



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, SEPTEMBER 1, 2020 10:00 A.M.

DISTRICT COURTROOM
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

MINUTES

MARSHALL MCBRIDE
CHAIRMAN
ATTORNEY

ANNE LANGER
DISTRICT

JAY CARMONA
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER
TREASURER

VANESSA STEPHENS
CLERK-

ROLL CALL via zoom: Chairman McBride, Vice-Chairman Carmona, Commissioner Gilman, County Manager Austin Osborne, Chief Deputy Clerk & Treasurer Dore Nevin, Tourism Director Deny Dotson, Sheriff Gerald Antinoro, Fire Chief Jeff Nevin, Emergency Management Director Joe Curtis, Community Relations Director Lara Mather, Water/Sewer Project Manager Mike Nevin, District Attorney Anne Langer, Lockwood Senior Center Director Elizabeth Kempf, Human Resources Jeanne Greene, Comptroller Jennifer McCain, Public Works Director Jason Weizrbicki, Community Chest Director Erik Schoen, IT Director James Deane

1. CALL TO ORDER CLOSED SESSION AS THE 474 FIRE PROTECTION DISTRICT BOARD AT 9:15 A.M.

2. CALL TO ORDER REGULAR MEETING AT 10:00 A.M.
Meeting was called to order by Chairman McBride at 10:00 A.M.

3. PLEDGE OF ALLEGIANCE
Chairman McBride led the Pledge of Allegiance.

4. DISCUSSION/POSSIBLE ACTION: Approval of Agenda for September 1, 2020.
County Manager Austin Osborne requested items 14, 15, and 16 be heard after item #7. Continue #12 and #13 to September 15, 2020.

Public Comment: None

Motion: I move to approve the Agenda for September 1, 2020, with the changes requested, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

5. DISCUSSION/POSSIBLE ACTION: Approval of the Minutes for August 4, 2020.

Public Comment: None

Motion: I move to approve the Minutes for August 4, 2020, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

6. CONSENT AGENDA:

I. For possible action, approval of claims in the amount of \$1,041,515.38

II. For possible action, approval of business license first readings:

A. Lawson Drayage, Inc. - General/ 1280 Electric Ave ~ Sparks, NV

B. Martin Bauer Inc. - General / 625 Waltham Way Ste. 101 ~ Sparks, NV

C. Monster Tree Service of Greater Reno - Out of County / 4850 Bryce Dr. ~ Carson City, NV

D. N D I Plumbing Inc - Contractor / 39 Glen Carran Circle ~ Sparks, NV

E. Shaheen Beauchamp Builders, LLC - Contractor / 318 N. Carson St. Ste. 202 ~ Carson City, NV

F. Stealth Finishing, LLC - General / 1335 Alexandria Ct. ~ McCarran, NV

G. Schenker, Inc. - General / 3300 Waltham Way, Ste. 106 ~ McCarran, NV

III. For possible action, approval of Assessor's Recommended Correction to 2020-21 Secured Tax Roll for Exemptions

IV. For possible action, approval of resolution 20-589, a resolution to direct the County Assessor to prepare a list of all the taxpayers on the secured roll in the County pursuant to NRS 361.300(3)

Public Comment: None

Motion: I move to approve today's Consent Agenda, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

7. PUBLIC COMMENT (No Action) None

14. RECESS TO CONVENE AS THE STOREY COUNTY WATER AND SEWER BOARD

15. DISCUSSION/POSSIBLE APPROVAL: Consideration and possible approval of Ordinance No. 20-310 authorizing the issuance by Storey County, Nevada of its Sewer Revenue Bond, Series 2020 in the maximum principal amount of \$264,000 for the construction of the sewer plant in Gold Hill, Nevada and providing other matters relating thereto.

Kendra Follett, representing Sherman & Howard, Bond Counsel for the County, reviewed this Ordinance for issuance of the Sewer Revenue Bond for the Gold Hill sewer plant. The bond will be sold to USDA Rural Development in connection with the package sewer treatment plant. The Ordinance has been prepared pursuant to USDA conditions - obligating the loan of \$264,000, a USDA grant of \$785,800, and \$530,000 in NDEP State revolving funds. The maximum interest provided for is 2.50%. The current quarterly rate is 1.125% - if closed by September 30th, that will be the rate. September 17, 2020 is the anticipated closing date. The Ordinance has been prepared for adoption as if an emergency exists - this is procedural only, no emergency needs to be declared. The bond will be re-payable from sewer funds - not a general obligation of the County.

Lara Mather corrected the staff summary: The County has not yet accepted a bid for construction of this project.

Mike Nevin explained creating this Bond by Ordinance and sold to USDA is part of the conditions. A bid/contract was accepted for the equipment for the plant (not for construction). The contract is with Fluence and equipment is being built.

Public Comment: None

District Attorney Langer asked about a second reading. Ms. Follett explained since this is being requested as an emergency, only one reading is required.

Motion: I, Jay Carmona, move to approve Ordinance No. 20-310 authorizing the issuance by Storey County, Nevada of its Sewer Revenue Bond, Series 2020 in the maximum principal amount of \$264,000 to pay in part the cost to finance a sewerage project; providing the forms, terms and conditions of the bond, the security and the sale thereof; providing other matters relating thereto and the effective date hereof, **Moved by:** Vice Chairman Carmona **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

16. DISCUSSION/POSSIBLE ACTION: Consideration and possible adoption of Ordinance 20-311 authorizing the issuance by Storey County, Nevada of its Water Revenue Bonds, Series 2020A, Series 2020B and Series 2020C in the combined maximum principal amount of \$3,171,000 in order to finance the Five Mile waterline and Hillside tank projects and providing other matters relating thereto.

Ms. Follett reviewed this item. Also pursuant to USDA conditions, this is for three water revenue bonds. As USDA obligates bonds, different loans are initiated. Pursuant to the different obligations, there will be bonds in the amounts of \$2,126,000; \$701,000; \$344,000; a maximum principle amount of \$3,171,000. There will be a grant from USDA in the amount of \$737,000. The total project cost - \$3,908,000.

Resolution 18-484, approved in March 2018, was for an interfund loan from the General Fund to the Water System Fund. Proceeds of Loan #9 will repay this \$2,126,000 interfund loan from the General Fund. USDA has advised if the County closes the loan by September 30, 2020, the interest rate will be 1.125%. Loan closing is anticipated to be September 17, 2020.

The bonds will be paid from County water revenues and will not be General obligations.

Mike Nevin: The project is proceeding. Thank you to Kendra for rapidly putting this together in order to meet USDA closing date requirements for the 1.125% rate.

Commissioner Gilman: This is a great opportunity and what a “nice” interest rate.

Chairman McBride: (The County) has had a terrific relationship with USDA over the years. This is a great time for these Public Works projects (of this size). Interest rates this low may never be seen again.

Public Comment: None

Chair McBride read title: An ordinance authorizing the issuance of the Storey County, Nevada, Water Revenue Bonds, series 2020A, 2020B, and 2020C in the combined maximum principal amount of \$3,171,000 to pay in part the cost to finance a water project; providing the forms, terms and conditions

of the bond, the security and the sale thereof; providing other matters relating thereto and the effective date hereof.

Motion: I, Jay Carmona, move to approve the adoption of Ordinance 20-311 authorizing the issuance by Storey County, Nevada Water Revenue Bonds, Series 2020A, Series 2020B and Series 2020C in the combined maximum principal amount of \$3,171,000 to pay in part the cost to finance a water project; providing the forms, terms and conditions of the bonds, the security and the sale thereof; providing other matters relating thereto and the effective date thereof, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

8. DISCUSSION ONLY (No Action - No Public Comment): Committee/Staff Reports

Sheriff Antinoro acknowledged the passing of longtime County residents - Ray MacFarland from Virginia City Highlands, and Mark Twain resident George Stadler.

Erik Schoen , Community Chest Director:

- Final touches are being put on the north section of the grounds. Youth teams have been converting this area to an “arty”, peaceful place to relax. Thank you to Ryan’s Rock & Hoe for the rock and his assistance in building the retaining wall. Two sculptures from the High School will be put in this area. All credit goes to Shannon Parsons and the youth team for coming up with the idea and creating a very “cool” space.
- The Early Childhood Education program is going strong. There is a small waiting list. People looking for daycare should still contact them.
- The “before and after” school programs: Lockwood is before and after school Monday through Thursday; Virginia City - before and after school Monday through Thursday, and all day on Friday - for elementary students.
- For middle school, there is a licensed teacher available for the days of the week students are not in school.
- Thank you to the Episcopal Church for help in getting the food pantry fully stocked.
- Flu shots will be available at the end of September/beginning of October. Dates for the Senior Centers will be sent out when known. This year is an important year to get flu shots.

Deny Dotson , VCTC Director:

- Met with Nevada Senators (via zoom) to discuss Nevada tourism and the importance of having tourism pave the way to repair damage to the economy created by Covid. There are funds available for destinations like ours - which will be looked at to see where it is best suited.
- The Grand Prix and Ferrari Hill Climb events have been cancelled and will be rescheduled.
- A couple of Halloween and Christmas events are being worked on.
- The Veteran’s Day car cruise is still on.
- Looking at next year to see what can be done.
- With the start of school, there are fewer people in town. VCTC has put about \$150,000 into a marketing campaign for fall in hopes to drive traffic - especially on weekends. This includes billboards around Nevada, Pandora radio ads, and on-line digital info.

Commissioner Gilman: It has been a real challenge for VCTC this year. He has heard that some merchants on C Street are actually having a really good year. Maybe this can be sustained with all the advertising. Thank you Mr. Dotson for the extra work.

Lara Mather , Community Relations Coordinator:

- Thank you to the Commissioners for approving a portion of the CARES Act funds to go to grants for Storey County small businesses.
- The grant will go live September 8th. RAD Strategies is getting the word out.

- Thank you to Deny Dotson, and team, for passing out flyers to C Street businesses advising of the grant.
- A virtual Town Hall meeting will be held this Friday. NACO representative Dagny Stapleton will give a presentation on how this (grant process) will work. There will also be access to help from the Nevada Small Business Development Center.
- Preparations are being made for Covid testing that will be done over the next two years, the biggest concern being how to handle testing during the winter.
- Because it is Covid related, costs for the testing site will be submitted under the CARES act.
- Storey County has had 7 cases since March 1st - still doing well compared to other counties. The Quad-Counties has a total of 1,021 cases, 85 active, 921 recovered, and 14 deaths.
- The last community testing site was in Lockwood on August 28th. Fewer people showed up for testing.
- The next text site will be September 8th at Virginia City Senior Center, 9AM to 11AM.
- Joe Curtis has been working with the School District preparing for this school year in dealing with Covid 19.
- The Quad-County held a “transportation accident” hazmat exercise was on August 25th. The exercise is mandated quarterly by the State Emergency Response Commission.
- A hazmat exercise was also held August 29th at AEUCC located in TRIC. AEUCC is a producer of hazardous products used in the computer industry. The exercise insures they are up to speed on what needs to be done and become associated with Storey County Fire Department.

Mike Nevin:

- Hillside Tanks project:
 - Construction started on August 8th. The contractor is progressing per the project schedule.
 - Work on pad #1 is about 80% complete.
 - Waiting for delivery of the rest of the retaining blocks to build the east wall.
 - The contractor has started on the new main water line from Ophir Grade Road to the tank site.
 - The intent is to get the new line in as well as the tie-in at the highway while the weather is good.
 - The contractor has gone to a 4 - 10 work schedule, 7AM to 5:30PM, Monday through Thursday.
- Gold Hill Wastewater project:
 - Approval of the loan resolution will be on the September 15th agenda. This should have been included as part of the package but was left out.
 - It had been thought that a “phase converter” would have to be purchased for the site. NVEnergy has originally said it would be about \$45,000 to run three-phase to the site. After review, NVEnergy has decided it would charge only \$2,000 to run three-phase power. This makes a difference in the cost of the equipment being built for the plant. However, the amount saved by not purchasing a phase converter will make up the cost of the difference. Thank you NVEnergy.
 - Working with NDEP it appears their departments are not on the same page. Application for the discharge permit was submitted in March. They still have not announced a public hearing on the process which is supposed to be completed before going to bid.
 - NDEP has issued threatening letters to the County to get this (project) done, with the probability of fines in excess of \$10,000 per day. After thinking about this, NDEP has said they likely will issue the County an administrative order to proceed with the bidding process if they can’t get the permit for the discharge of treated effluent in a timely manner.
 - (The County) is willing to work with NDEP. They have had personnel changes that are affecting requests. The process is frustrating because of the slowed down responses.

Vice Chairman Carmona: Is there a target completion date for the Gold Hill sewer project?

Mr. Nevin: The hope was to complete both projects by the end of June 2021, weather depending.

James Dean e, IT Director:

- IT is currently “rolling out” security upgrades - going on every server, PC, and internet connection in the County. This allows monitoring of malicious type of events - 24/7.

Beth Kemp , Lockwood Senior Center Director:

- New programs at the Senior Center include housecleaning and transportation - through a new transportation grant. This covers Virginia City, the Highlands, Mark Twain, and Lockwood.
- The housecleaning is very popular in Lockwood and there is no cost to seniors. There is a suggested (not required) donation of \$2.
- Nevada Health Centers will provide flu vaccines on October 8th, 9AM to 11AM at the Senior Center and Hillside Elementary. No cost for adults and children.

Jennifer McCain , Comptroller:

- Update on the annual audit: According to Joe Costanza, auditor, “we are in great shape”. We are on time with the audit this year.

Commissioner Gilman thanked Ms. McCain for getting the audit done on time this year.

Jeff Nevin , Fire Chief:

- There was great participation from the Quad-Counties on a hazmat drill held last week. The drill held at AUECC was also very successful.
- A brush engine has been sent to assist in the Slink Fire in the Walker/Coleville area.

Austin Osborne , County Manager:

- Interviews are still being conducted for Human Resources Director.
- The Town Hall in Lockwood had a pretty good turnout. There were a lot of good questions.
- Another outside Town Hall meeting will be held in Mark Twain in about three weeks.

Vice Chairman Carmona: Applauds the Town Hall meetings. Mr. Osborne does a great job presenting information.

Commissioner Gilman: Agrees, Mr. Osborne has been great at these Town Halls. He’s taking in a lot of thoughts and suggestions from the communities - he applauds the efforts.

9. BOARD COMMENT (No Action - No Public Comment):

Commissioner Gilman:

- Asked Joe Curtis what percentage of Covid deaths are not related to other medical conditions. Has this been tracked in the Quad-Counties? Were there underlying circumstances rather than just Covid?

Mr. Curtis said he has asked that himself. He will research this issue, however, it is difficult to get specific information due to HIPPA requirements.

- We’ve been working on the Capital Improvement Plan (CIP) so that funds can be put away for improvements we would like to see in the County. The Lockwood Community and Senior Center has been discussed. He has heard that a lot of people believe it is just a Senior Center for seniors - it is not, it is a Center for all. He would like staff to have public meetings there and

look at the facilities. They need a commercial kitchen so that meals can be offered as they are in Virginia City. These improvements could be looked at in the next budget cycle.

- There are concerns with public unrest across the nation. He discussed “ground work” that is being laid for a larger revolution. Subject to approval from the Sheriff, Commissioner Gilman would like to have staff look at up-grading or replacement of the Lockwood sub-station. This would help in the event there was a need to up-grade or add staff.

10. DISCUSSION/POSSIBLE ACTION: Authorize the County Manager to approve a contract with the United States Geological Survey (USGS) up to \$25,000 to continue voluntary and limited monitoring of groundwater levels and quality, aquifer conditions, and other geotechnical matters in the Virginia City Highlands, Highland Ranches, and Virginia Ranches area of Storey County during the 2020-21 fiscal year. This is a continuation of the prior year contract for this purpose.

Mr. Osborne explained this contract is part of a five-year study monitoring and studying groundwater and aquifer conditions in the Highlands areas. There are about 70 volunteers in the study. The County is investing \$25,000 per year over a five-year period for this. USGS has matched with an approximate \$25,000 per year. This is the last year of this program. The County will then start working with the Highlands community to with what they would like to happen regarding water resources and planning.

David Smith, USGS hydrologist: There is one more year of the five-year study. Due to Covid 19, there is a delay in being able to knock on doors. Summarizing, Mr. Smith explained when the study started in 2017, and the two years following, were above normal winters for precipitation. 2020 is currently at 65% of normal - the first time below normal conditions have been seen. Mr. Smith reviewed the 70 wells in the study - detailing increases and decreases. USGS has a link to the data received so everyone can review.

Vice Chairman Carmona thanked Mr. Smith and his team, and Storey County taxpayers for the funds to do this study. This is very important to residents who look forward to the results that are put out each year.

Commissioner Gilman: Assuming after the water study the community and County is going to address some water enhancement issues - generally, what would the process be if water support was necessary?

Mr. Osborne referred to the next item on the Agenda - the MOU regarding delivery of water from the Marlette Lake Water System. At the last meeting, this Board approved an understanding between Storey County, Carson City, and TMWA, to engage in discussion on the negotiation of the next Carson City water agreement. This study will help by looking at what the need is in the Highlands now, and in the future. Then re-negotiate the next agreement if there is surplus water available. Workshops can be done for people in that neighborhood to see what the community wants. Ideas have been shared with residents out there - some want water, some don't, some want it at a specific location, or through a GID. This will happen in the next round of planning.

Commissioner Gilman: It will be a process and concurrence of the community is needed before doing anything. A significant amount of infrastructure and CIP planning would be required.

Mr. Osborne: Yes, a Capital Improvement Plan would have to be developed. USDA grants for infrastructure would be looked at. As mentioned, an MOU determining what water (from Marlette Lake Water System) is available, if any, would be looked at. If not (available), what are potential other sources.

Chairman McBride asked Mr. Smith if he is still looking for residents (in the Highlands) to volunteer or is there a sufficient number participating in the study?

Mr. Smith: The coverage is pretty good in the Highlands. They never turn down anyone - but what they do is point the resident to a neighbor's well where data is being collected and explain they are probably having similar response. If anyone has questions regarding their well or would like us to do a measurement as part of the study, it can be done.

Public Comment: None

Motion: Based on the recommendation by staff, I, Jay Carmona, authorize the County Manager to approve a contract with the United States Geological Survey (USGS) up to \$25,000 to continue the voluntary and limited monitoring of groundwater levels and quality, aquifer conditions, and other geotechnical matters in the Virginia City Highlands, Highlands Ranches, and Virginia Ranches area of Storey County during the 2020-21 fiscal year, **Moved by:** Vice Chairman Carmona **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

11. DISCUSSION/POSSIBLE ACTION : Approval of amendments to the 07/21/20 Memorandum of Understanding (MOU) between Storey County, Carson City, and the Truckee Meadows Water Authority (TMWA) as a preliminary expression of general intention and to provide the basis for negotiations of a definitive agreement with the State of Nevada with respect to deliveries of water from the State-owned Marlette Lake Water System. Amendments will clarify language strengthening Storey County's participating role in the MOU and clarify language regarding potential surplus water for current and future use by the parties. A definitive agreement for board consideration is planned to be ready in two years.

Mr. Osborne explained amendments and clarification to the MOU of July 21, 2020 between Storey County, Carson City, and TMWA. This includes adding Storey County to the "preamble" and clarifying future use as it applies to the parties involved. Everything else remains the same.

Public Comment: None

Motion: I, Jay Carmona, approve the amendments presented by staff to the 07/21/2020 Memorandum of Understanding between Storey County, Carson City, and the Truckee Meadow Water Authority (TMWA) to clarify language strengthening Storey County's participating role in the MOU and clarify language regarding potential surplus water for current and future use by the parties. This amended MOU will supersede the 07/21/2020 MOU, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

12. RECESS TO CONVENE AS THE 474 FIRE PROTECTION DISTRICT BOARD

13. DISCUSSION/POSSIBLE ACTION: Approval of modification and extension of 2017-2019 Collective Bargaining Agreement between the Storey County Fire Protection District (Employer) and Storey County Firefighters Association IAFF Local 4227 (Union).

Continued until September 15, 2020 meeting

17. RECESS TO RECONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS

18. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of acceptance of HAVA Election Security Grant and terms from the Nevada Secretary of State in the amount of \$15,939.93 for the purpose of elections segregation and MFA (Multi-Factor Authentication) Prototype Project. Source of funds is the US Election Assistance Commission.

James Deane, IT Director, on behalf of County Clerk-Treasurer Vanessa Stephens. The project is set up the Secretary of State's office to segregate the election network from the rest of the County - as totally stand alone and unassailable. The amount is paid up front by the County and then reimbursed.

Public Comment: None

Motion: I, Jay Carmona, move to accept the grant award and terms from the Nevada Secretary of State in the amount of \$15,939.93 for the purpose of election security, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

19. DISCUSSION/POSSIBLE ACTION : Approval of business license second readings:

- A. AECOM Design, A Professional Corp.** - Professional / 8985 S. Eastern Ave Ste 130 ~ Las Vegas, NV
- B. Atlas Land Development, LLC** - Contractor / 4363 S. Jumbo Way ~ Carson City, NV
- C. Jimmy's LLC** - Out of County / 3475 Ormsby Ln. ~ Washoe Valley, NV
- D. Road and Highway Builders, LLC** - Contractor / 950 E. Mustang Rd. ~ Sparks, NV
- E. Tenaska Power Services Co** - Out of County / 300 E. John Carpenter Freeway Ste 1100 ~ Irving, TX

Mr. Osborne on behalf of Community Development recommends approval of all licenses A through E.

Public Comment: None

Motion: I, Commissioner Carmona, move to approve the second reading of Business Licenses A through E, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

20. PUBLIC COMMENT (No Action)

Vice Chairman Carmona: Just received notice that longtime Storey County resident Doreen Bacus passed away. Ms. Bacus was a former Clerk/Treasurer.

21. ADJOURNMENT OF ALL ACTIVE AND RECESSED BOARDS ON THE AGENDA

The meeting was adjourned by the Chair at 11:20 AM

Respectfully submitted,

By: _____
Vanessa Stephens Clerk-Treasurer