



**DEPARTMENT OF BUSINESS AND INDUSTRY
OFFICE OF THE DIRECTOR**

**Public Activity Bond Council Meeting
Wednesday October 7, 2026
10:00am**

Agenda Packet #4

Contents:

Resolutions to Nevada Rural Housing Authority

1. Boulder City	\$984,604
2. Caliente	\$72,762
3. Carlin	\$165,236
4. Carson City	\$4,093,730
5. Churchill County	\$1,163,731
6. Clark County	\$5,000,000
7. Douglas County	\$3,780,258
8. Elko	\$1,463,379
9. Elko County	\$1,825,271
10. Ely	\$265,714
11. Esmeralda County	\$80,501
12. Eureka County	\$121,182
13. Fallon	\$646,326
14. Fernley	\$1,720,229
15. Humboldt County	\$606,572
16. Lander County	\$396,752

17. Lincoln County	\$235,948
18. Lovelock	\$124,026
19. Lyon County	\$2,420,929
20. Mesquite	\$1,605,397
21. Mineral County	\$311,025
22. Nye County	\$3,459,906
23. Pershing County	\$360,966
24. Sparks	\$3,873,460
25. Storey County	\$295,150
26. Wells	\$87,976
27. West Wendover	\$296,737
28. White Pine County	\$411,371
29. Winnemucca	\$578,657
30. Yerington	\$234,757

Total: \$36,682,555

RESOLUTION NO. 8172

RESOLUTION OF THE CITY COUNCIL OF BOULDER CITY, NEVADA PROVIDING FOR THE TRANSFER OF THE CITY'S 2026 PRIVATE ACTIVITY BOND VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to the City of Boulder City, Clark County, Nevada (the "City," "County" and "State," respectively), the amount of \$984,604.07 in tax-exempt private activity bond volume cap for year 2026 (the "2026 Bond Cap"); and

WHEREAS, the Nevada Rural Housing Authority (the "NRHA"), has requested that the City transfer its 2025 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("Single Family Programs"); and

WHEREAS, the City is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the City may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2025 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State; and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA's area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more."

NOW, THEREFORE, the City Council of the City does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the City hereby transfers its 2026 Bond Cap in the amount of \$984,604.07 to the NRHA for its Single Family Programs.

Section 3. Use of 2026 Bond Cap. The NRHA will use the 2026 Bond Cap for single family purposes in calendar year 2026 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of City. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the “Director”) may contact Ned Thomas, City Manager, Boulder City, regarding this Resolution at (702) 293-9202 or by email at NThomas@BCNV.Org or in writing at City of Boulder City, 401 California Avenue, Boulder City, Nevada 89005.

Section 5. Additional Action. The Mayor and Clerk of the City are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2025 Bond Cap, and carry out the duties of the City hereunder, including the execution of all certificates pertaining to the transfer as required by NAC Ch. 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2025 Bond Cap.

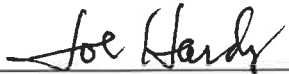
Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Director of Finance of the NRHA regarding this Resolution at (775) 886-7913 or by email at sheusser@NVRural.Org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the City. This Resolution is not to be construed as a pledge of the faith and credit of or by the City, or of any agency, instrumentality, or subdivision of the City. Nothing in this Resolution obligates or authorizes the City to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this 11 day of August, 2026.

CITY OF BOULDER CITY, NEVADA

By 
Joe Hardy, Mayor

ATTEST:

By 
Tami McKay, City Clerk

CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Tami McKay, am the duly chosen and qualified City Clerk of the City of Boulder City, Nevada (the "*City*") and in the performance of my duties as City Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("*NAC*"), that the private activity bond volume cap allocated to the City in the amount of \$959,415.23 has been transferred as follows:

\$984,604.07 has been transferred pursuant to NAC 348A.180 from the City, a local government, located in Clark County to the Nevada Rural Housing Authority, a local government, located within Clark County for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

CITY OF BOULDER CITY, NEVADA

By 
Tami McKay, City Clerk

cc: Ashley Jimenez, Nevada Rural Housing Authority

RESOLUTION No. 2026-05

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALIENTE, NEVADA PROVIDING FOR THE TRANSFER OF THE CITY'S 2026 PRIVATE ACTIVITY BOND VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to the City of Caliente, Lincoln County, Nevada (the "City," "County" and "State," respectively), the amount of \$72,762.14 in tax-exempt private activity bond volume cap for year 2026 (the "2026 Bond Cap"); and

WHEREAS, the Nevada Rural Housing Authority (the "NRHA"), has requested that the City transfer its 2026 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("Single Family Programs"); and

WHEREAS, the City is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the City may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2026 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State; and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA's area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more."

NOW, THEREFORE, the City Council of the City does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the City hereby transfers its 2026 Bond Cap in the amount of \$72,762.14 to the NRHA for its Single Family Programs.

Section 3. Use of 2026 Bond Cap. The NRHA will use the 2026 Bond Cap for single family purposes in calendar year 2026 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of City. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the "Director") may contact Craig Roisum, City Manager, City of Caliente, regarding this Resolution at (775) 726-3131 or by email at cityclerk@cityofcaliente.com or in writing at P.O. Box 1006, Caliente, Nevada 89008.

Section 5. Additional Action. The Mayor and City Clerk of the City are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2026 Bond Cap, and carry out the duties of the City hereunder, including the execution of all certificates pertaining to the transfer as required by NAC Ch. 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2026 Bond Cap.

Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Director of Finance of the NRHA regarding this Resolution at (775) 886-7913 or by email at sheusser@nvrural.org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the City. This Resolution is not to be construed as a pledge of the faith and credit of or by the City, or of any agency, instrumentality, or subdivision of the City. Nothing in this Resolution obligates or authorizes the City to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this 16 day of July, 2026.

CITY OF CALIENTE, NEVADA

By Steve R. Rowe
Steve Rowe, Mayor

ATTEST:

By SCC
Stephanie Cory, City Clerk

CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Stephanie Cory, am the duly chosen and qualified City Clerk of the City of Caliente, Nevada (the "City") and in the performance of my duties as City Manager do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("NAC"), that the private activity bond volume cap allocated to the City in the amount of \$72,762.14 has been transferred as follows:

\$72,762.14 has been transferred pursuant to NAC 348A.180 from the City, a local government, located in Lincoln County to the Nevada Rural Housing Authority, a local government, located within Lincoln County for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

CITY OF CALIENTE, NEVADA

By


Stephanie Cory, City Clerk

cc: Ashley Jimenez, Nevada Rural Housing Authority

RESOLUTION No. 2026-07

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARLIN, NEVADA PROVIDING FOR THE TRANSFER OF THE CITY'S 2026 PRIVATE ACTIVITY BOND VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to the City of Carlin, in Elko County, Nevada (the "City," "County" and "State," respectively), the amount of \$165,236.21 in tax-exempt private activity bond volume cap for year 2026 (the "2026 Bond Cap"); and

WHEREAS, the Nevada Rural Housing Authority (the "NRHA"), has requested that the City transfer its 2026 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("Single Family Programs"); and

WHEREAS, the City is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the City may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2026 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State; and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA's area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more."

NOW, THEREFORE, the City Council of the City does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the City hereby transfers its 2026 Bond Cap in the amount of \$165,236.21 to the NRHA for its Single Family Programs.

Section 3. Use of 2026 Bond Cap. The NRHA will use the 2026 Bond Cap for single family purposes in calendar year 2026 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of City. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the "Director") may contact Richard Baithwaite, City Manager, City of Carlin, regarding this Resolution at (775) 754-6354 or by email at rbraithwaite@cityofcarlin.com or in writing at P.O. Box 787, Carlin, Nevada 89822.

Section 5. Additional Action. The Mayor and Clerk of the City are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2026 Bond Cap, and carry out the duties of the City hereunder, including the execution of all certificates pertaining to the transfer as required by NAC Ch. 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2026 Bond Cap.

Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Director of Finance of the NRHA regarding this Resolution at (775) 886-7913 or by email at sheusser@NVRural.Org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

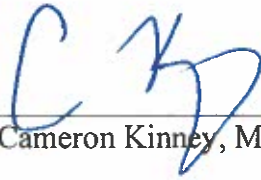
Section 8. Obligation of the City. This Resolution is not to be construed as a pledge of the faith and credit of or by the City, or of any agency, instrumentality, or subdivision of the City. Nothing in this Resolution obligates or authorizes the City to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this 8th day of July, 2026.

CITY OF CARLIN, NEVADA

By


Cameron Kinney, Mayor

ATTEST:

By


Melinda Harris, City Clerk

The foregoing resolution was introduced in written form and the title was read aloud on July 8
2026, at which time the Motion to Approve was made by Councilperson Denise Taylor,
seconded by Councilperson Joel Malley and approved by the following vote:

AYES:

Cameron Kinney, Lyndsie Whigham,
Denise Taylor, Joel Malley, and
Brandon Keller

NAYS:

None

ABSTAIN:

None

ABSENT:

None

CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Melinda Harris, am the duly chosen and qualified City Clerk of the City of Carlin, Nevada (the "City") and in the performance of my duties as City Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("NAC"), that the private activity bond volume cap allocated to the City in the amount of \$165,236.21 has been transferred as follows:

\$165,236.21 has been transferred pursuant to NAC 348A.180 from the City, a local government, located in Elko County to the Nevada Rural Housing Authority, a local government, located within Elko County for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

CITY OF CARLIN, NEVADA

By 
Melinda Harris, City Clerk

cc: Ashley Jimenez, Nevada Rural Housing Authority



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** August 6, 2026

Staff Contact: Hope Sullivan, Community and Economic Development Director

Agenda Title: For Possible Action: Discussion and possible action regarding a resolution providing for the transfer of Carson City's 2026 Private Activity Bond Volume Cap ("Bond Cap") in the amount of \$4,093,730.38 to the Nevada Rural Housing Authority ("NRHA") for the operation of programs for homeownership opportunities. (Hope Sullivan, hsullivan@carsoncity.gov)

Agenda Action: Resolution **Time Requested:** Consent

Proposed Motion

I move to adopt Resolution No. 2026-R- 21.

Board's Strategic Goal

Quality of Life

Previous Action

August 21, 2025 (Item 16.a) - The Board of Supervisors adopted Resolution No. 2025-R-23 providing for the transfer of Carson City's 2025 Private Activity Bond Volume Cap ("Bond Cap") in the amount of \$3,898,861.65 to the Nevada Rural Housing Authority ("NRHA") for the operation of programs for homeownership opportunities.

Background/Issues & Analysis

Under Nevada Revised Statutes ("NRS") Chapter 348A and Nevada Administrative Code ("NAC") Chapter 348A, Carson City may annually allocate a share of State money that is set aside for tax-exempt loans to fund industrial development and affordable housing projects. This program provides lower-interest financing for eligible projects and the Bond Cap can be transferred to another government agency. NRHA is requesting the City's portion of the allocation to support homeownership efforts throughout rural Nevada. Carson City's share of the 2026 Bond Cap is \$4,093,730.38. The City has not received any other requests.

The Private Activity Bond Volume Cap program is managed through the State of Nevada Office of Business and Industry ("OBI"), which accepts applications and assists applicants who have qualifying projects. Should the City take no action, the City's share of the Bond Cap will revert back to the State pool of funds, which is then distributed to applicants on a statewide basis.

Applicable Statute, Code, Policy, Rule or Regulation

NRS Chapter 348A; NAC Chapter 348A

CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Scott Hoen, am the duly chosen and qualified Clerk-Recorder of Carson City, Nevada (the "*City*") and in the performance of my duties as Clerk-Recorder do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("*NAC*"), that the private activity bond volume cap allocated to Carson City in the amount of \$4,093,730.38 has been transferred as follows:

\$4,093,730.38 has been transferred pursuant to NAC 348A.180 from Carson City, a local government, located in Carson City, Nevada to the Nevada Rural Housing Authority, a local government, located within Carson City for the purpose of providing a means of financing the costs of single-family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

CARSON CITY, NEVADA

By 
William Scott Hoen, Clerk-Recorder

cc: Ashley Jimenez, Nevada Rural Housing Authority

RESOLUTION NO. 2026-R-21

A RESOLUTION PROVIDING FOR THE TRANSFER OF THE CARSON CITY'S 2026 PRIVATE ACTIVITY BOND VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY.

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to Carson City, Nevada (the "City," and "County", respectively), the amount of \$4,093,730.38 tax-exempt private activity bond volume cap for year 2026 (the "2026 Bond Cap"); and

WHEREAS, the Nevada Rural Housing Authority (the "NRHA") has requested that the City transfer its 2026 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single-family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("*Single Family Programs*"); and

WHEREAS, the City is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the City may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2026 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State; and

WHEREAS, the NRHA is located within Carson City, pursuant to NRS 315.963, which defines the NRHA's area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more."

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Carson City does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the City hereby transfers its 2026 Bond Cap in the amount of \$4,093,730.38 to the NRHA for its Single-Family Programs.

Section 3. Use of 2026 Bond Cap. The NRHA will use the 2026 Bond Cap for singlefamily purposes in calendar year 2026 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of City. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the "Director") may contact Glen Martel,

City Manager regarding this Resolution at (775) 887-2100 or in writing at 201 N. Carson Street, Suite 2, City Hall, Carson City, NV 89701.

Section 5. Additional Action. The Mayor and Clerk-Recorder of Carson City are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2026 Bond Cap, and carry out the duties of the City hereunder, including the execution of all certificates pertaining to the transfer as required by NAC Chapter 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2026 Bond Cap.

Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Finance Director of the NRHA regarding this Resolution at (775) 887-1795 or by email at sheusser@NVRural.Org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the City. This Resolution is not to be construed as a pledge of the faith and credit of or by the City, or of any agency, instrumentality, or subdivision of the City. Nothing in this Resolution obligates or authorizes the City to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

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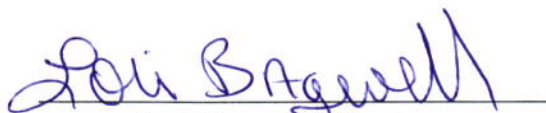
Upon motion by Supervisor Giomi seconded by Supervisor White, the foregoing resolution was passed and adopted this 6th day of August, 2026 by the following vote:

AYES:	Supervisor Stacey Giomi
	Supervisor Maurice White
	Supervisor Curtis Horton
	Supervisor Lisa Schuette
	Mayor Lori Bagwell

NAYES:	None
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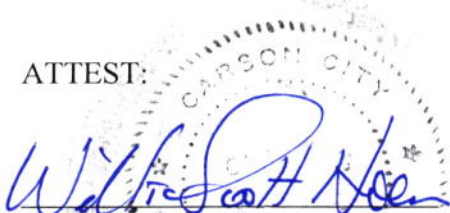
ABSENT:	None
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ABSTAIN:	None
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Lori Bagwell, Mayor
Carson City, Nevada

ATTEST:



William Scott Hoen, Clerk-Recorder
Carson City, Nevada

8/6/2026 11:56 AM

Official Record

Requested by:
CHURCHILL CO CLERK
Churchill County - NV
Tasha Hessey - Recorder
Pg 1 of 5

APN# _____

Recording Requested by:

Name: Tara Adams, Deputy Clerk to the Board

Address: _____

City/State/Zip: _____

Mail Tax Statements to:

Name: _____

Address: _____

City/State/Zip: _____

Recorded By: ALAWRY

Mail Document to:

Name: _____

Address: _____

City/State/Zip: _____

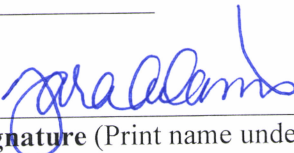
Please complete Affirmation Statement below:

☒ I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

-OR-

☐ I the undersigned hereby affirm that this document submitted for recording contains the social security number of a person or persons as required by law: _____

(State specific law)



Signature (Print name under signature)

Tara Adams

Deputy Clerk to the Board

Title

Resolution 9-2026

(Insert Title of Document Above)

Only use the section below if applicable to your document

This document is being **re-recorded** to

_____.

-OR-

This document is being recorded to **correct** document # _____, and is correcting

_____.

RESOLUTION NO. 9-2026

RESOLUTION OF THE BOARD OF COMMISSIONERS OF CHURCHILL COUNTY, NEVADA
PROVIDING FOR THE TRANSFER OF THE COUNTY'S 2026 PRIVATE ACTIVITY BOND
VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS
RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to Churchill County, Nevada (the "*County*"), the amount of \$1,163,731.23 in tax-exempt private activity bond volume cap for year 2026 (the "*2026 Bond Cap*"); and

WHEREAS, the Nevada Rural Housing Authority (the "*NRHA*"), has requested that the County transfer its 2026 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("*Single Family Programs*"); and

WHEREAS, the County is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the County may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2026 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State of Nevada (the "*State*"); and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA's area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more."

NOW, THEREFORE, the Board of Commissioners of the County does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the County hereby transfers its 2026 Bond Cap in the amount of \$1,163,731.23 to the NRHA for its Single Family Programs.

Section 3. Use of 2026 Bond Cap. The NRHA will use the 2026 Bond Cap for single family purposes in calendar year 2026 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of County. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the "Director") may contact Joe Sanford, Interim County Manager, Churchill County, regarding this Resolution at (775) 423-5136 or by email at joe.sanford@churchillcountynv.gov or in writing at 155 N. Taylor Street, Suite 194, Fallon, Nevada 89406.

Section 5. Additional Action. The Chair of the Board of County Commissioners and the Clerk of the Board are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2026 Bond Cap, and carry out the duties of the County hereunder, including the execution of all certificates pertaining to the transfer as required by NAC 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2026 Bond Cap.

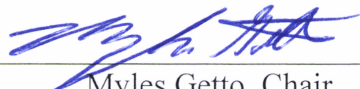
Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Director of Finance of the NRHA regarding this Resolution at (775) 886-7913 or by email at sheusser@NVRural.org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the County. This Resolution is not to be construed as a pledge of the faith and credit of or by the County, or of any agency, instrumentality, or subdivision of the County. Nothing in this Resolution obligates or authorizes the County to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

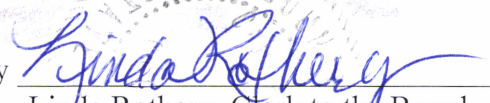
Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

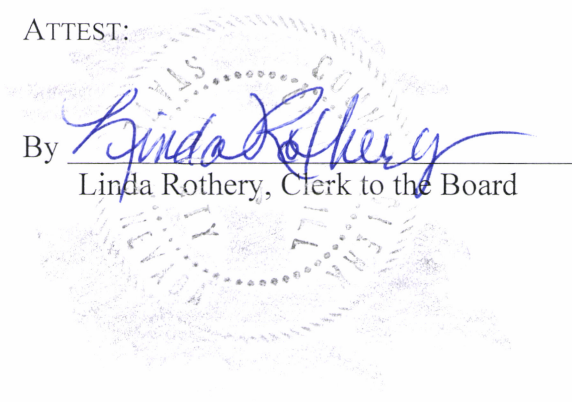
ADOPTED, SIGNED AND APPROVED this 6th day of August, 2026.

BOARD OF COUNTY COMMISSIONERS
CHURCHILL COUNTY, NEVADA

By 
Myles Getto, Chair

ATTEST:

By 
Linda Rothery, Clerk to the Board



CERTIFICATE OF TRANSFER OF VOLUME CAP

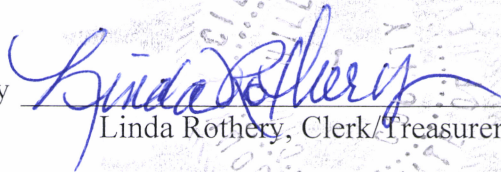
I, Linda Rothery, am the duly chosen and qualified Clerk/Treasurer, Churchill County, Nevada (the "*County*") and in the performance of my duties as Clerk/Treasurer do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("*NAC*"), that the 2026 private activity bond volume cap allocated to the County in the amount of \$1,163,731.23 has been transferred as follows:

\$1,163,731.23 has been transferred pursuant to NAC 348A.180 from the County, a local government, located in the State of Nevada to the Nevada Rural Housing Authority, a local government, located within Churchill County, for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

CHURCHILL COUNTY, NEVADA

By


Linda Rothery, Clerk/Treasurer

cc: Ashley Jimenez, Nevada Rural Housing Authority

CLARK COUNTY BOARD OF COMMISSIONERS AGENDA ITEM

Petitioner: Lisa Kremer, Deputy County Manager Dagny Stapleton, Community Housing Administrator

Recommendation:

Approve, adopt, and authorize the Chair to sign a Resolution for the reservation of Clark County's allocation of Private Activity Bond Volume Cap for calendar year 2026 in the amount of \$70,558,705.47; and authorize the Chair to sign related documents. (For possible action)

FISCAL IMPACT:

Fund #:	N/A	Fund Name:	N/A
Fund Center:	N/A	Funded PGM/Grant:	N/A
Amount:	N/A No Fiscal Impact \$70,558,705.47 of Volume Cap Allocated		
Description:	Private Activity Bonds		
Additional Comments:	Bond issuance costs and the cost of repaying the bond are paid by end users.		

BACKGROUND:

Under the provisions of Chapter 348A of the Nevada Revised Statutes and 348A of the Nevada Administrative Code, Clark County is allocated Private Activity Bond Volume Cap (PABC) based on the population of the County. For calendar year 2026, the County's allocation is \$70,558,705.47. Through adoption of this resolution, Clark County will meet the State requirement to indicate the intended use or reservation of their PABC for specific projects and programs on or before September 1, 2026. Clark County received 1 volume cap application for a specific project. Ulysses Development Group/LV Owner LP submitted a request for \$11.075M in PABC for their proposed 162-unit Boulder Highway Apartments located near the northwest corner of Boulder Highway and East Russell Road. This will be a new construction project in unincorporated Clark County. Clark County also received a request from the Nevada Rural Housing Authority (NRHA) for unallocated PABC for its affordable single-family homebuyer program, as well as the State of Nevada Housing Division (Housing Division) to set-aside any remaining PABC for their qualified affordable multifamily residential programs (bond/4% Low-Income Housing Tax Credit projects) and affordable single-family homebuyer programs. Staff proposes to allocate PABC to the project mentioned above, contingent on Nevada Housing Division underwriting and the project securing additional financing, and to grant the NHRA's request for \$5M in PABC, consistent with previous allocations to NHRA from the County. Staff then recommend allocating the balance of Clark County's 2026 PABC to the Housing Division with the request that they prioritize providing PABC to any affordable multifamily projects located in Clark County and then use any remaining PABC (up to 25%) for affordable single-family homebuyer programs.

The following is the breakdown of the recommended PABC allocation:

Ulysses Development Group, Boulder Highway Apartments-New Construction: \$11,075,000.00

Cleared for Agenda

08/18/2026

File ID#

26-2014

Nevada Rural Housing Authority, Single-Family Homebuyer Programs:	\$5,000,000.00
Housing Division for Clark County Affordable Multi-Family Projects:	\$54,483,705.47
 TOTAL BOND CAP ALLOCATION	 \$70,558,705.47

ACTION: APPROVED (RESOLUTION R-8-18-26-2).

RESOLUTION NO. R-8-18-26-2

**RESOLUTION TO TRANSFER CLARK COUNTY 2026 PRIVATE
ACTIVITY BOND VOLUME CAP TO THE NEVADA HOUSING
DIVISION AND THE NEVADA RURAL HOUSING AUTHORITY**

1. **WHEREAS**, pursuant to the provisions of chapter 348A of Nevada Revised Statutes (“NRS”) and chapter 348A of the Nevada Administrative Code (“NAC”), Clark County, Nevada (the “County”), has been allocated tax-exempt private activity bond volume cap for calendar year 2026 (“volume cap”) in the amount of \$70,558,705.47; and
2. **WHEREAS**, the County has received a request for an allocation of volume cap (“Application”) for Boulder Highway Apartments by Ulysses Development Group/LV Owner LP for the construction of a proposed 162-unit affordable rental housing complex to be located near the northwest corner of Boulder Highway and East Russell Road (the “Boulder Highway Apartments”); for the Nevada Rural Housing Authority (“NRHA”) to use for its single-family homeownership assistance (“Single-Family Homeownership”) programs (“SFHP”) in rural Clark County; for the Nevada Housing Division (the “Housing Division”) of the Department of Business and Industry (the “Department”) for its multifamily rental housing (Bond/4% Low-Income Housing Tax Credit) program (“MFRHP”) and its single-family homeownership assistance (“Single-Family Homeownership”) programs (“SFHP”); and the County desires to also provide volume cap to the Housing Division for bonds issued for upcoming Clark County multifamily rental housing projects (the “MFRHP”); and
3. **WHEREAS**, the County desires to prevent any portion of County’s volume cap from reverting to the Department, and this Resolution is intended to indicate that the County intends the Housing Division to use its entire allocation for calendar year 2026 for specific projects and program uses described herein; and
4. **WHEREAS**, as permitted by NAC 348A.180, the County intends to so use its allocation by transferring that allocation to the Director of the State of Nevada Department of Business and Industry (the “Director”) for further allocation by the Director of the Housing Division, for the specific projects and uses authorized by the Internal Revenue Code described herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF CLARK COUNTY, NEVADA:

Section 1. The County hereby transfers its 2026 volume cap to the Director with a request that the Director allocate that volume cap as follows for the projects and programs described below:

Sponsor & Project Description		Amount of Volume Cap Allocation
(a)	Housing Division for the Boulder Highway Apartments	\$11,075,000.00*
(b)	Housing Division for the NRHA to fund their Single-Family Mortgage Programs in rural Clark County	\$5,000,000.00
(c)	Housing Division for funding any projects located in Clark County through its Multifamily Housing Program	\$54,483,705.47
(d)	Up to \$13.6M of any funding unused by the Housing Division for Multifamily projects located in Clark County shall be used for the Housing Division's Single-Family Homebuyer Programs	TBD
TOTAL		<u>\$70,558,705.47</u>

* Subject to Housing Division underwriting and securing additional funding commitments

Section 2. A. The Director of the Department is requested to transfer the volume cap described:

(a) in Sections 1(a) through 1(d) to the Housing Division for use on the projects and programs listed in those clauses;

B. The allocation in clause (a) of Section 1 is subject to the condition that bonds be issued for the project to which the volume cap is allocated on or before December 31, 2027, which utilize part of the allocated volume cap. In the event this condition is not met, or in the event this condition is met but the bonds are issued on or before December 31, 2027 and Housing Division does not fully use the allocation made, the Housing Division is requested to use that allocation or the remaining part of that allocation for one or more other affordable rental housing projects located in the County, the financing of which is approved by the Board; or, if the

Board has not approved other financings, to use that Volume Cap prior to September 1, 2028 for any projects for which that Volume Cap can legally be used in the County or elsewhere in the State of Nevada.

C. The Housing Division is requested to use the allocation made in clause (b) of Section 1 to the NRHA to administer their single-family housing programs including down payment assistance and financing assistance to low-income households in rural Clark County, the financing of which is hereafter approved by the Board; or, if the Board has not approved financing that use of the volume cap prior to September 1, 2028, for any projects for which that Volume Cap can legally be used in the County or elsewhere in the State of Nevada.

D. The Housing Division is requested to use the allocation made in clause (c) of Section 1 for one or more affordable rental housing projects located in the County, the financing of which is hereafter approved by the Board; or, if the Board has not approved financings that use that volume cap prior to September 1, 2028, for any projects for which that Volume Cap can legally be used in the County or elsewhere in the State of Nevada.

Section 3. Pursuant to Section 348A.220 of NAC, the County hereby certifies that it has used \$0 of its allocation for calendar year 2026, and that it intends to use and hereby reserves the entire unused portion of its volume cap. The County also hereby reserves all amounts transferred to the County by the Director, by any cities in the County, or by any other local governments during the calendar year for the projects for which those transfers are made.

Section 4. A. Pursuant to Section 348A.180 of NAC, the County provides the following information: a representative of the County with whom the Director may communicate regarding this Resolution is Kevin Sipes, Senior Grants Coordinator, Community Housing Office, Clark County. Mr. Sipes may be contacted by e-mail at Kevin.Sipes@ClarkCountyNV.Gov.

B. To the extent required by NAC 348A.180, the Housing Division as beneficiary of the transfers made in section 1(a) to 1 (d) is required to:

1. Notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition stated in Section 1 or 2 hereof that would affect the disposition of the subject volume cap;
2. Identify a representative of the beneficiary of the transfer with whom the Director may communicate regarding the Resolution; and

3. Provide a means of contacting that representative.

Section 5. The County Clerk is hereby authorized and directed to file or cause to be filed a copy of this Resolution to the Director, the Secretary of the State Board of Finance, the Housing Division, NRHA, and the Office of Business Finance and Planning. A copy of this Resolution as executed by the Chair of the Board and the County Clerk as provided below shall constitute a certificate of the County that it has authorized the transfers described in this Resolution pursuant to Subsection 2 of NAC 348A.180. As provided in Subsection 2 of NAC 348A.180, the transfers made herein are subject to the approval of the Director. The Director is requested to file any additional certificate or certificates required by NAC 348A.260 at the time of the Director's approval of the transfers made hereby.

Section 6. Nothing in this Resolution obligates the County to issue bonds for any particular project, to grant approvals for a project, or constitutes a representation that such bonds will be issued, that such projects will be approved, or that any county volume cap will be made available for any particular project. This Resolution may be amended or repealed at any time by the County in its sole discretion before the bonds are issued which use the volume cap allocated herein. After bonds are issued, no such amendment or repeal is permissible if it would change the allocation of volume cap to the bonds which were issued.

Section 7. This Resolution shall be effective upon its passage and approval.

PASSED, ADOPTED, and APPROVED this 18th day of August 2026.

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY

By 
Michael Naft (Aug 26, 2026 11:32:56 PDT)
MICHAEL NAFT, CHAIR

ATTEST:


LYNN MARIE GOYA, COUNTY CLERK

(Seal)

APPROVED AS TO FORM:

STEVEN B. WOLFSON.
DISTRICT ATTORNEY

Brandon M.
By: Thompson
Deputy District Attorney

Digitally signed by Brandon M.
Thompson
Date: 2026.08.12 15:52:45 -0700

BCC 8/18/2026 Approved item #32

Final Audit Report

2026-08-26

Created:	2026-08-19 (Pacific Daylight Time)
By:	Asano Taylor (TaylorA@ClarkCountyNV.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA-po1LJZ19tV4QuelBexcpfOH_-mWUtdf

"BCC 8/18/2026 Approved item #32" History

-  Document created by Asano Taylor (TaylorA@ClarkCountyNV.gov)
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-  Document emailed to michael.naft@clarkcountynv.gov for signature
2026-08-19 - 1:42:19 PM PDT
-  Email viewed by michael.naft@clarkcountynv.gov
2026-08-20 - 10:38:01 PM PDT - IP address: 172.225.204.108
-  Agreement viewed by michael.naft@clarkcountynv.gov
2026-08-26 - 11:32:28 AM PDT - IP address: 198.200.132.69
-  Signer michael.naft@clarkcountynv.gov entered name at signing as Michael Naft
2026-08-26 - 11:32:54 AM PDT - IP address: 198.200.132.69
-  Document e-signed by Michael Naft (michael.naft@clarkcountynv.gov)
Signature Date: 2026-08-26 - 11:32:56 AM PDT - Time Source: server- IP address: 198.200.132.69 - Signature Appearance Selected: DRAW
-  Document emailed to Lynn Goya (Lynn.Goya@ClarkCountyNV.gov) for signature
2026-08-26 - 11:32:58 AM PDT
-  Asano Taylor (TaylorA@ClarkCountyNV.gov) replaced signer Lynn Goya (Lynn.Goya@ClarkCountyNV.gov) with Carl Bates (cbates@clarkcountynv.gov)
2026-08-26 - 3:12:42 PM PDT - IP address: 198.200.132.41
-  Document emailed to Carl Bates (cbates@clarkcountynv.gov) for signature
2026-08-26 - 3:12:43 PM PDT
-  Email viewed by Carl Bates (cbates@clarkcountynv.gov)
2026-08-26 - 3:13:04 PM PDT - IP address: 51.54.38.120



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Reminder sent to Carl Bates (cbates@clarkcountynv.gov)

2026-08-26 - 3:15:43 PM PDT- IP address: 198.200.132.41



Agreement viewed by Carl Bates (cbates@clarkcountynv.gov)

2026-08-26 - 3:27:05 PM PDT- IP address: 198.200.132.69



Document e-signed by Carl Bates (cbates@clarkcountynv.gov)

Signature Date: 2026-08-26 - 3:27:13 PM PDT - Time Source: server- IP address: 198.200.132.69 - Signature Appearance Selected: IMAGE



Agreement completed.

2026-08-26 - 3:27:13 PM PDT



Douglas County

Board of County Commissioners

Public Meeting Notice and Agenda

Mark Gardner
Nathan Tolbert
Sharla Hales
Wesley Rice
Danny Tarkanian

Thursday, July 16, 2026

10:00 AM

Historic Courthouse
1616 Eighth Street
Minden, NV 89423

The Board of County Commissioners sit jointly as the following boards: Liquor Board, License Board, Tahoe-Douglas Transportation District Board, Water District Board, and the Redevelopment Agency. Agenda items may be taken out of order, may be combined for consideration, or may be removed from the agenda at any time. All items designated “for possible action” may include discussion by the County Commissioners and they may take action to approve, modify, deny, take “no action,” or continue the item.

To Watch the Meeting : Members of the public may click on the following link to watch the livestream of the Board of County Commissioners meeting:
<https://www.youtube.com/@douglascountynv>

Written Public Comment : To offer public comment before the Board meeting, members of the public may submit public comments online through the County’s public comment form by clicking on the following link:
https://www.douglascountynv.gov/government/board_of_county_commissioners/public_comment

Public Comment During the Meeting : Members of the public may attend the meeting in person at the address listed at the top of the agenda to provide public comment.

Supporting Materials:

Copies of supporting material can be requested in person from the Douglas County Clerk/Treasurer's Office, 1616 8th Street, Minden, Nevada or by calling Nicki Leeper at 775-782-9014. Electronic copies of the agenda and supporting materials are also available at the following websites:

State of Nevada Public Notices Website: <https://notice.nv.gov/>

Douglas County Meeting website: https://douglascountynv.granicus.com/ViewPublisher.php?view_id=1

Notice to Persons with Disabilities:

Members of the public who are disabled or require special assistance or accommodations are requested to notify the Douglas County Manager's Office in writing at Post Office Box 218, Minden, Nevada 89423 or by calling 775-782-9821 at least 20 hours in advance of the meeting.

Members of the public may call the County Manager’s office at 775-782-9821 to obtain help making public comment using any of the foregoing methods.

A copy of the finalized agenda is posted at the Minden Inn at 1594 Esmeralda Avenue, Minden Nevada.

DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS

FINAL AGENDA

July 16, 2026

LUNCH BREAK

The Board of County Commissioners may break for lunch at approximately noon and will reconvene after a break at the discretion of the Chairperson.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

Led by Commissioner Danny Tarkanian

3. PUBLIC COMMENT (No Action)

Forum Restrictions and Orderly Conduct of Business

The Board of County Commissioners conducts the business of Douglas County and its citizens during its meetings. The Board may impose reasonable, content-neutral restrictions on public comment such as comments that are on topics that are not within the jurisdiction, authority, or control of the Board of County Commissioners, or if the content of the comment is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational, or amounts to a personal attack or interfering with the rights of other speakers. The presiding officer may order the removal of any person whose statement or other conduct disrupts the orderly, efficient or safe conduct of the meeting. Warnings against disruptive comments or behavior may or may not be given prior to removal. Hand clapping, making remarks or gestures from the audience that may interrupt, interfere or prevent any speaker from commenting should not occur.

Responses to Public Comments

The Board of County Commissioners can deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. During the public comment period, speakers may address matters listed or not listed on the published agenda as long as those matters are within the jurisdiction and control of the Board of County Commissioners. The Open Meeting Law does not expressly prohibit responses to public comments by the Commissioners. However, responses from Commissioners to unlisted public comment topics could become deliberation on a matter without notice to the public. On the advice of legal counsel, and to ensure the public has notice of all matters the Board of County Commissioners will consider, Commissioners may choose not to respond to public comments, except to correct factual inaccuracies, ask clarifying questions, or to ask that a matter be listed on a future agenda.

Public comment is limited to three minutes per speaker unless additional time is granted by the Board Chairperson. The Board of Commissioners uses timing lights to ensure that everyone has an opportunity to speak. You will see a green light when you begin, and then a yellow light which indicates that you have thirty seconds left and should conclude your comments. Once the light turns red, please sit down.

In addition to opening public comment, public comment will also be taken on administrative agenda items that are identified for possible action and closing public comment. If you plan to

Speak on a specific agenda item that is on the administrative agenda and identified for possible action, then please provide your public comment when that agenda item is heard. Public comment will not be taken on Liquor Board agenda items. If you would like to provide public comment on Liquor Board agenda items, please provide your public comment during opening public comment or closing public comment.

Public comment must be limited to matters that are within the jurisdiction and control of the Board of County Commissioners. Public comment must be addressed to the Chairperson and not to members of the public so that the Board may take future action on the issues that are raised by the public.

At this time, public comment will be taken on those items that are within the jurisdiction and control of the Board of County Commissioners.

4. APPROVAL OF AGENDA

For possible action. Approval of the proposed agenda. The Board of Commissioners reserves the right to take items in a different order to accomplish business in the most efficient manner, to combine two or more agenda items for consideration, and to remove items from the agenda or delay discussion relating to items on the agenda.

APPROVAL OF PREVIOUS MINUTES

5. For possible action. Discussion to approve the draft minutes of the regular meetings of June 4, 2026, and June 18, 2026, of the Board of County Commissioners.

6. RECESS AS BOARD OF COUNTY COMMISSIONERS CONVENE AS DOUGLAS COUNTY LIQUOR BOARD

DOUGLAS COUNTY LIQUOR BOARD

7. For possible action. Discussion to approve the Unrestricted Mobile Liquor License for FlyingA LLC, dba The Traveling Trough, represented by owner and operator Amanda Almeida. Amanda Almeida has signed a Waiver of Notice of Hearing. FlyingA LLC, dba The Traveling Trough, is located at 1588 County Road, Minden, Nevada 89423. (Captain Richard Koontz)

8. ADJOURN AS DOUGLAS COUNTY LIQUOR BOARD RECONVENE AS BOARD OF COUNTY COMMISSIONERS

CONSENT CALENDAR

Items appearing on the Consent Calendar are items that can be adopted with one motion unless an item is pulled by a Commissioner or a member of the public. Members of the public who wish to have a consent item placed on the Administrative Agenda shall make that request during the public comment section at the beginning of the meeting and specifically state why they are making the request. If items are pulled for discussion by a vote of the Board of County Commissioners, they will automatically be placed on the Administrative Agenda to be heard at the discretion of the Chairperson or may be continued until another meeting.

9. CONSENT ITEMS

- A. For possible action. Discussion on the Outdoor Festival License application for National Night Out to be held August 7, 2026, from 4:00 PM to 8:00 PM, at 1770 US Highway 395 N Ste. D, Minden, Nevada, as submitted by Jonelle Spafford of Two Stone Slab and Tile. (Amy Burgans, Clerk-Treasurer)
- B. For possible action. Discussion to accept the Public Administrator's 2026 Second Quarter Report for the period beginning April 1, 2026, and ending June 30, 2026, per Douglas County Code Chapter 2.23. (Brook Adie, Community Services Director)
- C. For possible action. Discussion to accept the Public Guardian's 2026 Second Quarter Report for the period beginning April 1, 2026, and ending June 30, 2026, per Douglas County Code 2.22.135. (Brook Adie, Community Services Director)
- D. For possible action. Discussion to accept a \$36,000 Nevada State Emergency Response Commission Operations, Planning, Training, & Equipment Grant for the period of July 1, 2026, through June 30, 2027; augment the Emergency Management Fund to account for the grant award; and authorize the Emergency Manager to sign all related documents (Kara Easton, Director of Emergency Management)
- E. For possible action. Discussion to accept the auditor's report on Douglas County's general ledger cash balances through June 15, 2026, per Nevada Revised Statute 251.030. (Kathy Kaiser, Comptroller)
- F. For possible action. Discussion on the adoption of **Resolution 2026R-045** transferring Douglas County's unused 2026 Private Activity Bond Volume Cap of \$3,780,257.84 to the Nevada Rural Housing Authority (NRHA). (Kathy Kaiser, Comptroller)
- G. For possible action. Discussion to approve a \$116,293 Purchase Order with Journal Technologies, Inc. for eCourt Case Management System annual licensing, maintenance, and support fees for Fiscal Year 2026-27. (Delores Goelz, Fiscal Management Analyst)
- H. For possible action. Discussion to authorize budget transfers totaling \$3,500 between Salaries and Benefits and Services & Supplies to support unanticipated increases to services and supplies expenditures in Fiscal Year 2025-26. (Christine Vido, Human Resources Director)
- I. For possible action. Discussion to authorize budget transfers totaling \$75,000 from capital projects and salary savings to fund the purchase of new personal computers for the Library. (Kathy Kaiser, Comptroller)
- J. For possible action. Discussion to approve a \$170,000 budget transfer from the 911 Surcharge Fund to the County Construction Fund for Fiscal Year 2025-26 to reallocate excess revenues received to support the Public Safety Radio Upgrade project. (Kathy Kaiser, Comptroller)
- K. For possible action. Discussion to adopt **Resolution 2026R-046**, a resolution regarding the Disposal of Certain Computer and other Electronic Equipment. The resolution authorizes the donation of specified equipment to ComputerCorps, a non-profit 501(c)(3), pursuant to NRS 244.1505. (Peace Ruggia, Chief Information Officer)

- L. For possible action. Discussion to approve an open \$733,370.56 purchase order with SHI International Corp. ("SHI") for Fiscal Year 2026-27 utilizing the State of Nevada Master Purchasing Agreement (99SWC-S108) for all purchases of software subscriptions, software licensing, and support services. (Peace Ruggia, Chief Information Officer)
- M. For possible action. Discussion to approve a \$99,896 construction services contract with J-U-B Engineers, Inc. for the North Valley Wastewater Treatment Plant Influent Lift Station Project and authorize the Director of Public Works to execute the contract and change orders up to 10% of the original contract. (Rick Robillard, Deputy Public Works Director)
- N. For possible action. Discussion to accept a \$32,000 United We Stand grant for Fiscal Year 2026-2027; augment the Douglas County Sheriff's Office fund in the amount of the grant award; and authorize the Emergency Manager to sign all grant related documents. (Kara Easton, Director of Emergency Management)
- O. For possible action. Discussion to retroactively approve an agreement between Washoe County and Douglas County to provide the Douglas County Sheriff's Office with law enforcement related forensic support services from July 1, 2026, through June 30, 2027, for the service fees specified in the agreement. (Undersheriff Elges)

ADMINISTRATIVE AGENDA

The Chairperson will read the agenda title into the public record and will have the discretion to determine how the item will be presented. Agenda items may be considered ahead of or after the schedule indicated by this agenda. Public comment will be taken on items that are identified for possible action.

10. ITEM(S) PULLED FROM THE CONSENT AGENDA WILL BE HEARD AT THIS TIME

COMMUNITY DEVELOPMENT

- 11. For possible action. Discussion to adopt **Ordinance 2026-1671**, amending Douglas County Code Title 18, Appendix B, the Minden Town Boundary, by annexing approximately 149.69 acres into the Town of Minden boundary. The parcels to be annexed are Assessor Parcel Numbers (APNs) 1320-28-000-051, 1320-28-000-052, 1320-28-000-053 & 1320-28-000-054. They are located north of Buckeye Road and east of the Monterra Planned Development, within the Buckeye Farm Specific Plan area and the Buckeye Farm Neighborhood 1 Planned Development. Second Reading. (Kate O'Neil, Principal Planner).

CLERK-TREASURER

- 12. For possible action. Discussion on the appointment of committee members to write the favorable/pro and opposing/con arguments for the 2026 General Election advisory ballot question concerning separating the County Clerk and County Treasurer into two distinct, elected offices, per NRS 295.121. (Amy Burgans, Clerk/Treasurer)

COUNTY MANAGER

- 13.1 For possible action. Discussion regarding the composition and geographic representation of the Stormwater Task Force; the evaluation process and criteria for reviewing applicants;

consideration of narrowing the applicant pool for further review at a future meeting; consideration of whether the task force facilitator should be selected from among the appointed members or from outside the task force; and possible direction to staff regarding the solicitation and vetting of applicants, or formation and implementation of the Stormwater Task Force. (Wendy Lang, Assistant County Manager)

- 13.2 For presentation only. Announcements/reports/updates from County Commission members, including updates on the various boards and/or commissions that they may be a member of or a liaison to, or any other meetings/functions they have attended, and any request by a Commissioner for discussion of a future agenda item. (Chairman Gardner)

14. CLOSING PUBLIC COMMENT (No Action)

At this time, public comment will be taken on those items that are within the jurisdiction and control of the Board of Commissioners or those agenda items where public comment has not already been taken.

15. ADJOURNMENT

Upon introduction and motion by Councilmember Giovanni Puccinelli and seconded by Councilmember Marissa Lostra the following Resolution and Order was duly passed and adopted.

RESOLUTION No. 08-26

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELKO, NEVADA PROVIDING FOR THE TRANSFER OF THE CITY'S 2026 PRIVATE ACTIVITY BOND VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to the City of Elko, Elko County, Nevada (the "City," "County" and "State," respectively), the amount of \$1,463,378.96 in tax-exempt private activity bond volume cap for year 2026 (the "2026 Bond Cap"); and

WHEREAS, the Nevada Rural Housing Authority (the "NRHA"), has requested that the City transfer its 2026 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("*Single Family Programs*"); and

WHEREAS, the City is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the City may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2026 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State; and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA's area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more."

NOW, THEREFORE, the City Council of the City does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the City hereby transfers its 2026 Bond Cap in the amount of \$1,463,378.96 to the NRHA for its Single-Family Programs.

Section 3. Use of 2026 Bond Cap. The NRHA will use the 2026 Bond Cap for single family purposes in calendar year 2026 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of City. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the "Director") may contact Jan Baum, City Manager, City of Elko, regarding this Resolution at (775) 777-7111 or by email at jbaum@elkocitynv.gov or in writing 1751 College Avenue, Elko, Nevada 89801.

Section 5. Additional Action. The Mayor and Clerk of the City are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2026 Bond Cap, and carry out the duties of the City hereunder, including the execution of all certificates pertaining to the transfer as required by NAC Ch. 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2026 Bond Cap.

Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Director of Finance of the NRHA regarding this Resolution at (775) 886-7913 or by email at sheusser@nvrural.org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the City. This Resolution is not to be construed as a pledge of the faith and credit of or by the City, or of any agency, instrumentality, or subdivision of the City. Nothing in this Resolution obligates or authorizes the City to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this 15th day of July, 2026.

CITY OF ELKO, NEVADA

By *Reece Keener*
Reece Keener (Jul 15, 2026 16:24:32 PDT)
Reece Keener, Mayor

ATTEST:

By *Annette Robinson*
Annette Robinson, City Clerk

VOTES:

AYES: Mayor Reece Keener, Councilman Chip Stone, Councilman Clair Morris, Councilwoman Marissa Lostra, Councilmember Giovanni Puccinelli

NAYS: None

ABSENT: None

ABSTAIN: None

CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Annette Robinson, am the duly chosen and qualified City Clerk of the City of Elko, Nevada (the "*City*") and in the performance of my duties as City Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("*NAC*"), that the private activity bond volume cap allocated to the City in the amount of \$1,463,378.96 has been transferred as follows:

\$1,463,378.96 has been transferred pursuant to NAC 348A.180 from the City, a local government, located in Elko County to the Nevada Rural Housing Authority, a local government, located within Elko County for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

CITY OF ELKO, NEVADA

By Annette Robinson
Annette Robinson, City Clerk

cc: Ashley Jimenez, Nevada Rural Housing Authority

Resolution 8-26 NRHA Volume Cap 2026

Final Audit Report

2026-07-15

Created:	2026-07-15
By:	Annette Robinson (cityclerk@elkocitynv.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAMKkObCCZYw8QFnGikbFZwS580kj7kyef

"Resolution 8-26 NRHA Volume Cap 2026" History

-  Document created by Annette Robinson (cityclerk@elkocitynv.gov)
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-  Document emailed to Reece Keener (rkeener@elkocitynv.gov) for signature
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-  Email viewed by Reece Keener (rkeener@elkocitynv.gov)
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-  Document e-signed by Reece Keener (rkeener@elkocitynv.gov)
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Elko County Board of Commissioners

540 Court Street, Suite 101 • Elko, Nevada 89801

775-738-5398 Phone • 775-753-8535 Fax

www.elkocountynv.net

Commissioners

Delmo Andreozzi
Brian Gale
Travis Gerber
Jon Karr
Rex Steninger

Elko County Manager

Amanda Osborne

Executive Assistant

Michele Petty

Administrative Assistant

Kelley Freire

RESOLUTION No. 2026-24

RESOLUTION OF THE BOARD OF COMMISSIONERS OF ELKO COUNTY, NEVADA
PROVIDING FOR THE TRANSFER OF THE COUNTY'S 2026 PRIVATE ACTIVITY BOND
VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS
RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to Elko County, Nevada (the "County"), the amount of \$1,825,271.39 in tax-exempt private activity bond volume cap for year 2026 (the "2026 Bond Cap"); and

WHEREAS, the Nevada Rural Housing Authority (the "NRHA"), has requested that the County transfer its 2026 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("Single Family Programs"); and

WHEREAS, the County is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the County may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2026 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State of Nevada (the "State"); and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA's area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more."

NOW, THEREFORE, the Board of Commissioners of the County does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the County hereby transfers its 2026 Bond Cap in the amount of \$1,825,271.39 to the NRHA for its Single Family Programs.

Section 3. Use of 2026 Bond Cap. The NRHA will use the 2026 Bond Cap for single family purposes in calendar year 2026 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of County. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the "Director" may contact Amanda Osborne, County Manager, Elko County, regarding this Resolution at (775) 738-5398 or by email at AOsborne@ElkoCountyNV.Net or Administrator@ElkoCountyNV.Net or in writing at 540 Court Street, Suite 101, Elko, Nevada 89801.

Section 5. Additional Action. The County Manager and Clerk of the County are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2026 Bond Cap, and carry out the duties of the County hereunder, including the execution of all certificates pertaining to the transfer as required by NAC 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2026 Bond Cap.

Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Director of Finance of the NRHA regarding this Resolution at (775) 886-7913 or by email at sheusser@NVRural.Org in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the County. This Resolution is not to be construed as a pledge of the faith and credit of or by the County, or of any agency, instrumentality, or subdivision of the County. Nothing in this Resolution obligates or authorizes the County to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

MOVED BY COMMISSIONER JON KARR.

SECONDED BY COMMISSIONER TRAVIS GERBER.

VOTE: AYES – 4

 NAYES – 0

 ABSENT – DELMO ANDREOZZI

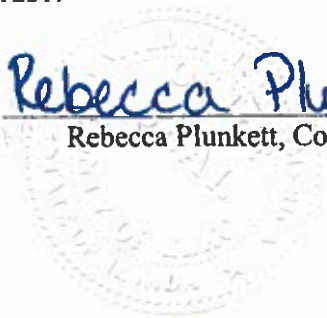
ADOPTED, SIGNED AND APPROVED this 15th day of July, 2026.

BOARD OF COUNTY COMMISSIONERS
ELKO COUNTY, NEVADA

By 
Amanda Osborne, County Manager

ATTEST:

By 
Rebecca Plunkett, County Clerk



CERTIFICATE OF TRANSFER OF VOLUME CAP

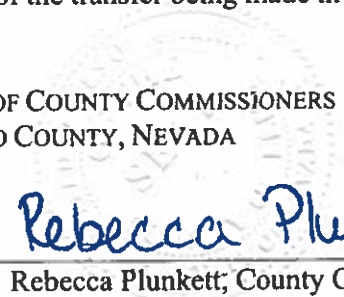
I, Rebecca Plunkett, am the duly chosen and qualified County Clerk of the Elko County, Nevada (the "*County*") and in the performance of my duties as County Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("*NAC*"), that the 2026 private activity bond volume cap allocated to the County in the amount of \$1,825,271.39 has been transferred as follows:

\$1,825,271.39 has been transferred pursuant to NAC 348A.180 from the County, a local government, located in the State of Nevada to the Nevada Rural Housing Authority, a local government, located within Elko County, for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

BOARD OF COUNTY COMMISSIONERS
ELKO COUNTY, NEVADA

By


Rebecca Plunkett

Rebecca Plunkett, County Clerk

cc: Ashley Jimenez, Nevada Rural Housing Authority

RESOLUTION NO. 2026-08

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELY, NEVADA PROVIDING FOR THE TRANSFER OF THE CITY'S 2026 PRIVATE ACTIVITY BOND VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to the City of Ely in White Pine County, Nevada (the "City," "County" and "State," respectively), the amount of \$265,714.11 in tax-exempt private activity bond volume cap for year 2026 (the "2026 Bond Cap"); and

WHEREAS, the Nevada Rural Housing Authority (the "NRHA"), has requested that the City transfer its 2026 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("Single Family Programs"); and

WHEREAS, the City is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the City may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2026 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State; and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA's area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more."

NOW, THEREFORE, the City Council of the City does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the City hereby transfers its 2026 Bond Cap in the amount of \$265,714.11 to the NRHA for its Single Family Programs.

Section 3. Use of 2026 Bond Cap. The NRHA will use the 2026 Bond Cap for single family purposes in calendar year 2026 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of City. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the "Director") may contact Jennifer Lee, City Clerk, City of Ely, regarding this Resolution at (775) 289-2430 or by email at cityclerk@cityofelynv.gov or in writing at 480 Campton Street, Ely, Nevada 89301.

Section 5. Additional Action. The Mayor and Clerk of the City are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2026 Bond Cap, and carry out the duties of the City hereunder, including the execution of all certificates pertaining to the transfer as required by NAC Ch. 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2026 Bond Cap.

Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Director of Finance of the NRHA regarding this Resolution at (775) 886-7913 or by email at sheusser@NVRural.Org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the City. This Resolution is not to be construed as a pledge of the faith and credit of or by the City, or of any

agency, instrumentality, or subdivision of the City. Nothing in this Resolution obligates or authorizes the City to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this 9th day of July, 2026.

CITY OF ELY, NEVADA

By Nathan Robertson
Nathan Robertson, Mayor

ATTEST:

By Jennifer Lee
Jennifer Lee, City Clerk

CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Jennifer Lee, am the duly chosen and qualified City Clerk of the City of Ely, Nevada (the "City") and in the performance of my duties as City Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("NAC"), that the private activity bond volume cap allocated to the City in the amount of \$265,714.11 has been transferred as follows:

\$265,714.11 has been transferred pursuant to NAC 348A.180 from the City, a local government, located in White Pine County to the Nevada Rural Housing Authority, a local government, located within White Pine County for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

CITY OF ELY, NEVADA

By



Jennifer Lee, City Clerk

cc: Ashley Jimenez, Nevada Rural Housing Authority

RESOLUTION No. 26-E-41

RESOLUTION OF THE BOARD OF COMMISSIONERS OF ESMERALDA COUNTY, NEVADA
PROVIDING FOR THE TRANSFER OF THE COUNTY'S 2026 PRIVATE ACTIVITY BOND
VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS
RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to Esmeralda County, Nevada (the "County"), the amount of \$80,501.39 in tax-exempt private activity bond volume cap for year 2026 (the "2026 Bond Cap"); and

WHEREAS, the Nevada Rural Housing Authority (the "NRHA"), has requested that the County transfer its 2026 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("Single Family Programs"); and

WHEREAS, the County is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the County may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2026 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State of Nevada (the "State"); and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA's area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more."

NOW, THEREFORE, the Board of Commissioners of the County does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the County hereby transfers its 2026 Bond Cap in the amount of \$80,501.39 to the NRHA for its Single Family Programs.

Section 3. Use of 2026 Bond Cap. The NRHA will use the 2026 Bond Cap for single family purposes in calendar year 2026 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of County. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the "Director") may contact LaCinda Elgan, County Clerk, Esmeralda County, regarding this Resolution at (775) 485-6309 or by email at celgan@esmeraldacountynv.org or in writing at P.O. Box 547, Goldfield, Nevada 89013.

Section 5. Additional Action. The Chair of the County Commission and Clerk of the County are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2026 Bond Cap, and carry out the duties of the County hereunder, including the execution of all certificates pertaining to the transfer as required by NAC 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2026 Bond Cap.

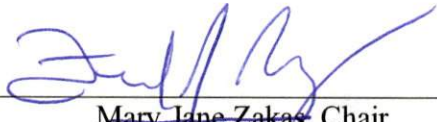
Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Director of Finance of the NRHA regarding this Resolution at (775) 886-7913 or by email at sheusser@nvrural.org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the County. This Resolution is not to be construed as a pledge of the faith and credit of or by the County, or of any agency, instrumentality, or subdivision of the County. Nothing in this Resolution obligates or authorizes the County to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

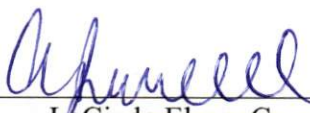
Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this 4th day of August, 2026.

BOARD OF COUNTY COMMISSIONERS
ESMERALDA COUNTY, NEVADA

By 
Mary Jane Zakas, Chair
Frederick Perez

ATTEST:

By 
LaCinda Elgan, County Clerk

Angela Jewell, Senior Deputy Clerk/Treasurer

CERTIFICATE OF TRANSFER OF VOLUME CAP

I, LaCinda Elgan, am the duly chosen and qualified County Clerk of Esmeralda County, Nevada (the "*County*") and in the performance of my duties as County Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("*NAC*"), that the 2026 private activity bond volume cap allocated to the County in the amount of \$80,501.39 has been transferred as follows:

\$80,501.39 has been transferred pursuant to NAC 348A.180 from the County, a local government, located in the State of Nevada to the Nevada Rural Housing Authority, a local government, located within Esmeralda County, for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

ESMERALDA COUNTY, NEVADA

By 
LaCinda Elgan, County Clerk

cc: Ashley Jimenez, Nevada Rural Housing Authority

RESOLUTION No. _____

RESOLUTION OF THE BOARD OF COMMISSIONERS OF EUREKA COUNTY, NEVADA PROVIDING FOR THE TRANSFER OF THE COUNTY'S 2026 PRIVATE ACTIVITY BOND VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to Eureka County, Nevada (the "County"), the amount of \$121,182.04 in tax-exempt private activity bond volume cap for year 2026 (the "2026 Bond Cap"); and

WHEREAS, the Nevada Rural Housing Authority (the "NRHA"), has requested that the County transfer its 2026 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("Single Family Programs"); and

WHEREAS, the County is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the County may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2026 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State of Nevada (the "State"); and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA's area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more."

NOW, THEREFORE, the Board of Commissioners of the County does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the County hereby transfers 2026 Bond Cap in the amount of \$121,182.04 to the NRHA for its Single Family Programs.

Section 3. Use of 2026 Bond Cap. The NRHA will use the 2026 Bond Cap for single family purposes in calendar year 2026 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of County. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the "Director") may contact Katherine J. Bowling, Clerk Recorder, Eureka County Board of Commissioners, regarding this Resolution at (775) 237-5263 or in writing at P.O. Box 694, Eureka, NV 89316.

Section 5. Additional Action. The Chair of the Board of Commissioners and Commissioner Clerk are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2026 Bond Cap,

and carry out the duties of the County hereunder, including the execution of all certificates pertaining to the transfer as required by NAC 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2026 Bond Cap.

Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Director of Finance of the NRHA regarding this Resolution at (775) 886-7913 or by email at sheusser@NVRural.org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the County. This Resolution is not to be construed as a pledge of the faith and credit of or by the County, or of any agency, instrumentality, or subdivision of the County. Nothing in this Resolution obligates or authorizes the County to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this 4th day of August, 2026.

EUREKA COUNTY COMMISSION

By Rich McKay
Rich McKay, Chair of the Board

ATTEST:

By Katherine Bowling
Katherine Bowling, County Clerk Recorder

CERTIFICATE OF TRANSFER OF VOLUME CAP

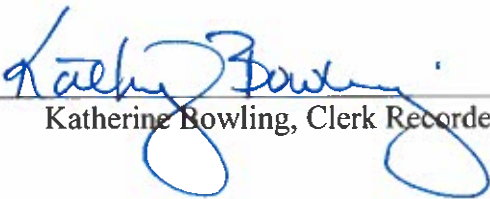
I, Katherine Bowling, am the duly qualified Commissioner Clerk of the Eureka County Board of Commissioners of Eureka County, Nevada (the "*County*") and in the performance of my duties as Commissioner Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("*NAC*"), that the 2026 private activity bond volume cap allocated to the County in the amount of \$121,182.04 has been transferred as follows:

\$121,182.04 has been transferred pursuant to NAC 348A.180 from the County, a local government, located in the State of Nevada to the Nevada Rural Housing Authority, a local government, located within Eureka County, for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

EUREKA COUNTY COMMISSION
EUREKA COUNTY, NEVADA

By


Katherine Bowling, Clerk Recorder

cc: Ashley Jimenez, Nevada Rural Housing Authority

RESOLUTION NO. 26-07-01

RESOLUTION OF THE CITY COUNCIL OF FALLON, NEVADA PROVIDING FOR THE TRANSFER OF THE CITY'S 2026 PRIVATE ACTIVITY BOND VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY.

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes (“NRS”) and Chapter 348A of the Nevada Administrative Code (“NAC”), there has been allocated to the City of Fallon, in Churchill County, Nevada (the “City,” “County” and “State,” respectively), the amount of \$646,326.26 in tax-exempt private activity bond volume cap for the year 2026 (the “2026 Bond Cap”); and

WHEREAS, the Nevada Rural Housing Authority (the “NRHA”), has requested that the City transfer its 2026 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income (“Single Family Programs”); and

WHEREAS, the City is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the City may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2026 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State; and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA’s area of operation as “any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more.”

NOW, THEREFORE, the City Council of the City does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the City hereby transfers its 2026 Bond Cap in the amount of \$646,326.26 to the NRHA for its Single Family Programs.

Section 3. Use of 2026 Bond Cap. The NRHA will use the 2026 Bond Cap for single family purposes in calendar year 2026 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of City. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the "Director") may contact Michael O'Neill, City Clerk Treasurer, City of Fallon, regarding this Resolution at (775) 423-5104 or by email at moneill@fallonnevada.gov or in writing at 55 West Williams Avenue, Fallon, Nevada 89406.

Section 5. Additional Action. The Mayor and City Clerk Treasurer are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2026 Bond Cap, and carry out the duties of the City hereunder, including the execution of all certificates pertaining to the transfer as required by NAC Ch. 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2026 Bond Cap.

Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director of Business and Industry may contact Shawn Heusser, Director of Finance of the NRHA regarding this Resolution at (775) 886-7913 or by email at sheusser@nvrural.org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the City. This Resolution is not to be construed as a pledge of the faith and credit of or by the City, or of any agency, instrumentality, or subdivision of the City. Nothing in this Resolution obligates or authorizes the City to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

APPROVED AND ADOPTED by the City Council of the City of Fallon, Nevada this 7th day of July, 2026.

Those voting aye: Councilwoman Frost, Councilwoman Kent, and Councilman Harmon

Those voting nay:

Those absent:

Those abstaining:


KEN TEDFORD
Mayor

ATTEST: 
MICHAEL O'NEILL
City Clerk/Treasurer

CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Michael O'Neill, am the duly chosen and qualified City Clerk Treasurer of the City of Fallon, Nevada (the "City") and in the performance of my duties as City Clerk Treasurer do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("NAC"), that the 2026 private activity bond volume cap allocated to the City in the amount of \$646,326.26 has been transferred as follows:

\$646,326.26 has been transferred pursuant to NAC 348A.180 from the City, a local government, located in Churchill County to the Nevada Rural Housing Authority, a local government, located within Churchill County for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

CITY OF FALLON, NEVADA

By 
Michael O'Neill
City Clerk/Treasurer

cc: Ashley Jimenez, Nevada Rural Housing Authority



N E V A D A

AGENDA
Regular Meeting
City Council

Wednesday, August 5, 2026 • 5:00 PM

Mayor
Neal E. McIntyre

City Council
Ward 1 - Ryan Hanan
Ward 2 - Felicity Zoberski
Ward 3 -
Ward 4 - Albert Torres
Ward 5 - Joe Mendoza

Fernley City Council Chambers, 595 Silver Lace Boulevard, Fernley, NV 89408

Zoom information:

Please click the following link to join the webinar: <https://us02web.zoom.us/j/82966343247>, or one tap_mobile: 12532158782, Dial: 669 900 9128, Webinar ID: 829 6634 3247

Public Notice: This agenda has been physically posted in compliance with 241.020 at Fernley City Hall, 595 Silver Lace Blvd. In addition, this agenda has been electronically posted in compliance with NRS 241.020(3) at www.cityoffernley.org and NRS 232.2175 at <https://notice.nv.gov/> To obtain further documentation regarding posting, please contact the City Clerk's Office at (775) 784-9830 or cityclerk@cityoffernley.org

Public Comment: Those wishing to address the City Council may submit public comment through the [online public comment form](#), or by sending an email to cityclerk@cityoffernley.org. Comments received prior to 4:00 pm the day of the meeting will be provided to City Council and added to the record but will not be read during the live meeting. Public comments received after 4 pm the day of the meeting will be included in the record but may not reach council members before action is taken. Public comment, whether on action items or public comment, is limited to three (3) minutes per person. Unused time may not be reserved by the speaker, nor allocated to another speaker. The public may comment on any matter that is not specifically included on an agenda as an action item or comment on a specific agenda item. Items not included on the agenda cannot be acted upon other than to place them on a future agenda. Additionally, if you wish you can comment in person at the meeting or use the Raise your Hand feature in Zoom (*9 if you are participating via phone).

Accommodations: City Council and staff will make reasonable efforts to assist and accommodate individuals with disabilities desiring to attend the meeting. Please contact the City Clerk's Office at (775) 784-9830 in advance so that arrangements can be made.

Supporting Material: Staff reports and supporting material for the meeting are available at the City Clerk's Office, and on the City's website at www.cityoffernley.org Pursuant to NRS 241.020(6), supporting material is made available to the general public at the same time it is provided to the City Council.

Order of Business: The presiding officer shall determine the order of the agenda. The Fernley City Council may combine two or more agenda items for consideration; remove an item from the agenda; or delay discussion relating to an item on the agenda at any time. All items are action items unless otherwise noted. Items scheduled to be heard at a specific time will be heard no earlier than the stated time but may be heard later.

1. INTRODUCTORY ITEMS

- 1.1. Pledge of Allegiance**
- 1.2. Roll Call**
- 1.3. Public Forum**
- 1.4. (For Possible Action) Approval of Agenda**

2. CONSENT AGENDA

(PLEASE NOTE: ALL MATTERS LISTED UNDER THE CONSENT AGENDA ARE CONSIDERED ROUTINE, AND MAY BE ACTED UPON BY THE COUNCIL MEMBERS IN ONE MOTION, AND WITHOUT AN EXTENSIVE HEARING. ANY MEMBER OF THE COUNCIL MAY REQUEST THAT AN ITEM BE TAKEN FROM THE CONSENT AGENDA, DISCUSSED, AND ACTED UPON SEPARATELY DURING THIS MEETING.)

- 2.1. (Possible Action) Approval of Voucher Report**
- 2.2. (Possible Action) Approval of Minutes**
- 2.3. (Possible Approval) Approval of Business Licenses**
- 2.4. Possible Action to approve contract with Valley Collection Services, LLC, for collecting past-due utilities from Rockin T Trucking in the amount of \$1,632.98.**
- 2.5. Possible Action to approve the award of the 2026-2028 Water Treatment Plant Residuals Solids Removal Contract to Marshall's Sanitation Service LLC in amount not to exceed \$0.48 per gallon.**
- 2.6. Possible Action to Approve a Contract with DOWL, Reno, NV, for Strategic Asset Management Program Support
for professional services related to the continued implementation, training, and technical support of the City's
GIS and WebGIS viewer through ArcGIS Online, in an amount not to exceed \$60,000**
- 2.7. Possible Action to approve a Highway Agreement PR171-26-063, the Cooperative (Local Public Agency) Agreement between the City of Fernley and the Nevada Department of Transportation for the SR828 Multi-Use Path Phase III project.**
- 2.8. Possible Action to purchase one (1) 1 & 1/2-ton, four-wheel drive pickup truck with service body and crane for the City of Fernley's Water Distribution Department for an amount not to exceed \$120,645.25.**
- 2.9. Possible Action to approve a contract with Stonehouse Drilling to rehabilitate Well 9A, in the amount not to exceed \$32,980.00.**
- 2.10. Possible Action to approve a contract with Stonehouse Drilling to rehabilitate Well 13, in the amount not to exceed \$27,780.00.**
- 2.11. Possible Action to approve the Professional Services Agreement with Shaw Engineering for the development and implementation support of the City of Fernley's Industrial Pretreatment Program in an amount not to exceed \$45,500.**
- 2.12. Possible Action to purchase one (1) hydraulic snowplow and one (1) mounted salt-sand spreader for the City of Fernley's Fleet Department for an amount not to exceed \$26,801.30.**
- 2.13. Possible Action to purchase one (1) heavy-duty large vehicle lift for the City of Fernley's Fleet Department for an amount not to exceed \$70,000.**
- 2.14. Possible Action to purchase one (1) backhoe for the Water Treatment Plant for an amount not to exceed \$150,000.**
- 2.15. Possible Action to purchase one (1) backhoe with attachments for the Wastewater Department for an amount not to exceed \$250,000.**

- 2.16. Possible Action to authorize the execution of the Water Rights Banking and Dedication Agreement with Gary Oberg, APN 021-162-20 TCID Serial Number 1014-1-E-3-A in the amount of 1.89 acre-feet.
- 2.17. Possible Action to authorize the execution of the Water Rights Banking and Dedication Agreement with Snowbird XIV, LLC, APN 020-222-21 TCID Serial Number 1024-9 in the amount of 3.78 acre-feet.
- 2.18. Possible Action to authorize the execution of the Water Rights Banking Agreement with Pefley 2023 Trust, APN 020-242-14 TCID Serial Number 1034-2-B in the amount of 4.68 acre-feet.
- 2.19. Possible Action to authorize the execution of the Water Rights Banking Agreement with Pefley 2023 Trust, APN 020-242-13 TCID Serial Number 1034-2-C in the amount of 2.385 acre-feet.
- 2.20. Possible Action to Approve the Collective Bargaining Union Agreement between the City of Fernley and IBEW 1245 effective 7/1/2026-6/30/2028.
- 2.21. Possible Action to ratify emergency electrical work previously completed by San Joaquin Electric, Inc. at the Fernley Wastewater Treatment Plant to maintain compliance with Nevada Division of Environmental Protection (NDEP) requirements, and approve payment in the amount of \$28,200.27.
- 2.22. Possible Action to approve a grant agreement between the Nevada Department of Wildlife and City of Fernley for the Fernley Community Pond project. The agreement provides \$100,000 in Wildlife Heritage Account grant funding to support the design and construction of a new community fishing pond and associated park amenities.
- 2.23. (Possible Action) Approval of an amendment to the City's organizational chart to change the position title of Facilities Foreman to General Services Foreman.
3. REPORTS - THIS ITEM IS FOR VARIOUS PUBLIC ENTITY REPRESENTATIVES TO PROVIDE GENERAL INFORMATION TO THE COUNCIL AND PUBLIC. NO ACTION WILL BE TAKEN.
 - 3.1. Reports by City Staff, City Council, and the Mayor, including but not limited to monthly statistical reports by city departments.
4. PROCLAMATIONS BY THE MAYOR
5. PRESENTATIONS
 - 5.1. Possible Action, Presentation and adoption of Resolution 25-011, providing for the transfer of the City's 2026 Private Activity Bond Volume Cap to the Nevada Rural Housing Authority
 - 5.2. Presentation and discussion regarding the City's quarterly financial report.
6. ORDINANCES
 - 6.1. (For Possible Action) Introduction and First Reading of Bill #390 (CA26002), an Ordinance to amend Section 32.02.030 and Section 32.03.050 of the Fernley Development Code to add a definition for a Minor Conditional Use Permit and to add a Minor Conditional Use Permit as an entitlement process.
7. RESOLUTIONS
 - 7.1. (For Possible Action) Discussion and possible action on Resolution 20-015, a resolution of the City of Fernley to affirm that the City Council will not negotiate water rights dedication for new development.
 - 7.2. (For Possible Adoption) Adopt a resolution to submit a grant application to the EDA for the EWWTP project design and to commit to a 20-40% cost match.

8. PUBLIC FORUM

9. ADJOURNMENT

Next Meeting: August 19th @ 5pm

RESOLUTION No. 07-20-266

RESOLUTION OF THE BOARD OF COMMISSIONERS OF HUMBOLDT COUNTY, NEVADA
PROVIDING FOR THE TRANSFER OF THE COUNTY'S 2026 PRIVATE ACTIVITY BOND
VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS
RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to Humboldt County, Nevada (the "County"), the amount of \$606,571.67 in tax-exempt private activity bond volume cap for year 2026 (the "2026 Bond Cap"); and

WHEREAS, the Nevada Rural Housing Authority (the "NRHA"), has requested that the County transfer its 2026 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("Single Family Programs"); and

WHEREAS, the County is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the County may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2026 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State of Nevada (the "State"); and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA's area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more."

NOW, THEREFORE, the Board of Commissioners of the County does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the County hereby transfers its 2026 Bond Cap in the amount of \$606,571.67 to the NRHA for its Single Family Programs.

Section 3. Use of 2026 Bond Cap. The NRHA will use the 2026 Bond Cap for single family purposes in calendar year 2026 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of County. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the "Director") may contact Don Kalkoske, County Manager, Humboldt County, regarding this Resolution at (775) 623-6300 or by email at Don.Kalkoske@HumboldtCountyNV.Gov or in writing at 50 West 5th Street, Room 205, Winnemucca, Nevada 89445.

Section 5. Additional Action. The Chair of the Board of County Commissioners and the Clerk of the County are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2026 Bond Cap, and carry out the duties of the County hereunder, including the execution of all certificates pertaining to the transfer as required by NAC 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2026 Bond Cap.

Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Director of Finance, Nevada Rural Housing Authority, regarding this Resolution at (775) 886-7913 or by email at sheusser@NVRural.Org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the County. This Resolution is not to be construed as a pledge of the faith and credit of or by the County, or of any agency, instrumentality, or subdivision of the County. Nothing in this Resolution obligates or authorizes the County to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this 20 day of July, 2026.

BOARD OF COUNTY COMMISSIONERS
HUMBOLDT COUNTY, NEVADA

By Paige Brooks
Paige Brooks, Vice Chair

ATTEST:

By Tami Rae Spero
Tami Rae Spero, County Clerk

(Seal)

CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Tami Rae Spero, am the duly chosen and qualified County Clerk of Humboldt County, Nevada (the "*County*") and in the performance of my duties as County Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("*NAC*"), that the 2026 private activity bond volume cap allocated to the County in the amount of \$606,571.67 has been transferred as follows:

\$606,571.67 has been transferred pursuant to NAC 348A.180 from the County, a local government, located in the State of Nevada to the Nevada Rural Housing Authority, a local government, located within Humboldt County, for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

HUMBOLDT COUNTY, NEVADA

By


Tami Rae Spero, County Clerk

cc: Ashley Jimenez, Nevada Rural Housing Authority

DOC #: 322833

08/11/2026 08:46 AM Page: 1 of 5

OFFICIAL RECORD

Requested By:
LANDER COUNTY CLERK

Lander County, NV
Alexis V. Reiva, Recorder

Fee: \$0.00 RPTT: \$0.00
Recorded By: lprince

RECORDING REQUESTED BY:

LANDER COUNTY COMMISSIONERS

50 STATE ROUTE 305

BATTLE MOUNTAIN, NV 89820



RESOLUTION NO. 2026-08

RESOLUTION OF THE BOARD OF COMMISSIONERS OF LANDER COUNTY,
NEVADA PROVIDING FOR TRANSFER OF THE COUNTY'S 2026 PRIVATE ACTIVITY
BOND VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER
MATTERS RELATED THERETO

APPROVED:

Commission Meeting: July 9, 2026

Item # 1.4

This page added to provide information required by NRS 111.312, sections 1-2

This cover page must be typed or printed

RESOLUTION No. 2026-08

RESOLUTION OF THE BOARD OF COMMISSIONERS OF LANDER COUNTY, NEVADA
PROVIDING FOR THE TRANSFER OF THE COUNTY'S 2026 PRIVATE ACTIVITY BOND
VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS
RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to Lander County, Nevada (the "County"), the amount of \$396,752.11 in tax-exempt private activity bond volume cap for year 2026 (the "2026 Bond Cap"); and

WHEREAS, the Nevada Rural Housing Authority (the "NRHA"), has requested that the County transfer its 2026 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("Single Family Programs"); and

WHEREAS, the County is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the County may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2026 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State of Nevada (the "State"); and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA's area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more."

NOW, THEREFORE, the Board of Commissioners of the County does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the County hereby transfers its 2026 Bond Cap in the amount of \$396,752.11 to the NRHA for its Single Family Programs.

Section 3. Use of 2026 Bond Cap. The NRHA will use the 2026 Bond Cap for single family purposes in calendar year 2026 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of County. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the “Director”) may contact Bert Ramos, County Manager, Lander County, regarding this Resolution at (775) 635-2885 or by email at bramos@landercountynv.gov or in writing at 50 State Route 305, Battle Mountain, Nevada 89820.

Section 5. Additional Action. The Chair of the Board of Commissioners and the Clerk of the County are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2026 Bond Cap, and carry out the duties of the County hereunder, including the execution of all certificates pertaining to the transfer as required by NAC 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2026 Bond Cap.

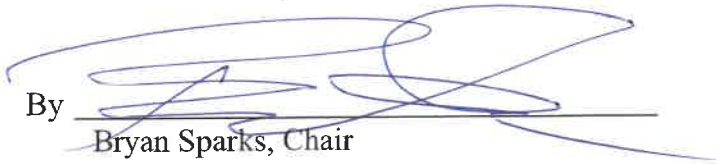
Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Director of Finance of the NRHA regarding this Resolution at (775) 886-7913 or by email at sheusser@nvrural.org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the County. This Resolution is not to be construed as a pledge of the faith and credit of or by the County, or of any agency, instrumentality, or subdivision of the County. Nothing in this Resolution obligates or authorizes the County to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this 9th day of July, 2026.

BOARD OF COUNTY COMMISSIONERS
LANDER COUNTY, NEVADA

By 

Bryan Sparks, Chair

ATTEST:

By 

Molly Gonzalez, County Clerk

CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Molly Gonzalez, am the duly chosen and qualified County Clerk of the Lander County, Nevada (the "*County*") and in the performance of my duties as County Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("*NAC*"), that the 2026 private activity bond volume cap allocated to the County in the amount of \$396,752.11 has been transferred as follows:

\$396,752.11 has been transferred pursuant to NAC 348A.180 from the County, a local government, located in the State of Nevada to the Nevada Rural Housing Authority, a local government, located within the County for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

LANDER COUNTY, NEVADA

On July 9, 2026
Date

By Molly Gonzalez
Molly Gonzalez, County Clerk

cc: Ashley Jimenez, Nevada Rural Housing Authority

RESOLUTION NO. 2026-06

RESOLUTION OF THE BOARD OF COMMISSIONERS OF LINCOLN COUNTY, NEVADA
PROVIDING FOR THE TRANSFER OF THE COUNTY'S 2026 PRIVATE ACTIVITY BOND
VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS
RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to Lincoln County, Nevada (the "*County*"), the amount of \$235,947.78 in tax-exempt private activity bond volume cap for year 2026 (the "*2026 Bond Cap*"); and

WHEREAS, the Nevada Rural Housing Authority (the "*NRHA*"), has requested that the County transfer its 2026 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("*Single Family Programs*"); and

WHEREAS, the County is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the County may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2026 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State of Nevada (the "*State*"); and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA's area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more."

NOW, THEREFORE, the Board of Commissioners of the County does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the County hereby transfers 2026 Bond Cap in the amount of \$235,947.78 to the NRHA for its Single Family Programs.

Section 3. Use of 2026 Bond Cap. The NRHA will use the 2026 Bond Cap for single family purposes in calendar year 2026 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of County. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the “Director”) may contact Denice Brown, Administrative Assistant to the Lincoln County Board of Commissioners, regarding this Resolution at (775) 962-8063 or by email at DBrown@LincolnNV.com or in writing at P.O. Box 90, Pioche, Nevada 89043.

Section 5. Additional Action. The Chair of the County Board of Commissioners and the Clerk of the County are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2026 Bond Cap, and carry out the duties of the County hereunder, including the execution of all certificates pertaining to the transfer as required by NAC 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2026 Bond Cap.

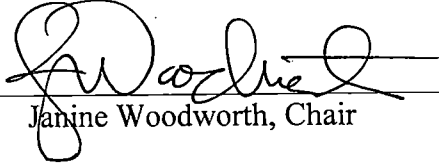
Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Director of Finance of Nevada Rural Housing Authority regarding this Resolution at (775) 886-7913 or by email at sheusser@NVRural.org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the County. This Resolution is not to be construed as a pledge of the faith and credit of or by the County, or of any agency, instrumentality, or subdivision of the County. Nothing in this Resolution obligates or authorizes the County to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

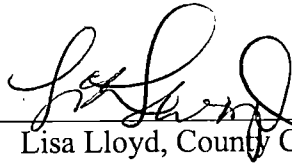
Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this 20th day of July, 2026.

BOARD OF COUNTY COMMISSIONERS
LINCOLN COUNTY, NEVADA

By 
Janine Woodworth, Chair

ATTEST:

By 
Lisa Lloyd, County Clerk

CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Lisa Lloyd, am the duly chosen and qualified County Clerk of the County of Lincoln, Nevada (the "*County*") and in the performance of my duties as County Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("*NAC*"), that the 2026 private activity bond volume cap allocated to the County in the amount of \$235,947.78 has been transferred as follows:

\$235,947.78 has been transferred pursuant to NAC 348A.180 from the County, a local government, located in the State of Nevada to the Nevada Rural Housing Authority, a local government, located within Lincoln County, for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

LINCOLN COUNTY, NEVADA

By



Lisa Lloyd, County Clerk

cc: Ashley Jimenez, Nevada Rural Housing Authority

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOVELOCK, NEVADA PROVIDING
FOR THE TRANSFER OF THE CITY'S 2026 PRIVATE ACTIVITY BOND VOLUME CAP TO
THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS RELATED
THERE TO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to the City of Lovelock, Pershing County, Nevada (the "City," "County" and "State," respectively), the amount of \$124,026.38 in tax-exempt private activity bond volume cap for year 2026 (the "2026 Bond Cap"); and

WHEREAS, the Nevada Rural Housing Authority (the "NRHA"), has requested that the City transfer its 2026 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("Single Family Programs"); and

WHEREAS, the City is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the City may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2026 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State; and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA's area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more."

NOW, THEREFORE, the City Council of the City does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the City hereby transfers its 2026 Bond Cap in the amount of \$124,026.38 to the NRHA for its Single Family Programs.

Section 3. Use of 2026 Bond Cap. The NRHA will use the 2026 Bond Cap for single family purposes in calendar year 2026 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of City. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the "Director") may contact Nicole Reitz, City Clerk, City of Lovelock, regarding this Resolution at (775) 273-2356 or by email at NReitz@CityOfLovelock.Com or in writing at P.O. Box 238, Lovelock, Nevada 89419.

Section 5. Additional Action. The Mayor and Clerk of the City are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2026 Bond Cap, and carry out the duties of the City hereunder, including the execution of all certificates pertaining to the transfer as required by NAC Ch. 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2026 Bond Cap.

Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Director of Finance of the NRHA regarding this Resolution at (775) 886-7913 or by email at sheusser@NVRural.Org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the City. This Resolution is not to be construed as a pledge of the faith and credit of or by the City, or of any agency, instrumentality, or subdivision of the City. Nothing in this Resolution obligates or authorizes the City to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this 19 day of August, 2026.

CITY OF LOVELOCK, NEVADA

By Rodney Wilcox
Rodney Wilcox, Mayor

ATTEST:

By Nicole Reitz
Nicole Reitz, City Clerk

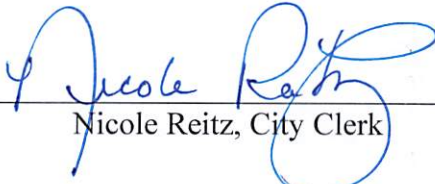
CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Nicole Reitz, am the duly chosen and qualified City Clerk of the City of Lovelock, Nevada (the "City") and in the performance of my duties as City Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("NAC"), that the private activity bond volume cap allocated to the City in the amount of \$124,026.38 has been transferred as follows:

\$124,026.38 has been transferred pursuant to NAC 348A.180 from the City, a local government, located in Pershing County to the Nevada Rural Housing Authority, a local government, located within Pershing County for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

CITY OF LOVELOCK, NEVADA

By _____
Nicole Reitz, City Clerk

cc: Ashley Jimenez, Nevada Rural Housing Authority

RESOLUTION No. 26-10

RESOLUTION OF THE BOARD OF COMMISSIONERS OF LYON COUNTY, NEVADA
PROVIDING FOR THE TRANSFER OF THE COUNTY'S 2026 PRIVATE ACTIVITY BOND
VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS
RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to Lyon County, Nevada (the "County"), the amount of \$2,420,928.74 in tax-exempt private activity bond volume cap for year 2026 (the "2026 Bond Cap"); and

WHEREAS, the Nevada Rural Housing Authority (the "NRHA"), has requested that the County transfer its 2025 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("Single Family Programs"); and

WHEREAS, the County is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the County may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2025 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State of Nevada (the "State"); and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA's area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more."

NOW, THEREFORE, the Board of Commissioners of the County does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the County hereby transfers 2026 Bond Cap in the amount of \$2,420,928.74 to the NRHA for its Single Family Programs.

Section 3. Use of 2026 Bond Cap. The NRHA will use the 2026 Bond Cap for single family purposes in calendar year 2026 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of County. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the "Director") may contact Andrew Haskin, County Manager, Lyon County, regarding this Resolution at (775) 463-6531 or by email at AHaskin@Lyon-County.Org or in writing at 27 S. Main Street, Yerington, Nevada 89447.

Section 5. Additional Action. The Chair of the Board of County Commissioners and the Clerk/Treasurer of the County are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2026 Bond Cap, and carry out the duties of the County hereunder, including the execution of all certificates pertaining to the transfer as required by NAC 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2026 Bond Cap.

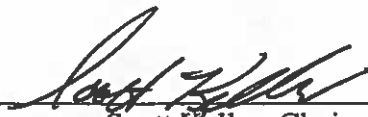
Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Director of Finance of the NRHA regarding this Resolution at (775) 886-7913 or by email at Sheusser@NVRural.org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the County. This Resolution is not to be construed as a pledge of the faith and credit of or by the County, or of any agency, instrumentality, or subdivision of the County. Nothing in this Resolution obligates or authorizes the County to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

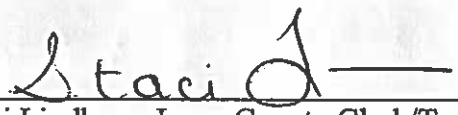
Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this 6th day of August, 2026.

BOARD OF COUNTY COMMISSIONERS
LYON COUNTY, NEVADA

By 
Scott Keller, Chair

ATTEST:

By 
Staci Lindberg, Lyon County Clerk/Treasurer

CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Staci Lindberg, am the duly chosen and qualified County Clerk/Treasurer of Lyon County, Nevada (the "*County*") and in the performance of my duties as County Clerk/Treasurer do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("*NAC*"), that the 2026 private activity bond volume cap allocated to the County in the amount of \$2,420,928.74 has been transferred as follows:

\$2,420,928.74 has been transferred pursuant to NAC 348A.180 from the County, a local government, located in the State of Nevada to the Nevada Rural Housing Authority, a local government, located within Lyon County, for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

BOARD OF COUNTY COMMISSIONERS
LYON COUNTY, NEVADA

By Staci Lindberg
Staci Lindberg, Lyon County Clerk/Treasurer

cc: Ashley Jimenez, Nevada Rural Housing Authority



RESOLUTION R26-020

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE (CITY), NEVADA PROVIDING FOR THE TRANSFER OF THE CITY'S 2026 PRIVATE ACTIVITY BOND VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY.

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to the City of Mesquite in Clark County, Nevada (the "City," "County" and "State," respectively), the amount of \$1,605,397.43 in tax-exempt private activity bond volume cap for year 2026 (the "2026 Bond Cap"); and

WHEREAS, the Nevada Rural Housing Authority (the "NRHA"), has requested that the City transfer its 2026 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("*Single Family Programs*"); and

WHEREAS, the City is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the City may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2026 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State; and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA's area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more."

NOW, THEREFORE, the City Council of the City does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the City hereby transfers its 2026 Bond Cap in the amount of \$1,605,397.43 to the NRHA for its Single-Family Programs.

Section 3. Use of 2026 Bond Cap. The NRHA will use the 2026 Bond Cap for single family purposes in calendar year 2026 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of City. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the "Director") may contact Rebecca Schrupp, City Manager, City of Mesquite, regarding this Resolution at (702) 346-5295 or by email at CityManager@MesquiteNV.Gov or in writing at 10 E. Mesquite Boulevard, Mesquite, Nevada 89027.

Section 5. Additional Action. The Mayor and Clerk of the City are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2026 Bond Cap, and carry out the duties of the City hereunder, including the execution of all certificates pertaining to the transfer as required by NAC Ch. 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2026 Bond Cap.

Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Director of Finance of the NRHA regarding this Resolution at (775) 886-7913 or by email at sheusser@NVRural.Org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the City. This Resolution is not to be construed as a pledge of the faith and credit of or by the City, or of any agency, instrumentality, or subdivision of the City. Nothing in this Resolution obligates or authorizes the City to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this 28th day of July, 2026.

CITY OF MESQUITE, NEVADA

By _____
Jessie Whipple, Mayor

ATTEST:

By _____
Julie Goodsell, City Clerk

CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Julie Goodsell, am the duly chosen and qualified City Clerk of the City of Mesquite, Nevada (the "*City*") and in the performance of my duties as City Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("*NAC*"), that the private activity bond volume cap allocated to the City in the amount of \$1,605,397.43 has been transferred as follows:

\$1,605,397.43 has been transferred pursuant to NAC 348A.180 from the City, a local government, located in Clark County to the Nevada Rural Housing Authority, a local government, located within Clark County for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

CITY OF MESQUITE, NEVADA

By Julie Goodsell
Julie Goodsell, City Clerk

cc: Ashley Jimenez, Nevada Rural Housing Authority

Cc: clerks@mesquitenv.gov <clerks@mesquitenv.gov>; Mark Pasek <mpasek@business.nv.gov>

Subject: Re: [Clerks] Follow-Up 2026 Bond Volume Cap

WARNING - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning,

Is this what you need?

Thank you.

Respectfully,

Marco Aguilar

City Clerk's Assistant

City of Mesquite, Nevada

On Fri, Aug 21, 2026 at 2:54 PM 'Jack Gottsche' via City Clerk Department <clerks@mesquitenv.gov> wrote:

Dear City Clerk,

Hello, this is Jack.

I hope you're doing well. A few months ago (back in May), I sent an email regarding your jurisdiction's allocation for the 2026 Bond Volume Cap.

If you have any documents or materials noting your resolution, I would greatly appreciate it if you could forward them to our office at your convenience.

Thank you very much for your time and assistance.

Thank you,

Jack Gottsche, Management Analyst, Director's Office
Nevada Dept. of Business and Industry
2300 W. Sahara Avenue, Suite 770
Las Vegas, NV 89102
Phone: 702-486-5134
Email: jgotsche@business.nv.gov



**Nevada Department of
Business and Industry**

"Growing business in Nevada"

RESOLUTION NO.

26.017

RESOLUTION OF THE BOARD OF COMMISSIONERS OF MINERAL COUNTY, NEVADA
PROVIDING FOR THE TRANSFER OF THE COUNTY'S 2026 PRIVATE ACTIVITY BOND
VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS
RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to Mineral County, Nevada (the "County"), the amount of \$311,025.08 in tax-exempt private activity bond volume cap for year 2026 (the "2026 Bond Cap"); and

WHEREAS, the Nevada Rural Housing Authority (the "NRHA"), has requested that the County transfer its 2026 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("Single Family Programs"); and

WHEREAS, the County is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the County may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2026 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State of Nevada (the "State"); and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA's area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more."

NOW, THEREFORE, the Board of Commissioners of the County does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the County hereby transfers its 2026 Bond Cap in the amount of \$311,025.08 to the NRHA for its Single Family Programs.

Section 3. Use of 2026 Bond Cap. The NRHA will use the 2026 Bond Cap for single family purposes in calendar year 2026 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of County. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the "Director") may contact Teresa McNally, County Clerk, Mineral County, regarding this Resolution at (775) 945-2446 or by email at Clerk-Treasurer@MineralCountyNV.Org or in writing at PO Box 1450, Hawthorne, Nevada 89415.

Section 5. Additional Action. The Chairman of the Board of County Commissioners and the Clerk of the County are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2026 Bond Cap, and carry out the duties of the County hereunder, including the execution of all certificates pertaining to the transfer as required by NAC 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2026 Bond Cap.

Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Director of Finance of the NRHA regarding this Resolution at (775) 886-7913 or by email at sheusser@NVRural.Org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

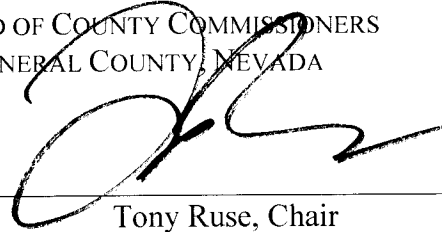
Section 8. Obligation of the County. This Resolution is not to be construed as a pledge of the faith and credit of or by the County, or of any agency, instrumentality, or subdivision of the County. Nothing in this Resolution obligates or authorizes the County to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this 15 day of July, 2026.

BOARD OF COUNTY COMMISSIONERS
MINERAL COUNTY, NEVADA

By



Tony Ruse, Chair

ATTEST:

By 
Teresa McNally, County Clerk

1 **NYE COUNTY RESOLUTION NO. 2026-13**

2 RESOLUTION OF THE BOARD OF COMMISSIONERS OF NYE COUNTY, NEVADA PROVIDING
3 FOR THE TRANSFER OF THE COUNTY'S 2026 PRIVATE ACTIVITY BOND VOLUME CAP TO
4 THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS RELATED THERETO

5 WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("*NRS*")
6 and Chapter 348A of the Nevada Administrative Code ("*NAC*"), there has been allocated to the Nye
7 County, Nevada (the "*County*"), the amount of \$3,459,905.98 in tax-exempt private activity bond volume
8 cap for year 2026 (the "*2026 Bond Cap*"); and

9 WHEREAS, the Nevada Rural Housing Authority (the "*NRHA*"), has requested that the County
10 transfer its 2026 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of
11 single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices
12 for persons of low and moderate income ("*Single Family Programs*"); and

13 WHEREAS, the County is a local government as defined by NAC 348A.070; and

14 WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the County may, by
15 resolution, transfer to any other local government located within the same county, all or any portion of its
16 2026 Bond Cap; and

17 WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government
18 and political subdivision of the State of Nevada (the "*State*"); and

19 WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the
20 NRHA's area of operation as "any area of the State which is not included within the corporate limits of a
21 city or town having a population of 150,000 or more."

22 NOW, THEREFORE, the Board of Commissioners of the County does hereby find, resolve,
23 determine and order as follows:

24 Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

25 Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the
County hereby transfers its 2026 Bond Cap in the amount of \$3,459,905.98 to the NRHA for its Single

1 Family Programs.

2 Section 3. Use of 2026 Bond Cap. The NRHA will use the 2026 Bond Cap for single family
3 purposes in calendar year 2026 or carry forward any remaining amount according to the Internal Revenue
4 Code of 1986, as amended, for such purposes.

5 Section 4. Representative of County. Pursuant to NAC 348A.180(1), the Director of the State
6 of Nevada Department of Business and Industry (the "Director") may contact Brett Waggoner, County
7 Manager, Nye County, regarding this Resolution at (775) 751-7075 (Pahrump office) or (775) 482-8192
8 (Tonopah office) or by email at NyeAdmin@Co.Nye.NV.US or in writing at 2100 E. Walt Williams
9 Drive, Suite 100, Pahrump, Nevada 89048.

10 Section 5. Additional Action. The Chair of the Board of County Commissioners and the Clerk
11 of the County are hereby authorized and directed to take all actions as necessary to effectuate the transfer
12 of the 2026 Bond Cap, and carry out the duties of the County hereunder, including the execution of all
13 certificates pertaining to the transfer as required by NAC 348A.

14 Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as
15 practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition
16 of the 2026 Bond Cap.

17 Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may
18 contact Shawn Heusser, Director of Finance of the NRHA regarding this Resolution at (775) 886-7913 or
19 by email at sheusser@NVRural.Org or in writing at Nevada Rural Housing Authority, 3695 Desatoya
20 Drive, Carson City, Nevada 89701.

21 Section 8. Obligation of the County. This Resolution is not to be construed as a pledge of the
22 faith and credit of or by the County, or of any agency, instrumentality, or subdivision of the County.
23 Nothing in this Resolution obligates or authorizes the County to issue bonds for any project or to grant
24 approvals for a project or constitutes a representation that such bonds will be issued.

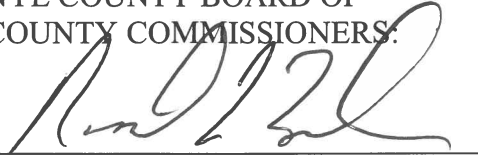
25 Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution

1 shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such
2 section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

3 This Resolution shall go into effect immediately upon its passage.

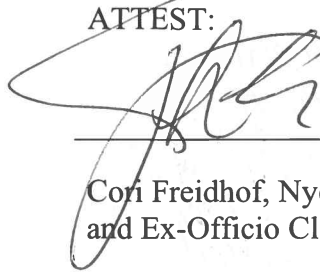
4 APPROVED this 4th day of August, 2026.

5 NYE COUNTY BOARD OF
6 COUNTY COMMISSIONERS:

7 

8 Ron Boskovich, Chairman

ATTEST:

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10 Cori Freidhof, Nye County Clerk
11 and Ex-Officio Clerk of the Board
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CERTIFICATE OF TRANSFER OF VOLUME CAP

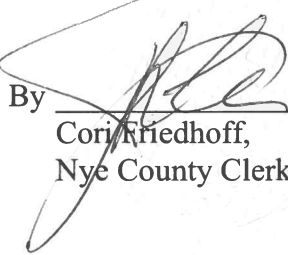
I, Cori Freidhoff, am the duly chosen and qualified County Clerk of Nye County, Nevada (the "County") and in the performance of my duties as County Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("NAC"), that the 2026 private activity bond volume cap allocated to the County in the amount of \$3,459,905.98 has been transferred as follows:

\$3,459,905.98 has been transferred pursuant to NAC 348A.180 from the County, a local government, located in the State of Nevada to the Nevada Rural Housing Authority, a local government, located within Nye County for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

NYE COUNTY, NEVADA

By


Cori Freidhoff,
Nye County Clerk

cc: Ashley Jimenez, Nevada Rural Housing Authority

RESOLUTION NO. 26-0607

RESOLUTION OF THE BOARD OF COMMISSIONERS OF PERSHING COUNTY, NEVADA PROVIDING FOR THE TRANSFER OF THE COUNTY'S 2026 PRIVATE ACTIVITY BOND VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to Pershing County, Nevada (the "*County*"), the amount of \$360,966.37 in tax-exempt private activity bond volume cap for year 2026 (the "*2026 Bond Cap*"); and

WHEREAS, the Nevada Rural Housing Authority (the "*NRHA*"), has requested that the County transfer its 2026 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("*Single Family Programs*"); and

WHEREAS, the County is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the County may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2026 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State of Nevada (the "*State*"); and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA's area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more."

NOW, THEREFORE, the Board of Commissioners of the County does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the County hereby transfers its 2026 Bond Cap in the amount of \$360,966.37 to the NRHA for its Single-Family Programs.

Section 3. Use of 2026 Bond Cap. The NRHA will use the 2026 Bond Cap for single family purposes in calendar year 2026 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of County. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the "Director") may contact Lacey Donaldson, County Clerk-Treasurer, Pershing County, regarding this Resolution at (775) 273-2208 or by email at LDonaldson@PershingCounty.Net or in writing at P.O. Drawer E, Lovelock, Nevada 89419.

Section 5. Additional Action. The Chair of the County Commission and Clerk-Treasurer of the County are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2026 Bond Cap, and carry out the duties of the County hereunder, including the execution of all certificates pertaining to the transfer as required by NAC 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2026 Bond Cap.

Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Director of Finance of the NRHA regarding this Resolution at (775) 886-7913 or by email at sheusser@NVRural.Org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

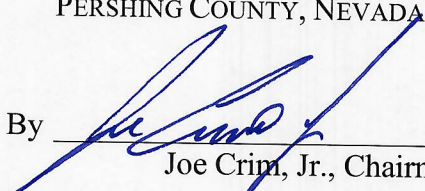
Section 8. Obligation of the County. This Resolution is not to be construed as a pledge of the faith and credit of or by the County, or of any agency, instrumentality, or subdivision of the County. Nothing in this Resolution obligates or authorizes the County to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this 17 day of June, 2026.

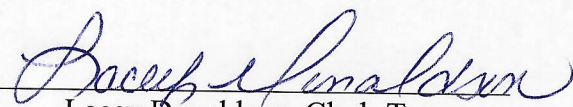
BOARD OF COUNTY COMMISSIONERS
PERSHING COUNTY, NEVADA

By


Joe Crim, Jr., Chairman

ATTEST:

By


Lacey Donaldson, Clerk-Treasurer

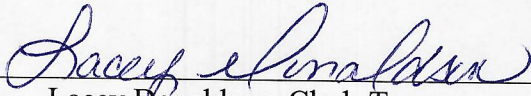
CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Lacey Donaldson, am the duly chosen and qualified County Clerk-Treasurer of Pershing County, Nevada (the "*County*") and in the performance of my duties as County Clerk-Treasurer do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("*NAC*"), that the 2026 private activity bond volume cap allocated to the County in the amount of \$360,966.37 has been transferred as follows:

\$360,966.37 has been transferred pursuant to NAC 348A.180 from the County, a local government, located in the State of Nevada to the Nevada Rural Housing Authority, a local government, located within the County for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

BOARD OF COUNTY COMMISSIONERS
PERSHING COUNTY, NEVADA

By 
Lacey Donaldson, Clerk-Treasurer

cc: Ashley Jimenez, Nevada Rural Housing Authority

Rec'd by JYJ
8-26-86
11:30 AM

RESOLUTION NO. 3495

INTRODUCED BY COUNCIL

A RESOLUTION TRANSFERRING 2026 PRIVATE ACTIVITY BOND CAPACITY TO THE NEVADA RURAL HOUSING AUTHORITY (NRH) FOR USE IN THEIR RESPECTIVE AFFORDABLE HOUSING PROGRAMS

WHEREAS Section 146 of the Internal Revenue Code of 1986, as amended (the "Internal Revenue Code"), imposes an annual dollar limit (the "**State Ceiling**") on the amount of private activity bonds (which, as defined herein, would include "Bonds) which can be issued in each State, the interest on which is exempt from federal income taxes, and provides that each state may determine the method by which its State Ceiling for each year is to be allocated among the issuers of the state; and

WHEREAS under the provisions of Chapter 348A of the Nevada Revised Statutes, as amended (the "Allocation Act"), and Regulations thereunder adopted by the Director of the Department of Business and Industry (the "**Director**") in NAC Chapter 348A (the "**Allocation Regulations**"), Nevada's State Ceiling is allocated between the Director and local governments; and

WHEREAS in accordance with the provisions of the Allocation Act and Allocation Regulations, the Director has determined that the City's share of the State Ceiling (hereafter referred to as "**Volume Cap**") for 2026 is \$7,746,919.06, of which none has been heretofore used by the City; and

NOTE: (NRH)

WHEREAS the Nevada Rural Housing Authority (NRH) has requested allocation of the City's 2026 Volume Cap in the amount of \$3,873,459.53 for the purpose of providing a means of financing their respective single-family residential affordable housing programs to provide decent, safe and sanitary dwellings for persons of low and moderate incomes ("**Affordable Housing Programs**"); and

WHEREAS Section 348A.180 of the Allocation Regulations provides a procedure whereby the City may, by resolution, transfer to the Director, all or any portion of its Volume Cap for a specified project or use authorized by the Code for private activity bonds; and

WHEREAS NRH is recognized as eligible to provide the services and pursuant to NRS 315.983 (1) (a); and

WHEREAS the City desires to transfer \$3,873,459.53 of its unused 2026 Volume Cap allocation to NRH in for their respective Affordable Housing Programs; and

WHEREAS the City anticipates that it will be unable to otherwise utilize its Volume Cap for 2026, and will incur no cost or liability in connection with the issuance of the Bonds; and

WHEREAS this Council has determined that there is a need for affordable housing in the City of Sparks and that residents of the City of Sparks will benefit from the Affordable Housing Programs.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPARKS, NEVADA, AS FOLLOWS:

Section 1. Business Impact. Prior to enactment of the following provisions, the Council determines that this resolution does not impose any direct and significant economic burden on a business nor is it likely to directly restrict the information, operation or expansion of a business within the meaning of NRS Chapter 237.

Section 2. Transfer. The City of Sparks, Nevada hereby transfers the following amounts of its 2026 Volume Cap to the following Transferee for the following “Projects.”

Amount	Transferees/Project	Fee
Total Amount \$3,873,459.53	To the Nevada Rural Housing Authority (NRH) for use in its Affordable Housing Programs	Waived

Section 3. Reservation of Volume Cap. All 2026 Volume Cap allocated to the City Sparks which has not been transferred or used (i.e. industrial development bonds or housing bonds for which Volume Cap has been allocated are not issued) is hereby transferred to NRH.

Section 4. Fees. The City hereby waives the collection of fees, in accordance with NAC 348A.300.

Section 5. Filing. The City Clerk is hereby authorized and directed to file or cause to be filed, a certified copy of this resolution with the Director and with the Secretary of the State Board of Finance within five days after the adoption of this resolution. The Director and Secretary may rely on the receipt of this Resolution as an acknowledgement fees have been paid or otherwise provided for to the satisfaction of the City.

Section 6. Contact.

a. The City Sparks: The person to contact regarding this resolution or other matters involving volume cap is the City’s Director of Finance, Jeff Cronk, who may be contacted at (775) 353-2301, and whose office is at 431 Prater Way, Sparks, Nevada 89432-0857, jcronk@sparksnv.gov

b. NRH: The person to contact regarding the use of the Volume Cap by NRH is Bill Brewer, Executive Director, Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, NV 89701, Phone (775) 887-1795, wbrewer@nvrural.org.

Section 7. General Provisions. The officers of the City are hereby authorized and directed to take all action necessary to effectuate the provisions of this resolution. The provisions of this resolution shall be liberally construed to effectively carry out its purposes. In the event that any provision in this resolution is deemed void, invalid or unenforceable by a court of competent jurisdiction, then such offending provision shall be severed from this resolution and all remaining provisions shall remain in full force and effect.

PASSED AND ADOPTED this 24th day of August, 2026, by the following vote of the City Council:

AYES: Abbott, VanderWell, Anderson, Bybee, Rodriguez

NAYS: _____

ABSENT: _____

APPROVED this 24th day of August, 2026 by:

Ed Lawson

Ed Lawson, Mayor

Attest:

Approved as to form:

julie torres

Lisa Hunderman, City Clerk
City of Sparks, Nevada



Wes Duncan

Wes Duncan, City Attorney
City of Sparks, Nevada



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

09/01/2026 10:00 AM

STOREY COUNTY COURTHOUSE
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

AGENDA

This meeting will be held in person and the public is welcome to attend.

Members of the public who wish to **watch the meeting remotely** may do so by accessing the Storey County Clerk's new YouTube channel. To access the Channel and the Live Stream:

1. Open your browser and go to www.youtube.com/@storeycountyclerk
2. Click on the Storey County seal  when it has the **LIVE** display, or click on the video picture for the meeting in the playlist under the county seal with the **LIVE** display on the graphic.

- Public comment may be made by in-person appearance only. -

**For additional information or supporting documents please contact the
Storey County Clerk's Office at 775-847-0969.**

JAY CARMONA
CHAIRMAN

ANNE LANGER
DISTRICT ATTORNEY

CLAY MITCHELL
VICE-CHAIRMAN

DONALD GILMAN
COMMISSIONER

JIM HINDLE
CLERK-TREASURER

Members of the Board of County Commissioners also serve as the Board of Fire Commissioners for the Storey County Fire Protection District, Storey County Health Board, Storey County Brothel License Board, Storey County Water and Sewer System Board, Storey County Highway Board and the Storey County Liquor and Licensing Board and during this meeting may convene as any of those boards as indicated on this or a separately posted agenda. All matters listed under the consent agenda are considered routine and may be acted upon by the Board of County Commissioners with one action, and without an extensive hearing. Any member of the Board or any citizen may request that an item be taken from the consent agenda, discussed, and acted upon separately during this meeting.

Pursuant to NRS 241.020 (2)(d)(6) 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.

The Commission Chair reserves the right to limit the time allotted for each individual to speak. Public comment is limited to three minutes per individual.

All items include discussion and possible action to approve, modify, deny, or continue unless marked otherwise.

1. **CALL TO ORDER REGULAR MEETING AT 10:00 A.M.**
2. **CONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS**
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENT (No Action)** Public comment is welcomed at the beginning and end of each meeting. These comments should be limited to matters not already on today's calendar agenda. Public comment is again welcomed after each item on the agenda, and those comments should be limited to the agendized topic. Public comment is limited to 3 minutes per individual. *Participation in public comment is not available to those viewing the livestream broadcast of the meeting. Written public comment may be submitted by email to countymanager@storeycounty.org, to P.O. Box 176 Virginia City, NV 89440, or brought to the County Manager's Office, Suite #3, Storey County Courthouse 26 South "B" Street, Virginia City, NV. Written public comment must be received by the County Manager's Office no later than 5:00 p.m. the Monday preceding the meeting of the Storey County Board of County Commissioners for it to be made part of the board packet record. Requests for written public comment to be read into the record at the board meeting is subject to the public comment 3-minute limitation.*
5. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of the agenda for the September 1, 2026, meeting.
6. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of the minutes from the July 21, 2026, meeting.
7. **CONSENT AGENDA FOR POSSIBLE ACTION:**
 - I For possible action, approval of business license first readings:
 - A. Advanced Countertop Design – Contractor / 475 E. Greg St. Unit 111 ~ Sparks, NV
 - B. Bayside Interiors, Inc. – Contractor / 3220 Darby Common ~ Fremont, CA
 - C. Big D Construction Corp – Contractor / 404 W. 400 S. ~ Salt Lake City, UT
 - D. Certerra Southwest, LLC - Out of County / 1805 W. Drake Dr. ~ Tempe, AZ
 - E. Code Red Safety & Rental, LLC – Out of County / 853 Eastport Centre Dr. ~ Valparaiso, IN
 - F. Coffee Cartel LLC – Food Truck / 11051 Zeolite Dr. ~ Reno, NV

- G. Condon-Johnson & Associates, Inc. – Contractor /
480 Roland Way Ste.200 ~ Oakland, CA
 - H. Morgan Stanley Capital Group Inc. – Out of County /
1585 Broadway, Floor 3 ~ New York, NY
 - I. Paul Davis Restoration of Reno Lake Tahoe – Contractor / 106 S. 1250 ~
Centerville, UT
 - J. Powerhouse Retail Services LLC – Contractor / 812 S. Crowley Rd. Ste. A
~ Crowley, TX
 - K. Three Pole Electric LLC – Contractor / 24 Glen Carran Cir. ~ Sparks, NV
- II Approval of claims for the amount of \$17,154,470.70.
- III Consideration and possible approval of revised Vehicle Stipend Policy 200.002,
previously policy 011.
- IV Possible consideration updating Storey County Administrative Policy 506
providing personal protective equipment (PPE); accessory clothing and articles;
replacement of damaged articles; and work-related clothing allowance to non-
represented employees and officials in alignment with the county’s represented
general employees.
- V TRIC Acquisition parcel 005-011-79 correction. Two water tanks on this parcel
were picked up during reappraisal and assessed to the property owner. We
were just informed by the owner that these tanks sit on an easement and are
owned and operated by TRI GID, an exempt entity. A correction to the 2026-27
tax bill in the amount of \$57,402.42 for parcel 5-011-79 needs to be generated.
- VI Abatement tax bill corrections for Sparks NV, Redwood Materials, & Twain GL.
We had 4 parcels that did not receive the abatements on their 2026-27 tax bills.
Sparks NV correction amount (\$122,690.80), Redwood (\$25,460.23), Redwood
(187,439.86), and Twain GL (51,676.38). We have no reason why there was a
glitch in the system for these parcels when other abated parcels calculated just
fine.
- VII Tax bill corrections for late submittal of Personal Exemptions. Sharon Sargent
(\$951.49), Frank Pileggi (\$740.59), Allan Hadwich (\$62.98), Jeremy Schachter
(\$629.84), Wanda Hemsing (\$62.99), & Bradley Price (\$125.97).
- VIII Personal Property tax bill correction for James Hardie Building products account
CM000896 for duplicate billing in the amount of (\$26,967.35). When James
Hardie electronically filed their personal property declaration, there was an
asset item listed that had been doubled creating a duplicate billing for that
single asset.

8. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of Resolution No. 26-838 recognizing and commending a Storey County employee who has served 15 years of service to the county.

9. **DISCUSSION ONLY (No Action - No Public Comment): Committee/Staff Reports**

10. **BOARD COMMENT (No Action - No Public Comment)**

11. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of Resolution 26-834 to lease a portion of 800 South C Street, Virginia City, Nevada, occupied by Divide Fitness, Inc., at a below-market monthly rental amount, with utility costs to be determined by the Storey County Board of Commissioners, declaring such lease in the best interest of the community. The lease term is three years with an option for a two-year renewal. The proposal also includes Storey County's responsibility for maintaining fire extinguishers within the Divide Fitness premises, in order to protect the County-owned building and ensure the safety of staff and clients in adjacent departments. The lease further provides for an annual review and adjustment of utility charges and an annual determination regarding any rental rate increase or adjustment as applicable.

12. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible action on the business impact statement for a change to Storey County Code Ordinance repealing and replacing portions of Storey County Code Chapters 5.04 (Business Licenses), 5.12 (Sale of Alcoholic Beverages), and 8.28 (Special Events) to modernize and reorganize county business and liquor licensing regulations; clarify definitions, application requirements, enforcement authority, and administrative procedures; establish updated provisions for temporary licenses, temporary seller permits, recordkeeping, compliance and revocation standards; revise special event and alcohol-related permitting requirements; authorize the owner or operator of a short-term vacation rental to establish a minimum renter age of 25 years, at the owner's discretion, subject to applicable identification and notice requirements; and provide for other matters properly relating thereto.

13. **DISCUSSION/FOR POSSIBLE ACTION:**

Discussion and possible action on submission of a letter of support to the Nevada Board of Museums and History for the nomination of the Miners' Union Hall, located at 34 North B St., Virginia City, Nevada, to be placed on the Nevada State Register of Historic Places.

14. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and Possible Approval of Grant of Easement file 2026-038 from Storey County to NV Energy for Utility Facilities within the Sam Clemens Street Right-of-Way in Mark Twain, Storey County, Nevada to facilitate a home build.

15. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration for approval of Modification to the Planning Department 2026-2027 budget for Professional Services to add a study for Alternatives Update to the Long Valley Creek Flood Hazard Mitigation Plan. Assigned budget funds for Professional Services will be altered but no increase in the Professional Services portion of the Planning Department budget is proposed.

16. **RECESS TO CONVENE AS THE STOREY COUNTY HIGHWAY BOARD**

17. **DISCUSSION ONLY:**

Report of the Public Works Department regarding roads and highways throughout Storey County

18. **RECESS TO CONVENE AS THE STOREY COUNTY FIRE PROTECTION DISTRICT BOARD**

19. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of the unbudgeted capital fund expense in the amount of \$1,241,885.00 to purchase an AWD Type 1 fire engine for Station 71.

20. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of an unbudgeted capital fund expense not to exceed \$25,000 for the purchase and outfitting of a passenger van for the fire district.

21. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of the annual review and evaluation of the performance of Bob Ryser, Fire Chief, for the time period of August 25, 2025, through August 24, 2026. The Board may, without further notice, take administrative action against Bob Ryser, Fire Chief, if the Board determines that such administrative action is warranted after considering the character, alleged misconduct, professional competence, or physical or mental health of Chief Ryser.

At the end of the annual performance evaluation, the Board has the right to make changes to the existing goals and objectives of the position, the right to determine whether or not to provide a merit increase, bonus, or other compensation adjustment, the right to take adverse administrative action up to and including termination, or any other such action deemed warranted by the Board.

22. RECESS TO RECONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS

23. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Resolution No. 26-837, amending Resolution No. 26-836, setting salaries for appointed officials, non-represented employees, and elected officials.

24. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of a letter of support from Storey County to the Federal Energy Regulatory Commission (FERC) regarding the Great Basin Gas Transmission Company 2028 Expansion Project (Docket No. PF26-5-000).

25. DISCUSSION/FOR POSSIBLE ACTION:

Discussion and possible consideration adopting the Storey County Hazard Mitigation Plan 2025 update as prepared by Emergency Management staff and approved by Nevada Office of Emergency Management and FEMA.

26. DISCUSSION/FOR POSSIBLE ACTION:

Updates, discussion, and possible direction to county staff and lobbyists regarding Storey County's draft bill regarding economic development and tax abatements for the 2027 Nevada legislature, as well as any upcoming bills, legislation, and other legislative matters potentially affecting Storey County.

27. DISCUSSION/FOR POSSIBLE ACTION:

For Consideration and possible approval of business license second readings:

- A. 3RD Dimension Design LLC – Out of County /
5725 S. Valley View Blvd Ste. 5 # 965718 ~ Las Vegas, NV
- B. Boba and Bites LLC – Food Truck / 1015 Jennys Ln. ~ Fernley, NV
- C. DSC Contract Logistics, LLC – General – 1200 USA Parkway ~
McCarran, NV
- D. In Focus Property Management – Contractor / 3538 Arcadia Dr. ~
Carson City, NV
- E. Industrial Tent Systems – Out of County / 13101 Alameda Rd. ~
Houston, TX

- F. K-C Maintenance, Inc. – Contractor / 4710 W Post Rd. # 145 ~ Las Vegas, NV
- G. Old West Heating and Air Conditioning – Contractor / 1580 Grand Point Way Unit #33334 ~ Reno, NV
- H. Park Pro Playgrounds – Contractor / 6440 Slay Pointe Dr. # 140-173 ~ Las Vegas, NV
- I. Patrick's Remodeling Solutions LLC – Contractor / 725 Red Jacket Dr. ~ Dayton, NV
- J. Terracon Consultants, Inc. – Professional / 10841 S. Ridgeview Rd ~ Olathe, KS
- K. Trulin Electrical Service – Contractor / 2512 Henning Ln. ~ Minden, NV
- L. WeidnerCA – Contractor / 5001 24th St. ~ Sacramento, CA
- M. Wild West Burgers – Food Truck / 780 Summer Dr. ~ Sun Valley, NV

28. **PUBLIC COMMENT (No Action)** Public comment is welcomed at the beginning and end of each meeting. These comments should be limited to matters not already on today's calendar agenda. Public comment is again welcomed after each item on the agenda, and those comments should be limited to the agendized topic. Public comment is limited to 3 minutes per individual. *Participation in public comment is not available to those viewing the livestream broadcast of the meeting. Written public comment may be submitted by email to countymanager@storeycounty.org, to P.O. Box 176 Virginia City, NV 89440, or brought to the County Manager's Office, Suite #3, Storey County Courthouse 26 South "B" Street, Virginia City, NV. Written public comment must be received by the County Manager's Office no later than 5:00 p.m. the Monday preceding the meeting of the Storey County Board of County Commissioners for it to be made part of the board packet record. Requests for written public comment to be read into the record at the board meeting is subject to the public comment 3-minute limitation.*

29. **ADJOURNMENT OF ALL ACTIVE AND RECESSED BOARDS ON THE AGENDA**

NOTICE:

- Anyone interested may request personal notice of the meetings.
- Agenda items must be received in writing by 12:00 noon on the Monday of the week preceding the regular meeting. For information call (775) 847-0969.
- Items may not necessarily be heard in the order that they appear.
- **PUBLIC COMMENT (No Action):** Public comment is welcomed at the beginning and end of each meeting. These comments should be limited to matters not already on today's calendar agenda. Public comment is again welcomed after each item on the agenda, & those comments should be limited to the agendized topic. Public comment is limited to 3 minutes per individual.
- Storey County recognizes the needs and civil rights of all persons regardless of race, color, religion, gender, disability, family status, or nation origin.

- In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.
- Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.
- To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by:

(1) mail: U.S. Department of Agriculture
Office of the Assistant Secretary for Civil Rights
1400 Independence Avenue, SW
Washington, D.C. 20250-9410

(2) fax: (202) 690-7442; or

(3) email: program.intake@usda.gov.

USDA is an equal opportunity provider, employer, and lender.

Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Commissioners' Office in writing at PO Box 176, Virginia City, Nevada 89440.

CERTIFICATION OF POSTING

I, Drema Smith, Administrative Assistant to Storey County, do hereby certify that I posted, or caused to be posted, a copy of this agenda at the following locations on or before 08/27/2026; Storey County Courthouse located at 26 S B St, Virginia City, NV, the Virginia City Fire Department located at 145 N C St, Virginia City, NV, the Virginia City Highlands Fire Department located at 2610 Cartwright Rd, VC Highlands, NV and Lockwood Fire Department located at 431 Canyon Way, Lockwood, NV. This agenda was also posted to the Nevada State website at <https://notice.nv.gov/> and to the Storey County website at: <https://www.storeycounty.org/agendacenter>

By: *Drema Smith*
Drema Smith
Administrative Assistant III



Board of Storey County Commissioners Agenda Action Report

Meeting date: 9/1/2026 10:00 AM -
BOCC Meeting

Estimate of Time Required: 1 min

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the agenda for the September 1, 2026, meeting.

- **Recommended motion:** Approve or amend as necessary.

- **Prepared by:** Drema S Smith

Department: Commissioners

Contact Number: 7758470968

- **Staff Summary:** See attached.

- **Supporting Materials:** No Attachments

- **Fiscal Impact:**

- **Legal review required:** False

- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

☐ Approved	☐ Approved with Modification
☐ Denied	☐ Continued



Board of Storey County Commissioners Agenda Action Report

Meeting date: 9/1/2026 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5 mins

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the minutes from the July 21, 2026, meeting.
- **Recommended motion:** Approve or amend as necessary.
- **Prepared by:** Jim Hindle

Department: Clerk & Treasurer

Contact Number: 775-847-0969

- **Staff Summary:** See attached.
- **Supporting Materials:** See Attachments
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

☐ Approved	☐ Approved with Modification
☐ Denied	☐ Continued



MEETING MINUTES

STOREY COUNTY

BOARD OF COUNTY COMMISSIONERS

7/21/2026 10:00 AM
26 SOUTH B STREET, VIRGINIA CITY, NV

MEETING MINUTES

JAY CARMONA
CHAIRMAN

CLAY MITCHELL
VICE-CHAIRMAN

DONALD GILMAN
COMMISSIONER

JIM HINDLE
CLERK & TREASURER

ANNE LANGER
DISTRICT ATTORNEY

Roll Call

Present: Commissioners Gilman, Mitchell, Carmona – a quorum was established.
Total Meeting Attendance: 77

1. REGULAR MEETING AT 10:00 A.M.

2. CONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS

Chairman Carmona called the meeting to order at 10:04 a.m.

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT (No Action): Sam Toll provided comment praising County Manager Austin Osborne and Administrative Officer Lisa Maciel for their cooperation on his Public Records Requests. He also thanked the Fire Department for their handling of the Gold Hill fires. He said he heard gunshots in the area right before the fire on the 17th. And, lastly, he handed the Commissioners documents regarding his proposal of new ordinances regulating the use of the Flock camera system.

5. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the agenda for the July 21, 2026, meeting.

County Manager Austin Osborne suggested continuing Items #20 and #24 to the August 4, 2026, meeting

- **Motion Made to Approve** the agenda for July 21, 2026, meeting, with the noted changes, by Commissioner Mitchell and **Seconded by** Commissioner Gilman.

No public comment

Aye: 3: Nay: 0: Abstain: 0: Absent: 0; Recused: 0: Voted For: Mitchell-Clay, Gilman-Donald, Carmona-Jay

6. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the minutes from the May 19, 2026, meeting.

- **Motion Made to Approve** the minutes for the May 19, 2026, meeting, by Commissioner Mitchell and **Seconded by** Commissioner Gilman.

No public comment

Aye: 3: Nay: 0: Abstain: 0: Absent: 0; Recused: 0: Voted For: Mitchell-Clay, Gilman-Donald, Carmona-Jay

7. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the minutes from the June 16, 2026, meeting.

- **Motion Made to Approve** the minutes for the June 16, 2026, meeting, by Commissioner Mitchell and **Seconded by** Commissioner Gilman.

No public comment

Aye: 3: Nay: 0: Abstain: 0: Absent: 0; Recused: 0: Voted For: Mitchell-Clay, Gilman-Donald, Carmona-Jay

8. CONSENT AGENDA FOR POSSIBLE ACTION:

I. For possible action, approval of business license first readings:

- A. Alpheus Hill LLC – Out of County / 540 Cottonwood Lane ~ Fernley, NV
- B. D. H. Pace Company Inc. – Contractor / 1901 E. 119th St. ~Olathe, KS
- C. El Plebe Food Truck – Food Truck / 5205 Valley Hi Dr. ~ Sun Valley, NV
- D. Evaporcool Solutions LLC – Contractor / 5100 Wilfong Rd. ~ Memphis, TN
- E. MasTec Industrial Corp. – Contractor / 6446 S. Kenton St. Ste.100 ~ Centennial, CO
- F. Newland Drilling – Out of County / 8400 Sheldon Rd. ~ Elk Grove, CA
- G. One-Line LLC – Out of County / 1225 Patricia Ln. ~ White Salmon, WA
- H. Schauer Excavation Inc. – Contractor / 4855 Joule St. Unit B-6 ~ Reno, NV
- I. Streaththam Lodge Holdings LLC – Out of County / 2729 Colden Ave. ~ Bronx, NY
- J. Tacos La Reyna – Food Truck / 770 Brentwood Dr. ~ Reno, NV
- K. Truckee Meadows Electric Inc. – Contractor / 350 Holcomb Ranch Ln # 110 ~ Reno, NV

L. Vantage Data Centers Management Company, LLC – General / 1121 USA Parkway,
McCarran, NV

- **Motion Made to Approve** the Consent agenda for July 21, 2026, meeting, by Commissioner Mitchell and **Seconded by** Commissioner Gilman.

No public comment

Aye: 3: Nay: 0: Abstain: 0: Absent: 0; Recused: 0: Voted For: Mitchell-Clay, Gilman-Donald, Carmona-Jay

9. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of Resolution No. 26-831 recognizing and expressing appreciation to Philip and Diane Greaves for their dedication to the C Street Veteran Banners in Virginia City, Nevada.

Administrative Officer Lisa Maciel read the Resolution recognizing Philip and Diane Greaves for their longstanding dedication to the C Street Veteran Banner Program in Virginia City. Photos were taken.

- **Motion Made to Approve** Resolution No. 26-831 recognizing and expressing appreciation to Philip and Diane Greaves for their dedication to the C Street Veteran Banners in Virginia City, Nevada, by Commissioner Mitchell and **Seconded by** Commissioner Gilman.

No public comment

Aye: 3: Nay: 0: Abstain: 0: Absent: 0; Recused: 0: Voted For: Mitchell-Clay, Gilman-Donald, Carmona-Jay

10. DISCUSSION ONLY (No Action - No Public Comment): Committee/Staff Reports
Sheriff Mike Cullen, Fire Chief Bob Ryser, Public Works Road Manager Shawn Starks, Project Manager Mike Northan, Emergency Management Director Adam Wilson, Project Manager Travis Osterhout, Administrative Officer Lisa Maciel, County Manager Austin Osborne, speaking for Tourism Director Todd Tuttle, gave reports.

11. BOARD COMMENT (No Action - No Public Comment)

- Commissioner Gilman – Disclosed that on Items #16 and #17, he had worked with Tract on the purchase of the property, but he believes he is OK to vote on those items. Deputy District Attorney Brian Brown agreed.
- Commissioner Mitchell – None
- Commissioner Carmona – Last week Paul Hoyle of Tahoe House Hotel, passed away.

12. DISCUSSION/FOR POSSIBLE ACTION: Presentation by the Nevada Rural Housing Authority (NRHA) about rural affordable home purchase programs, and discussion and consideration for approval Resolution No.2026-825 providing for the transfer of Storey County's 2026 Private Activity Bond Volume Cap to the NRHA for the purpose of providing first-time home buyer, down payment, and other affordable housing assistance, and other related matters.

Ms. Maciel introduced Shaun Heusser, Director of Finance for NRHA.

Mr. Heusser detailed assistance made to Storey County homeowners and around the state. He said this item, if approved, does not obligate Storey County for payments, it merely allows the county to transfer any unused bond allocation to NRHA, allowing the agency to continue to assist rural homebuyers.

- **Motion Made to Approve** Resolution No. 2026-825 providing for the transfer of Storey County's 2026 Private Activity Bond Volume Cap to the Nevada Rural Housing Authority for the purpose of providing first-time home buyer, down payment, and other affordable housing assistance, and other related matters, by Commissioner Mitchell and **Seconded by** Commissioner Gilman.

No public comment

Aye: 3: Nay: 0: Abstain: 0: Absent: 0; Recused: 0: Voted For: Mitchell-Clay, Gilman-Donald, Carmona-Jay

13. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of Special Use Permit 2026-033. A request by the applicant to add an additional 12 feet of height to an existing communication tower. The subject property is located at 662 Italy Drive, McCarran, Storey County, Nevada, APN 005-091-26.

Planner Jessica Prager said this is a SUP to extend an additional 12 feet of height to an existing communications tower. The Planning Commission recommended approval. She read the findings.

Ms. Prager read the findings.

- **Motion Made to Approve** Special Use Permit 2026-033, a request to add an additional 12 feet of height to an existing communication tower. The subject property is located at 662 Italy Drive, McCarran, Nevada, APN 005-091-26, by Commissioner Mitchell and **Seconded by** Commissioner Gilman.

No public comment

RESOLUTION No. 26-05

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WELLS, NEVADA PROVIDING FOR THE TRANSFER OF THE CITY'S 2026 PRIVATE ACTIVITY BOND VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("*NRS*") and Chapter 348A of the Nevada Administrative Code ("*NAC*"), there has been allocated to the City of Wells, Elko, Nevada (the "*City*," "*County*" and "*State*," respectively), the amount of \$87,976.04 in tax-exempt private activity bond volume cap for year 2026 (the "*2026 Bond Cap*"); and

WHEREAS, the Nevada Rural Housing Authority (the "*NRHA*"), has requested that the City transfer its 2026 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("*Single Family Programs*"); and

WHEREAS, the City is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the City may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2026 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State; and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA's area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more."

NOW, THEREFORE, the City Council of the City does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the City hereby transfers its 2026 Bond Cap in the amount of \$87,976.04 to the NRHA for its Single Family Programs.

Section 3. Use of 2026 Bond Cap. The NRHA will use the 2026 Bond Cap for single family purposes in calendar year 2026 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of City. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the "Director") may contact Jason Pengelly, City Manager, City of Wells, regarding this Resolution at (775) 752-3355 or by email at citymanager@cityofwellsnv.com or in writing at P.O. Box 366, Wells, Nevada 89835.

Section 5. Additional Action. The Mayor and Clerk of the City are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2026 Bond Cap, and carry out the duties of the City hereunder, including the execution of all certificates pertaining to the transfer as required by NAC Ch. 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2026 Bond Cap.

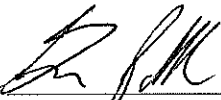
Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Director of Finance of the NRHA regarding this Resolution at (775) 886-7913 or by email at sheusser@nvrural.org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the City. This Resolution is not to be construed as a pledge of the faith and credit of or by the City, or of any agency, instrumentality, or subdivision of the City. Nothing in this Resolution obligates or authorizes the City to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

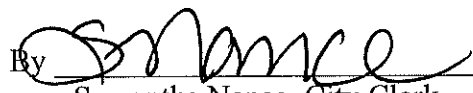
Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this 14 day of July, 2026.

CITY OF WELLS, NEVADA

By 
Gary Pollock, Mayor

ATTEST:

By 
Samantha Nance, City Clerk

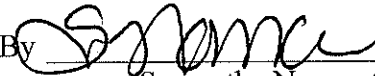
CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Samantha Nance, am the duly chosen and qualified City Clerk of the City of Wells, Nevada (the "*City*") and in the performance of my duties as City Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("*NAC*"), that the private activity bond volume cap allocated to the City in the amount of \$87,976.04 has been transferred as follows:

\$87,976.04 has been transferred pursuant to NAC 348A.180 from the City, a local government, located in Elko County to the Nevada Rural Housing Authority, a local government, located within Elko County for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

CITY OF WELLS, NEVADA

By  _____
Samantha Nance, City Clerk

cc: Ashley Jimenez, Nevada Rural Housing Authority

RESOLUTION NO. 2026-12

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST WENDOVER, NEVADA PROVIDING FOR THE TRANSFER OF THE CITY'S 2026 PRIVATE ACTIVITY BOND VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to the City of West Wendover, Elko County, Nevada (the "City," "County" and "State," respectively), the amount of \$296,737.24 in tax-exempt private activity bond volume cap for year 2026 (the "2026 Bond Cap"); and

WHEREAS, the Nevada Rural Housing Authority (the "NRHA"), has requested that the City transfer its 2026 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("Single Family Programs"); and

WHEREAS, the City is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the City may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2026 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State; and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA's area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more."

NOW, THEREFORE, the City Council of the City does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the City hereby transfers its 2026 Bond Cap in the amount of \$296,737.24 to the NRHA for its Single Family Programs.

Section 3. Use of 2026 Bond Cap. The NRHA will use the 2026 Bond Cap for single family purposes in calendar year 2026 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of City. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the "Director") may contact Chris J. Melville, City Manager, City of West Wendover, regarding this Resolution at (775) 664-3081 or by email at CMelville@WestWendoverCity.Com or in writing at P.O. Box 2825, West Wendover, Nevada 89883.

Section 5. Additional Action. The Mayor and Clerk of the City are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2026 Bond Cap, and carry out the duties of the City hereunder, including the execution of all certificates pertaining to the transfer as required by NAC Ch. 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2026 Bond Cap.

Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Director of Finance of Nevada Rural Housing Authority regarding this Resolution at (775) 886-7913 or by email at sheusser@NVRural.Org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

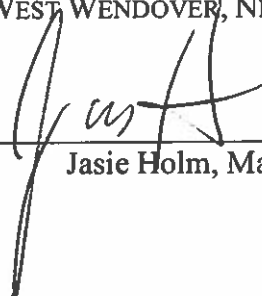
Section 8. Obligation of the City. This Resolution is not to be construed as a pledge of the faith and credit of or by the City, or of any agency, instrumentality, or subdivision of the City. Nothing in this Resolution obligates or authorizes the City to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this 21 day of July, 2026.

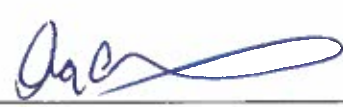
CITY OF WEST WENDOVER, NEVADA

By


Jasie Holm, Mayor

ATTEST:

By


Anna E. Bartlome, City Clerk

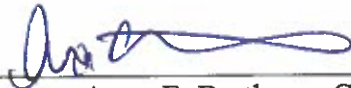
CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Anna E. Bartlome, am the duly chosen and qualified City Clerk of the City of West Wendover, Nevada (the "*City*") and in the performance of my duties as City Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("*NAC*"), that the private activity bond volume cap allocated to the City in the amount of \$296,737.24 has been transferred as follows:

\$296,737.24 has been transferred pursuant to NAC 348A.180 from the City, a local government, located in Elko County to the Nevada Rural Housing Authority, a local government, located within Elko County for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

CITY OF WEST WENDOVER, NEVADA

By 
Anna E. Bartlome, City Clerk

cc: Ashley Jimenez, Nevada Rural Housing Authority

Paula Carson, Commission Chairman
Tim Pauley, Commission Vice Chairman
Hank Vogler, Commissioner
Pat Robison, Commissioner
Jose Noriega, Commissioner

801 Clark Street, Suite 4
Ely, Nevada 89301
(775) 293-6509

Nichole Stephey, Ex-Officio Clerk of the Board

wpclerk@whitepinecountynv.gov

White Pine County Board of County Commissioners

JOINT WHITE PINE COUNTY COMMISSION, ROAD COMMISSION & LIQUOR BOARD MEETING AGENDA

DATE: Wednesday, July 22, 2026
TIME: 9:00 a.m.
PLACE: White Pine County Library Conference Room
950 Campton Street, Ely, Nevada

Microsoft Teams meeting

Join: <https://teams.microsoft.com/meet/253115417876925?p=ubwXdBGfGziREfvFT0>

Meeting ID: 253 115 417 876 925

Passcode: ih7Ur7Ly

Dial: 1 323 676 6251 Phone Conference ID: 327 245 587#

***ASTERISK (*) DENOTES POSSIBLE ACTION ITEM**

Note: All times are approximate except for bid openings, public hearings, and items agendized for a specific time. Items may be taken out of order. The Commission(s) may combine two or more agenda items for consideration, remove an item from the agenda, defer or decline to discuss or take action on an item at any time. Action may be taken on all items unless otherwise indicated. Sponsorship of an item by a Commissioner does not necessarily indicate support for the item. The Commission(s) may take recesses as needed, including a lunch recess at approximately 12:00 p.m.

Public Comment: Public comments will be taken during this meeting for matters both on and off the agenda that are within the jurisdiction of the Commission(s). Public comments will be limited to three (3) minutes per person. The Commission(s) reserves the right to reduce the time per speaker or limit the total time allowed for public comment. The public is also invited to submit written comments, which may be entered into the record but need not be read into the record. Since responses or discussions of public comments by Commissioners could be considered deliberation without proper notice to the public, Commissioners may choose not to respond to public comments or may choose to provide a limited response in order to correct factual inaccuracies.

ATTENTION: Members of the public are requested to silence electronic devices and refrain from conduct that disrupts the meeting. The Commission Chair may take reasonable measures to maintain order.

9:00 A.M. PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE/SILENT INVOCATION

PUBLIC COMMENT: A period devoted to comments by the general public that is intended to allow members of the public to present information and viewpoints. The Commission(s) may impose reasonable restrictions on the time, place, and manner of public comment to ensure the orderly conduct of the meeting. The Commission(s) may restrict conduct that is willfully disruptive, including conduct that materially interferes with the orderly conduct of the meeting or the ability of others to be heard. The Commission Chair may reasonably limit unduly repetitious

comments and comments that are not within the jurisdiction of the Commission(s). All comments are to be directed to the Commission(s) as a whole. The Chair may order the removal of a person from the meeting if the person's conduct is willfully disruptive and interferes with the orderly conduct or safety of the meeting. A warning may be provided prior to removal when practicable. Certain conduct that disrupts a public meeting may constitute a violation of Nevada law, including provisions of NRS Chapter 203. In accordance with NRS Chapter 241, no action may be taken upon a matter raised under public comment unless the matter itself has been specifically included on an agenda as an item upon which action may be taken.

1.UPDATES FROM COMMISSIONERS

A. Discussion/Information Only: Reports from Commissioners

2. NOTICE OF TIMED AGENDA ITEMS

A. 9:10 A.M. NEVADA RURAL HOUSING AUTHORITY

- *1. [Discussion/For Possible Action](#): Approval of Resolution 2026-17 providing for the transfer of the county's 2026 Private Activity Bond Volume Cap to the Nevada Rural Housing Authority and other matters related thereto. William Brewer, Executive Director, and Katie Coleman, Director of Communications. Sponsored by Alicia Berkbigler, Finance Director/Comptroller

B. 9:20 A.M. ROAD COMMISSION

1. [Discussion/Update](#): on primary and secondary roads within White Pine County and County facilities, completed and future projects, communications with corporations and governmental agencies. Roads Superintendent Steve Campbell

C. 9:35 A.M. NATURAL RESOURCES

1. [Discussion/Information only](#): regarding the White Pine County Natural Resources, Public Lands and Water Issues Tracking List. Jeremy Drew, Principal Resource Specialist, Resource Concepts, Inc.
- *2. [Discussion/For Possible Action](#): ratification of a comment letter to the BLM Proposed Grazing Regulations. Per previous authorization, this letter was submitted on July 13th to meet BLM's comment deadlines. Jeremy Drew, Principal Resource Specialist, Resource Concepts, Inc.

D. 9:45 A.M. LIQUOR BOARD

- *1. [Discussion/For Possible Action](#): Approval of a liquor license for the Ely Rotary Club Golf Tournament for the period of July 24, 2026 through July 25, 2026 to be held at the White Pine County Golf Course by Applicant Gary Fairman. Sheriff Scott Henriod
- *2. [Discussion/For Possible Action](#): Approval of the May 27, 2026 Liquor Board Minutes

- *3. Discussion/For Possible Action: Approval of the June 10, 2026 Liquor Board Minutes

E. 9:50 A.M. NEVADA STATE PUBLIC DEFENDER

1. Discussion/Information Only: Update from the Nevada State Public Defender's Office regarding the status of indigent defense services provided to White Pine County. Jim Hoffman, Interim Nevada State Public Defender

**3. ITEMS FROM ELECTED OFFICIALS AND
DEPARTMENT HEADS**

A. COUNTY COMMISSION

1. Paula Carson, Commission Chair

- *a) Discussion/For Possible Action: Approval to renew the Inter-Local Service Agreement with NNRDA (Northeastern Nevada Regional Development Authority) for fiscal year 2026-2027 for \$6,840.90 with funds from Economic Development
- *b) Discussion/For Possible Action: Ratification of the acceptance of fully engraved, stainless-steel replicas of the Declaration of Independence, US Constitution, Bill of Rights and Civil Rights Amendments, as a Gift to the citizens of White Pine County from the Charters of Freedom Project. Discussion of the future project for White Pine County
- *c) Discussion/For Possible Action: Approval of the formation/appointment of a committee/designee(s) for changes effective July 1, 2026 for NRS 278.150, 278.160, 278.170, 278.257. This is regarding Master Plan: Preparation and adoption by planning committee; adoption by governing body of city or county and Elements of Master Plan
- *d) Discussion/For Possible Action: Approval to adopt Resolution 2026-18 imposing a temporary moratorium on the acceptance, processing, and approval of land use applications for data center development within White Pine County, Nevada, pending completion and adoption of data center-specific zoning and land use regulations

2. Tim Pauley, Vice Chairman

- *a) Discussion/For Possible Action: Approval to adopt Resolution No. 2026-16 establishing a policy requiring all surplus county equipment, vehicles, and other personal property be offered for public auction prior to donation of such property

3. Pat Robison, Commissioner

- *a) Discussion/For Possible Action:** Approval to accept the resignation of Commissioner Pat Robison as the liaison to the Golf Advisory Board and approval to appoint a different Commissioner to serve as the liaison
- *b) Discussion/For Possible Action:** Approval to relocate the Golf Advisory Board meetings from the Golf Course Clubhouse to an alternate meeting location

B. ELECTED OFFICIALS

1. Melissa Brown, District Attorney

- *a) Discussion/For Possible Action:** Approval to retain the Nevada law firm of ALLISON MacKENZIE as outside legal counsel to represent White Pine County in connection with legal matters relating to the negotiation of a proposed Memorandum of Understanding between White Pine County and the Seventh Judicial District Court; approval of the Professional Services Agreement; and, authorization for the District Attorney to execute the Agreement on behalf of White Pine County

2. Nichole Stephey, County Clerk

- *a) Discussion/For Possible Action:** Approval to cancel the September 23, 2026 regular White Pine County Board of Commission Meeting due to scheduling conflicts with the NACO Conference
- *b) Discussion/For Possible Action:** Approval of the Minutes from the June 24, 2026 Joint White Pine County Commission, Fire Commission & Road Commission Meeting
- *c) Discussion/For Possible Action:** Approval of the minutes from the June 29, 2026 Special Joint White Pine County Commission & Fire Commission Meeting

C. DEPARTMENT HEADS

1. Alicia Berkgigler, Finance Director/Comptroller

- *a) Discussion/For Possible Action:** Approval of the IT Department's request for a 10% salary increase for the IT Staff, effective July 1, 2026

2. Mike Halsey, Human Resources Director

- *a) Discussion/For Possible Action:** Approval to create the position of Paralegal in the County. The recommended salary range is from \$57,424.00- \$62,090.00, depending on experience

PUBLIC COMMENT: A period devoted to comments by the general public that is intended to allow members of the public to present information and viewpoints. The Commission(s) may impose reasonable restrictions on the time, place, and manner of public comment to ensure the orderly conduct of the meeting. The Commission(s) may restrict conduct that is willfully disruptive, including conduct that materially interferes with the orderly conduct of the meeting or the ability of others to be heard. The Commission Chair may reasonably limit unduly repetitious comments and comments that are not within the jurisdiction of the Commission(s). All comments are to be directed to the Commission(s) as a whole. The Chair may order the removal of a person from the meeting if the person's conduct is willfully disruptive and interferes with the orderly conduct or safety of the meeting. A warning may be provided prior to removal when practicable. Certain conduct that disrupts a public meeting may constitute a violation of Nevada law, including provisions of NRS Chapter 203. In accordance with NRS Chapter 241, no action may be taken upon a matter raised under public comment unless the matter itself has been specifically included on an agenda as an item upon which action may be taken.

County Commission

*** Adjournment**

NOTICE TO PERSONS WITH DISABILITIES:

Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Clerk of the Board of Commissioners at 801 Clark Street, Suite 4, Ely, Nevada 89301; or by calling 775-293-6509 at least two (2) days in advance.

Affidavit:

I, Nichole Stephey, did on the 16th day of July, 2026 by 5:00 p.m. cause to be posted (5) five notices of the Joint White Pine County Commission, Fire Commission & Road Commission Meeting Agenda in the County of White Pine, to-wit: At the Historic Courthouse at 801 Clark Street, the Justice Center at 1786 Great Basin Boulevard, at the Public Safety Building, the White Pine County Library, and at the Post Office. The meeting notice is also posted to the White Pine County website at <http://whitepinecounty.net> and on the State of Nevada Public Notices website at <http://notice.nv.gov>. An additional copy of the Agenda along with supporting material, if any, are on display and available near the front counter of the White Pine County Clerk's Office at 801 Clark Street, Suite 4, Ely, NV 89301.

Nichole Stephey

RICHARD STONE, Mayor
ANDREW LINDSEY, Council Seat 1
THERESA L. MAVITY, Council Seat 2
VINCE MENDIOLA, Council Seat 3
ASHLEY MADEN, Council Seat 4
LYNDSÉE JIMENEZ, Council Seat 5



Alicia E. Helser, PhD, PE, Manager/Engineer (775) 623-6333
Ruth Fitzpatrick, Clerk/Treasurer (775) 623-6333
Chad Farsveet, Police Chief (775) 623-6396
Fernando Vega, Public Works Supervisor (775) 623-6381
Tom Helkkila, Parks and Recreation (775) 623-6325
Howard Ceballos, Building Inspector (775) 623-6319
Fax Number (775) 623-6090
E-Mail winnemucca@winnemuccacity.org

Mark Pasek
Management Analyst, Directors Office
Nevada Department of Business & Industry
2300 W. Sahara Ave. Suite 770
Las Vegas, NV 89102

August 13, 2026

Ms. Pasek,

Please find enclosed herewith the Original Certificate of Transfer of Volume Cap and a copy of the City of Winnemucca Resolution Number 2026-08 authorizing the transfer of the City of Winnemucca 2026 private activity bond cap to the Nevada Rural Housing Authority.

If you have any questions or need any additional information, please contact this office. Thank you for your assistance in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ruth Fitzpatrick'.

Ruth Fitzpatrick
City Clerk Treasurer

SUMMARY: Authorizes transfer of the City 2026 private activity bond cap to the Nevada Rural Housing Authority.

RESOLUTION NUMBER 2026-08

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to the City of Winnemucca, Humboldt County, Nevada (the "City", the "County" and the "State," respectively) a tax-exempt private activity bond cap for calendar year 2026 ("2026 Bond Cap"); and

WHEREAS, the Nevada Rural Housing Authority ("NRHA") has requested that the City transfer the 2026 Bond Cap to NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("Single Family Programs"); and

WHEREAS, the City is a local government as defined by NAC 348A.070; and

WHEREAS, pursuant to NRS 315.983(1)(a), NRHA is an instrumentality, local government and political subdivision of the State; and

WHEREAS, NAC 348A.180 provides a procedure whereby a local government may, by resolution, transfer to any other local government located within the same county all or any portion of the local government private activity bond cap; and

WHEREAS, NRHA is located within the City and County, pursuant to NRS 315.963, which defines the NRHA area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more" ("Area of Operation"); and

WHEREAS, the City has agreed to transfer the unused portion of the 2026 Bond Cap to NRHA for the requested purposes; now, therefore,

THE CITY COUNCIL OF THE CITY OF WINNEMUCCA DOES RESOLVE:

1. **Recitals.** The recitals set forth above are true and correct in all material respects.
2. **Transfer of Private Activity Bond Cap.** Pursuant to NAC 348A.180, the City hereby transfers the unused portion of the 2026 Bond Cap to the NRHA for its Single Family Programs.
3. **Conditions on Transfer.** The transfer of the unused portion of the 2026 Bond Cap to the NRHA is subject to the condition that the NRHA will use the 2026 Bond Cap for single family purposes in calendar year 2026, or carry forward any remaining amount according to the federal tax code for such purposes.
4. **Representative of City.** Pursuant to NAC 348A.180(1), the Director may contact the

City Manager of the City, regarding this resolution, at (775) 623-6333 or in writing at Winnemucca City Hall, 90 W. Fourth St., Winnemucca, Nevada 89445.

5. Additional Action. The Mayor, Clerk, Deputy Clerk and City Manager of the City are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the unused 2026 Bond Cap and carry out the duties of City hereunder, including the execution of all certificates pertaining to the transfer as required by NAC Chapter 348A.

6. Direction to NRHA. NRHA shall notify the Director of the Nevada Department of Business and Industry (the "Director") in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2026 Bond Cap.

7. Representative of NRHA. Pursuant to NAC 348A.180(3), the Director may contact the NRHA Director of Finance Shawn Heusser regarding this resolution at (775) 886-7913, or by email at sheusser@NVRural.Org, or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Suite 105, Carson City, Nevada 89701.

8. Obligations of City. This Resolution is not to be construed as a pledge of the faith and credit of or by the City, or of any agency, instrumentality, or subdivision of the City, and nothing in this Resolution obligates or authorizes the City to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

9. Enforceability. If any section, paragraph, clause or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this resolution.

PASSED AND ADOPTED: July 14, 2026

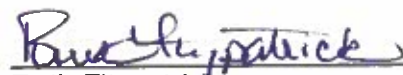
VOTE OF CITY COUNCIL:

Ayes:	Council members: <u>Lindsey, Mavity, Mendiola, Maden, Jimenez</u>
Nays:	Council members: <u>None</u>
Absent:	Council members: <u>None</u>
Not Voting:	Council members: <u>None</u>

APPROVED:

ATTEST:


Richard Stone
Mayor


Ruth Fitzpatrick
City Clerk

CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Ruth Fitzpatrick, am the duly appointed and qualified City Clerk of the City of Winnemucca, Nevada (the "City") and in the performance of my duties as City Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("NAC"), that the unused portion of the private activity bond volume cap allocated to the City for 2026, will be transferred as follows:

1. The unused portion of the private activity bond volume cap allocated to the City for 2026 will be transferred pursuant to NAC 348A.180(2) from the City, a local government located in Humboldt County, Nevada, to the Nevada Rural Housing Authority, a local government located within Humboldt County, Nevada, for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is executed for filing in accordance with NAC 348A.260 subsequent to adoption by the City of a resolution authorizing the transfer of the private activity bond volume cap.



Ruth Fitzpatrick, City Clerk
Winnemucca, Nevada

RESOLUTION No. 2026-10

RESOLUTION OF THE CITY COUNCIL OF YERINGTON, NEVADA PROVIDING FOR THE TRANSFER OF THE CITY'S 2026 PRIVATE ACTIVITY BOND VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS RELATED THERE TO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes (“NRS”) and Chapter 348A of the Nevada Administrative Code (“NAC”), there has been allocated to the Yerington, Lyon County, Nevada (the “City,” “County” and “State,” respectively), the amount of \$234,757.13 in tax-exempt private activity bond volume cap for year 2026 (the “2026 Bond Cap”); and

WHEREAS, the Nevada Rural Housing Authority (the “NRHA”), has requested that the City transfer its 2026 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income (“Single Family Programs”); and

WHEREAS, the City is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the City may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2026 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State; and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA’s area of operation as “any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more.”

NOW, THEREFORE, the City Council of the City does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the City hereby transfers its 2026 Bond Cap in the amount of \$234,757.13 to the NRHA for its Single Family Programs.

Section 3. Use of 2026 Bond Cap. The NRHA will use the 2026 Bond Cap for single family purposes in calendar year 2026 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of City. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the “Director”) may contact Robert Switzer, City Manager, City of Yerington, regarding this Resolution at (775) 463-3511 or by email at Manager@Yerington.Net or in writing 102 S. Main Street, Yerington, Nevada 89447.

Section 5. Additional Action. The Mayor and Clerk of the City are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2026 Bond Cap, and carry out the duties of the City hereunder, including the execution of all certificates pertaining to the transfer as required by NAC Ch. 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2026 Bond Cap.

Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Shawn Heusser, Director of Finance of the NRHA regarding this Resolution at (775) 886-7913 or by email at sheusser@NVRural.Org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the City. This Resolution is not to be construed as a pledge of the faith and credit of or by the City, or of any agency, instrumentality, or subdivision of the City. Nothing in this Resolution obligates or authorizes the City to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this ____ day of _____, 2026.

YERINGTON, NEVADA

By _____
John J. Garry, Mayor

ATTEST:

By _____
Stacey Stevenson, City Clerk

CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Stacy Stevenson, am the duly chosen and qualified City Clerk of Yerington, Nevada (the “City”) and in the performance of my duties as City Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code (“NAC”), that the private activity bond volume cap allocated to the City in the amount of \$234,757.13 has been transferred as follows:

\$234,757.13 has been transferred pursuant to NAC 348A.180 from the City, a local government, located in Lyon County to the Nevada Rural Housing Authority, a local government, located within Lyon County for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

YERINGTON, NEVADA

By _____
Stacey Stevenson, Interim City Clerk

cc: Ashley Jimenez, Nevada Rural Housing Authority