

THE HONORABLE CITY COUNCIL OF THE CITY OF LOVELOCK MET IN REGULAR SESSION ON JULY 15, 2026, AT LOVELOCK CITY HALL AT 5:30 P.M.

Present:

Mayor
Council members

Rodney Wilcox
Bonnie Skoglie
Christina Dickerman
Jordan McKinney (zoom)

City Clerk
Deputy Clerk
Legal Counsel

Nicole Reitz
Perri Stewart
Sean Rowe

Visitors: Peggy Jones, Kristen Gonzalez, Happy Williams Sr., Dale Rutherford, Jeff Kerns, Joeseeph Stacey, Frankie Graham, Frank Fisk, John Hiezer, Beth Dunning
Zoom: Michael Miller, Greg Reitz

PUBLIC COMMENT-PERSONAL COMMUNICATION-CORRESPONDENCE :

Joseph Stacy, facilitator at the Recycle Center, informed the Council that due to equipment issues and overlapping staff vacations, the Recycle Center will be temporarily closed after approximately July 30 for two to three weeks. He stated he will continue to collect cardboard from the cans and haul it to the center to prevent overflow and scattered cardboard.

Members of the public, including Frank Fisk and Frankie Graham, expressed concerns about the poor condition of multiple railroad crossings in town, noting that recent work has made at least one crossing worse. The Mayor explained that additional work is planned in conjunction with paving on Amherst and related areas, including cutting and refilling the sections in front of the tracks with top mix to improve the crossings.

A letter from Santa for Seniors requesting donations to support holiday gifts and companionship for local seniors, including homebound and nursing home residents, noting that 56 seniors were served last year and that donations are tax-deductible through its 501(c)(3) status. A letter from the Pershing County School Superintendent regarding e-bike safety, expressing concern about unsafe riding behavior and speeds among youth, while supporting e-bikes generally, and encouraging the City to consider education and safety measures rather than restrictions. A letter from the Nevada Housing Division regarding the Tule Meadows 22-unit affordable housing project at Franklin Avenue and Eighth Street, advising that LIHTC applicants must provide the City an opportunity to comment on the project, while noting that comments are optional and do not determine funding eligibility.

ECONOMIC DEVELOPMENT

Kristen Gonzalez, County Manager, presented the economic development report. She outlined several proposed or emerging projects in Pershing County, including the Dunleigh Group's early-stage combined data center and energy compound on industrial land near U.S. Silica, noting plans for a town hall at the community center, formation of a research committee, and a dedicated email contact to gather public questions and concerns. She reported that Zanskar, a geothermal company, will hold a town hall meeting on the 23rd at 5:30 p.m. at the community center; Rose Acre Farms is moving forward with an egg production facility in Grass Valley; Blue Moon Metals plans a mining project in the Tungsten/Imlay area; Alter G is exploring geothermal development in Dixie Valley on BLM land; and Solidus Resources is preparing for mining operations while addressing historically significant Chinese graves found near its site. Gonzalez noted that a previously proposed solar project by Sustainable Power Group near Grass Valley has been

shelved, and that two additional potential solar developers have made preliminary contact. She also reported ongoing data collection regarding the 95/80 Redevelopment Area (RDA) shared with Humboldt County and Winnemucca, including analysis of whether Lovelock should remain in or separate from the agreement.

MINUTES REVIEW-APPROVAL:

Council Member McKinney moved to approve the June 17, 2026 meeting minutes as presented

Motion carried unanimously

SEWER-DISPOSAL ACCOUNT DELINQUENCIES-ADJUSTMENTS-REFUNDS:

The Council reviewed the list of delinquent sewer and disposal service accounts prepared by the City Clerk. Staff noted that a form letter is now being sent to customers who appear on the delinquent list multiple times, and that the letter recipients are identified on the chart so the City can track repeat issues going forward. The item was discussion only, and no formal action was taken.

CONSIDERATION AND POSSIBLE ACTION TO ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOVELOCK, NEVADA PROVIDING FOR THE TRANSFER OF THE CITY'S PRIVATE ACTIVITY BOND VOLUME CAP TO THE NEVADA RURAL AUTHORITY; AND OTHER MATTERS RELATED THERETO

Beth Dunning, Director of Community Development for Nevada Rural Housing, presented the request for the City to transfer its 2026 private activity bond (PAB) volume cap to Nevada Rural Housing. She explained that the PAB cap is a federal allocation, not City budget funds, and that transferring the unused cap allows it to be used to support affordable homeownership in rural Nevada through Nevada Rural Housing's programs, including below-market mortgage rates and down payment assistance. Dunning reviewed the statewide and local impacts of these programs and briefly updated the Council on the Tule Meadows affordable housing project, noting that a new LIHTC funding application has been submitted and Tule Meadows is their priority project. Following discussion, the Council approved a resolution transferring the City's 2026 private activity bond volume cap to the Nevada Rural Housing Authority. Council member McKinney offered a motion to approve the transfer of the Private Activity Bond

Motion Carried Unanimously

CONSIDERATION, PUBLIC HEARING AND POSSIBLE ACTION TO ADOPT BILL NO. 276: AN ORDINANCE OF THE CITY OF LOVELOCK, NEVADA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LOVELOCK BY REZONING ASSESSORS PARCEL NUMBER 001-241-11, LOCATED ON 6TH STREET, LOVELOCK, NEVADA, FROM SINGLE FAMILY RESIDENTIAL TO PUBLIC USE

The Council held a public hearing on Bill No. 276, an ordinance to amend the official zoning map by rezoning Assessor's Parcel Number 001-241-11, located on 6th Street, from Single Family Residential to Public Use. Staff noted this is the parcel previously owned by the City and sold to the hospital-related entity. The Mayor opened the public hearing and called for comment; no public comment was received, and the hearing was closed. Council Member McKinney moved to adopt Bill No. 276 rezoning APN 001-241-11 from Single Family Residential to Public Use

Motion carried unanimously

CONSIDERATION PUBLIC HEARING AND POSSIBLE ACTION TO ADOPT BILL NO. 277: AN ORDINANCE AMENDING LOVELOCK MUNICIPAL CODE CHAPTER 29, SECTIONS 29.800 THROUGH 29.915, TO UPDATE STATUTORY REFERENCES TO THE NEVADA REVISED STATUTES GOVERNING CANNABIS ESTABLISHMENTS; AMENDING THE AGE THRESHOLDS TO BE CONSISTENT WITH NEVADA REVISED STATUTES GOVERNING THE USE AND POSSESSION OF CANNABIS; AMENDING CANNABIS ESTABLISHMENT LICENSE AND FEES; PROVIDING FOR PAYMENT, COLLECTION, AND ENFORCEMENT PROVIDING OTHER MATTERS PROPERLY RELATING THERETO

The Council held a public hearing on Bill No. 277, an ordinance amending Lovelock Municipal Code Chapter 29, Sections 29.800–29.915 to update statutory references to current Nevada Revised Statutes governing cannabis establishments, align the age thresholds for use and possession of cannabis with state law, and revise cannabis establishment license fees to include a 3% gross revenue-based license/excise fee along with updated application and enforcement provisions. City legal counsel summarized the changes, noting that the ordinance also modernizes terminology and clarifies definitions and procedures. The Mayor opened the public hearing; no public comment was received, and the hearing was closed. Council Member McKinney moved to adopt Bill No. 277 as presented

Motion carried unanimously

ACTION TO PROPOSE AN ORDINANCE ESTABLISHING REGULATIONS FOR RECREATIONAL VEHICLE AND CAMPER OCCUPANCY, INCLUDING RESTRICTIONS ON LONG-TERM RESIDENTIAL USE AND CONNECTION TO CITY UTILITIES WITHIN RESIDENTIAL ZONING DISTRICTS

The Council discussed the need for clearer regulations on long-term occupancy of recreational vehicles and campers in residential zoning districts, including when such units are parked in yards and connected to City utilities. Staff explained that the current City code is vague compared to the County's 14-day standard and does not adequately address extended residential use or utility hookups. Council members agreed that updated rules are needed to prevent permanent RV housing and related nuisances. Council Member McKinney proposed advancing the draft ordinance, and by consensus the Council the City Attorney to bring the ordinance back at a future meeting for public hearing and possible adoption.

DISCUSSION OR ACTION ON NUISANCE NOTICE AND CLEANUP FOR PROPERTY ON 615 & 655 CORNELL AVE

Jeff Kerns, the property owner and County Public Administrator, explained that much of what is stored on the site consists of estate property he is legally required to secure and retain until estates are closed, sometimes for many years, and that the County provides no budget or facility for this storage. He reported that he has already cleaned up weeds and removed several vehicles but cannot simply dispose of remaining items because they belong to open estates. Council members and staff expressed concern that it is unfair for a private property owner to be expected to store County-related estate property while also being subject to City nuisance enforcement, and questioned whether the County could provide a secure, fenced, partially covered storage area with 24/7 access for the Public Administrator. County Manager Kristen Gonzalez stated this was the first time she had been made aware of the situation and requested time to research County options. By consensus, the Council tabled further enforcement/action on the nuisance notice to allow the County Manager and staff to explore possible County storage solutions and report back, and no fines or abatement actions were initiated at this meeting.

ACTION TO FORGIVE THE PAST DUE AMOUNT FOR 223 BOWEAN IN THE AMOUNT OF \$1,954.58

The Council considered a request regarding the sewer account for 223 Bowean. The current resident explained that the past-due balance of \$1,954.58 was incurred before he moved back

into the home and during a period when he was absent and undergoing significant medical issues, and that he is now trying to get utilities fully restored and placed in his own name with automatic payments going forward. It was noted that while water service has been turned on, the sewer has remained shut off, causing wastewater to back up into the residence, and that the prior delinquency was associated with a different individual. Determining that it would be unfair to hold the current occupant responsible for the prior customer's debt. Council member Skoglie offered a motion to forgive the past due amount.

Motion passed unanimously

DISCUSSION AND POSSIBLE ACTION TO APPROVE THE 2026-2028 COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY OF LOVELOCK AND THE LOVELOCK POLICE ASSOCIATION

At the outset of this item, Council Member Dickerman stated she would abstain from participation on the collective bargaining agreement and did not take part in the discussion or vote. The City Attorney then summarized the proposed 2026–2028 collective bargaining agreement with the Lovelock Police Association, noting that it had been ratified by the Association and posted as required by NRS. Key terms include a 15% base wage increase effective July 1, 2026, a 6% increase in the second year of the agreement, and a new step/longevity schedule providing 2% annual step increases up to ten years of service. The agreement also expands the uniform allowance to cover certain duty gear for new hires, revises holiday pay so officers receive holiday compensation for the full number of hours actually worked on a holiday shift, and clarifies special duty incentives for assignments such as less-lethal instructor, range master, and canine handler, including a 2.5% base pay incentive for a designated canine handler. Specific officers will be placed on appropriate steps in the longevity schedule based on their years of law enforcement experience. Council discussed how the agreement improves competitiveness with regional agencies while remaining within the City's financial capacity. Following discussion, Council member McKinney offered a motion to approve the 2026–2028 collective bargaining agreement

Motion passed unanimously with Council Member Dickerman abstaining

PROCLAMATIONS-AWARDS:

None at this time

BUSINESS LICENSES-BUILDING PERMITS-LIQUOR LICENSES-SPECIAL EVENTS LIQUOR LICENSES:

Deputy Clerk Stewart provided the June business license and building permit report, noting that June was a busy month for business license renewals, with only a few accounts moving into late-fee status, and that permit activity consisted largely of re-roofing projects, with several larger projects currently under review to be brought forward at future meetings.

The Council then considered a special events liquor license application submitted by the Pershing County Healthcare Foundation for a fundraiser dinner on August 8, 2026, at the Community Center, to serve wine, beer, and hard liquor. The application indicated that service would be provided by Serve Safe-certified bartenders and that no one under 21 would be served. The applicant is a nonprofit organization. Council member McKinney offered a motion to approve the special events liquor license for the fundraiser and waived the liquor license fee

Motion carried unanimously

MAYOR-COUNCIL-STAFF REPORTS-PROPOSALS:

Mayor Wilcox reported attending a meeting with NDOT to discuss several transportation and appearance issues affecting Lovelock. Topics included improving maintenance and cleanup of the I-80 on- and off-ramps into the City so that entrances present a cleaner, more attractive appearance, exploring the installation of a crosswalk between the courthouse and the county

administration building, and expressing the City's interest in obtaining artwork/architectural treatments on overpasses and highway structures similar to those in other I-80 communities (e.g., Winnemucca, Wells, Reno), as Lovelock currently has none. NDOT indicated that these coordination meetings, previously held every five years, are now being held annually, and the Mayor noted that the City made good contacts and expects continued follow-up with NDOT and the County on these items. The Mayor also noted increased community use of the park, especially the newly completed pickleball and tennis courts, and commented favorably on residents' visible participation in outdoor recreation and exercise. Public Works Supervisor Greg Reitz submitted a written report, which was read into the record. The report noted that crews are continuing weed abatement around town, gutter cleaning, and issuance and follow-up of nuisance weed notices. Several City vehicles are currently in for repair or routine service, and staff are assisting with scheduled recycling operations. G. Reitz reported that the pickleball courts and nets have been completed, tennis nets have been installed, and a work order system is now in effect for Public Works tasks. At the sewer plant, the drain pond has been emptied in preparation for planned improvements, and pump #2 has been removed and sent out for rebuilding; once it is returned and reinstalled, pump #1 will be taken out for heating-related repairs. He outlined RTC-funded projects currently being bid or prepared, including paving on Amherst, work on 8th Street and Industrial Parkway, railroad crossing repairs, and chip seal projects on Dartmouth, Broadway, and 12th and 13th Streets from Broadway to Amherst, as well as repaving Camilla. Any remaining RTC funds will be used to purchase paint and thermoplastic materials to remark curbs and install durable school crosswalks expected to last up to ten years.

Animal Control submitted an animal shelter report noting that the City operates a no-kill shelter, where euthanasia is used only for animals with severe, untreatable medical conditions or dangerous behavioral issues. The shelter currently has 16 indoor kennels and 5 outdoor kennels and is housing 23 dogs, resulting in some dogs being kept outdoors when indoor space is full. Staff reported that many dogs arrive as strays or owner surrenders, including post-COVID and holiday "gift" pets, and that regional shelters and rescues are also over capacity, limiting transfer options. Some dogs remain in the shelter for extended periods, with one long-term resident housed since March 27, 2025. In the recent period, shelter staff responded to approximately 26 dog calls, including numerous strays.

Council Member Skoglie reported attending the Pershing County Healthcare Foundation meeting, noting that preparations for the August 8 fundraiser dinner are progressing well. She also attended the Pasita economic development meeting, describing it as well attended and informative. In addition, she reported on activities at the museum, stating that the City's recent financial support is paying off, with a steady increase in tours and visitors who have seen the new billboards and are using the downtown kiosk and QR code. Due to the higher visitation, the museum may need additional staffing support (either part-time help or more student workers) to keep up with demand.

Council member McKinney reported there was no recent Rec Board meeting but noted that the new pickleball courts are "beautiful" and already popular with local players.

Council member Dickerman had nothing to report

Clerk Reitz reported that, a total of \$17,500 in General Fund contingency will be reallocated to cover anticipated overages in specific departments for FY 2025–2026, as follows:

- Mayor & Council: increase by \$6,000
- Grants Department: increase by \$500
- Police Department: increase by \$8,000
- Parks Department: increase by \$3,000

She explained that these are internal contingency transfers to ensure year-end compliance and do not increase overall General Fund spending authority. She also reported that the City has been awarded a \$500,000 CDBG grant for the Lovelock Sewer Improvement Project, and that a

\$300,000 grant Letter of Interest has been submitted to rehabilitate the strip park, which would require a 50% local match if awarded.

VOUCHERS, CLAIMS AND PAYROLL:

Council member Dickerman offered a motion to approve the vouchers, claims and expenditures as presented.

Motion carried unanimously

PUBLIC COMMENT

Frankie Graham asked about the location of the Dunleigh project, Kristen Gonzalez, County Manager clarified that it is proposed on industrial land near U.S. Silica, on the opposite side of the road, and that the specific parcel information can be provided. No other comments were offered

Rodney Wilcox

Rodney J. Wilcox, Mayor

Nicole Reitz

Nicole Reitz, City Clerk