



City Council Meeting

Thursday, August 20, 2026 at 6:00 pm

PLEASE NOTE: THE COUNCIL MEMBERS MAY ADDRESS AGENDA ITEMS OUT OF SEQUENCE, COMBINE TWO OR MORE AGENDA ITEMS FOR CONSIDERATION, REMOVE AN ITEM OR DELAY DISCUSSION AT ANY TIME TO ACCOMMODATE PERSONS APPEARING BEFORE THE CITY COUNCIL OR TO AID IN THE EFFICIENCY AND EFFECTIVENESS OF THE MEETINGS.

MEETING LOCATION

Caliente Council Chambers - 100 Depot Ave., Caliente, NV

Also available virtually via Microsoft Teams Meeting:

<https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>

Meeting ID: 246 193 910 563 125

Passcode: Q7uo6p6P

1. Opening Activities:

- a. **Call to Order**
- b. **Pledge of Allegiance**
- c. **Roll Call**
- d. **Opening Remarks**
- e. **Confirmation of Compliance with Nevada Open Meeting Law**

2. Public Comment

(See Note 2) related to the items on the agenda below. In consideration of others, who may also wish to provide public comment, please avoid repetition and limit your comments to no more than three (3) minutes.

3. Consent Agenda

- a. **Approve/Deny Payment of Bills received by Council**
- b. **Approve/Deny Meeting Minutes for August 6, 2026**

4. County Associate Reporting

- a. **Discussion of Issues Related to Public Safety**
Fire Chief George Rowe / L.C. Sheriff's Department
- b. **Lincoln County Commissioners Report**
Diane Path
- c. **Lincoln County Power District**
Dane Bradfield

5. Items for DISCUSSION/POSSIBLE ACTION of the Caliente City Council

- a. **For Discussion and/or Approve/Deny Conditional Use Permit (CUP) for Kayla Cheeney at 24 Company Row to operate a bakery with porch pick up**

- b. Approve/Deny Kayla Kakes Business License Application**
Kayla Cheeney
- c. For Discussion and/or Approve/Deny Kaleb and Madison Bowler request to create a new parcel 3.4 acres in size from a 40-acre parcel (003-230-17) to build a home in the upcoming Fall/Winter**
Kaleb & Madison Bowler
- d. For Discussion and/or Approve/Deny Resolution No. 2026-06 City of Caliente, Nevada Cemetery Grave Decoration Policy**
Stephanie Frank
- e. For Discussion and/or Approve/Deny Planning Commission Master Plan Chapter 7**
Planning Commission
- f. For Discussion Planning Commission submittal of Master Plan Chapter 8**
Planning Commission
- g. For Discussion and/or Approve/Deny Caliente Senior Citizens Inc, DBA Olson Senior Center requesting \$10,000.00 match from the City of Caliente for roof recoating**
Susan Llewellyn
- h. For Discussion and/or Approve/Deny LCAT's requested to use the Depot Ballroom on September 19, 2026 from 9am to 10pm for a public event "Night of Culture: Art, Literature, Wine and Jazz" and request for facility rental fee waiver**
Marcia Hurd
- i. For Discussion and/or Approve/Deny Lincoln Community Coalition request to hold Youth Fall Harvest Party October 17, 2026 in the Depot Ballroom from 4pm to 8pm and request facility rental fee waiver**
Betsy Comella
- j. For Discussion and/or Approve/Deny Lincoln Community Coalition request to hold coat exchange in Depot lobby from Oct 5, 2026 to Oct 12, 2026**
Betsy Comella
- k. For Discussion and/or Approve/Deny Caliente Community and Visitor Center policies: Financial, Reservations, Library Materials, Sale of City Merchandise, Volunteer Policies, this is awaiting review by City Attorney**
Diedre Mower
- l. For Discussion and/or Approve/Deny Caliente Community and Visitor Center Director Appointment, Director Designation document sent to City Attorney for review**
Diedre Mower
- m. For Discussion and/or Approve/Deny establishing a water rights team to include Public Works Manager, City Clerk, and Council Member in charge of Utilities, and Tim Wolf to monitor and maintain Water Rights and permits within the City of Caliente**
Stephanie Frank
- n. For Discussion and/or Approve/Deny announcing Muralist for Nevada Arts Council Mural at the Depot**
Betsy Comella

6. Appointed/Contracted Personnel Reporting

- a. City Clerk's Report**
City Clerk Frank
- b. Public Works Manager's Report**
Public Works Manager Brackenbury
- c. Building Inspector's Report & Lincoln County Regional Transportation**

Committee (LC RTC) Update

Jamin Hunter

d. Discussion of Legal Issues

City Attorney Manuele

7. Discussion of Council Members Responsibilities

a. Tourism / Boxcar Museum / Community & Visitor Center

Councilmember Betsy Comella

b. Community Development / Planning Commission

Councilmember George T. "Tommy" Rowe

c. Parks / Beautification Committee / Tree Board

Councilmember Joseph Livreri

d. Public Utilities

Councilmember Sean FitzSimons

e. Mayor's Report & City Hall / Depot

Mayor Steve Rowe

8. Public Comment

(See Note 2) related to any matters concerning the City of Caliente. In consideration of others, who may also wish to provide public comment, please avoid repetition and limit your comments to no more than three (3) minutes.

9. Schedule date and review agenda topics for the next meeting

10. Adjournment

NOTE 1: Items on this agenda may be taken in a different order than listed. Items may be combined for consideration by the Council. Items may be pulled or removed from the agenda at any time.

NOTE 2: Public comment may be made on any issue and any discussion of those items related to the City of Caliente; provided that comment will be limited to areas relevant to and within the authority of the Council. No action will be taken on any items raised in the public comment period. At the discretion of the Chairman, public comment may be received prior to action on individual agenda items. Public Comment may not be limited based on viewpoint. Prior to the commencement and conclusion of a contested case or a quasi-judicial proceeding that may affect the due process rights of an individual the committee may refuse to consider public comment. See NRS 233B.126.

NOTE 3: We are pleased to make accommodations for members of the public who are disabled. Caliente City Hall, P.O. Box 1006, Caliente, NV 89008-1006, has been designated to coordinate compliance with the nondiscrimination requirements contained in the Dept. of Housing and Urban Development Regulations implementing Section 504 at 24 Code of Federal Regulations Part B. Persons with disabilities who require special accommodations or assistance (e.g. sign language interpreters or assistance listening device) at the meeting should notify City Hall at 775-726-3131, P.O. Box 1006, Caliente, NV 89008-1006. TDD Relay Service #800-326-6868 (Rural NV).

NOTE 4: In accordance with Federal law and U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, religion, age, disability (Not all prohibited bases apply to all programs.) To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 7200-6382 (TDD). USDA is an equal opportunity provider, employer, and lender.

AFFIDAVIT OF POSTING

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COUNTY OF LINCOLN]
CITY OF CALIENTE]

I, Stephanie Frank, City Clerk for the City of Caliente, affirm that, prior to 9:00 a.m. of the third working day before this meeting, a copy of this agenda was posted at the Caliente City Hall, 100 Depot Ave., Caliente, NV 89008 in said City of Caliente, in accordance with NRS 241.020, where the proceedings are pending. Additional copies of the agenda were posted at Great Basin Foods, 103 Clover St., Caliente, NV 89008 and Jerry Sinclair, 880 Front St., Caliente, NV 89008 and Caliente Post Office, 700 Front St., Caliente, NV 89008.

POSTING DATE & TIME: 8/13/2026 10 AM

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Stephanie Frank
City of Caliente City Clerk

Contact: City of Caliente is an Equal Opportunity employer and provider. Stephanie Frank, City Clerk
(sfrank@cityofcaliente.com 775-726-3131) | Agenda published on 08/13/2026 at 9:55 AM