



LINCOLN COUNTY BOARD OF COMMISSIONERS

February 2, 2026
Commission Chambers
Lincoln County Courthouse
181 Main Street
Pioche, Nevada

Commissioners

Janine Woodworth, Chair
Mike Reese
Diane Path
Lisa Poulsen
Keith Pearson

#1-CALL TO ORDER/ROLL CALL/INVOCATION/PLEDGE OF ALLEGIANCE

The meeting was called to order at 9:00 a.m. Clerk Lisa Lloyd called the roll.

PRESENT: MIKE REESE LISA LLOYD, Clerk
LISA POULSEN APRIL BRADSHAW, District Attorney
JANINE WOODWORTH
KEITH PEARSON (via web)
DIANE PATH

There is a quorum present and the agenda was posted on 1-28-26 to comply with the open meeting law. The Invocation was given by Lisa and Keith led the Pledge of Allegiance.

#2-PUBLIC COMMENT

Janine called for public comment. Craig Hansen from Panaca addressed the Board concerning the paving of Roadrunner Road. There is a lot of dust and traffic on the road, and the road itself is hard on the vehicles. There are plenty of lots for sale; if the road was paved more people would be willing to purchase and build. The estimated amount they'd like to have paved is about one mile. Craig believes the increase in tax base would pay for the costs to pave the road. Tim Vogt owns property in LC; he commented on Item 16, the Silver Rock transmission line project. Tim believes the line will follow the TransWest project. He emphasized that communication is good in both directions. He hopes to maintain that with both Silver Rock and the Commissioners.

CONSENT AGENDA

- #3 Approve/Deny minutes of the January 20 meeting.
- #4 Approve/Deny original and renewed business licenses according to staff recommendations (an itemized list of business licenses is available for public review in the Building Department prior to the meeting).

Mike made a motion to approve the consent agenda (with the exception of the minutes); seconded by Lisa. All voted in favor.

#5-VOUCHERS

Recorder/Auditor Amy Elmer presented the cash balances and vouchers. General Fund had an ending fund balance of \$3,820,898.35. Federal In Lieu had an ending fund balance of \$938,073.14. Grants had an ending fund balance of \$69,124.44. Detention Center had an ending fund balance of \$323,795.22. Solid Waste had an ending fund balance of \$54,438.80. Amy advised they met the IRS deadline for the W2s. 1099s have also been sent out. They have one more IRS deadline by the end of the month. Amy hopes to have budget reports out by the end of the month as well. Amy is concerned about Fund 67, Solid Waste. **Lisa made a motion to approve the vouchers; seconded by Mike. All voted in favor.**

#6-HIGHWAY COMMISSION

This item was covered under separate agenda.

#7-LINCOLN COUNTY FIRE DISTRICT

This item was covered under separate agenda.

#8-LINCOLN COUNTY COMMUNITIES COALITION DIRECTOR

Sharon Giampapa, Chair of LC Coalition, addressed the Board concerning the hiring of Kimberly Andres as LC Coalition Director. Applications will go to Recorder/Auditor's office. **Mike made a motion to accept the hiring of Kimberly Andres as LC Coalition Director; seconded by Lisa. Base salary is \$40,500 with the stipulation that this is a county job and it depends upon her PERS choice. Starting date is February 9th. Mike amended his motion to make it effective February 9th with base salary of \$40,500; seconded by Lisa. All voted in favor.**

#9-LETTER RE: CONSTRUCTION/SITE WORK WITHOUT PROPER LICENSING

Dallin Pearson addressed this item, which concerned a letter from several licensed builders/contracts in LC regarding concerns with ongoing construction and site work activity occurring within the county that may involve individuals performing work without required licensure and the misuse of the "owner-builder exemption" through the Nevada state Contractors Board. Dallin advised his comment wasn't directed at anyone. As licensed contractors in the county, they have repeatedly observed construction activity that appears to fall outside the requirements of NV law, specifically unlicensed contracting and misuse of the owner-builder exemption. These laws exist to protect consumers, ensure public safety, and preserve the integrity of the construction industry. When they're not consistently followed, they expose homeowners to potential financial risk. Licensed contractors who comply with the law are placed at a disadvantage. Their purpose in bringing this forward is to make sure the law is being followed in a fair and consistent manner. Dallin sees it all the time with Cory Lytle, who is carrying a lot of weight on his shoulders. Cory carries basically three positions. The building permits prices need to be changed. Dallin feels they could increase 15-20% and this could be absorbed in the building process. There is contractor information on the building permit itself. Janine advised this falls under the State of Nevada Contractor's Board; these issues aren't governed by the Commissioners. If there were repeated complaints about a certain contractor the Board may then have to invite the Board of Contractor's to come in. Dallin was advised it's recommended to resolve as much as possible at a local level. The building permits require a contractor name and license information. Rochelle Phillips agrees with Dallin, the building permit is overworked. She also agrees the fees could be raised and those funds could be used to enforce the licensing requirements per NRS. Other places require that you list your name and contractor's licenses or you have to sign an exemption form. The reason for the specialty licenses is for consumer protection. If the county is knowingly allowing state law to be broken, does this make them liable. Contractors are paying a lot of money in liability and workman's comp. When they bid against people that don't have the same requirements, it doesn't make sense and they can never compete with a bid that low due to their overhead costs. The state law needs to be enforced. Cory Lytle advised it is possible to check every building site; we'd have to increase permit costs and hire a good many more employees in addition to increasing the information required in the permit. The owner/builder takes on a certain amount of liability. There are some things that are not enforced to the letter of the law; we employ common sense. The solution literally is to increase costs, hire more people, and get all inspections on a calendar. It then becomes a bureaucratic mess. We do about 60-80 permits per year. We struggle for qualified help in the county. 70% of the owner/builders in the county have associations with skilled individuals. Cory is trying to take care of the consumer/homeowner. Keep our costs low. Raising costs puts the burden on the homeowner and it hurts the growth in the county. There is a big demand for housing in this county. The more it's regulated causes it to become problematic. We have adopted a grading permit standard. The Board can also require geo-technical reports throughout the county. The more technical this gets, the more it prevents growth. We support owner/builders. Cory does a lot of inspections. Everyone would also have to have a county business license. Joshua Robinson stated anywhere in the state, a local fee is required to work in the county. Any contracting done by an unlicensed contractor is illegal. NRS explains limitations and guidelines with regards to how much you can do without carrying a business license. You have to pay taxes also for anyone you hire that isn't licensed in addition to workman's comp and insurance. The State Contractor's Board is paid for by contractors licensed in NV. Josh doesn't believe anyone is trying to push and prevent people from doing work. Anyone performing work that isn't licensed is illegal. Josh commented this needs to be looked at. Licensed contractors bring in more licensed contractors. The question should be why people don't have a license when there are so many avenues set up to get it. Anyone doing business in the county must have a business license, including subs. The county doesn't have time to follow these around, requiring proof of business license. We are starving for help and development in this county, Cory advised. Once again this inhibits growth. Rob Phillips advised they have to bid against people that aren't required to pay the same fees. They lose bids by \$20-30,000 on jobs because they have to cover their required fees while the unlicensed people don't. Rob, Josh, and Dallin are looking for how they can make things fair in the county. For the unlicensed people,

if someone gets hurt on the job, the homeowner is liable. NRS 624.700 and 624.020 were referred to by Rochelle. Mike Rennie submitted a letter to the Building Department and the Board members. The letter explains much about what is being discussed. NRS clearly states any outside contractor must obtain a county business license. These individuals not obtaining their licenses are taking money away from the county. Suzanne Reifsnyder asked who enforces this. It is the sole responsibility of the general contractor that hires the subcontractor to ensure they are legal and have met all county requirements. Enforcement starts at the county level. The Board would have to create a whole new ordinance, funding mechanism, and hire multiple people to enforce this. Mike referred to the business licenses that were approved today. Mike advised LC is considered frontier land; we barter. We have rules and laws, but many of the laws pertain to Las Vegas. We're starving. If someone comes in and helps a homeowner out, that's owner/builder. If someone wants to set up shop and do business here year-round, they need to get a business license. We are struggling to survive and grow here. Rob has to work hundreds of miles from home because he can't compete out here with those not required to adhere to the same rules. Cory advised any county money or projects that require a permit do require a licensed contractor; we do our bidding process correctly. The county simply hasn't the money or resources to enforce. B. Shortell stated via the web chat in the meeting that any owner of property needs to check on a contractor's license and liability insurance. Dallin thanked the Board for allowing them to bring this issue forward. He understands the lack of funding to enforce the rules. He uses subcontractors from Utah and will be ensuring they have a county business license in the future. Lisa advised the owner/builder contract requires acknowledgement that any accidents or injuries come back on the owner. Lisa suggested the contractors also report people if they see infractions. No action was taken on this item.

#10-SHERIFF'S REPORT

Undersheriff Darrin Woodworth advised they're busy. They'll present the January statistics at the next meeting. They're waiting on the status for their most recent grant application. They received a roll car from Mesquite that they'll be using for demonstrations. Darrin thanked Mesquite PD. Inmate population is a bit low right now. North Las Vegas is low due to the season. Lieutenant Dathan Lewis advised they obtained a \$531,000 grant from Senators Jacky Rosen and Catherine Cortez Masto. It's for the complete revamping of the CAD system. It will also provide for the hardware upgrades. The system interfaces with many of their existing systems. No action was taken on this item; it was informational only.

#11-CATASTROPHIC LEAVE POLICY

This item was a carryover from the previous meeting. DDA Wayne Klomp incorporated the changes discussed at the last meeting. **Lisa made a motion to approve and adopt the new catastrophic leave policy; seconded by Diane.** Recorder/Auditor Amy Elmer advised the Board they need to find a way to circulate this to department heads. Amy also cited the need for an effective date. If there is no leave in the bank, then nobody will be able to use it. Whether or not this repeals the old sick leave donation policy needs to be addressed. DA April Bradshaw advised this will supersede the old policy. **Lisa amended her motion to add that it's effective today, February 2, 2026, the new policy supersedes the old one, and Amy is to send out a memo to all department heads (it is up to the department heads to educate their employees on the new policy), department head must let Amy know employees are aware of the policy; seconded by Diane. All voted in favor.**

#12-SIXCO UPDATE

This item was tabled.

#13-JEFF FONTAINE UPDATE

Jeff Fontaine was present via the web. He proffered an update on current activities, including various grant applications. Guardian Minerals is looking to reprocess existing stockpiles and tailings for tungsten at Tempiute. There was some discussion about various aspects of applying for the grants. The county doesn't want to be locked into certain things like various areas being designated as flood zones (which will result in homeowners having to get flood insurance). They discussed the various potential grant conditions and the process. If the conditions aren't acceptable to the county, we can refuse the grant. No action was taken on this item.

#14-VICTIM WITNESS PROGRAM

District Attorney April Bradshaw presented this item, which concerned a letter from Maxine Lantz, Victim Witness Program, requesting help with additional funding to cover the loss of grant funds. The requested amount was lowered; Maxine is trying to work with the counties and keep costs low. Maxine does her own grant writing and

has a part-time employee that helps her with court appearances. She is a vital resource for victims in county cases. She is requesting approximately \$6,000. She previously requested \$10,000 last year. This funding would have to be paid from General Fund. The Board will budget for the costs regardless of whether or not Maxine gets the grant. Recorder/Auditor Amy Elmer suggested a line item be added to the budget for the requested amount. If we don't need the funding, it will just roll over with the balance. **Mike made a motion to approve the transfer of \$6,477 from General County, Department 400, to Grants Fund; seconded by Diane. All voted in favor.**

#15-CONTRACT BETWEEN LC/DEPARTMENT OF HUMAN SERVICES

For year one, payment of copays for Medicare recipients has been adjusted to \$200 per person, first come first serve basis. The individuals can see any provider at Grover C. Dils medical center and clinic. **Diane made a motion to approve the amendment to the contract between LC and the Department of Human Services for State Public Health Funds (a change to priorities has been made to cover more residents); seconded by Lisa. All voted in favor.**

#16-AGREEMENT RE: SILVER ROCK TRANSMISSION LINE

Mike made a motion to approve the memorandum of understanding between Bureau of Land Management and Lincoln County as a cooperating agency for the preparation of an environmental impact statement for the proposed Silver Rock Transmission Line; seconded by Lisa. All voted in favor.

#17-HUMAN SERVICES ADMINISTRATIVE ASSISTANT

Lisa made a motion to approve the advertising and hiring of an administrative assistant for Human Services; seconded by Diane. All voted in favor.

#18-TRANSPORTATION DRIVER

Lisa made a motion to approve the hiring of a transportation driver; seconded by Diane. All voted in favor.

#19-TAX ADJUSTMENT

Lisa made a motion to approve the adjustment/refund to APN 008-261-09 for the 2025-2026 tax year (the renewable energy exemption per NRS 701A.370 will be applied to the land along with removing the value of the assets since they were all moved to APN 008-261-23, causing the assessed value to reduce from 3,315,723 to 218,254 and taxes to reduce from \$6,544.35 to \$2,944.94); seconded by Diane. All voted in favor.

#20-TAX ADJUSTMENT

Lisa made a motion to approve the adjustment to APN 008-261-08 for the 2024-2025 tax year (the renewable energy exemption per NRS 701A.370 will be applied to the land along with removing the value of assets since they were all moved to APN 008-261-23, causing the assessed value to reduce from 1,393,194 to 218,254 and reducing the taxes from \$6,544.35 to \$2,944.94); seconded by Diane. All voted in favor.

#21-TAX REFUND

Lisa made a motion to approve the refund on APN 013-170-16 for the 2025-2026 tax year on an incorrect assessment of a casita (refund is \$811.57); seconded by Diane. All voted in favor.

#22-TAX REFUND

Lisa made a motion to approve the refund/tax strike on APN 013-170-16 for the 2024-2025 tax year on an incorrect assessment of a casita (refund is \$787.95); seconded by Diane. All voted in favor.

#23-TAX REFUND

Lisa made a motion to approve the refund on APN 013-170-16 for the 2023-2024 tax year on an incorrect assessment of a casita (refund is \$555.02); seconded by Diane. All voted in favor.

#24-OFFICER/DEPARTMENT HEAD REPORTS

Assessor Cydney Dwire has received several phone calls about assessment notices she's working through. She's working through land assessments and fire district issues. They had about 500 DMV transactions last month. Clerk

Lisa Lloyd reported her office remains very busy. They have a jury trial this month in addition to a mock election. Candidate filing is March 2 – 13. Her office will be open both of the Fridays during filing. A pickup will be done today for some of the obsolete election equipment we were given a trade-in credit for. JP Mike Cowley, Meadow Valley Justice Court, advised he attended judicial training last week. Things are running smoothly and their numbers are up. Protection orders have increased. DA April Bradshaw reported her office is busy. She has a jury trial this month. Building/Planning Director Cory Lytle advised the addition work continues. Cory is working to get the offices painted that got new lights. The main lights in the upstairs hallway need to be installed. Cory is waiting for insurance approval on the sewer issue from last summer; it was about \$53,000. Cory met with Harrison Manson from Stampede Metals; they are doing exploratory work in the county. They're looking for rights to drill on patented claims at Caselton. February 12th is the Planning Commission meeting. They're looking for a planning commissioner. USDA approached Cory about disaster funding we applied for about a year ago. It looks like we will be awarded money to fix the back retaining wall at the Million Dollar, funding to fix the rock dam, and funding to help with aggregate and riprap at the landfill. They'll be sending Cory the remainder of the application process; he'll work with Denice on this. Treasurer Shawn Frehner presented the monthly report. Human Services needs a driver and assistant. Homebound meal count for the past month was 1,847. Commissioners' Administrative Assistant/Grants Administrator Denice Brown reminded the Board of their meeting on February 17th. Tri-County Weed needs the Board to appoint a member to replace Steve Meldrum. Panaca and Alamo are moving forward with their SNPLMA Round 21 projects. They're about 3 weeks out from completing the work on Mt. View Hotel. The Alamo Complex and Panaca Pioneer Park are still in design phase. There is board governance training on 2-19 at the Pioche Town Hall. Museum Director Sharron Faehling advised things are slow at the museum. They're trying to get painting on the ceiling completed to clean up the soot from the diesel furnace. They may have to shut down to accommodate the work. They have a very outdated, inefficient diesel furnace that costs a lot to fill. There was some discussion about getting different units to heat/cool the area. Installing new ones will be expensive on the front end, but it'll pay for itself within the next ten or so years.

#25-COMMISSIONER REPORTS

Commissioner Keith Pearson attended the HCP meeting, Sixco dinner in Caliente, and fraud prevention training in Pioche. Commissioner Diane Path met with Eric Holt concerning Escape Solar and their emergency plan in Panaca. She met with Eric, Estuary, and Mesquite Fire to discuss the plan. Diane attended the Panaca Senior Center quarterly meeting. She met with Amber Box concerning the meal count reporting and difficulties with employees leaving. Diane attended the Silver Rock cooperating agency meeting with BLM and partners. She also attended the fraud prevention training. Commissioner Mike Reese reported SLUPAC got a new director. Mike attended three meetings with Sixco. He attended the NACO public lands meeting; he requested that a letter be sent to NDOW to discuss management of the grey wolf if they are de-listed. Mike met with Tim Robb and Ben Kikiefer last week to discuss what their firm can provide for LC. Mike attended the LC Coalition executive and membership meetings. He also attended the fraud prevention meeting. Mike had a phone call with Jeff Fontaine and Shane Cheeney to discuss equipment. Mike had a meeting concerning the USLEA grants. He received a phone call from NDOT regarding traffic signage in Panaca. The Panaca Town Board has asked for electronic signage but NDOT wanted our road department to maintain it. NDOT will maintain it, but Panaca Town Board will have to pay for any parts required. Mike will attend the water conference meeting this week. 2-19 Mike will be in Carson City for a meeting with NDOW director and Governor's staff. Commissioner Janine Woodworth met with Eric regarding Estuary and emergency management to prepare for the meeting with Estuary and Mesquite Fire. She attended the fraud prevention training in addition to an ECA webinar. Janine was able to get a tour of the courthouse addition work. Commissioner Lisa Poulsen attended the HCP meeting, Friends of Pahrnagat Valley meeting, SNPLMA meeting for their Alamo grant, Pahrnagat Valley Fire District meeting, NACO board meeting, fraud prevention training, and she's met with Shane Cheeney concerning some of the things that have come up in Alamo. Lisa has been working with NDOT on adjusting the speed limit into the town of Alamo. The proposal is to move it down to Sharp Ranch; they're making progress.

#26-PUBLIC COMMENT

Janine called for public comment. Cory Lytle discussed the upcoming Planning Commission meeting. They have another cell tower proposal for the junction near Panaca.

#27-ADJOURN

There being no further business for the Board to attend to, the meeting was adjourned at 12:30 p.m.

Attest: _____ Approve: _____

DRAFT