

BOARD OF EUREKA COUNTY COMMISSIONERS

OCTOBER 21, 2025 MEETING MINUTES

STATE OF NEVADA)
 SS
COUNTY OF EUREKA)

CALL TO ORDER

1. Approval of the agenda notice with addition of any emergency item and/or deletion of any item. *Unless otherwise stated, items may be taken out of the order presented on the agenda, in the direction of the Chair. (For Possible Action)*
2. Pledge of Allegiance.

The Board of Eureka County Commissioners met pursuant to law on October 21, 2025. Present were Chairman Rich McKay, Vice Chair Marty Plaskett, Assistant District Attorney Holli Else and Clerk Recorder Kathy Bowling. Commissioner Mike Schoenwald and District Attorney Ted Beutel were absent. The meeting was called to order at 9:31 a.m. The interactive video conferencing system was connected between Crescent Valley and Eureka for the entire meeting.

Commissioner Plaskett motioned to approve the meeting agenda, Chairman McKay seconded the motion. The motion carried 2-0.

The meeting began with the pledge of allegiance.

PUBLIC COMMENT

1. Public comment and discussion. *Notice: No action may be taken on a matter raised under this item until the matter has been specifically included on an agenda as an item upon which action will be taken. Public comments may be limited to three (3) minutes per person. Public comment may be allowed on "Action" items, in addition to the two times specified on the agenda. (Discussion)*

Chairman McKay called for public comment in both Eureka and Crescent Valley, hearing none he proceeded to the next item.

2. Consider items requiring action to be placed on the agenda for the next regular meeting. *Notice: The public is welcome to request agenda items for future meetings during the Public Comment period or may consult with one or more of the Board of Commissioners to request agenda items for future meetings. (Discussion)*

None considered.

APPROVAL OF MINUTES

1. Approval of the minutes of the October 7, 2025 Commission meeting. **(For Possible Action)**

Commissioner Plaskett motioned to approve the October 7, 2025 Commission meeting minutes. Chairman McKay seconded the motion. The motion carried 2-0.

COUNTY COMPTROLLER – Kim Todd, Comptroller

1. Payment of expenditures. *Notice: Expenditures received after action has been taken under this Comptroller section may be presented and acted upon throughout the day. (For Possible Action)*

The Board along with Comptroller Kim Todd reviewed the expenditures.

Commissioner Plaskett motioned to approve expenditures in the amount of \$1,614,026.21 with passthroughs of \$621.88 to the Nevada Department Taxation room tax, \$49,474.15 to Nevada State Controller school tax, \$653,495 to Nevada State Controller, \$20,490 to Nevada Division of Minerals and \$210 to Washoe County Crime lab. Chairman McKay seconded the motion. The motion carried 2-0.

2. Review Fund Balance Report. **(Discussion)**

The board reviewed the fund balance report.

COMMISSIONERS

1. Discuss, approve or deny accepting with immediate effect the services of Jane Eberhardy, Esq. under the same terms and conditions now set for the services of the current Eureka County Public Defender, in order to provide for an effective period of transition away from the services of Kelly Brown, Esq., the current Public Defender. This action item contemplates funding for both the current contract service provider Kelly Brown until December 31, 2025, and for funding of the services of Jane Eberhardy on the same terms and conditions during this transition period. **(For Possible Action)**

Jane Ederhardy gave the Board her resume, letter of interest and a letter from DIDs, the Board asked if she had any changes to the contract, Jane Eberhardy would request the current DIDs rate which is 175 an hour and her gas mileage to be covered. The board discussed that the RFP doesn't close until November 4th and they feel they should wait to decide until then. Jane Eberhardy doesn't plan to begin working with Kelly Brown until November 5th so the Board will approve of her contract at the November 4th commission meeting.

Item was tabled until the next commission meeting.

PUBLIC HEARING - REAL PROPERTY APPRAISAL

Notice was given that a public hearing would be held on October 21, 2025, beginning at 10:00 a.m. (local time) in the Eureka Commission Chambers in the County Courthouse at 10 South Main Street in Eureka, Nevada. The reason for said hearing is to invite comments on whether to accept the single appraisal report from Janelle Wright, Certified General Appraiser, for a portion of APN 001-221-14, and the setting of a lease value of that portion of the property designated as the site for construction of the Boys & Girls Club. Supporting materials can be requested from or reviewed at the Office of the County Clerk.

1. Open public hearing and invite comments on the appraisal and the lease value. **(Discussion)**

Chairman McKay opened the public hearing at 10:00 am. Public Works Director Jeb Rowley commented the base rate of the housing lots in the Eureka Canyon Subdivision are set at \$2.50 a square foot and the appraisal came in at \$1.50 a square foot. Chairman McKay made a public comment that he felt the appraisal value was low and they didn't consider any of the commercial property sales in the business district of Eureka. Director Rowley commented his concern would be if the appraisal value affected future sales and appraisals. Assessor Michael Mears commented

that the appraisal value would not hold value in his office due to the most recent sales having been in the \$2.50 range. Assessor Mears also commented that utility infrastructure, curbs, gutters and sidewalks affect appraisals. Assistant District Attorney Else commented the purpose of the appraisal is to notify the public the value of the property the County is donating to the Boys and Girls Club and also to set a value for the land effecting the Boys and Girls club being able to mortgage their leasehold. Director Rowley referred to page 11 of the appraisal where it states, the report was prepared for subject ownership, if cannot be submitted to a federally regulated financial institution to obtain mortgage financing.

2. Discuss, approve or deny accepting the single appraisal report from Janelle Wright, Certified General Appraiser, for a portion of APN 001-221-14, and set a lease value for that portion of the property designated as the site for construction of the Boys & Girls Club facility. **(For Possible Action)**

Chairman McKay commented he would like to see a better value on the property, he suggested not accepting the appraisal report and asking the appraiser to consider things with help from the Assessor.

Commissioner Plaskett motioned to deny the single appraisal report from Janelle Wright, Certified General Appraiser, for a portion of APN 001-221-14, and set a lease value for that portion of the property designated as the site for construction of the Boys & Girls Club facility. Chairman McKay seconded the motion. The motion carried 2-0.

Chairman McKay closed the public hearing at 10:12 am

COMMISSIONERS-

2. Discuss, approve, or deny Access and Conditional Purchase Agreement for municipal water exploration in Kobeh Valley. **(For Possible Action)**

Public Works Director Jeb Rowley explained that if a viable water source was found, it would allow for the next steps; to consider purchasing any necessary property for municipal use. If the Board approves the agreement the approval would be subject to review, acceptance and a property appraisal.

Commissioner Plaskett motioned to approve the Access and Conditional Purchase Agreement for municipal water exploration in Kobeh Valley. Chairman McKay seconded the motion. The motion carried 2-0.

CRESCENT VALLEY CHRISTMAS EVENT-Diana Kersey

1. Discuss, approve or deny a donation in the amount of \$4,500.00 to be paid from the Crescent Valley Activities Fund, to help with costs for the Christmas Community Event held on December 13, 2025. **(For Possible Action)**

Commissioner Plaskett motioned to approve a donation in the amount of \$4,500.00 to be paid from the Crescent Valley Activities Fund, to help with costs for the Christmas Community Event held on December 13, 2025. Chairman McKay seconded the motion. The motion carried 2-0.

SENIOR CENTERS - Linda Gordon, Senior Center Program Director

1. Report on activities at the Eureka Senior Center and Fannie Komp Senior Center. **(Discussion)**

Senior Center Program Director Linda Gordon reported for the month of September they brought in \$2,964, Eureka served 763 meals, and the Fannie Komp senior center served 756 meals. Director Gordon reported they are still waiting for their freezers to be fixed, Jeb commented it should be Tuesday.

IT-Misty Rowley, CIO

1. Discuss, approve or deny renewal of Quote #25-09-16 DUO-ESS-100-3YR for 2FA Software in the amount of \$9,720 for the term November 21, 2025 through November 20, 2028, authorize the CIO to execute the agreement outside of the meeting, and provide the CIO the flexibility to add additional licenses if necessary, during the contract term. **(For Possible Action)**

CIO Rowley explained the DUO-ESS-100-3YR is the DUO two factor authentication subscription they have been using; the essentials edition covers all county users.

Commissioner Plaskett motioned to approve the renewal quote #25-09-16 DUO-ESS-100-3YR for 2FA Software in the amount of \$9,720 for the term November 21, 2025 through November 20, 2028, authorize CIO Rowley to execute the agreement outside of the meeting, and provide CIO Rowley the flexibility to add additional licenses if necessary, during the contract term. Chairman McKay seconded the motion. The motion carried 2-0.

2. Discuss, approve or deny renewal of Quote #25-09-22 Flex-RENEW-1YR for VoIP services in the amount of \$28,080.30 for the term December 6, 2025 through December 5, 2026, authorize the CIO to execute the agreement outside of the meeting, and provide the CIO the flexibility to add additional licenses if necessary, during the contract term. **(For Possible Action)**

CIO Rowley explained VoIP is the software they replaced AT&T with, Comptroller Todd explained they save thousands of dollars a month with VoIP.

Commissioner Plaskett motioned to approve renewal quote #25-09-22 Flex-RENEW-1YR for VoIP services in the amount of \$28,080.30 for the term December 6, 2025, through December 5, 2026, authorize CIO Rowley to execute the agreement outside of the meeting, and provide CIO Rowley the flexibility to add additional licenses if necessary, during the contract term. Chairman McKay seconded the motion. The motion carried 2-0.

3. Discuss, approve or deny permanent credit limit increases, for a \$3,500.00 recurring monthly limit, on County credit cards issued to Shara Talbot to accommodate ordering and purchasing supplies for the IT Department. **(For Possible Action)**

CIO Rowley explained the credit card increase to \$3,500.00 for Shara Talbot is the same limit that Annelle and Jessica have, allowing them to order and purchase supplies for the IT department.

Commissioner Plaskett motioned to approve a permanent credit limit increase, for a \$3,500.00 recurring monthly limit, on County credit cards issued to Shara Talbot to accommodate ordering and purchasing supplies for the IT Department. Chairman McKay seconded the motion. The motion carried 2-0.

4. Discuss, approve or deny Quote #Q-14905 from ImageTrend for a Health Information Hub and Computer Aided Dispatch integration in the amount of \$12,750.00 for a 1-year term and a \$6,250.00 recurring renewal fee to be paid with monies budgeted for capital outlay (010-018-55010-000). **(For Possible Action)**

EMS Director Nichole Cooley explained that the Health Information Hub and Computer Aided Dispatch integration is the program they previously brought to the Board, it is a charting system that transfers the charts to hospitals and flight transports. The system will greatly cut down on the charting hours and make it easier for volunteers. Director Cooley explained the cost also covers for them to come install in person and set up with dispatch.

Commissioner Plaskett motioned to approve Quote #Q-14905 from ImageTrend for a Health Information Hub and Computer Aided Dispatch integration in the amount of \$12,750.00 for a 1-year term and a \$6,250.00 recurring renewal fee to be paid with monies budgeted for capital outlay (010-018-55010-000). Chairman McKay seconded the motion. The motion carried 2-0.

THE EUREKA SENTINEL- Ben Rowley, Owner/ Publisher

1. Discuss, approve or deny a request for the County to pay \$360.00 a month to the Eureka Sentinel Newspaper for advertising county job postings and events. **(For Possible Action)**

Ben Rowley, Owner/Publisher of the Eureka Sentinel came before the Board to request the County pay \$360.00 a month to the Eureka Sentinel Newspaper for advertising county job postings and events. Discussion ensued and the Board decided to table the item until Commissioner Schoenwald can be there to decide.

Item was tabled.

AMBULANCE AND EMS – Nichole Cooley, EMS Director/Coordinator

1. Demonstration of new monitors with defibrillation capability at an ILS level to be placed on ambulances. **(Discussion)**

EMS Director/Coordinator Nichole Cooley and Griffan Bussian gave a demonstration on the current capabilities of their monitors and defibrators. They showed the board the reason they will need to order better defibrators, they will bring the item forward on a future agenda.

The Board took a break.

Chairman McKay called the meeting back to order at 11:04 am.

SHERIFF- Miles Umina, Sheriff

1. Report on Sheriff's Office projects and activities. **(Discussion)**

Sheriff Umina and Undersheriff Cobb reported to the Board they will be attending the Sheriffs and Chiefs conference in Las Vegas next week. They have been working on bolstering their policies, covering jails, communication centers, and patrol. They are looking into a grant called the United We Stand Grant that will help them cover advanced armor, firearms and helmets. There was an incident with a Eureka inmate being housed at the Lander County jail, they will be looking into the contract to make any changes necessary.

2. Discuss, approve or deny Hiring Freeze Waiver for Detentions Deputy position. *Note: Detentions Deputy position was approved for 2025-2026 fiscal year.* **(Discussion)**

The Detentions Deputy position was approved and budgeted for fiscal year 2025-2026, the hiring freeze waiver will allow the Sheriff Office to start advertising to fill the job.

Commissioner Plaskett motioned to approve the Hiring Freeze Waiver for Detentions Deputy position, Chairman McKay seconded the motion. The motion carried 2-0.

PUBLIC WORKS/COUNTY FACILITIES – Jeb Rowley, Public Works Director

1. Report on Public Works/County Facilities projects and activities. (Discussion)

Public Works Director Jeb Rowley reported for the month of September the landfill had 497 deliveries, the pool is having a Halloween Kick or Treat event on October 23rd from 5 to 9 pm. Pool Supervisor Crystal Rikalo is scheduled for WSI Lifeguard training and CPO certified pool operator certification to be completed by the end of the year. The museum had 352 visitors during September; they are working on switching out displays in buildings around town. The museum is hosting a Night at the Museum event on October 29th from 3:30 to 5 pm. The Opera House had 82 attendees during the car show, 94 during the wine walk and 133 additional visitors.

2. Discuss, approve or deny emergency repairs to the walk-in freezer at the Eureka Senior Center, and authorize payment to Ruby Mountain HVAC & Refrigeration for parts, supplies, and repairs, in an amount not to exceed \$19,887.41 (includes 5% contingency) to be paid with monies budgeted for capital outlay (010-015-55010-000) in the Buildings & Grounds budget. (For Possible Action)

Director Rowley presented the board with an updated payment of \$18,940.73, with Ruby Mountain HVAC and Refrigeration. The payment will cover the parts, supplies and repairs to the walk-in freezer at the Eureka Senior Center.

Commissioner Plaskett motioned to approve the payment to Ruby Mountain HVAC & Refrigeration for parts, supplies, and repairs, in an amount not to exceed \$18,940.73 (including 5% contingency) to be paid with monies budgeted for capital outlay (010-015-55010-000) in the Buildings & Grounds budget. Chairman McKay seconded the motion. The motion carried 2-0.

3. Discuss, approve or deny proposal from Alpine Lock for the purchase of labor and materials at the Eureka Admin Building for a cost not to exceed \$16,035.01 (including 10% contingency), utilizing funds budgeted for capital outlay (010-015-55010-000) in the Buildings and Grounds budget. (For Possible Action)

Director Rowley explained Alpine Lock is replacing 4 exterior door locks at the Annex.

Commissioner Plaskett motioned to approve the proposal from Alpine Lock for the purchase of labor and materials at the Eureka Admin Building for a cost not to exceed \$16,035.01 (including 10% contingency), utilizing funds budgeted for capital outlay (010-015-55010-000) in the Buildings and Grounds budget. Chairman McKay seconded the motion. The motion carried 2-0.

NATURAL RESOURCES – Jake Tibbitts, Natural Resources Manager

1. Report on current and emerging natural resource issues affecting Eureka County. (Discussion)

Natural Resources Manager Jake Tibbitts reported he attended a meeting with Orla mining in Carson City on the 10th, November 13th the Eureka Conservation District will host a dinner at the Opera House to celebrate 75 years. On the 22nd Jake will travel to Carson City for the Sagebrush Ecosystem Council meeting. The Nevada Farm Bureau will be hosting a producers meeting in the Commission Chamber on the 23rd, October 28th and 29th at the Opera House UNR Extension will host a community focused meeting on the strategy with I-80s Community development plan.

2. Discuss and consider response to Preliminary EA for Outcome Based Grazing Term Permit Renewal for John Uhalde & Co. (For Possible Action)

NRAC approved the Preliminary EA for Outcome Based Grazing Term Permit Renewal for John Uhalde & Co and requested it be put forward to the Board, the grazing area is technically in White Pine County, but the area is very close to Eureka County. The outcome based grazing permit is based on the outcomes on the grounds that a rancher can be provided flexibility if they're providing positive outcomes.

Commissioner Plaskett motioned to approve a response to Preliminary EA for Outcome Based Grazing Term Permit Renewal for John Uhalde & Co. Chairman McKay seconded the motion. The motion carried 2-0.

3. Discuss, approve or deny out-of-state travel for Natural Resources Manager to attend the Council for Agricultural Research, Extension, & Teaching (CARET) Executive Committee meeting in Washington DC, November 4 - 6. *Note: Mr. Tibbitts is an appointed NV CARET delegate by the Dean of University of Nevada, Reno College of Agriculture, Biotechnology, & Natural Resources (CABNR) and serves as the national CARET vice-chair. Full expenses for travel, lodging, meals, and per diem will be paid for by CARET.* (For Possible Action)

Manager Tibbitts is an appointed NV CARET delegate by the Dean of University of Nevada, Reno College of Agriculture, Biotechnology, and Natural Resources and serves as the national CARET vice-chair. Full expenses for travel, lodging, meals, and per diem will be paid for by CARET. The Council for Agricultural Research, Extension, & Teaching Executive Committee meeting will be in Washington DC, November 4th to the 6th.

Commissioner Plaskett motioned to approve out-of-state travel for Natural Resources Manager Tibbitts to attend the Council for Agricultural Research, Extension, & Teaching Executive Committee meeting in Washington DC, November 4th to the 6th. Chairman McKay seconded the motion. The motion carried 2-0.

CORRESPONDENCE

1. Review correspondence. (Discussion)

Deputy Clerk Recorder Katelyn Ziemann read the meeting correspondence, NDOT Thank you letter from Ginger Frobes for the opportunity to Present at the October 7, BOCC Meeting. Eureka Conservation District Agenda for October 16, 2025, Eureka County Television District Agenda for October 10, 2025, Notice of the Nevada Farm Bureau Growers Meeting on October 23rd at 6:30 in the Commission Chambers, Notice of the Eureka County Swimming Pool Halloween Kick or Treat to be held October 23 from 5 to 6 pm, Notice of the 5th Halloween Ball held at the Eureka Opera House on Saturday October 25th at 8pm, Letter to Commissioner Schoenwald from Catherine Cortez Masto. Notice of Town of Eureka Strategic Community and Economic Development Planning Community Workshops Presented by UNR: Tuesday, October 28 from 5-7 pm Eureka Opera House and Wednesday, October 29 from 5-7pm Eureka Opera House. Email from JJ Hendrickson with a link to an article entitled Extension show cases unique opportunities for Nevada offered by 4-H. Winter Clothing Drive Flier, collecting warm clothes for the community.

2. Commissioner reports on pertinent correspondence or other matters. (Discussion)

Chairman McKay discussed organizing a meeting with the Lieutenant Governors office to discuss the concerns of highway 278 and the growth of I-80. He would like to see Jake Tibbitts, Jeb Rowley

and Scooter Mentaberry attend the meeting with him.

PUBLIC COMMENT

1. Public comment and discussion. *Notice: No action may be taken on a matter raised under this item until the matter has been specifically included on an agenda as an item upon which action will be taken. Public comment may be limited to three (3) minutes per person. Public comment may be allowed on "Action" items, in addition to the two times specified on the agenda. (Discussion)*

Chairman McKay called for public comment in Crescent Valley, Lisa Wolf with the Sentinel asked if there would be a way for people in the Northern end of the county to attend the community development meeting virtually. Chairman McKay called for public comment in Eureka, hearing none he proceeded to the next item.

2. Consider items requiring action to be placed on the agenda for the next regular meeting. *Notice: The public is welcome to request agenda items for future meetings during the Public Comment period or may consult with one or more of the Board of Commissioners to request agenda items for future meetings. (Discussion)*

None considered.

ADJOURNMENT

1. Adjournment of meeting.

Commissioner Plaskett motioned to adjourn the meeting, Chairman McKay seconded the motion. The motion carried 2-0.

The meeting adjourned at 12:08 pm.

Prepared and submitted by Deputy Clerk Recorder, Katelyn Ziemann.

Approved this 4th day of November 2025 by the Board of Eureka County Commissioners.

ATTEST:

County Clerk, Kathy Bowling

Chairman, Rich McKay