



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 7/20/2021 10:33 AM -
BOCC Meeting

Estimate of Time Required: 5 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the Minutes for June 1, 2021.
- **Recommended motion:** Approve or amend as necessary.
- **Prepared by:** Vanessa Stephens

Department: **Contact Number:** 775-847-0969

- **Staff Summary:** None
- **Supporting Materials:** See attached
- **Fiscal Impact:** None
- **Legal review required:** False
- **Reviewed by:**

____ Department Head

Department Name:

____ County Manager

Other Agency Review: _____

- **Board Action:**

☐ Approved	☐ Approved with Modification
☐ Denied	☐ Continued



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

JUNE 1, 2021 10:00 A.M.

DISTRICT COURTROOM
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

MEETING MINUTES

JAY CARMONA
CHAIRMAN

ANNE LANGER
DISTRICT ATTORNEY

CLAY MITCHELL
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

VANESSA STEPHENS
CLERK-TREASURER

Roll Call: Chairman Carmona, Vice-Chairman Mitchell, Commissioner Gilman, County Manager Austin Osborne, Clerk/Treasurer Vanessa Stephens, Fire Chief Jeremy Loncar, Community Relations Director Lara Mather, Water/Sewer Project Manager Mike Nevin, Public Works Director Jason Wierzbicki, Deputy District Attorney Keith Loomis, Project Manager Mike Northan, Emergency Management Director Joe Curtis, Comptroller Jennifer McCain, Human Resources Director Tobi Whitten, Community Chest Director Erik Schoen, Employee Relations Jeanne Greene, Senior Planner Kathy Canfield, IT Director James Deane, Sheriff Antinoro, Communications Manager Becky Parson, Recorder Marney Hansen-Martinez, Community Development and Fire Marshal Martin Azevedo, Tourism Department Katie Demuth, Justice of the Peace Eileen Herrington

1. CALL TO ORDER REGULAR MEETING AT 10:00 A.M.

Meeting was called to order by Chairman Carmona at 10:00 A.M.

2. PLEDGE OF ALLEGIANCE

Commissioner Carmona led those present in the Pledge of Allegiance.

3. DISCUSSION/POSSIBLE ACTION: Approval of Agenda for June 1, 2021.

County Manager Osborne asked to continue item 8 to June 15, 2021.

Public Comment: None

Motion: I, Commissioner Mitchell, make a motion to approve the Agenda for June 1, 2021, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

4. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of Minutes for March 16, 2021.

Public Comment: None

Motion: I, Commissioner Mitchell, make a motion to approve the Minutes for March 16, 2021,
Action: Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman,
Vote: Motion carried by unanimous vote, (**Summary:** Yes=3)

5. CONSENT AGENDA

- I Consideration and possible approval of claims in the amount of \$415,638.32.
- II Consideration and possible action, approval of business license first readings:
 - A. Facilities Engineering - Out of County / 900 E. Orangefair Ln., Anaheim, CA
 - B. Guckenheimer Services LLC - Out of County / 1017 Central Parkway North, Ste. 100, San Antonio, TX
 - C. Howard Street Home - General / 120 N. Howard St., Virginia City, NV
 - D. Karaki Paining, LLC - Contractor / 172 Edith Lane, Dayton, NV
 - E. Subway - General / 420 USA Pkwy Ste 102, McCarran, NV

Public Comment: None

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

6. PUBLIC COMMENT (No Action)

Louise Pena, Rainbow Bend resident: A current action of the HOA Board went against the homeowners and appointed Larry Huddleson as the HOA liaison to the County. Most of the people did not vote for Larry Huddleson, therefore we do not give up our rights to speak to any County and he is not representing all the people in Rainbow Bend, only a small group. She hopes the County Commissioners and Manager take that into effect. This is a step to try to negotiate with the County to rent to the GID, the Sheriff, any department they want into lots A and B. She hopes the Commission will consider all homeowners as having a voice - not just a small group.

Mr. Osborne: He is not aware of an official liaison - he has always "liaised" with various people in Rainbow Bend HOA, as well as in Lockwood.

Jennifer Agnew, Lockwood resident: As far as she is concerned, the HOA does not speak on her behalf to the County. As a homeowner she can reach out (to the County) herself. The Commission and County Manager's Office are very open. Regarding the Board action appointing Mr. Huddleson into a position - Official Liaison for the Board - she does not even know what it is he is doing with the HOA Board and with the County. She would like the County to understand that the homeowners and residents of Lockwood are still there and would like to hear directly from (the County).

7. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval, update, discussion, and provide direction to county staff and lobbyists regarding upcoming bills and legislation affecting Storey County including, but not limited to, SB 98 proposing Storey County's membership into the Carson Water Subconservancy District, AB 90 two-year interim study regarding regional impacts, and SCR 11 (formerly BDR 1109 and 1148) one-year interim study on Innovation Zone draft legislation, and other properly related matters.

Commissioner Gilman recused himself from discussion and vote related to SCR 11, Innovation Zone.

County Manager Osborne reviewed various bills/legislation:

- SCR11, Innovation Zone: Has been turned into an interim study to take place between now and the New Year. Committee meetings will be held each month. It has been requested that the counties are represented on the committee. In addition, it appears that tribal interests, natural resources, unions, innovation and technology components (stakeholders) would be on the committee. (The County) will be involved one way or another through the process. The position of this (Storey County) Board has been expressed to the legislators throughout this year.

Assembly Woman Teresa Benitez-Thompson indicated she wanted to engage in discussion regarding impacts from economic development in the Northern Nevada region - focused on Storey County. This is fine - (the County) was going to do a study anyway.

Chairman Carmona thanked Mr. Osborne, Vice Chairman Mitchell, and staff, for all the time they have been spending (at the Legislature). Their efforts are not un-noticed - it is extremely important especially with the Innovation Zone.

Vice Chairman Mitchell: A "mild" concern was that several amendments offered he felt were appropriate. One was extension of the finish date for the study. Others include tribal considerations, infrastructure - more than just water, and impact on schools. Those were not accepted and that is concerning. He feels the committee will be able to overcome those shortcomings.

- AB90, has died. Any company coming into Storey County would have had to go to regional planning in all surrounding areas to be approved for impacts. Innovation Zones will provide a little of AB90.
- AB424 - Requiring bail hearings within 48 hours. This will require court hearings on weekends - having staff, equipment, and other needs. We were unable to get this changed. It was extended for a year before becoming effective, which will allow for budgeting and to prepare accordingly. This will have a substantial financial impact on the County.
No public comment.
- SB98 - Carson Water Subconservancy District membership: Passed. The County will now have eligibility for grant funding and other projects - particularly the Mark Twain Flood Project.
No public comment.
- AB341 - Cannabis Lounges. Passed, however it is discretionary. The County can prohibit cannabis lounges.
No public comment.
- SB448 - NVEnergy Green-link project: Passed. Creates a redundancy power grid and solar feed throughout the State. It provides electric car infrastructure such as along sections of highways 50 and 395.
No public comment.
- AB116 - Passed. Traffic tickets will now be civil - no longer criminal.
Public comment:
 - Sheriff Antinoro: Thinks there will be more traffic problems - this takes "the teeth" out of it.
 - Judge Herrington: There are many traffic violations that will remain misdemeanors - this is not all traffic violations.

Judge Herrington commented regarding AB424:

- The big deal is it's 48 hours and they wouldn't move it to non-judicial days. One change, it does not go into effect until July 1, 2022. It will allow for telephonic or remote bail hearings. It adds to the responsibilities of the JP in Storey County.

Mr. Osborne continued:

- Mail-in ballot: Passed. Also, Nevada will be going from a caucus to a primary election.
- The American Recovery, or Rescue, Program was sorted out. Storey County will receive somewhere around \$1 million. Lara Mather is working hard to figure out where it's coming from and where it's going. This may help (the County) with infrastructure projects.

Vice Chairman Mitchell: Moving the primary may be "wishful thinking". He does not think the national parties will let it stand. An unintended consequence of taking the caucus away will mean a lot less attention from Presidential candidates, less media buys - those kind of things.

A full presentation of the work on various Bills will be presented at the June 15th Commission meeting.

8. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the acceptance of renewal proposal from Nevada Public Agency Insurance Pool (POOL) and approval of payment from fiscal year 2021-2022 funds.

Continued to June 15, 2021.

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

Sheriff Antinoro:

- AB286 - Gun Bill (ghost guns) has been delivered to the Governor for signature. No more "home-made" guns from a kit. Expansion of gun-free zones had been removed but was "snuck" back in under an emergency measure - SB452. The Bill has died.

Fire Chief Loncar:

- The Fuels Management Officer position has been filled internally. They will be interviewing the next two weeks for all positions in hopes of having all of the NVEnergy staff working by the end of the month.

Jason Wierzbicki, Public Works Director:

- Road projects, including patch work and slurry seal on Cartwright and at TRI, have been completed.

Dispatch Manager Becky Parsons:

- Transition for their radios will be done on June 23rd. They have started moving equipment to the new building.

Emergency Management Director Joe Curtis:

- Being June 1st, they are waiting for a formal statement on from the Governor regarding Covid status.

- The County has a current total of 111 Covid cases - 8 active showing, it's probably less. One new case since early May. The County's positivity rate still shows 5.8% - a little high due to a statistical problem they have had all along. Except for the one case, there hasn't been a new case in quite a while.
- The Quad-County total as of March 2021, is 12,817 cases. 206 still active; 227 deaths.
- The population for the 4 counties is 168,693. We're dealing with a lot of people.
- Unless things change, this will be the last week for emailing Covid statistics.
- We're at point where we can relax a bit. There have been a lot of tourists on weekends and we have weathered that. This does not seem to have had an effect on our statistics, or the regions.

Vice Chairman Mitchell: He noticed in some media sources that they have picked up the "quirk" in the vaccination reporting for the County. Is there any information on that? Is there a way to get a little more accurate numbers?

Mr. Curtis: We do not produce the statistics - the State does.

Vice Chairman Mitchell is concerned that the opinion may form that we are not participating in vaccinations and that there is an elevated risk.

Mr. Curtis: It's based on who "receives it to administer it", not who receives it "in the arm". It all goes to Carson City for the four counties. The other counties do not look right either.

Community Relations Coordinator Lara Mather:

- Regarding the statistics, she has reviewed what is provided to the County. An issue she found is the statistics list the County's population for 12 years old and up. With those numbers included, it appears our percentage is actually lower than it is. Percentage based on the graph numbers provided by the State shows we are about 14% fully vaccinated. Reviewing the numbers we are aware of, it is believed that we are at about 33%. Sharing zip codes with other counties is unfortunate.
- Today is the last scheduled vaccination pod in the county. It is possible more may be scheduled, but at this time they are not. Gethealthycarsoncity.org has information regarding vaccination locations. Pharmacies, health clinics, and doctors' offices are now doing vaccinations.
- Under a Historic Preservation Grant, four graduate students will be going throughout the historic district - July 7th through August 6th - mapping historic structures. Through a grant, iPads are being provided to the students. A map has been loaded into the iPads identifying all structures that need to be recorded. Data collected will include what structures are made of, what the roof is made out of, the window style, and so on. Photos can be taken and attached to the data. Each day the students will go to the Comstock Historic District to verify records to insure information being logged in is correct. The students will be stopping in front of businesses and private residences gathering information. They will not go on to property.
- On behalf of the Senior Center:
 - Everyone is reminded they are fully open.
 - For residents in Lockwood - Rainbow Bend area, transportation to the VCTC merchants and resident's barbeque is available.

Project Manager Mike Northan:

- They are close to having a fire alarm agreement in place for the V&T Freight Depot. The fence around the building is being taken down and junk is being removed. Weeds are being cleared. The building will then be available for limited use.
- The IT addition (in the Divide building) is moving along very well.
- Preliminary design for the Lockwood Senior Center is underway.
- He hopes to soon present a budget and plans for traffic signal maintenance in TRI and to bring both signals under a uniform maintenance and repair program.

Katie Demuth, VCTC:

- They have had a couple of great weekends with the Chili Cookoff and Memorial Day Cruise.
- "Street Vibes" Spring Rally is this weekend. This is looking to be bigger than normal.
- The County Bar-b-que/Welcome Back event will be June 11th. Shuttles will be provided for the various communities. This is a free event - starting at 4PM.
- Looking at 4th of July - there will be the normal parade, fireworks, and entertainment during the day.

Water/Sewer Project Manager Mike Nevin:

- Hillside Water Tanks project:
 - Work was completed on SR 342 before cold weather last week. Eventually they will grind and re-pave the section where the old valve was removed. There will be detours around the area when that takes place.
 - The new electrical and SCADA system at the site have been completed and are now on-line.
 - All links have been restored between the site and the wastewater treatment plant.
 - Work on tank 2 should be complete this week. Then the sandblasters can do their work.
 - X-rays of the wells, as required, has been completed. They are waiting for results.
- Gold Hill Wastewater Treatment Plant project:
 - On track to receive the building this month - delivery anticipated about June 17th.
 - NDEP conducted an inspection of the project and were very pleased with progress despite Covid and disruption in the supply chain.
 - NVEnergy has had difficulties with permits, which are required to work in and around the highway. It was expected last Friday - they will follow up on this.

Comptroller Jennifer McCain:

- They are working on augments and transfers allowing adjustments to the current budget for unforeseen expenses or changes in priorities for the up-coming year. Transfers will be done within General Fund departments.
- As of the current date, the General Fund has taken in \$18,809,988. This is \$585,000 over budget for revenue. Budgeted expenses were \$18,019,961 - current expenses are \$13,925,000 - 22% below budget. The current year is looking good, with a few minor changes to be made to insure everyone is within budget.

Vice Chairman Mitchell asked if these current numbers are anticipated to change. Or, is this what we're expected to end the year with?

Ms. McCain: Thinks there will be minor expense changes. Each department has been asked to advise if they have any large purchases to be made in June. Only a couple have responded. Revenue comes in all month with some revenue in July that is bounced back.

Vice Chairman Mitchell: Any idea of why the increased revenue and decreased expenses?

Ms. McCain: In part, the decreased expenses is due to everyone being very conservative during the pandemic. All departments had been asked to be very conscious of spending not knowing what was going to happen. This is department heads paying attention to what they are doing.

IT Director James Deane:

- New staff member, Nick Fonzo, started today.
- A new microwave link is being added from the Divide Building to Public Works. A second link will be added to make it redundant, and also make the water treatment plant and new IT facility redundant also.
- All IT equipment has been moved to the new dispatch location.

Community Development Director and Fire Marshal Martin Azevedo:

- The Community Development Strategic Plan draft has been completed.
- Reminder - we are in wildland fire season. There have been a few fires throughout the state. There was a brush fire at Pyramid Lake due to fireworks. Another fire was at the State line on Hwy 580 due to a campfire. Everyone be careful - it is very dry.

Community Chest Director Erik Schoen:

- Summer and after school programs are in abeyance this week. Staff are working on summer programs which start in full next week. There are 60-65 students enrolled, including a number of middle school students. This should be an active summer with every week having it's own theme and focus.

County Manager Austin Osborne:

- All department strategic plans are drafted and ready to be presented to the Board for consideration and discussion. There are a couple of the appointed offices left.
- Still working on the 2024 Capital Improvement Plan. All departments are going through the list and adding anything they think they may need. This should be ready in August for Board consideration.
- Regarding earlier comments about Lockwood - we have listened to every comment that comes in out there. There have been Town Halls, meetings with Canyon GID, Lockwood LCC, Rainbow Bend Homeowners Association, as well as with individuals. There have been phone calls. People have expressed interest in what they would like to see in Lockwood as far as satellite community services. He consistently hears they would like a senior center, community center, and those services to be provided where it is. They like the area - it's a neutral area where people can enjoy County services, etc. LCC people don't need to go to Rainbow Bend; Rainbow Bend people don't have to go to LCC.

There has been talk about having a satellite office in Lockwood - with DMV one day, the County Manager there one day, and other County offices could be there a day or so. The possibility of replacing the Sheriff's sub-station building with a more appropriate building has

also been discussed. People seem to like the idea of having offices at the community center as well. Adding on to the building would get expensive and it takes away parking. The Sheriff's Office seems to be a palatable idea. Annexing the Rainbow Bend clubhouse is still on the table for discussion. From community workshops, people are leaning the other direction for a neutral place where people could go. There will be more Town Halls.

The next Town Hall in Mark Twain will be Thursday, June 10th at 5:15 PM. Lockwood will be next - services and satellite offices can be discussed at that time.

Commissioner Gilman: It is so rewarding to see all the time, effort, and focus spent on the outlying communities. We have been working on the process in Lockwood for a long time - and in Mark Twain also. This is "stair-stepping" to a lot of improvement and focus on the County as a whole.

Chairman Carmona agrees.

Clerk/Treasurer Vanessa Stephens:

- The diesel tax went into effect in March. The first batch of revenue from the State brought in \$32,217.30. The old tax for the same month was \$24,047.06. It seems this will be a pretty good source of revenue.

10. BOARD COMMENT (No Action – No Public Comment)

Vice Chairman Mitchell:

- Participated in the Memorial Day cruise. It was a great turnout and was very positive.

11. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval to award a contract to the successful bidder for propane fuel delivery service to county tanks in accordance with the submitted bids.

Mike Northan, Project Coordinator: The County's current contract with Ferrellgas has expired. Bidders have been solicited to provide fuel delivery service to county tanks. Four companies submitted bids. Changes to terms and conditions were made increasing the incentive for smaller companies to participate. Mr. Northan reviewed the conditions of the contract. Purchase of tanks is being considered. Prices for seismic valves were solicited - this may be a separate purchase in the future. Four companies submitted bids. Comstock Propane is the apparent low-bid.

Mr. Northan reviewed the rates proposed by Comstock Propane which are substantial savings over the County's current contract. Comstock Propane and High Sierra Propane are both good candidates for the contract. Staff recommends Comstock Propane.

Public Comment: None

Commissioner Gilman said this highlights the value of competitive bidding.

Vice Chairman Mitchell noted that Comstock is the most competitive in the direct price per gallon. Ferrellgas is willing to offer a somewhat better rate for County residents. He thought if there was a way to leverage the volume of business the County does to the benefit of residents, that would be a good use of time. While it is not a huge difference in what is being offered by High Sierra and

Comstock, it is slightly better as a direct benefit to the residents - but offset by a higher price to the County.

Chairman Carmona: He has been a user of Ferrellgas and they have been fine. He appreciates these (companies) willingness to give residents a break. Does Comstock have any other fees, as Ferrell normally does- for minimum deliveries or surcharges?

Mr. Northan: Not as far as he knows. It's based on what is in the bid documents. No taxes and no additional fees were specified. He will have to verify.

Mr. Osborne commended Mr. Northan in making this competitive by having these other (companies) come on-board. Perhaps in the next round we can get that down, or closer to, the employee level. Regarding fees, new in the contract is if a County tank goes dry, we can charge the company \$1,000. That has happened - it could be catastrophic to a historic building if that happened in the winter.

Vice Chairman Mitchell: He is comfortable accepting staff's recommendation.

Motion: I, Commissioner Mitchell, move to award the contract for propane fuel delivery and authorize the County Manager to execute an agreement with Comstock Propane for delivery of propane to County tanks, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3).

12. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of Resolution 21-615 regarding the publication of notice of the proposed amendment of a lease of additional office and parking spaces to TRI General Improvement District (TRIGID) and providing for a public meeting on July 6, 2021 to consider objections to the amended lease. It is proposed that the existing lease to TRIGID be amended to provide 160 square feet of additional office space and 180 square feet of additional parking space at the County Building located at 1705 Peru Drive in the Tahoe Reno Industrial Center. No additional rental amount above the \$900.00 TRIGID is currently paying will be charged.

Deputy District Attorney Loomis: This is authorization for the County to lease County-owned property to another governmental entity without a bid process. To do this, the County must adopt a resolution providing notice of the lease and of a public hearing where objections can be made. Resolution 21-615 is the proposal to amend the existing lease to TRIGID providing additional space. The date set for public hearing is July 6, 2021.

Public Comment: None

Vice Chairman Mitchell asked if there is a specific direction (the County) is going with this building - space availability, need to expand. What if the County needs more space? We are committed to other governmental entities that share the space. He is just concerned with the long-term and has no problem providing additional space if the GID needs it.

Mr. Osborne: (The County) has taken note of this. Each of these do have closure - if one party notices another, there would be a vacation. For the GID, we came out equally - they get the office space they need and have also done tenant improvements and things that (the County) will be able to use down

the road. There have been other tenants who have done improvements. We are looking at potentially relocating the (adjoining) fire station. This would provide more space for expansion in that building.

Motion: I, Commissioner Mitchell, move to approve Resolution 21-615 providing for the publication of a notice of notice of the proposed amendment of a lease to TRIGID and setting a public meeting on the proposed amendment for July 6, 2021, at 10:30am at the County Courthouse located at 26 So. B Street in Virginia City, Nevada, and authorize the Chairman to sign, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

13. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval Resolution 21-616 regarding the publication of notice of the proposed lease of 120 square feet of office and parking spaces to the State of Nevada, Department of Administration, Division of Public Works (Dept.) on behalf of the Department of Health and Human Services, Division of Public and Behavioral Health, Environmental Health Section (DPBH) and providing for a public meeting on July 6, 2021 to consider objections to the lease. It is proposed that the lease be for four years subject to an option to renew for five years and for no rent.

Deputy District Attorney Keith Loomis: This is a lease of County office to the State Department of Health for a location where they can conduct inspections of food trucks, food processing facilities, and restaurants. The State will save money by having an office in TRI. The space is 120 square feet, with parking - located on Peru Drive. The property will be provided "free of charge". This Resolution provides for a date and time to consider objections to the lease.

Public Comment: None

Vice Chairman Mitchell: We might want to take note of this for when the discussion about impact happens. This is a "small check" on our side.

Mr. Osborne: When the State came to us a few years back, the objective was to serve TRIC employees and companies who had to go to Carson City for health inspection documentation and permits. Paul Cohen reached out saying they could provide much better service if they were set up in TRI. They have been providing wonderful service for vendors out there - including over 48 food trucks.

Motion: I, Commissioner Mitchell, move to Resolution 21-616 providing for the publication of notice of proposed lease to the Department on behalf DPBH and setting a public meeting on the proposed lease for July 6, 2021, at 11:00 AM at the County Courthouse located at 26 So. B Street, Virginia City, Nevada, and authorize the Chairman to sign, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

14. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of the annexation of property owned by EP Minerals into the Tahoe-Reno Industrial Center and of an amendment to the Development Agreement dated February 1, 2000 (Agreement) between Storey County, Tahoe- Reno Industrial Center LLC and DP Operating Partnership L.P. to allow commercial uses on all of the property proposed for annexation.

Commissioner Gilman, having a pecuniary interest in adjacent properties, recused himself from discussion and vote on this item.

Deputy District Attorney Keith Loomis reviewed changes to this (item) since it was put on the agenda. The proposed Development Agreement is out. The main change to the Agreement that is in the packet is in Section 5 - this provision is being eliminated. The only provision in the Agreement being is addressed is the annexation of the (inaudible) property.

Michael Pagni with EP Minerals: EP has been annexed into the GID for water/sewer service , we are now looking to be annexed into the development agreement for our properties.

Vice Chair Mitchell: To confirm, the change being from the original version (the Board) was given, is the elimination of Section 5 from the Amendment - dealing with commercial uses.

Mr. Loomis: Yes.

Vice Chair Mitchell: By annexing in, EP Minerals would be subject to the terms of the Development Agreement for TRI.

Mr. Loomis: Correct.

Kris Thompson, Project Manager for Tahoe Reno Industrial Center: Mr. Loomis reached out to us to confirm they are "good to go" designating the EP Minerals property eligible for retail and commercial property. The answer is "yes". Their property is in the premiere retail sector still available for development. More amenities and retail are needed.

Mr. Osborne: Once a property is annexed into the (Development) Agreement, it is, by default, zoned Industrial. A company can come to the County and obtain a letter saying this is appropriate for commercial use, and if TRI Center agrees, the property can be converted to commercial use.

Vice Chair Mitchell: Understands there's a built-in ability to use up to 10% for commercial - this is in excess of that.

Mr. Loomis: Thinks about 570 acres is the proposed amount of the annexation. About 2% of the industrial park is used for commercial purposes. Including this property which would not exceed the 10% - there is still a fair amount of property for commercial use outside of this property.

Mr. Osborne: Right now there is a 10% cap for commercial use which seemed appropriate at the time. There have been talks to reconsider and remove and/or increase the cap. If would be fine if the entire industrial center was commercial - it brings in sales tax dollars, amenities, there is nothing disadvantages about it.

Vice Chair Mitchell: Understands use on the specific properties are allowed, such as the Tire Rack distribution location which also does retail sales. Is it a correct understanding they would be allowed to annex in 10% for retail?

Mr. Loomis: No. 10% of the industrial park can be used for commercial purposes - it is not limited to 10% of any particular parcel. Planning has evaluated the number of parcels dedicated to commercial - about 2% of the park. If EP Minerals wants to use its entire parcel for commercial, they can ask and get a letter from Planning authorizing that. They would have to go to the TRI, LLC for concurrence.

Mr. Thompson: Mr. Osborne and Ms. Canfield (Senior Planner) foresaw this situation with the 10% limitation. TRI is in agreement that, if the 10% needs to be increased, they have no issue. The original purpose of the 10% was to ensure the arterials would stay available for industrial development. That's done, so the 10% limitation no longer serves a purpose.

Public Comment: None

Motion: I, Commissioner Mitchell, hereby move to approve the annexation of the property owned by EP Minerals and to allow commercial zoning on the annexed property, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

15. RECESS TO CONVENE AS THE STOREY COUNTY FIRE PROTECTION DISTRICT BOARD

16. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of Memorandum of Understanding between Storey County Fire Protection District and the Storey County Fire Fighters Association Local 4227.

Chief Loncar explained there are a few problems with the way the contract was written. The contract has no means for direct donation - "if you needed sick leave, I couldn't give it to you". If (a person) runs out of catastrophic leave fund, they have nothing. Another problem is his staff has been split in half - Battalion Chiefs or office staff - no one else was eligible. This (revised) MOU states if you are a Fire District employee you may receive direct donation of sick or annual leave, provided you are injured. Wording regarding long-term injury or catastrophic leave was not changed.

This was presented to the Union - they were completely on-board. This is the MOU that was agreed to.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move to approve the Memorandum of Understanding between Storey County Fire Protection District and the Storey County Fire Fighters Association Local 4227, outlining changes to Article 8 of the 2019-2022 CBA as it relates to catastrophic leave and sick leave donation, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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

18. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of Second Reading, General Business License for Pilot Thomas Logistics LLC; 201 N Rupert St., Fort Worth Tx, 76107. Petroleum Products Distribution & Wholesale.

Sheriff Antinoro: Applicant passed all background checks and there is nothing to prohibit them from getting a license.

Public Comment: None

Vice Chair Mitchell: What causes a business licenses to be considered separate from the Consent Agenda?

Sheriff Antinoro: The way the ordinance is set up - if it's a privileged or utilities license, it goes to the Sheriff's Office. This is considered a distributor's license, not a privileged license.

Motion: I, Commissioner Mitchell, move to approve the Second Reading, General Business License for Pilot Thomas Logistics LLC; 201 N Rupert St., Fort Worth Tx, 76107. Petroleum Products Distribution & Wholesale, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

19. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of business license Second Readings:

- A. Bart Manufacturing Inc. - Out of County / 3787 Spinnaker Ct., Fremont, CA
- B. Bluewater Energy Solutions, Inc. - Out of County / 3330 Cobb Pkwy NW Ste 324 PMB 234, Acworth, GA
- C. Fencing Specialists, Inc. - Contractor / 3500 John Peter Lee St., North Las Vegas, NV
- D. Gilliam Construction - Contactor / 5471 Kietzke Ln. Ste. 300, Reno, NV
- E. Innovolt Electric, LLC - Contactor / 6247 Dean Martin Dr., Las Vegas, NV
- F. Kingpin - Out of County / 8218 Big River Dr., Reno, NV

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the second reading of business licenses listed under item #19 - items #A through F, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

20. PUBLIC COMMENT (No Action)

Louise Pena, Lockwood resident: Thank you to Mr. Osborne and the County Commissioners for having a professional meeting and getting so much done. Thank you for listening to all of the homeowners and doing what is best for our county. She is excited for all the changes headed to Lockwood. Thank you for the hiring of Toni Hilyard. It's exciting to see everything open and the Community Center "popping". Thank you for all your work.

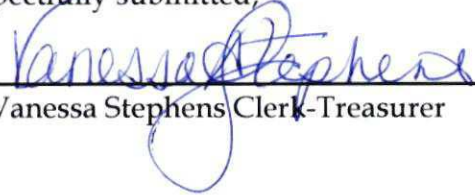
Jennifer Agnew, Lockwood resident: The Commission, County Manager, and all Departments who gave updates - the County is in great hands and is in great shape. She enjoyed hearing there is a little

excess revenue compared to budget year-to-date. And about 20% less expenses year-to-date. The County is doing great financially, professionally and she is glad she lives in this county. Thank you to those who are making that happen.

21. ADJOURNMENT of all active and recessed Boards on the Agenda

Chairman Carmona adjourned the meeting at 11:52 A.M.

Respectfully submitted,

By: 
Vanessa Stephens Clerk-Treasurer