of Section 17, Township 35 North, Range 43 East,
M.D.M., bears North 44° 36' 00" West a distance of 8,144 feet, located within Humboldt County.

6. The existing point of diversion is located within the SW¼ SW¼ of Section 02, Township 32 North,

If point of diversion is not changed, do not answer.

Range 44 East, M.D.M., at a point from which the Southwest corner of said Section 02 bears South 44° 41' West a
distance of 952.0 feet, located within Lander County.

See map filed under 81901

4-64
Hu

7. Proposed place of use is located within all of Section 01, a portion of the SE¼ SE¼ Section 2, a portion the
Describe by legal subdivisions. If for irrigation, state number of acres to be irrigated.

SE¼ SE¼ Section 8, all of Section 09, portions of the SW¼ SW¼, SE¼ SE¼ Section 10, all of Section 11, a portion of the SW¼ SW¼ Section 12, all of Section 13, portions of the NW¼ NW¼, NE¼ NE¼ Section 14, all of Section 15, portions of the NW¼ NW¼, NE¼ NE¼, SE¼ SE¼ Section 16, all of Section 17, a portion of the E½ E½ Section 21, portions of the NW¼ NW¼, SW¼ SW¼ Section 22, all of the NW¼, NE¼, SW¼ Section 27, a portion of the NE¼ NE¼ Section 28; all within Township 35 North, Range 43 East, M.D.M.

8. Existing place of use a total of 6.25 acres to be removed from cultivation, as shown on the accompanying stripping
If changing place of use and/or manner of use of irrigation permit, describe acreage to be removed from irrigation

map as Area D, located entirely within the SW¼ SW¼ of Section 02, Township 32 North, Range 44 East, M.D.M.
See accompanying updated stripping map for area being stripped and map filed under 81901 for existing place of use.

9. Proposed use will be from January 1st to December 31st of each year.
Month and Day Month and Day

10. Existing use permitted from January 1st to December 31st of each year.
Month and Day Month and Day

11. Description of proposed works. (Under the provision of NRS 535.010 you may be required to submit plans and specifications of your diversion or storage works) Drilled well, pump, distribution lines to storage ponds
State manner in which water is to be diverted, i.e. diversion structure, ditches, pipes and

flumes or drilled well, pump and motor, etc.

12. Estimated cost of works \$100,000.00

13. Estimated time required to construct works one to three months
If well completed, describe well.

14. Estimated time required to complete the application of water to beneficial use N/A

15. Provide a detailed description of the proposed project and its water usage (use attachments if necessary):
Failure to provide a detailed description may cause a delay in processing.

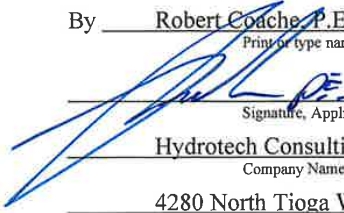
The water being changed will be used for operation and maintenance of a solar power generating facility.

16. Miscellaneous _____

E-mail

702-525-1923
Phone No.

By Robert Coache, P.E.
Print or type name clearly


Signature, Applicant or Agent

Hydrotech Consulting Services, LLC
Company Name

4280 North Tioga Way
Street Address or P.O. Box

Las Vegas, NV 89129
City, State, Zip Code

**APPLICATION MUST BE SIGNED
 BY THE APPLICANT OR AGENT**

\$240 FILING FEE MUST ACCOMPANY APPLICATION

Summary **RZ-26-12** Zone change request submitted by Yulio Martinez as owner of YM Rentals, LLC to change the RR-13 (Rural Ranchette 13,000 sf minimum lot side) zoning designation to R-3 (Multi-family) zoning designation on property located at 4050 Center Street (APN 10-0342-05).

Bill Number _____
Ordinance Number _____

AN ORDINANCE AMENDING HUMBOLDT COUNTY 6-1-78a CHANGING THE ZONING CLASSIFICATION FOR A CERTAIN PORTION OF HUMBOLDT COUNTY, NEVADA,

FROM RR-13
TO R-3

THEREBY CHANGING THE USES TO WHICH SAID PORTION MAY BE PUT AMENDING THE LAND USE MAP OF HUMBOLDT COUNTY ZONING DISTRICT AND BOUNDARY MAP AND OTHER MATTERS PROPERLY RELATED THERETO
THE BOARD OF COUNTY COMMISSIONERS OF HUMBOLDT COUNTY, NEVADA, DO
ORDAIN AS FOLLOWS:

Section 1.

Changes the RR-13 (Rural Ranchette 13,000 sf minimum lot size) zoning designation to R-3 (Multi-family) zoning designation on property located at 4050 Center Street (APN 10-0342-05).

Section 2.

A. Effective Date. This Ordinance shall be in full and after its passage, approval, and publication by title only, together with the names of the county commissioners voting for against its passage, in a newspaper published in and having a general circulation in the county, at least once a week for a period of 2 weeks, said publication also to contain a statement to the effect that typewritten copies of the ordinance are available for inspection at the office of the county clerk by all interested persons as prescribed by NRS 244.100 and that a certified copy of the ordinance will be recorded at the office of the Humboldt County Recorder upon completion of publication and execution of proof thereof.

B. Validity. If any provision or part of this Ordinance shall be declared by a court of competent jurisdiction to be illegal or unconstitutional, it shall in no way affect the remainder of this Ordinance or any section thereof, it being intended that the remainder shall remain in full force and effect.

C. Repeal. All other ordinances, rules, resolutions, orders or regulations, or parts thereof, in conflict or inconsistent with this Ordinance are hereby repealed by only to the extent of such conflict or inconsistency; provided that If any provision or part of this Ordinance shall be declared by a court of competent jurisdiction to be void, illegal or unconstitutional, then

this repealer shall have no effect as to any provision repealed by such void, illegal or unconstitutional provision.

The zoning (land use district) classification of a portion of Humboldt County is hereby changed

FROM RR-13
TO R-3

and the Land Use Map of Humboldt County of 1978 as amended and the Humboldt County Zoning District and Boundary Map are both hereby amended to reflect the change herein made in the zoning classification of that certain property in Humboldt County shown on the map attached hereto as Exhibit A which is incorporated herein by reference said property being more particularly described as follows, to-wit:

Changes the RR-13 (Rural Ranchette 13,000 sf minimum lot size) zoning designation to R-3 (Multi-family) zoning designation on property located at 4050 Center Street (APN 10-0342-05).

Proposed on _____
Proposed by Commissioner _____
Passed On _____

Vote of Commissioners
Ayes: _____
Nayes: _____
Absent: _____
Not Voting: _____

ATTEST:

BOARD OF COUNTY COMMISSIONERS
HUMBOLDT COUNTY, NV

County Clerk

By _____
Chairman

This Ordinance shall be in force and effect from
and after _____.

NOTICE OF PUBLIC HEARING by the HUMBOLDT COUNTY BOARD OF COMMISSIONERS
ON INTENTION TO PASS AN ORDINANCE

PUBLIC HEARING:

10:00 a.m. Monday, October 5, 2026
Physical location:
Courthouse Meeting Room #201
50 W. 5th St.
Winnemucca NV 89445

To attend virtually a link to join the meeting via Teams will be made available on the County website under the date and time listed above at <https://www.humboldtcountynv.gov> selecting "Government" and "Agendas" or you may join by phone at +1-775-446-0241 Conference ID: 642 318 453#

Written comments must be submitted no later than 5:00 p.m. Monday, September 28, 2026 to the Humboldt County Manager's Office at 50 W. 5th St. Winnemucca, NV 89445. Public comments will be accepted at the Public Hearing.

SUMMARY: **RZ-26-08:** Zone change request submitted by Marcus Sandvig to change the RR-2.5 (Rural Ranchette 2.5-acre minimum lot size) zoning designation to M-1 (Industrial) zoning designation on property located at 6990 Airport Road (Assessor's Parcel Number 13-0075-12).

BILL NUMBER 09-08-26a:

An ordinance amending Humboldt County Code Chapter 17.04 "Humboldt County Regional Master Plan" formerly adopted as 6-1-78a and changing the zoning classification for a certain portion of Humboldt County, Nevada by re-zoning property located at 6990 Airport Road from RR-2.5 to M-1 zoning 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.

Copies of the proposed ordinance are available for public inspection at the office of the County Clerk, County Courthouse, 50 W. 5th St. #207, Winnemucca, NV 89445 or it may be viewed by going to the agenda for said meeting at www.humboldtcountynv.gov/agendas.

DATED: September 8, 2026

(COUNTY SEAL)



TAMI RAE SPERO, Humboldt County
Clerk and Ex-Officio Clerk of the Board
of County Commissioners of Humboldt
County, Nevada

Publish: September 18, 2026 (1t)

NOTICE TO PERSONS WITH DISABILITIES: Members of the public who are disabled and require special assistance or accommodations at the hearing are requested to notify the COUNTY MANAGER in writing at the Humboldt County Courthouse, Room 205, Winnemucca, Nevada 89445, or by calling (775) 623-6300 or TDD# 623-6249 at least two (2) days in advance of the meeting.

Summary **RZ-26-08** Zone change request submitted by Marcus Sandvig to change the RR-2.5 (Rural Ranchette 2.5-acre minimum lot size) zoning designation to M-1 (Industrial) zoning designation on property located at 6990 Airport Road (APN 13-0075-12).

Bill Number 09-08-26a

Ordinance Number _____

AN ORDINANCE AMENDING HUMBOLDT COUNTY 6-1-78a CHANGING THE ZONING CLASSIFICATION FOR A CERTAIN PORTION OF HUMBOLDT COUNTY, NEVADA,

FROM RR-2.5

TO M-1

THEREBY CHANGING THE USES TO WHICH SAID PORTION MAY BE PUT AMENDING THE LAND USE MAP OF HUMBOLDT COUNTY ZONING DISTRICT AND BOUNDARY MAP AND OTHER MATTERS PROPERLY RELATED THERETO

THE BOARD OF COUNTY COMMISSIONERS OF HUMBOLDT COUNTY, NEVADA, DO ORDAIN AS FOLLOWS:

Section 1.

Changes the RR-2.5 (Rural Ranchette 2.5-acre minimum lot size) zoning designation to M-1 (Industrial) zoning designation on property located at 6990 Airport Road (APN 13-0075-12).

Section 2.

A. Effective Date. This Ordinance shall be in full and after its passage, approval, and publication by title only, together with the names of the county commissioners voting for against its passage, in a newspaper published in and having a general circulation in the county, at least once a week for a period of 2 weeks, said publication also to contain a statement to the effect that typewritten copies of the ordinance are available for inspection at the office of the county clerk by all interested persons as prescribed by NRS 244.100 and that a certified copy of the ordinance will be recorded at the office of the Humboldt County Recorder upon completion of publication and execution of proof thereof.

B. Validity. If any provision or part of this Ordinance shall be declared by a court of competent jurisdiction to be illegal or unconstitutional, it shall in no way affect the remainder of this Ordinance or any section thereof, it being intended that the remainder shall remain in full force and effect.

C. Repeal. All other ordinances, rules, resolutions, orders or regulations, or parts thereof, in conflict or inconsistent with this Ordinance are hereby repealed by only to the extent of such conflict or inconsistency; provided that If any provision or part of this Ordinance shall be declared by a court of competent jurisdiction to be void, illegal or unconstitutional, then this repealer shall have no effect as to any provision repealed by such void, illegal or unconstitutional provision.

The zoning (land use district) classification of a portion of Humboldt County is hereby changed

FROM RR-2.5
TO M-1

and the Land Use Map of Humboldt County of 1978 as amended and the Humboldt County Zoning District and Boundary Map are both hereby amended to reflect the change herein made in the zoning classification of that certain property in Humboldt County shown on the map attached hereto as Exhibit A which is incorporated herein by reference said property being more particularly described as follows, to-wit:

Changes the RR-2.5 (Rural Ranchette 2.5-acre minimum lot size) zoning designation to M-1 (Industrial) zoning designation on property located at 6990 Airport Road (APN 13-0075-12).

Proposed on September 8, 2026
Proposed by Commissioner Hill
Passed On

Vote of Commissioners
Ayes:
Nayes:
Absent:
Not Voting:

ATTEST:

BOARD OF COUNTY COMMISSIONERS
HUMBOLDT COUNTY, NV

Tami Rae Spero, County Clerk

By _____
Ron Cerri, Chairman

This Ordinance shall be in force and effect from
and after _____.

NOTICE OF PUBLIC HEARING by the HUMBOLDT COUNTY BOARD OF COMMISSIONERS
ON INTENTION TO PASS AN ORDINANCE

PUBLIC HEARING:

10:00 a.m. Monday, October 5, 2026
Physical location:
Courthouse Meeting Room #201
50 W. 5th St.
Winnemucca NV 89445

To attend virtually a link to join the meeting via Teams will be made available on the County website under the date and time listed above at <https://www.humboldtcountynv.gov> selecting "Government" and "Agendas" or you may join by phone at +1-775-446-0241 Conference ID: 642 318 453#

Written comments must be submitted no later than 5:00 p.m. Monday, September 28, 2026 to the Humboldt County Manager's Office at 50 W. 5th St. Winnemucca, NV 89445. Public comments will be accepted at the Public Hearing.

SUMMARY: **RZ-26-06:** Zone change request submitted by Johnathan Kenison to change the RR-2.5 (Rural Ranchette 2.5-acre minimum lot size) zoning designation to M-1 (Industrial) zoning designation on property located at 6350 W. Rose Creek Road (Assessor's Parcel Number 13-0075-14).

BILL NUMBER 09-08-26:

An ordinance amending Humboldt County Code Chapter 17.04 "Humboldt County Regional Master Plan" formerly adopted as 6-1-78a and changing the zoning classification for a certain portion of Humboldt County, Nevada by re-zoning property located at 6350 West Rose Creek Road from RR-2.5 to M-1 zoning 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.

Copies of the proposed ordinance are available for public inspection at the office of the County Clerk, County Courthouse, 50 W. 5th St. #207, Winnemucca, NV 89445 or it may be viewed by going to the agenda for said meeting at www.humboldtcountynv.gov/agendas.

DATED: September 8, 2026

(COUNTY SEAL)



TAMI RAE SPERO, Humboldt County
Clerk and Ex-Officio Clerk of the Board
of County Commissioners of Humboldt
County, Nevada

Publish: September 18, 2026 (1t)

NOTICE TO PERSONS WITH DISABILITIES: Members of the public who are disabled and require special assistance or accommodations at the hearing are requested to notify the COUNTY MANAGER in writing at the Humboldt County Courthouse, Room 205, Winnemucca, Nevada 89445, or by calling (775) 623-6300 or TDD# 623-6249 at least two (2) days in advance of the meeting.

Summary **RZ-26-06** Zone change request submitted by Johnathan Kenison to change the RR-2.5 (Rural Ranchette 2.5 - acre minimum lot size) zoning designation to M-1 (Industrial) zoning designation on property located at 6350 W Rose Creek Road (APN 13-0075-14).

Bill Number 09-08-26

Ordinance Number _____

AN ORDINANCE AMENDING HUMBOLDT COUNTY 6-1-78a CHANGING THE ZONING CLASSIFICATION FOR A CERTAIN PORTION OF HUMBOLDT COUNTY, NEVADA,

FROM RR-2.5

TO M-1

THEREBY CHANGING THE USES TO WHICH SAID PORTION MAY BE PUT AMENDING THE LAND USE MAP OF HUMBOLDT COUNTY ZONING DISTRICT AND BOUNDARY MAP AND OTHER MATTERS PROPERLY RELATED THERETO

THE BOARD OF COUNTY COMMISSIONERS OF HUMBOLDT COUNTY, NEVADA, DO ORDAIN AS FOLLOWS:

Section 1.

Changes the RR-2.5 (Rural Ranchette 2.5-acre minimum lot size) zoning designation to M-1 (Industrial) zoning designation on property located at 6350 W Rose Creek Road (APN 13-0075-14).

Section 2.

A. Effective Date. This Ordinance shall be in full and after its passage, approval, and publication by title only, together with the names of the county commissioners voting for against its passage, in a newspaper published in and having a general circulation in the county, at least once a week for a period of 2 weeks, said publication also to contain a statement to the effect that typewritten copies of the ordinance are available for inspection at the office of the county clerk by all interested persons as prescribed by NRS 244.100 and that a certified copy of the ordinance will be recorded at the office of the Humboldt County Recorder upon completion of publication and execution of proof thereof.

B. Validity. If any provision or part of this Ordinance shall be declared by a court of competent jurisdiction to be illegal or unconstitutional, it shall in no way affect the remainder of this Ordinance or any section thereof, it being intended that the remainder shall remain in full force and effect.

C. Repeal. All other ordinances, rules, resolutions, orders or regulations, or parts thereof, in conflict or inconsistent with this Ordinance are hereby repealed by only to the extent of such conflict or inconsistency; provided that If any provision or part of this Ordinance shall be declared by a court of competent jurisdiction to be void, illegal or unconstitutional, then

this repealer shall have no effect as to any provision repealed by such void, illegal or unconstitutional provision.

The zoning (land use district) classification of a portion of Humboldt County is hereby changed

FROM RR-2.5
TO M-1

and the Land Use Map of Humboldt County of 1978 as amended and the Humboldt County Zoning District and Boundary Map are both hereby amended to reflect the change herein made in the zoning classification of that certain property in Humboldt County shown on the map attached hereto as Exhibit A which is incorporated herein by reference said property being more particularly described as follows, to-wit:

Changes the RR-2.5 (Rural Ranchette 2.5-acre minimum lot size) zoning designation to M-1 (Industrial) zoning designation on property located at 6350 W Rose Creek Road (APN 13-0075-14).

Proposed on September 8, 2026
Proposed by Commissioner Hill
Passed On

Vote of Commissioners

Ayes:

Nayes:

Absent:

Not Voting:

ATTEST:

BOARD OF COUNTY COMMISSIONERS
HUMBOLDT COUNTY, NV

Tami Rae Spero, County Clerk

By _____
Ron Cerri, Chairman

This Ordinance shall be in force and effect from

and after _____.



HUMBOLDT COUNTY

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

STAFF REPORT

DATE: Sept 25, 2026
TO: County Commission
FROM: Mike Mieras, Director WCVA
SUBJECT: to change temp/part-time position facility attendant for WCVA to a full-time position
REQUESTED AGENDA DATE: October 5, 2026

SUMMARY AND BACKGROUND

Since WCVA has changed its policies for liability & safety we require facility attendants to be present for the entirety of each event. With this in place this requires more hours than previous. In 2025 we held 678 events. As of August, we have held 835 events and keep growing. Currently the annual pay for the part-time position is approx. \$12,000 per year. By changing this position to a full-time facility attendant, the yearly wage including benefits is \$58,647.47, which has been approved by the WCVA board. This amount will be funded in full by WCVA.

WHY ARE YOU BRINGING THIS BEFORE THE BOARD NOW

The project was advertised per NRS 332, and solicitations were opened August 15, 2026.

PREVIOUS ACTION

This item has been previously approved by the WCVA Board.

FISCAL IMPACT

N/A

RECOMMENDATION

Commission approval of the staff changes from part-time temporary to full-time facility attendant.

LIST SUPPORTING DOCUMENTS IF APPLICABLE:

N/A

POSSIBLE MOTION

Approve the change of part-time temporary position to a full-time facility attendant.

Form 4411LGF

FIVE YEAR CAPITAL IMPROVEMENT PLAN
(Per NRS 354.5945)



Minimum level of expenditure for items classified as capital assets
Minimum level of expenditure for items classified as capital projects

\$ 10,000.00
\$ 10,000.00

ENTITY: HUMBOLDT COUNTY
DATE: JULY 21, 2025

Fund:	FY 2026-2027	FY 2027-2028	FY 2028-2029	FY 2029-2030	FY 2030-2031
WINNEMUCCA EVENTS COMPLEX					
Capital Improvement:	70,000 170,000 40,000 115,000 125,000 48,000 40,000				
	Boom Lift Tele Handler Event Center Upgrades Mini Loader Barn Doors Light Towers Grandstand Upgrades				
Funding Source:	Property Tax, Consolidated Tax, Room Tax				
Completion Date:	6/30/2027				
Fund Total	608,000	0	0	0	0



HUMBOLDT COUNTY

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

STAFF REPORT

DATE: Sept 25, 2026
TO: County Commission
FROM: Mike Mieras, Director Ag. District #3
SUBJECT: Purchase of 75 Barn Doors FY 2026/2027
REQUESTED AGENDA DATE: October 5, 2026

SUMMARY AND BACKGROUND

This is to purchase 75 Barn Doors for the Winnemucca Events Complex. This has been approved by the Ag. District #3 Board for \$125,000 and is an approved item on the WEC FY 2026/2027 capital improvement budget for \$125,000. Quotes for this project have been received.

WHY ARE YOU BRINGING THIS BEFORE THE BOARD NOW

The project was advertised per NRS 332, and solicitations were opened August 15, 2026.

PREVIOUS ACTION

This item has been previously approved by the Ag District #3 Board and is an approved capital improvement budget item for FY 2026/2027

FISCAL IMPACT

N/A

RECOMMENDATION

Commission approval of the 75 Barn Doors for \$112,854.30

LIST SUPPORTING DOCUMENTS IF APPLICABLE:

- Silver State Welding – Estimate EST0006 for \$112,854.30
- Classic Equine Equipment – proposal summary for \$150,512.50

POSSIBLE MOTION

Approve the 75 Barn Doors estimate from Silver State Welding. 3050 West Railroad Street, Winnemucca, NV 89445 for \$112,854.30.

Silver State Welding

FOR:

Humboldt County Fair
Grounds

NUMBER:

EST0006

DATE:

Jun 1, 2026

Description	Quantity	Unit price	Consumables	Amount
Manpower	525	\$110.00	0.0 %	\$57,750.00
Material	1	\$45,920.25	20.0 %	\$45,920.25
1"x1"x1/8" flat bar				
1-1/4"x1-1/4" square tube				
1"x1" square tube				
3"x2" x1/4" angle				
1"x6" tongue and Groove pine boards				

SUBTOTAL:	\$103,670.25
CONSUMABLES :	\$9,184.05
TOTAL	\$112,854.30

Comments

This quote is for 75 completed stall doors

PROPOSAL SUMMARY

TITLE: WEC STALL DOORS 2026

INSTRUCTIONS: The proposal must be submitted on this form. The proposal total cost in dollars and cents should be stated in numbers and words below. If additional space is required, attach a supplemental page to this form. If there are exceptions or deviations to the proposal, the attached Exception Summary form must be completed.

DESCRIPTION: To provide the equipment for the Winnemucca Events Complex, 1095 Fairgrounds Road, Winnemucca, Nevada.

WARRANTY: Describe warranty term (Full Parts & Labor): 5 year structural warranty against structural defects in workmanship (See warranty section in general terms)

COMPLETION: Delivery is guaranteed on or before ninety (90) days after bid award.

EXCEPTIONS: Does this equipment with exceptions meet or exceed the requirements of the Specifications?

X YES

NO - If NO, use the attached Exception Summary form to state exceptions.

Representative Name/Title: Kurt Johnston, National Sales Manager

Company Name: Classic Equine Equipment

Address: 100 Wulfert Drive

City, State, Zip Code: Fredericktown, MO 63645

Telephone Number: 281-387-5406 Fax Number: _____

Email Address: kurt.johnston@classic-equine.com

City or County Business License Number: 21886628

State Business License Number: 21886628

State Contractor License Number: _____

Taxpayer Identification Number: 46-2484019

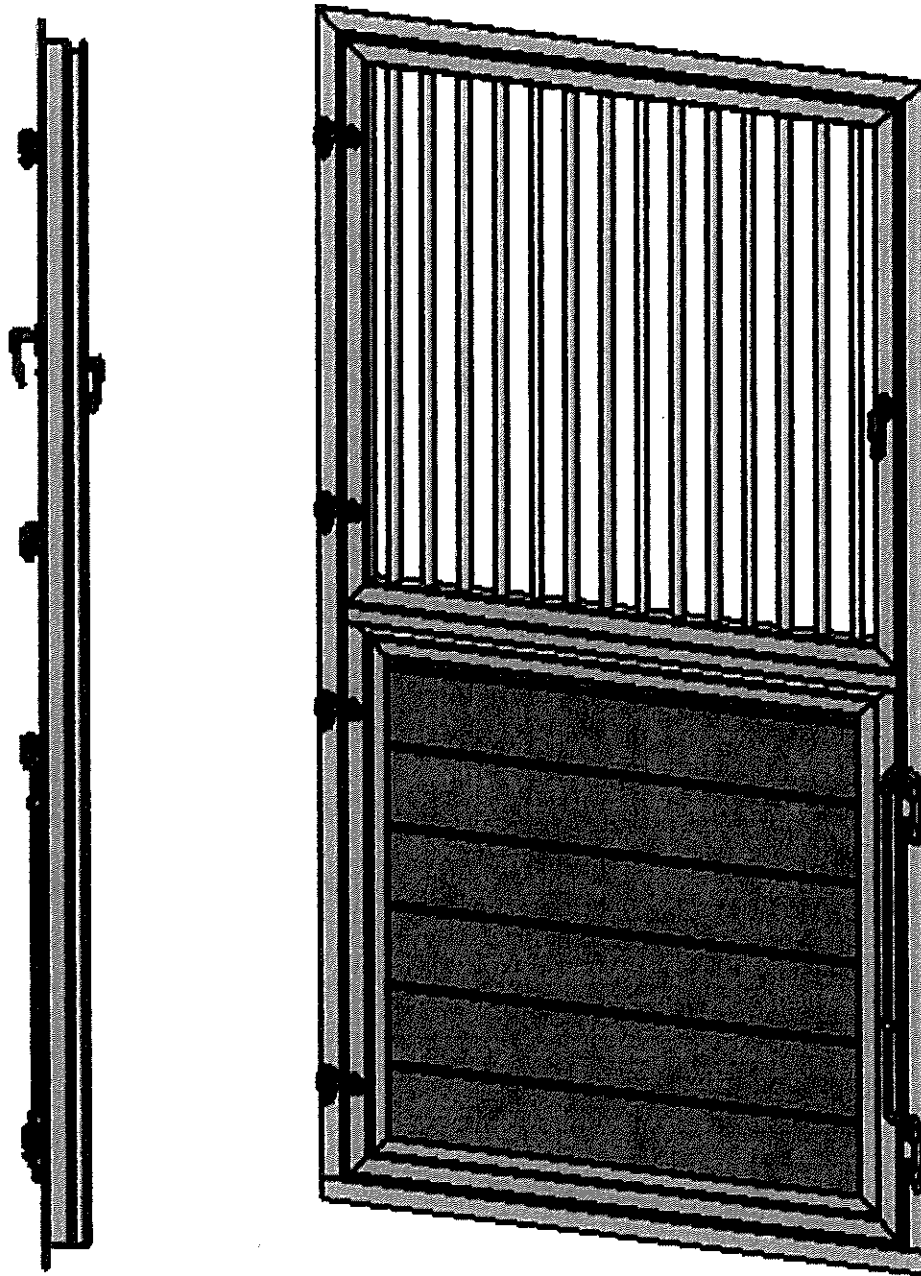
PROPOSAL TOTAL: \$ 150,512.50

Proposal amount written in words: One hundred fifty thousand five hundred twelve dollars and fifty cents

[PROPOSAL SUMMARY CONTINUED ON FOLLOWING PAGE]

Classic Equine Equipment, per bid specifications, agrees to furnish product as follows:

- Provide (75) Replacement Dutch Doors consisting of pre-hung stand in place 2" 14 ga. pre-galvanized metal frame ready to bolt directly to exterior jamb face in a 44"x85" rough opening.
- Top 30" (nominal) panel section to consist of:
 - o 14 ga. 2" square tube frame pre-galvanized for additional rust protection
 - o Inset 1" round 14 ga. vertical bars at 3" o.c. spacing pre-galvanized for additional rust protection
 - o (2) Adjustable stainless-steel hinges with nylon bushings for smooth movement
 - o (1) stainless steel rotating handle door latch with inside handle as well
 - o Premium TGIC Spock Black powder coat finish
- Bottom 55" (nominal) panel section to consist of:
 - o 14 ga. 2" square tube frame pre-galvanized for additional rust protection
 - o 14 ga. 1.5" pre-galvanized inset u-channel for 2"x8" wood fill material (Select grade 2"x8" T&G v-groove southern yellow pine wood fill material included but to be field cut and installed due to weight and potential for freight damage)
 - o Heavy duty cane bolt locking system for lower door section
 - o (2) Adjustable stainless-steel hinges with nylon bushings for smooth movement
 - o Premium TGIC Spock Black powder coat finish



** Images are for basic representation purposes only, not drawn to scale or specifications.

Classic Equine Equipment, LLC - Terms and Conditions of Sale

1. **General.** The term "Product" as used herein shall represent any items manufactured or sold by Classic Equine Equipment, LLC ("Seller") and purchased by Buyer from Seller. Buyer by signing the Sales Quote agrees to be bound by these terms and conditions (these "Terms") and approves any and all drawings and other specifications related to the Products. Buyer accepts responsibility for approving and verifying the type, size, and quantity as listed. Purchase orders shall be made out to Seller and shall be accepted by Seller in Seller's discretion in the Fredericktown, Missouri USA office of Seller. Seller cannot accept a purchase order for the purchase of any goods or services from either the sanctioned



LUCAS EQUINE EQUIPMENT, INC.
seamless. flawless. timeless.

PO BOX 158 · 4161 US Highway 27 South
Cynthiana, Kentucky 41031

(859) 234-692
www.LucasEquine.co

Proposal

Quote Number: 3917

Job Name:

Quote To: Winnemucca Fairgrounds
Winnemucca, NV 89445
United States

Ship To: Winnemucca Fairgrounds
Winnemucca, NV 89445
United States

Quote Date: 09/15/2026 **Expires:** 09/15/2026

Contact: Mike Mieras

Customer: Winnemucca Fairgrounds

Terms: 25% Deposit/Balance Prepaid

Salesman: Nick Thornton

Phone: (775) 690-1135

Ship Via:

Delivery: 8-10 weeks after drwg appvl

Part Number	Description	Quantity	Price	Ext
39173 STALL DOORS	Dutch Stall Doors using 2" Sq. Tube Framing with 3/4" Round Bars at Top (3" on center) and Open Bottom for Customer's Lumber - Includes Stainless Steel Continuous Hinges & Stainless Steel Springbolt Latches with Strike Angle - Zinc Primed & P/C Std. Color	75	\$2,190.00/EA	\$164,250
39173 LUMBER	2x6 Yellow Pine T&G Lumber - Cut to Size & Shipped Loose - No Finish	2,970	\$3.53/FT	\$10,494

Subtotal: \$174,734.
Quoted Freight: \$9,325.
3% C.C. Fee: \$0.
Quoted Tax: \$0.
Total: \$184,059

If Acceptable Please Sign & Return Proposal with 25% Deposit.
Shop Drawings to Follow For Final Approval.

\$184,059

Freight is subject to change at time of shipment due to new trucking regulations, fluctuations in fuel pricing and supply/demand of necessary trucks.
Customer is responsible for offloading materials upon delivery

Due to steel/wood price increases & allocations, our quoted prices will be requoted at time of shop drawing approval.
Credit card payments accepted with 3% convenience fee.

Nick Thornton

Accepted

Date

By: Nick Thornton

Lucas Equine Equipment, Inc.

Form 4411LGF

FIVE YEAR CAPITAL IMPROVEMENT PLAN
(Per NRS 354.5945)



Minimum level of expenditure for items classified as capital assets \$ 10,000.00 ENTITY: HUMBOLDT COUNTY
Minimum level of expenditure for items classified as capital projects \$ 10,000.00 DATE: JULY 21, 2025

Fund:		FY 2026-2027	FY 2027-2028	FY 2028-2029	FY 2029-2030	FY 2030-2031
Capital Improvement:	WINNEMUCCA EVENTS COMPLEX					
	Boom Lift	70,000				
	Tele Handler	170,000				
	Event Center Upgrades	40,000				
	Mini Loader	115,000				
	Barn Doors	125,000				
	Light Towers	48,000				
	Grandstand Upgrades	40,000				
Funding Source:	Property Tax, Consolidated Tax, Room Tax					
Completion Date:	6/30/2027					
Fund Total		608,000	0	0	0	0



HUMBOLDT COUNTY

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

STAFF REPORT

DATE: Sept 25, 2026
TO: County Commission
FROM: Mike Mieras, Director Ag. District #3
SUBJECT: Purchase of Mini Loader FY 2026/2027
REQUESTED AGENDA DATE: October 5, 2026

SUMMARY AND BACKGROUND

The Mini Loader will be used throughout the day for various duties at the Winnemucca Events Complex. This has been approved by the Ag. District #3 Board for \$115,000 and is an approved item on the WEC FY 2026/2027 capital improvement budget for \$115,000. Quotes for this project have been received. Three companies were notified, however we received the one quote.

WHY ARE YOU BRINGING THIS BEFORE THE BOARD NOW

The project was advertised per NRS 332, and solicitations were opened August 15, 2026.

PREVIOUS ACTION

This item has been previously approved by the Ag District #3 Board and is an approved capital improvement budget item for FY 2026/2027

FISCAL IMPACT

N/A

RECOMMENDATION

Commission approval of the Mini Loader for \$117,969.17

LIST SUPPORTING DOCUMENTS IF APPLICABLE:

- Empire Southwest, LLC – proposal summary for \$117,969.17
- Bobcat of Reno – AB2021194 for \$120,837.98
- Pape Machinery, Inc. - 2475764 for \$123,446.00

POSSIBLE MOTION

Approve the Mini Loader quote from Empire Southwest LLC. 3050 West Railroad Street, Winnemucca, NV 89445 for \$117,969.17.

Empire

PROPOSAL SUMMARY

TITLE: WEC COMPACT WHEEL LOADER 2026

INSTRUCTIONS: The proposal must be submitted on this form. The proposal total cost in dollars and cents should be stated in numbers and words below. If additional space is required, attach a supplemental page to this form. If there are exceptions or deviations to the proposal, the attached Exception Summary form must be completed.

DESCRIPTION: To provide the equipment for the Winnemucca Events Complex, 1095 Fairgrounds Road, Winnemucca, Nevada.

WARRANTY: Describe warranty term (Full Parts & Labor): See 'Attachment A' for Details

COMPLETION: Delivery is guaranteed on or before sixty (60) days after bid award.

EXCEPTIONS: Does this equipment with exceptions meet or exceed the requirements of the Specifications?

☒ YES

☐ NO - If NO, use the attached Exception Summary form to state exceptions.

Representative Name/Title: Megan Santos - Sales Account Manager

Company Name: Empire Southwest, LLC

Address: 3050 West Railroad Street

City, State, Zip Code: Winnemucca, NV 89445

Telephone Number: 775-625-7255 Fax Number: _____

Email Address: EmpireGovGroup@empire-cat.com

City or County Business License Number: 4302 (City)

State Business License Number: NV20232672852

State Contractor License Number: N/A

Taxpayer Identification Number: 86-0894087

PROPOSAL TOTAL: \$117,969.17

Proposal amount written in words: One Hundred Seventeen Thousand Nine Hundred Sixty-Nine Dollars and Seventeen Cents

[PROPOSAL SUMMARY CONTINUED ON FOLLOWING PAGE]



Quotation Number: **AB2021194**
 Quote Sent Date: **Sep 14, 2026**
 Expiration Date: **Sep 30, 2026**
 Prepared By: **Albert Blanco**
 Phone: +17757700120
 Email: albert.blanco@bobcatcentral.com

Customer
Agricultural District #3 Director
 50 W. Winnemucca Boulevard
 Winnemucca, NV, 89445
 Phone: 775-623-5071 ext. 104

Contact
MIKE MIERAS
 Phone: 775-690-1135
 Email: mike@winnemucca.com

Dealer
Bobcat of Reno, Reno, NV
 2282 LARKIN CIRCLE
 SPARKS, NV, 89431

Item Name	Item Number	Quantity	Price Each	Tot
Bobcat L95 Compact Wheel Loader	M0705	1	107,399.69	107,399.69

Comment: This model CWL is equipped with a non-DPF engine which helps with maintenance down time.

Standard Equipment:

74 HP 2.4L Turbocharged Bobcat engine with integrated Diesel Oxidation Catalyst (DOC)	Inching Pedal
Articulation Lock Bar	Instrumentation: Hour meter, RPM, System Voltage; Engine Temperature and Fuel Gauges; Warning Lights
Attachment Control Device	Lift Arm Support
Automatic Park Brake with Slope Assist	Machine IQ Ready (device is an accessory)
Automatic Ride Control	Mirrors: Right & Left Side
Auxiliary Hydraulics, High Flow with pressure release couplers	Operator Canopy: Roll Overprotective Structure (ROPS) meets ISO 3471; Falling Object Protective Structure (FOPS) meets ISO 3449 Level II
Back-up Alarm	Power Bob-Tach Attachment Mounting System
Battery Disconnect Switch	Retrieval Pin
Bobcat Standard 5" Display	Road Lights - Halogen (Front)
Bucket Level Indicator	Spark Arrester Muffler
Canopy with; Cup Holders, Dual Quick Charge USB /12 V Power Outlet, Interior Storage Compartments, Keyless Ignition,	Standard 405/70 R20 Tires
Retractable 2 Seat Belt, Tilt and Telescoping Steering Column,	Tie Down Points
Vinyl Suspension Seat	Two Speed Travel (24.8 MPH)
Differential Lock	Wheel Fenders
Engine and Hydraulics Systems De-rate	Work lights - LED (2 front & 2 rear)
Front Horn	Z-Bar Mechanical Self Leveling
Glow Plugs	
Hydrostatic Transmission with Electronic Gearbox, 4 speeds,	
Advanced Attachment Control, & Flex Drive (Engine Speed Dial)	

HVAC Cab Comfort Package	M0705-P01-C02	1	11,561.17	11,561.17
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Enclosed Cab with HVAC Front and rear wiper / washer, Dome light, Rear defrost, Radio Ready, Heated Air Ride Seat,

60 Month/2000 Hour Full Extended Warranty	9997060	1	2,858.14	2,858.14
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Government Rebate: US Q3 2026		1	5,500.00	- 5,500.00
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	Total for Bobcat L95 Compact Wheel Loader			116,319.69
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80" Heavy Duty Bucket	7272681	1	2,362.00	2,362.00
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Bolt-On Cutting Edge, 80"	6718008	1	457.98	457.98
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	Total for 80" Heavy Duty Bucket			2,819.98
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48" PALLET FORK SET	48FORKS	1	1,699.00	1,699.00
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	Total for 48" PALLET FORK SET			1,699.00
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Quote Subtotal	120,837.9
Sales Total before Taxes	120,837.9
Taxes	0.0
Quote Total - USD	120,837.9

\$ 120,837.98

Notes: **THANK YOU FOR THE OPPORTUNITY TO EARN YOUR BUSINESS!** (CUSTOMER IS TAX EXEMPT)

Customer Acceptance:

Quotation Number: AB2021194

Purchase Order: _____

Authorized Signature:

Print: _____ Sign: _____

Date: _____ Email: _____

Addresses

Delivery Address: _____

Billing Address (if different from ship to): _____

Tax Exempt: Y ☐ / N ☐

Exempt in the State of: _____

Tax Exempt ID: _____

Federal: _____

State: _____

Expiration Date: _____



Prepared For

HUMBOLDT COUNTY
WINNEMUCCA CONVENTION
CENTER

50 W WINNEMUCCA BLVD

WINNEMUCCA, NV 894453258

(775) 623-5071

Prepared By

AARON LANKA

Pape Machinery, Inc.

1255 Spice Island Drive

Sparks, NV 89431

775-846-7484

alanka@papemachinery.com

Quote Id 2475764

Expiration Date 30-Sep-2026

Customer Notes

FOB Winnemucca, NV.
Machine comes with 2 Year Full Factory warranty.
Includes PDI, delivery, and training. Delivery in 30-60 days ARO.

Quote Summary

Equipment Summary

New 2026 John Deere 244P Compact Wheel Loader -1LU244PAHZB104224

Equipment Total

\$123,442.00

QTY In Group

1

Quote Summary

Total Selling Price

\$123,442.00

Sub-total

\$123,442.00

*NV Tire Fee

\$4.00

Balance Due

\$123,446.00

Form 4411LGF

FIVE YEAR CAPITAL IMPROVEMENT PLAN
(Per NRS 354.5945)



Minimum level of expenditure for items classified as capital assets
Minimum level of expenditure for items classified as capital projects

\$ 10,000.00
\$ 10,000.00

ENTITY: HUMBOLDT COUNTY
DATE: JULY 21, 2025

Fund:	WINNEMUCCA EVENTS COMPLEX	FY 2026-2027	FY 2027-2028	FY 2028-2029	FY 2029-2030	FY 2030-2031
Capital Improvement:	Boom Lift Tele Handler Event Center Upgrades Mini Loader Barn Doors Light Towers Grandstand Upgrades	70,000 170,000 40,000 115,000 125,000 48,000 40,000				
Funding Source:	Property Tax, Consolidated Tax, Room Tax					
Completion Date:	6/30/2027					
Fund Total		608,000	0	0	0	0



HUMBOLDT COUNTY

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

STAFF REPORT

DATE: Sept 25, 2026
TO: County Commission
FROM: Mike Mieras, Director Ag. District #3
SUBJECT: Purchase of Telehandler FY 2026/2027

REQUESTED AGENDA DATE: October 5, 2026

SUMMARY AND BACKGROUND

The Mini Loader will be used throughout the day for various duties at the Winnemucca Events Complex. This has been approved by the Ag. District #3 Board for \$170,000 and is an approved item on the WEC FY 2026/2027 capital improvement budget for \$170,000. Quotes for this project have been received. Three companies were notified; however we received the one quote.

WHY ARE YOU BRINGING THIS BEFORE THE BOARD NOW

The project was advertised per NRS 332, and solicitations were opened August 15, 2026.

PREVIOUS ACTION

This item has been previously approved by the Ag District #3 Board and is an approved capital improvement budget item for FY 2026/2027

FISCAL IMPACT

N/A

RECOMMENDATION

Commission approval of the Telehandler for \$133,542.12.

LIST SUPPORTING DOCUMENTS IF APPLICABLE:

- Empire Southwest, LLC – proposal summary for \$133,542.12

POSSIBLE MOTION

Approve the Mini Loader quote from Empire Southwest LLC. 3050 West Railroad Street, Winnemucca, NV 89445 for \$133,542.12.

page 1 of 1

Empire

PROPOSAL SUMMARY

TITLE: WEC TELEHANDLER 2026

INSTRUCTIONS: The proposal must be submitted on this form. The proposal total cost in dollars and cents should be stated in numbers and words below. If additional space is required, attach a supplemental page to this form. If there are exceptions or deviations to the proposal, the attached Exception Summary form must be completed.

DESCRIPTION: To provide the equipment for the Winnemucca Events Complex, 1095 Fairgrounds Road, Winnemucca, Nevada.

WARRANTY: Describe warranty term (Full Parts & Labor): See 'Attachment A' for Details

COMPLETION: Delivery is guaranteed on or before sixty (60) days after bid award.

EXCEPTIONS: Does this equipment with exceptions meet or exceed the requirements of the Specifications?

YES

X NO - If NO, use the attached Exception Summary form to state exceptions.

Representative Name/Title: Megan Santos - Sales Account Manager

Company Name: Empire Southwest, LLC

Address: 3050 West Railroad Street

City, State, Zip Code: Winnemucca, NV 89445

Telephone Number: 775-625-7255 Fax Number: _____

Email Address: EmpireGovGroup@empire-cat.com

City or County Business License Number: 4302 (City)

State Business License Number: NV20232672852

State Contractor License Number: N/A

Taxpayer Identification Number: 86-0894087

PROPOSAL TOTAL: \$133,542.12

Proposal amount written in words: See Below

One Hundred Thirty-Three Thousand Five Hundred Forty-Two Dollars and Twelve Cents

[PROPOSAL SUMMARY CONTINUED ON FOLLOWING PAGE]



HUMBOLDT COUNTY

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

STAFF REPORT

DATE: Friday, September 25, 2026

TO: County Commission

FROM: Adam Stempeck, County Manager Designate

SUBJECT: Waiver of Attrition – Administrative Specialist

REQUESTED AGENDA DATE: **October 5, 2026**

ITEM TYPE: ☒ Action ☐ Information Only

SUMMARY/DETAILS:

As of September 21, 2026 the Administrative Specialist in the County Manager's office has put in her resignation to be effective October 30, 2026. This is a critical position as it is the only support staff within the County Managers office. I would like to fill the position as soon as possible to ensure plenty of time for training the new hire.

WHY ARE YOU BRINGING THIS BEFORE THE BOARD NOW:

This is being brought before the board at this time, as she recently put in a letter of resignation.

PREVIOUS ACTION:

None

FISCAL IMPACT:

Administrative Specialist - \$54,808.00 - \$75,067.20 annually

RECOMMENDATION:

Staff recommends approval of this request for waiver of the attrition policy.

SUPPORTING DOCUMENTS (if applicable):

None

POSSIBLE MOTION:

A possible motion for this item may be; "Move to approve the request to waive the attrition policy for the Administrative Specialist position."