

COUNTY OF NEVADA

STATE OF CALIFORNIA

Supervisor Heidi Hall, District I
Supervisor Robb Tucker, District II
Chair Lisa Swarthout, District III
Vice Chair Susan Hoek, District IV
Supervisor Hardy Bullock, District V

Tine Mathiasen, Chief Deputy Clerk of the Board
Alison Lehman, County Executive Officer
Trevor Koski, County Counsel



BOARD OF SUPERVISORS

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SUMMARY MINUTES

<u>Date</u>	<u>Time</u>	<u>Location</u>
Tuesday, January 13, 2026	9:00 AM	Board Chamber, First Floor Eric Rood Administrative Center 950 Maidu Avenue Nevada City, California

REGULAR MEETING: 9:00 AM

Rollcall

Heidi Hall, 1st District
Robb Tucker, 2nd District
Lisa Swarthout, 3rd District
Susan Hoek, 4th District
Hardy Bullock, 5th District

STANDING ORDERS:

Chair Hall called the meeting to order at 9:00 a.m.

Pledge of Allegiance was held.

No corrections and/or deletions to agenda were noted.

The Board held a moment of silence in memory of the twenty-fifth anniversary of the January 10, 2001 incident that took place at the Behavioral Health Department, HEW Building, and Lyons restaurant, where the lives of Laura Wilcox, Michael Markle, and Pearlie Mae Feldman were tragically lost.

*** BOARD MEMBER ITEMS:**

1. [SR 25-2292](#) Selection of Chair and Vice Chair for 2026.

ACTION TAKEN: Chair Hall introduced the agenda item for selection of the Chair and Vice Chair for 2026.

Chair Hall provided an opportunity for public comment. No comments were received and Chair Hall closed the public comment period.

MOTION: Motion made by Supervisor Hoek, seconded by Supervisor Hall, to nominate Supervisor Lisa Swarthout as the Board of Supervisors Chair for 2026. On a roll call vote the motion passed unanimously.

MOTION: Motion made by Supervisor Tucker, seconded by Supervisor Swarthout to nominate Supervisor Hoek as the Board of Supervisors Vice Chair for 2026. On a roll call vote the motion passed unanimously.

ACTION TAKEN: The Board members took a few moments to rotate their seating positions. Chair Swarthout thanked the Board members for their support, and shared appreciation for the opportunity to serve as Chair of the Board. Chair Swarthout reported that her first initiative as Chair of the Board was to designate 2026 as the "Year of Small Businesses."

2. [SR 25-2297](#) Recognition of Chair Heidi Hall.

ACTION TAKEN: Chair Swarthout and the Board members thanked Supervisor Hall for her leadership as Chair throughout 2025. Supervisor Hall thanked the Board for their recognition, and provided highlights of the Board's initiatives and successes in 2025.

The Board held a moment of silence in memory of Congressman Doug LaMalfa who passed away on January 6, 2026.

CONSENT CALENDAR:**Health and Human Services Agency Director: Ryan Gruver**

3. [SR 25-2291](#) Resolution approving Amendment 1 to the contract between the County of Nevada and Agnew Beck Consulting LLC., to support homeless coalition work in the Tahoe Truckee region, increasing the contract price from \$49,875 to \$75,000 (an increase of \$25,125), and authorizing the Chair of the Board of Supervisors to execute the Amendment. (PEST5252)

Adopted.

Enactment No: RES 26-001

Behavioral Health Director: Phebe Bell

4. [SR 25-2210](#) Resolution approving Amendment 1 to the Participation Agreement between the County of Nevada and the California Mental Health Services Authority Connex program, revising Exhibit "A", Program Description, to reflect the addition of a subscription for the CalMHSA Connex Admission, Discharge, Transfer ("ADT") dashboard at no additional cost to Participant, beginning January 1, 2026, and existing until the end of the contract term, in the maximum amount of \$222,948, and authorizing the Chair of the Board of Supervisors to execute the Amendment. (Res. 24-098)

Adopted.

Enactment No: RES 26-002

5. [SR 25-2204](#) Resolution approving Amendment 1 to the renewal contract between the County of Nevada and Common Purpose for the provision of substance use disorder treatment services and recovery residence services for Nevada County Medi-Cal members, revising Exhibit "A-5", Schedule of Services, to reflect an additional recovery residence, increasing the maximum contract price from \$4,330,533 to \$4,467,533 (an increase of \$137,000), revising Exhibit "B", Schedule of Charges and Payments, to reflect the increase in the maximum contract price, for the term of July 1, 2025, through June 30, 2026, authorizing the Chair of the Board of Supervisors to execute the Amendment, and authorizing and directing the Auditor-Controller to amend the Behavioral Health Department's budget for Fiscal Year 2025/26. (Res. 25-346) (4/5 affirmative vote required)

Adopted.

Enactment No: RES 26-003

6. [SR 25-2279](#) Resolution approving Amendment 2 to the contract between the County of Nevada and Ramona Beresford-Howe, Psy.D. for services related to the Lanterman-Petris-Short Act (LPS) conservatorship assessments, increasing the contract to \$75,000, for the current contract term of July 1, 2024 to June 30, 2026, and authorizing the Chair of the Board of Supervisors to execute the agreement. (PESS4966)

Adopted.

Enactment No: RES 26-004

Social Services Director: Rachel Peña

7. [SR 25-2253](#) Resolution approving Amendment 1 to the renewal contract between the County of Nevada and FREED Center for Independent Living, dba FREED, for funding to administer the SOARWorks program to eligible clients, increasing the maximum contract price from \$100,000 to \$175,000 (an increase of \$75,000), and revising Exhibit "B", Schedule of Charges and Payments, to reflect the increase in the maximum contract price, for the term of July 1, 2025, through June 30, 2026, authorizing the Chair of the Board of Supervisors to execute the Amendment, and authorizing and directing the Auditor-Controller to amend the Social Services Department's budget for Fiscal Year 2025/26. (Res. 25-350) (4/5 affirmative vote required)

Adopted.

Enactment No: RES 26-005

8. [SR 25-2197](#) Resolution authorizing the use of CalHOME Program Income funds up to \$692,610 for a first time homebuyer down payment assistance program to address housing accessibility for lower-income households with area median income (AMI) up to 80%, and approving loan documents for the program.

Adopted.

Enactment No: RES 26-006

9. [SR 25-2258](#) Resolution extending the Exclusive Right and Option to Purchase Agreement for property located at 405 South Auburn Street, Grass Valley, CA 95945 (APN 008-510-042) to June 30, 2026, and authorizing the Chair of the Board of Supervisors to execute and exercise the Exclusive Right and Option to Purchase Agreement in furtherance of development of permanent supportive housing upon successful application of the Homekey+ grant award, and directing the Clerk of the Board of Supervisors to within fifteen days of the adoption of this Resolution to record the Memorandum of Exclusive Right and Option to Purchase with the Nevada County Clerk Recorder.

Adopted.

Enactment No: RES 26-007

Sheriff-Coroner/Public Administrator: Shannan Moon

10. [SR 25-2307](#) Resolution authorizing the capital asset purchase of three in-car radios and related equipment from Sutter Buttes Communications, Inc. for the Sheriff's Office, in an amount not to exceed \$37,866.63.

Adopted.

Enactment No: RES 26-008

District Attorney: Jesse Wilson

11. [SR 25-2324](#) Resolution accepting a California Department of Insurance Workers' Compensation Insurance Fraud Grant in the amount of \$60,203, for the period of July 1, 2025, through June 30, 2026, and authorizing the District Attorney, or their designee, to execute the grant agreement.

Adopted.

Enactment No: RES 26-009

12. [SR 25-2317](#) Resolution approving Amendment 1 to the contract between the County of Nevada and Valley Toxicology Services, Inc., increasing the maximum contract amount by \$72,500, for a new total amount not to exceed \$237,500, for the period July 1, 2024, through June 30, 2027, and authorizing the Chair of the Board to execute the contract amendment and approve the related budget amendment. (Res. 24-238) (4/5 affirmative vote required)

Adopted.

Enactment No: RES 26-010

Public Works Director: David Garcia

13. [SR 25-2303](#) Resolution authorizing environmental clearance, and authorizing the Purchasing Agent to sign the Invitation to Bid and solicit bids for 2026 Vegetation Removal, County Project number 715005 - Districts I, III,V.

Adopted.

Enactment No: RES 26-011

14. [SR 25-2315](#) Resolution approving an application for California Development Block Grant Disaster Relief Mitigation Resilience Program funding and the execution of a standard agreement and any amendments thereto, and certain related loan or grant documents and any amendments thereto, related to any award made pursuant to such application - District IV.

Adopted.

Enactment No: RES 26-012

Building Director: George Schureck

15. [SR 25-2196](#) (Waive further reading/Adopt) An Ordinance amending Title 14 of the Nevada County Code, 2025 California Building Standards and Local Amendments thereto; and adoption of express findings of reasonable necessity for changes and modifications to the California Building Standards Code in response to local climatic, geological, or topographical conditions.

Adopted.

Enactment No: ORD-2552

Information and General Services Agency Director: Craig Griesbach

16. [SR 25-2323](#) Resolution approving the purchase of VMWare Cloud Foundation subscription from ePlus Technology, for a five-year term, with a total cost not to exceed of \$290,000.

Adopted.

Enactment No: RES 26-013

17. [SR 25-2280](#) Resolution approving Amendment 2 to Purchasing Agreement 51347 between TEKsystems and Nevada County, increasing the contract amount by \$75,000 for a not to exceed of \$205,000 for technology support services, and directing the Auditor-Controller to amend the Fiscal Year 2025/26 Information Systems budget. (4/5 affirmative vote required)

Adopted.

Enactment No: RES 26-014

Facilities Management Director: Justin Drinkwater

18. [SR 25-2286](#) Resolution approving the Notice of Acceptance and Completion for the contract between the County of Nevada and Madsen Roofing and Waterproofing, Inc., for the Nevada County Roof Replacement Project for Various Locations - Nevada County Sheriff's Office Regional Dispatch and Training Facility (SORDTF), with contract costs totaling \$843,007, and directing the Clerk of the Board of Supervisors to record the Notice in accordance with Civil Code Section 9208.

Adopted.

Enactment No: RES 26-015

19. [SR 25-2232](#) Resolution approving the award of a contract to McGuire and Hester, for the Nevada County Airport Ramp 4 Rehabilitation Project, in the maximum contract price of \$902,100, plus a contingency of \$90,210, for a total not to exceed amount of \$992,310, authorizing the Chair of the Board of Supervisors to execute the contract, and directing the Auditor-Controller to amend the Airport Fiscal Year 2025/26 budget. (Airport) (4/5 affirmative vote required)
Adopted.
Enactment No: RES 26-016

County Counsel: Trevor Koski

20. [SR 25-2322](#) Resolution approving Amendment 3 to the Professional Services Contract between the County of Nevada and Abbott & Kindermann, Inc., extending the term of the contract to June 30, 2027, increasing the contract amount by \$200,000 for a maximum contract amount of \$425,000, and authorizing the Chair of the Board of Supervisors to execute the Amendment. (Res. 24-496)
Adopted.
Enactment No: RES 26-017

County Executive Officer: Alison Lehman

21. [SR 25-2308](#) Resolution amending various Nevada County budgets through the second Consolidated Budget Amendment for the 2025/26 Fiscal Year. (Res. 25-331) (4/5 affirmative vote required)
Adopted.
Enactment No: RES 26-018

Chief Deputy Clerk of the Board: Tine Mathiasen

22. [SR 25-2276](#) Approval of the Conflict of Interest Code for the Nevada County Charter Services Authority.
Approved.
23. [SR 25-2301](#) Review and adoption of the 2026 Board of Supervisors Calendar.
Adopted.
24. [SR 25-2311](#) Acceptance of the Board of Supervisors minutes for December 16, 2025.
Accepted.

Approval of the consent agenda.

Adopted.

ACTION TAKEN: Chair Swarthout introduced the consent calendar, and provided an opportunity for public comment. No comments were received and Chair Swarthout closed the public comment period.

MOTION: Motion made by Supervisor Hall, and seconded by Supervisor Hoek, to adopt the consent calendar. On a roll call vote, the motion passed unanimously.

PUBLIC COMMENT:

[SR 26-0003](#) Members of the public shall be allowed to address the Board of Supervisors on items not appearing on the agenda that are of interest to the public and are within the subject matter jurisdiction of the Board. (Please refer to page 10 for information on the various options available for members of the public to provide comment in both western and eastern county.)

ACTION TAKEN: Chair Swarthout opened the opportunity for general public comment, and comments were received. Chair Swarthout closed the public comment period.

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Regular meeting of the Board of Directors of the Nevada County Sanitation District No. 1.

Call the meeting to order:

ACTION TAKEN: Chair Swarthout recessed as the Board of Supervisors and called the Nevada County Sanitation District No. 1 Board of Directors meeting to order.

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Sanitation District Consent:

Public Works Director: David Garcia

25. [SR 25-2314](#) Resolution amending the Nevada County Sanitation District No. 1 budgets for Fiscal Year 2025/26. (Res. SD25-005) (4/5 affirmative vote required)

Adopted.

Enactment No: SD26-001

Chief Deputy Clerk of the Board: Tine Mathiasen

26. [SR 25-2312](#) Acceptance of the Board of Directors of the Nevada County Sanitation District No. 1 minutes for December 16, 2025.

Accepted.

ACTION TAKEN: Chair Swarthout introduced the Nevada County Sanitation District No. 1 consent calendar, and provided an opportunity for public comment. No comments were received and Chair Swarthout closed the public comment period.

MOTION: Motion made by Supervisor Hoek, and seconded by Supervisor Hall, to adopt the Nevada County Sanitation District No. 1 consent calendar. On a roll call vote, the motion passed unanimously.

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Sanitation District Public Comment:

[SR 26-0007](#) Members of the public shall be allowed to address the Board of Directors on items not appearing on the agenda that are of interest to the public and are within the subject matter jurisdiction of the Board. (Please refer to page 10 for information on the various options available for members of the public to provide comment in both western and eastern county.)

ACTION TAKEN: Chair Swarthout provided an opportunity for general public comment regarding the Sanitation District. No comments were received and Chair Swarthout closed the public comment period.

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Sanitation District Adjournment:

ACTION TAKEN: Chair Swarthout adjourned the meeting of the Nevada County Sanitation District No. 1 Board of Directors and reconvened the meeting of the Nevada County Board of Supervisors.

***DEPARTMENT HEAD MATTERS:**

County Executive Officer: Alison Lehman

27. [SR 25-2293](#) Resolution adopting the County of Nevada 2026 Legislative Platform.

Adopted.

Enactment No: RES 26-019

ACTION TAKEN: Senior Management Analysts Carrisa Cyr and Mandy Stewart, provided a report and presentation regarding the Nevada County Legislative Platform for 2026. They were joined by Kimberly Rodriguez, Chief Legislative Advocate, California Association of Counties (CSAC), and Tracy Rhine, Senior Policy Advocate, Rural County Representatives of California (RCRC).

The Legislative Platform includes key legislative positions and key projects for 2026. The policy positions are organized into five areas: Administration of Justice; Agriculture, Environment; and Natural Resources; Government Finance and Administration; Health and Human Services; and Housing, Land Use, and Transportation. Input was provided by County senior executives, elected officers, and the County's contracted and organization-based legislative advocates. The Platform will be used throughout the year to evaluate legislative issues and determine whether advocacy on a particular issue aligns with the County's adopted positions.

Staff responded to Board questioning and discussion ensued. Chair Swarthout provided an opportunity for public comment, and comments were received. Chair Swarthout closed the public comment period.

Supervisor Hoek raised concerns regarding the County's Special Districts, most notably financial difficulties being experienced by Fire Districts. The other Board members concurred with Supervisor Hoek's concerns.

MOTION: Motion made by Supervisor Hall, and seconded by Supervisor Bullock to adopt the 2026 Legislative Platform. On a roll call vote, the motion passed unanimously.

Community Development Agency Director: Trisha Tillotson

28. [SR 25-2035](#) Resolution authorizing the establishment of an optional three-year pilot business license program for the unincorporated areas of Nevada County, and authorizes the Economic Development Program Manager, or their designee, to initiate the optional business license program.

Adopted.

Enactment No: RES 26-020

ACTION TAKEN: Following a short break, Chair Swarthout called the meeting back into order.

Chair Swarthout noted that The Union newspaper incorrectly reported that the fee for the license program is \$5,000, and explained that the correct amount is \$50. Chair Swarthout further clarified that the program is optional, and businesses will not be required to opt-in.

Kimberly Parker, Economic Development Program Manager, reported that Nevada County currently does not offer a business license for businesses operating in the unincorporated areas of the County.

The Community Development Agency has received inquiries from businesses that need proof of a license to access financing, grant programs, or contracting opportunities. In the absence of a County issued license, these businesses face barriers that can limit growth, access to capital and competitiveness. Staff recommends the creation of a three-year, optional pilot business license program for businesses operating in the unincorporated areas of Nevada County. Staff estimates there are approximately 1,000 businesses operating in the Unincorporated areas of the County.

Staff responded to Board questioning and discussion ensued. Chair Swarthout provided an opportunity for public comment and comments were received. Chair Swarthout closed the public comment period.

MOTION: Motion made by Supervisor Hoek and seconded by Supervisor Hall to adopt Resolution 26-020. On a roll call vote, the motion passed unanimously.

***ANNOUNCEMENTS:**

ACTION TAKEN: Updates were provided by the Board members and County Executive Officer.

Recess for lunch:

ACTION TAKEN: Chair Swarthout reported that the Board members would recess for lunch and enter into closed session. The Board would reconvene the meeting at 1:30 p.m. and report out of closed session.

Trevor Koski, Assistant County Counsel, read the titles of the two closed session items into the record (Agenda Item No. 29, SR 25-2321 and Agenda Item No. 30, SR 25-2328), and the Board members entered into closed session.

***CLOSED SESSIONS:**

29. [SR 25-2321](#) Pursuant to Government Code § 54956.9(d)(1), County Counsel is requesting a closed session to discuss the following existing litigation case: Rise Grass Valley, Inc., vs. Board of Supervisors of the County of Nevada, et al.; Nevada County Superior Court, Case No. CU0001386.

30. [SR 25-2328](#) Pursuant to Government Code section 54957.6, a closed session of the Board of Supervisors will be held for the purpose of reviewing its position and instructing its designated labor negotiations representatives regarding employee salaries, salary schedules, fringe benefits, and all other matters within the statutory scope of representation. The designated labor negotiation representatives for Nevada County are Patrick Eidman, Assistant County Executive Officer, Wendy Brodnick, Human Resources Director, and Lisa Charbonneau, Labor Attorney. The labor negotiations will concern the Nevada County Probation Peace Officers' Association.

AFTERNOON SESSION 1:30 PM

Chair Swarthout called the meeting back into order at 1:30 p.m. Trevor Koski, County Counsel, reported that closed sessions were held and information was provided to the Board.

SCHEDULED ITEM: 1:30 PM

Planning Director: Brian Foss

31. [SR 26-0008](#) Public hearing for the Board of Supervisors to consider an appeal by Gary Mapa regarding the November 12, 2025, Zoning Administrator's approval of a Conditional Use Permit (CUP23-0002) and Steep Slopes Management Plan (MGT24-0018) to remove and replace an existing 41-foot monopole with a new 90-foot monopine, remove and replace an existing RBS 6201 cabinet with a new T-Mobile enclosure 6160 cabinet, and relocate two (2) existing antennas from the existing monopole to the new proposed monopine. Location: 22258 Juniper Street, Floriston, CA 96111, in unincorporated eastern Nevada County, approximately 0.2 mile east of Interstate 80 and 9.7 miles northeast of historic downtown Truckee. APN: 048-130-026.

Public hearing held.

- 31a. [SR 25-2319](#) Resolution to deny the appeal and to uphold the decision of the Zoning Administrator to approve a Conditional Use Permit (CUP23-0002) and Steep Slopes Management Plan (MGT24-0018) application proposing the removal of an existing 41-foot tall monopole and replacing it with a new 90-foot tall faux pine (monopine) at an existing wireless communication facility within a 390-square-foot fenced lease area, located at 22258 Juniper Street, Floriston, CA. (APN 048-130-026)

Adopted as amended.

Enactment No: RES 26-021

ACTION TAKEN: Zachary Ruybal, Associate Planner, provided a report and presentation regarding staff's request to deny the appeal received from Gary Mapa from the decision of the Nevada County Planning Department for approval of the Conditional Use Permit and Steep Slopes Management Plan for an unmanned communication facility located at 22258 Juniper Street, Floriston, CA 96111. Associate Planner Ruybal reviewed the Planning Department's response to the concerns that were raised in the appeal, suggesting that all of the issues under concern were considered and adequately addressed through correspondence, the Project's Conditions of Approval, and the attachments included as part of the staff report for the November 12, 2025 hearing of the Zoning Administrator. Associate Planner Ruybal concluded staff's presentation, requesting the Board adopt the Resolution denying the appeal and upholding the Zoning Administrator's decision to approve the Conditional Use Permit and Steep Slopes Management Plan, and to include an additional Condition of Approval to require the applicant to defend and indemnify the County of Nevada is deemed necessary to the public welfare, which is standard language for projects in Nevada County.

Appellant Gary Mapa presented his argument regarding the appeal of the Conditional Use Permit and Steep Slopes Management Plan. Mr. Mapa provided information regarding personal experience in the development of cell towers throughout Nevada County and the United States. Mr. Mapa did not see the need for building a cell tower at that particular location, and based on his experience, if there was a need for a 90' tower in the area he would have lobbied for one. Mr. Mapa raised concerns regarding the potential threat of a landslide that could knock over the cell tower due to its location on such a steep slope. Mr. Mapa thanked staff for providing the additional information as requested, although if the information had been made available during the Conditional Use Permit hearing it could have eliminated the need for some of his questions. Mr. Mapa respected staff's recommendation for denial of the appeal, but based on the evidence and site specific conditions, the location proposes risks to public safety that outweighs any of its demonstrated benefits.

Chair Swarthout provided the Project Proponent an opportunity to speak. Tyler Gentry and Lisa Elliot, representatives from T-Mobile and Crown Castle, clarified that the purpose of the height of the tower is to provide better cell coverage throughout the area, rather than to provide a co-location for Crown Capital.

Staff responded to Board questioning and discussion ensued. Chair Swarthout provided an opportunity for public comment and comments were received. Chair Swarthout closed the public comment period.

Chair Swarthout provided an opportunity for the Project Proponent and Appellant to provide rebuttals, and neither side provided additional information. Chair Swarthout provided members of the public the same opportunity to provide a rebuttal, and no comments were received. Chair Swarthout closed the opportunity for the public to comment further on the Project.

Brian Foss, Planning Director, provided final comments in support of the Project, with the additional Condition of Approval requiring the applicant to defend and indemnify the County of Nevada is deemed necessary to the public welfare.

Chair Swarthout closed the Public Hearing, and Board discussion and questioning ensued.

MOTION: Motion made by Supervisor Bullock, and seconded by Supervisor Tucker, to adopt Resolution 26-021, as amended, denying the appeal and adding Item No. 6, Condition of Approval, requiring the applicant to defend and indemnify the County of Nevada is deemed necessary to the public welfare. On a roll call vote, the motion passed unanimously.

Chair Swarthout entered a statement into the record requiring that "Any petition for Judicial Review of the final decision of the Board of Supervisors shall be filed not later than 90th day following the date on which the decision became final, pursuant to Code of Civil Procedure 1094.6."

ADJOURNMENT:

ACTION TAKEN: Chair Swarthout adjourned the meeting at 2:26 p.m.

Signature and Attestation

Lisa Swarthout, Chair

ATTEST:

By:

Tine Mathiasen, Chief Deputy Clerk of the Board