



**Storey County Board of County  
Commissioners  
Agenda Action Report**

**Meeting date:** 8/17/2021 10:00 AM -  
**BOCC Meeting**

**Estimate of Time Required:** 5 minutes

**Agenda Item Type:** Discussion/Possible Action

- **Title:** Consideration and possible approval of the Minutes for July 6, 2021.
- **Recommended motion:** Approve or amend as necessary.
- **Prepared by:** Vanessa Stephens

**Department:**

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

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

\_\_\_\_\_ Department Head

**Department Name:**

\_\_\_\_\_ County Manager

**Other Agency Review:** \_\_\_\_\_

- **Board Action:**

<input type="checkbox"/> Approved	<input type="checkbox"/> Approved with Modification
<input type="checkbox"/> Denied	<input type="checkbox"/> Continued



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

JULY 6, 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

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**Roll Call:** Chairman Carmona, Vice-Chairman Mitchell, County Manager Austin Osborne, Clerk/Treasurer Vanessa Stephens, Fire Chief Jeremy Loncar, Human Resources Director Tobi Whitten, Community Relations Director Lara Mather, Deputy District Attorney Keith Loomis, Assessor Jana Seddon, IT Director James Deane, Water/Sewer Project Manager Mike Nevin, Sheriff Antinoro, Recorder Marney Hansen-Martinez, Senior Center Director Stacy York, Tourism Director Deny Dotson, Communications Manager Becky Parsons, Emergency Management Director Joe Curtis, Comptroller Jennifer McCain, Planner Kathy Canfield

### **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 July 6, 2021.

County Manager Osborne requested to move item Consent item 6IV to after item 8. And, continue item 8 to the July 20, 2021 meeting.

#### **Public Comment:**

Sam Toll, Gold Hill resident: Asked if Item 9 is for consideration of a solar panel farm for the park?

Mr. Osborne: It is a solar project, but not necessarily in the Tahoe Reno Industrial Center.

Mr. Toll commented about ownership of this solar company - it has been suggested that the company who owns or is related to or associated with the project, is owned by Switch. Is this known to be a fact?

Mr. Osborne: We are not on that agenda item.

Mr. Toll requested the item be removed, postponed, or delayed for consideration based on the fact it's customary for Commissioner Gilman to recuse himself for projects in the industrial park - it is uncertain this project falls under that prevue. Commissioners Carmona and Mitchell have received campaign funds from Switch. From where he sits, that is a conflict requiring them to also recuse. This may present an opportunity for all three commissioners to recuse from voting on this item.

Deputy District Attorney Keith Loomis: It is his recollection, under the Ethics in Government law, that campaign contributions do not create a conflict of interest. He will look it up right now to verify.

Mr. Toll recalls that Commissioner Carmona previously recused from an item where his daughter received a scholarship from the Jeep Posse on the ground he had received a contribution from them.

Chairman Carmona explained, for the record, his daughter received a scholarship - it was not a campaign contribution.

Vice Chairman Mitchell: Understands Item 9 deals not with a solar field, but with transmission lines serving the solar field - and that a solar installation is a permitted use or is covered under the Developers Agreement. He wants to be sure the agenda item is clear.

Mr. Osborne: Wants to be careful, we are on the agenda, not the agenda item - action can be taken when we are on the item. The applicant is here and is prepared to explain ownership and how it's structured. Ms. Canfield will explain the full project, its location - not in TRICenter, but how it may interface. The Board can then take action it feels is appropriate.

Vice Chairman Mitchell: When hearing this item, if it is clear there is some sort of conflict - then it would probably be appropriate to continue the item. We are careful and often recuse when it's not required by law or ethics guidelines, but under an abundance of caution. He does feel he has any conflict in fairly discussing any item on the agenda.

Chairman Carmona: Neither do I.

Mr. Toll: Item #18 suggests the Fire Department is considering implementing a program to enforce mitigation rates on services provided to the community. Not having the opportunity to thoroughly review the packet, he requests this item be postponed until community outreach can be done. Call logs indicate they are a medical services department that puts out fires once in a while. The community has not had time to consider and provide adequate feedback. A workshop could be conducted for outreach to Lockwood, the Highlands, Mark Twain and Virginia City. Looking at the amount of overtime - he feels it's appropriate to reconsider (this item) and get more public comment from workshops.

Chairman Carmona: Does not want to "bungle" up the agenda because of (Mr. Toll's) schedule. The reality is, the rates will not be and have never been, directly charged to residents of the County. The rates have not been adjusted in ten years - and will be charged to people outside the County or to insurance companies - never to a Storey County resident. Your comments are appreciated.

**Motion:** I, Commissioner Mitchell, move to approve today's Agenda, with the changes moving Item 6-IV to the regular agenda after item 8, and continuing item 8 to the July 20, 2021 at the Courthouse, **Action:** Approve, **Moved by:** Vice Chairman Mitchell,

Mr. Loomis: Received a text from Citadel's project rep - stating Citadel is not owned by Switch. The project is for Switch. NRS281a.420, subsection 2 - does not say that campaign contributions can't be a conflict of interest, but that campaign contributions do not have to be disclosed if they were reported on a financial form. It has to be something significant that would affect a reasonable person in their performance of duties - the idea is elected people are elected to serve the public and are not supposed to recuse themselves every time there is some pecuniary interest. In this situation, he does not see a conflict of interest that would be generated by a campaign contribution from Switch.

**Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=2)

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

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the Minutes for May 4, 2021 meeting, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=2)

**5. DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval of Minutes for May 18, 2021.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the Minutes for May 18, 2021 meeting, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=2)

## **6. CONSENT AGENDA**

- I Consideration and possible approval of claims in the amount of \$2,250,319.36
- II Consideration and possible approval of Unsecured Tax Bill correction for Fulcrum Biofuels Saddle Court
- III Consideration and possible approval of Unsecured Tax Bill correction for Fulcrum Sierra Biofuels 3600-1.
- IV Consideration and possible approval of Unsecured Tax Bill Corrections for Valeo North America as part of the Tesla project
- V Consideration and possible approval of Unsecured Bill Correction for Wells Fargo.
- VI Consideration and possible approval of Unsecured Tax Bill Correction due to incorrect reporting.

- VII Consideration and possible approval of Unsecured Bill Correction due to incorrect reporting.
- VIII Consideration and possible action, approval of business license first readings:
- A. Atypical Consulting and Events – Out of County / 18124 Wedge Pkwy. #156 ~ Reno, NV
  - B. Big Bear Springs – General / 162 S. C St. ~ Virginia City, NV
  - C. Dad's Family Automotive LLC – General / 351 N. C St. ~ Virginia City, NV
  - D. EC Construction, LLC – Contractor / 105 E. Parr Blvd. ~ Reno, NV
  - E. Gomez Roofing LLC – Contractor / 14 Grosh Ave. ~ Dayton, NV
  - F. Refined Technologies, Inc. – Out of County / 480 Wildwood Forest Dr. Ste. 400 ~ Spring, TX
  - G. Tahoe Rim Realty – General / 915 C St. ~ Virginia City, NV
  - H. The Biggest Little Vape Shop – General / 440 USA Pkwy. Ste. 104 ~ Sparks, NV
  - I. The Boldt Company – Contractor / 2525 N. Roemer Rd. ~ Appleton WI
- IX Consideration and possible approval for the County Manager to sign a proposal from Sierra Controls in the amount of \$94,170.00 to replace the failing and obsolete PLC's (Brains) on the water filters at the Water Treatment Plant.
- X Consideration and possible approval to confirm expenditure of \$5,000 to Economic Development Authority of Western Nevada (EDAWN) to compile and prepare an inventory of commercial and industrial parcels in Storey County for the purposes of marketing, regional data sharing, planning, and economic development.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve today's Consent Agenda, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=2)

## 7. PUBLIC COMMENT (No Action) None

6IV. Consideration and possible approval of Unsecured Tax Bill Corrections for Valeo North America as part of the Tesla project.

Assessor Jana Seddon asked to continue this item to July 20, 2021 as the "back up" was not included. This company is part of the Tesla abatement. They did not turn in a declaration this year so an estimate was done and a bill was sent. The company was told they needed to turn in a declaration - they didn't think they had to. To maintain a good repore with this company, this item is before the Commission to remove this bill, which has not been paid. In the future, if the declaration is not returned they will be subject to an estimate which will be outside of their abatement. The bill is for \$48,890.10 and we are looking to remove that bill.

Vice Chairman Mitchell: The "back up" - a one page document - was added to the packet this morning. If anyone is concerned, he is open to moving it. However, it was made available prior to the meeting. He is comfortable going ahead with this.

Mr. Loomis said he understands it was made available today, but that is not much notice to those interested. He recommends postponing this.

Public Comment: None

**Motion:** I move to continue Item 4 on the Consent Agenda, now being considered on the regular agenda, to the July 20, 2021 Commissioner meeting at the County courthouse, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

**8. DISCUSSION/POSSIBLE ACTION:** The Board will deliberate and may take action regarding approval of a settlement agreement with employee Mitchell Hammond.

Continued to July 20, 2021.

**9. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and action on Special Use Permit 2021-23 by applicant Citadel Solar, LLC. The applicant requests Special Use Permit 2021-23 to construct an approximate 4+ mile, 120 kilovolt transmission line from a proposed solar field to an eventual location within the Tahoe-Reno Industrial Center. The transmission lines will range between 50 and 120-feet in height, requiring a special use permit for the additional height. In accordance with Chapter 9 of the Storey County Master Plan, transmission lines under 200 kilovolt are required to follow the county special use permit process. The proposed transmission lines will be located within a portion of Sections 4, 5 and 9 of T18N, R22E and Sections 28, 29, 32 and 33 of T19N, R22E, Storey County, Nevada, APNs 004-201-05 & 06 and APN 004-154-27.

Senior Planner Kathy Canfield reviewed this request for a Special Use Permit to construct transmission lines associated with a proposed solar field. The transmission lines cross special industrial and forestry zoning. Ms. Canfield described the transmission lines and pole locations. The poles will meet FAA requirements. The Planning Commission approved 5 to 0.

Public Comment:

Linda Bullen, legal counsel for applicant stated: To reiterate, Switch does not have an ownership interest in the solar facility or transmission lines.

Ms. Bullen thanked the Board for their consideration of this matter

Vice Chairman Mitchell: This is just a transmission line - but how close are neighboring properties, is there a bit of a buffer?

Ms. Canfield: It's a very remote area, and it is unlikely that it will be seen by anyone. The surrounding area is forestry, identified in the Master Plan to become industrial.

Chairman Carmona: Do these power lines look similar to the power lines going to the Petroglyphs?

Ms. Canfield: It may look a little different. They're 3 sets spaced about 15 feet apart. She is not sure what the lines to the Petroglyphs are.

Kris Thompson, Project Manager - Tahoe Reno Industrial Center: TRIC supports this request 110%. An advantage in Storey County, is (the area) is very suitable for solar and wind power. Companies will be very attracted by the capability of solar power. The Apple Data Center has 150 acres of solar panels and are close to being energy neutral. This transmission line is a great move for the County going forward.

Assessor Seddon described the location of this project. The property cannot be seen - it is a perfect place for the wind and solar which is nice as the property has not been utilized at all.

Vice Chairman Mitchell: Are these properties taxed as forest and range, or are they considered commercial property? Would there be re-characterization for taxation purposes of any of this land?

Ms. Seddon: Yes and no. This property is sitting - all of the property out there is pretty valuable. It does not have the value as something in the industrial park, but this is an area where land values are rising. This project will be getting a 75% abatement. The 25% (the County) will get is a lot considering it's just vacant land.

Mr. Osborne: There are different types of abatements. Solar - regardless of ownership; the other would be tied to ownership for certain types of industries.

Vice Chairman Mitchell: Are there any conditions for approval outside the "normal ones" - that stuck out as unique?

Ms. Canfield: Nothing.

Ms. Canfield read the Findings:

This approval is for Special Use Permit 2021-23 to construct an approximate 4+ mile, 120 kilovolt transmission line from a proposed solar field to an eventual location within the Tahoe-Reno Industrial Center. The transmission lines will range between 50 and 120-feet in height, requiring a special use permit for the additional height. In accordance with Chapter 9 of the Storey County Master Plan, transmission lines under 200 kilovolt are required to follow the county special use permit process. The proposed transmission lines will be located within a portion of Sections 4, 5 and 9 of T18N, R22E and Sections 28, 29, 32 and 33 of T19N, R22E, Storey County, Nevada, APNs 004-201-05 & 06 and APN 004-154-27.

The Special Use Permit conforms to the 2016 Storey County Master Plan for the Industrial and Transition from Resources to Industrial designated area in which the subject property is located. A discussion supporting this finding for the Special Use Permit is provided in Section 2.D of this staff report and the contents thereof are cited in an approval of this Special Use Permit. The Special Use Permit complies with the general purpose, goals, objectives, and standards of the county master plan, the zoning ordinance and any other plan, program, map or ordinance adopted, or under consideration pursuant to the official notice by the county.

The proposal location, size, height, operations, and other significant features will be compatible with and will not cause substantial negative impact on adjacent land uses or will perform a function or provide a service that is essential to the surrounding land uses, community, and neighborhood.

The Special Use Permit will result in no substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions and policies of the county master plan, this title, and any other plans, program, map or ordinance adopted or under consideration pursuant to an official notice, by the county, or other governmental agency having jurisdiction to guide growth and development.

The proposed use in the proposed area will be adequately served by and will impose no undue burden on any of the improvements, facilities, utilities, or services provided by the county or other governmental agency having jurisdiction in the county.

The Special Use Permit, with the recommended conditions of approval, complies with the requirements of Chapters 17.03.150 - Special Use Permit, 17.12 - General Provisions, 17.32 F - Forestry and 17.38 IS- Special Industrial Zone.

**Motion:** In accordance with the recommendation by staff and the Planning Commission, the findings of fact under section 3A of this report as read into the record, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the Conditions of Approval, I, Commissioner Mitchell, move to approve Special Use Permit 2021-23, to construct an approximate 4+ mile, 120 kilovolt transmission line, from the proposed solar field to an eventual location within the Tahoe Reno Industrial Center. The transmission lines will range between 50 and 120 feet in height requiring a Special Use Permit for the additional height. In accordance with Chapter 9 of the Storey County Master Plan, transmission lines under 200 kilovolt are required to follow County Special Use Permit process. The proposed transmission lines will be located within a portion of section 4, 5, and 9 of T18N, R22E and Sections 28, 29, 32 and 33 of T19N, R22E, Storey County, Nevada, APNs 004-201-05 & 06 and APN 004-154-27, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

**10. DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval of Resolution No. 21-627 setting the tax rate levy at 3.4607 for 2021-2022.

Comptroller Jennifer McCain explained the tax rate is set every year.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve Resolution No. 21-0627 setting the tax rate levy at 3.4607 for 2021-2022, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

# **11. BOARD COMMENT (No Action - No Public Comment)**

Vice Chairman Mitchell:

- The town was full for the 4<sup>th</sup> of July - at or close to capacity. There is good conversation in the community on how to provide an adequate experience for visitors, and what we can improve.

Chairman Carmona:

- The weekend was fantastic, the (fireworks) show was nice and long. Everyone was well-behaved. It was a great experience leading the parade, with the Sheriff, for the first time.

## **12. PUBLIC HEARING AT 10:30 AM (Discussion Only/No Action):**

The purpose of the hearing is to hear objections to a proposed amended lease of County Property at 1705 Peru Drive in the Tahoe Reno Industrial Center to the TRI GID. The proposed lease will involve adding an approximate 160 square feet of office space and 180 square feet of parking space. No rent in addition to the current rental amount of \$900.00 per month will be charged.

Deputy District Attorney Loomis: The notice of this lease was advertised in the paper to allow for any objections to this proposed lease. No concerns or objections were brought forward.

**13. DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval of amendment of lease with the TRI GID to add approximately 160 square feet of office space and 180 square feet of parking space to the space currently leased to the GID at the county complex located at 1705 Peru Drive in the Tahoe Reno Industrial Center. There would be no additional rent charged to the GID beyond the current rent of \$900.00 per month.

Deputy District Attorney Keith Loomis explained this is an amendment to the current lease with the TRI GID, to add additional square feet to the current office and parking space.

Public Comment: None

County Manager Osborne: This will amend the current lease rather than create a new one.

Vice Chairman Mitchell: The GID is a valuable partner for the County especially with economic development activities. He was concerned about (the County) not having enough space but those concerns were addressed and (the County) is not at risk of not having enough space in the future.

**Motion:** I, Commissioner Mitchell, move to approve the proposed amendment to the lease with TRI GID and authorize the Chairman to sign and deliver the amended lease to the TRI GID, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=2)

## **14. PUBLIC HEARING AT 11:00 AM (Discussion Only/No Action):**

Public Hearing to be held at 11:00 a.m. The purpose of the hearing is to hear objections to a proposed lease of County Property at 1705 Peru Drive in the Tahoe Reno Industrial Center 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). The proposed lease will involve approximately 120 square feet of office space and associated parking spaces with no rent requested for an initial period of four years.

Mr. Osborne asked for advisement from Mr. Loomis regarding the time set for this hearing. Deputy District Attorney Loomis recommended hearing this at 11:00 as advertised.

Chairman Carmona called for recess at 10:45 AM.  
Meeting reconvened at 11:00 AM.

No concerns, objections, or public comment were brought forward.

County Manager Osborne: We are still working with applicant, State of Nevada Health Services, regarding janitorial services. If the existing contract was amended to state janitorial services provided by the State would include cleaning the office once a week and office space as appropriate, that would be sufficient. The language could be finalized and the agreement signed by both parties.

**15. DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval of lease with the State of Nevada, Department of Administration, Division of Public Works on behalf of the Department of Health and Human Services, Division of Public and Behavioral Health, Environmental Health Section (DPBH) to lease approximately 120 square feet of office space and associated parking spots at the County complex located at 1705 Peru Drive in the Tahoe Reno Industrial Center. Associated with the proposed lease is an Access and Confidentiality agreement by which the County, its officers and employees agree to keep confidential any confidential information they may come across which is held by the Environmental Health Section.

Mr. Osborne repeated what he previously stated asking to allow amendment 4.2(b) in the existing contract, providing for janitorial services by the State for the restroom at Station 175 and office space rented as appropriate.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the proposed lease with (DPBH) and authorize the Chairman to sign and deliver it to DPBH and also to approve the access and confidentiality agreement and authorize the County Manager to sign, further to amend the lease section 4.2(b) of the lease to allow the State to provide janitorial activities as they see fit, and to make those changes to the lease, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=2)

## **16. RECESS TO CONVENE AS THE STOREY COUNTY FIRE PROTECTION DISTRICT BOARD**

**17. DISCUSSION/POSSIBLE ACTION:** Consideration and possible to approve the Storey County Fire Protection District Annual Operating Plan with Truckee Meadows Fire Protection District.

Fire Chief Loncar: This (Operating Plan) is re-visited with neighboring agencies every year. (This plan) sets and updates their billing rates.

Vice Chairman Mitchell: This works both ways?

Fire Chief Loncar: That's right.

Public Comment: None

**Motion:** I, Fire Commissioner Mitchell, move to approve the Annual Operating Plan for the Storey County Fire Protection District and Truckee Meadows Fire Protection District, and authorize the Fire Chief to sign, **Action:** Approve, **Moved by:** Vice Chairman Mitchell , **Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=2)

**18. DISCUSSION/POSSIBLE ACTION:** Consideration and possible action to approve Resolution No: 21-628, establishing and implementing a program to charge mitigation rates for the deployment of emergency and non-emergency services by the Storey County Fire Protection District for services provided and/or rendered.

Chief Loncar: This is to refresh a Resolution done in 2014. To be clear, this is for insurance companies who do provide monetary reimbursement for emergency services that citizens should not encounter. For example, a tanker truck rolling over and dumping diesel fuel. If responded to, this can be mitigated by billing insurance or large companies. This is not billing (citizens) - this supplements the budget by dealing with problems created by large corporations. Other agencies do this. This has been done since 2014 - the rates are just being refreshed.

Vice Chairman Mitchell: Had some concerns but they were addressed by the Fire Chief.

Public Comment: None

**Motion:** I, Fire Commissioner Mitchell, move to approve Resolution No. 21-628, establishing and implementing a program to charge mitigation rates for the deployment of emergency and non-emergency services by the Storey County Fire Protection District for services provided and/or rendered, **Action:** Approve, **Moved by:** Vice Chairman Mitchell , **Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=2)

**19. DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval of Resolution 21-626, a resolution setting salary of appointed and non-represented employees of the Storey County Fire Protection District whose salaries are fixed by ordinance or resolution per NRS 474.470 for the 2021-22 fiscal year.

Fire Chief Loncar: This "refreshes" positions that are recognized under the Fire Protection District. It does not mean they are filling these positions right now. There are additional positions listed. This sets groundwork for growth and development within the District.

Public Comment: None

**Motion:** I, Fire Commissioner Mitchell, move to approve Resolution No. 21-626, a resolution setting salaries of appointed and non-represented employees of the Storey County Fire Protection District whose salaries are fixed by ordinance or resolution per NRS 474.470 for the 2021-22 fiscal year. **Action:** Approve, **Moved by:** Vice Chairman Mitchell , **Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=2)

## **20. RECESS TO RECONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS**

**21. DISCUSSION/POSSIBLE ACTION:** Consideration and possible action on the business impact statement for the proposed cannabis establishment licensing ordinance. Cannabis use ordinances and uses may be considered only for the Tahoe-Reno Industrial Center and nowhere else in Storey County.

Outside Council Robert Morris presented a draft business-impact statement regarding public consumption. There is a requirement of 15 working-day notice before approving. This request is to have this heard on August 3<sup>rd</sup>. The hearing for the Ordinance would be August 17<sup>th</sup>.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to continue consideration of the business impact statement for the proposed cannabis establishment licensing ordinance to the meeting of August 3, 2021,

**Action:** Approve **Moved by:** Vice Chairman Mitchell, **Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

**22. DISCUSSION/POSSIBLE ACTION:** Consideration and possible action on first reading of Bill No. 129, Ordinance 21-318 Cannabis establishment licensing ordinance for potential cannabis uses at the Tahoe-Reno Industrial Center. Cannabis use ordinances and uses may be considered only for the Tahoe-Reno Industrial Center and nowhere else in Storey County.

Mr. Morris explained the requirement today is that it be read by title into the record.

"This is an ordinance amending Storey County code to license cannabis use permitted by Nevada Revised Statutes, by adding Chapter 5.10" - Cannabis establishment licensing and providing for other properly related matters".

The actual hearing on the Ordinance is going to be the second reading. There may be minor changes before bringing this back.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to adopt the first reading of Bill No. 129, Ordinance 21-318 Cannabis establishment licensing ordinance and schedule the second reading on the Commission meeting August 17, 2021, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

**23. DISCUSSION/POSSIBLE ACTION:** Resolution 21-625, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 245.045 for appointed Storey County officials for the 2021-22 fiscal year and superseding prior year action by resolution for appointed Storey County employees with adjustments to the Chief Deputy Sheriff, Planning Manager, and Senior Services Director positions.

Human Resources Director Tobi Whitten explained this is an update of salaries for the current fiscal year for appointed and non-represented employees of Storey County.

Public Comment: None

Vice Chairman Mitchell: Is the Senior Services Director position a dedicated County position? He understands the Senior Center is a non-profit.

Ms. Whitten: That particular position is a County position.

**Motion:** I, Commissioner Mitchell, move to approve Resolution 21-625, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 245.045 for appointed Storey County officials for the 2021-22 fiscal year and superseding prior year action by resolution for appointed Storey County employees with adjustments to the Chief Deputy Sheriff, Planning Manager, and Senior Services Director positions, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

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

- A. ARCO Construction Co. Inc. – Contractor / 900 N. El Camino Real Ste 305 ~ San Mateo, CA
- B. R.F. MacDonald Company - General / 99 Megabyte Dr. ~ Sparks, NV
- C. Rustic Rope N' Treasures – General / 263 N. C St. Virginia City, NV
- D. Wild Red's – General / 263 N. C St. ~ Virginia City, NV

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the second reading of business licenses listed as items #A through D, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

**25. DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval to sign the license agreement between Storey County and Sierra Pacific Power Company d/b/a NV Energy allowing the use of a portion of Storey County property in order to run a Community Resource Center ("CRC") in the event of a Public Safety Outage Management ("PSOM") event.

Lara Mather, Community Relations Coordinator: A few weeks ago, we learned of the possibility that with severe weather conditions, power will be shut off to certain areas in the County. This agreement allows NVEnergy to use the community space behind the Highlands fire station as a resource center for equipment for citizens in the affected area. If they have a CRC, Emergency Management will be there as well.

Chairman Carmona: Was there a timeframe on how long this (agreement) would be?

Ms. Mather: Does not recall, but either party can cancel with certain notice.

Chairman Carmona: Work has been done by Parr Electric to upgrade equipment - two years ago. He would like to reach out to NVEnergy to find out how much work was done and how long they expect these PSOM events to go. Is this indefinite?

Ms. Mather: Are you thinking with this equipment, power outages will no longer be necessary?

Mr. Osborne: This was talked about at their last presentation, including the Public Utilities Commission is reviewing all the work they're doing. At a point where the PUC determines it's no longer a "tier two" threat, these programs could come to an end. It was anticipated that it would be quite some time for that to happen.

Chairman Carmona is concerned that this is quite some time. He would to look at this further - how much work needs to be done. He believes it is Ashwan (sp?) and that they are actually not doing the work. They are at the end of his street for 8 hours - they are not chipping, not cutting wood. He has alerted NVEnergy. His concern is when (the County) takes over - it will be found out this company did not do the work they were supposed to do.

Chief Loncar explained, anything within or above the lines, the private contractor is responsible for. As to the Fire District, they are not responsible for those sections. The (Fire District) is trying to work more closely with them as they have received calls about the quality of the work. They need to insure they're delivering a good product. This is not within (the Fire District's) scope of work. There is a lot of work that this private contractor will need to address.

Chairman Carmona: Residents have asked how long outages will be - do they need to prepare for the "long-haul". Do they need to buy generators?

Chief Loncar: He would say prepare for the long haul. He would plan on the PSOM events for quite some time.

Chairman Carmona: He assumes the work done by Parr Electric has been taken into consideration for the Highlands.

Chief Loncar: He is not sure of the work done by Parr Electric - so he cannot answer that.

Chairman Carmona: He will reach out to NVEnergy to see what has been done. He understands most of the work is tightening lines to ensure transformers.....

Chief Loncar: He can ask the fuels person, who is the unofficial fuels liaison with NVEnergy and their fuels work - for the answers.

Chairman Carmona: He is afraid the Highlands is unnecessarily getting the same "blanket" treatment as other area. If it needs to be - that's fine. He just wants to be sure things are taken into consideration.

Vice Chairman Mitchell asked Chairman Carmona if they should "hold off" on this item to make sure we know what's going on.

Chairman Carmona: Doesn't know if holding off would do any good. He just wants to look into some of the things.

Vice Chairman Mitchell said the services provided would be valuable for the residents - cell phone access, charging, water availability, those types of things - if there was to be one of these planned outages. Having the ability to terminate gives us the option if things do not go the way anticipated.

Ms. Mather: This contract company just "hanging out", not doing anything, should be of concern to everybody. She can reach out to her NVEnergy contacts.

Chairman Carmona: He has gone to his contact, sent a video and photos, they should be handling it. He just wanted to note it today - it's been over a couple of weeks. They have no idea but his street was the "hang out" - it was deadly silent, no work going on. NVEnergy was not happy. There was food, cigarette butts - all over the ground. The Highlands and NVEnergy are getting "jipped". They obviously were not doing the work.

**Motion:** I, Commissioner Mitchell, move to approve, the signing of a license agreement between Storey County and Sierra Pacific Power Company d/b/a NV Energy allowing the use of a portion of Storey County property in order to run a Community Resource Center ("CRC") in the event of a Public Safety Outage Management ("PSOM") event, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

**26. DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval of entry into set up and monitoring agreement with Delta Fire Systems to install and monitor a fire alarm system for the V & T Freight Depot for a set-up fee of \$345.00 and annual service fee of \$1,080.00. The contract is for 12 months subject to automatic renewals for 12 months until terminated.

Deputy District Attorney Loomis explained contracts for Items 26 and 27 are attached. Mr. Loomis advised County Manager Osborne that because both of the contracts are less than \$5,000, (Mr. Osborne) is authorized by policy no. 042, to sign off on these agreements. Mr. Osborne has done that. Monitoring is now in place in the V&T Depot and at the Justice Court.

Mr. Loomis said these were put on the agenda for review by the Board - although not required - policy 042 states that the policy does not prohibit the Board from requesting certain agreements, contracts, be approved by vote of the Board, or review by the County Manager.

Mr. Loomis felt (this item) was important and he wanted the Board to review. The Board can move to approve, or do nothing if the County Manager has acted within his authority.

Chairman Carmona: If (County Manager) acted within his authority, (Chairman Carmona) does not see need to "micro-manage".

Public Comment: None

Vice Chairman Mitchell: Is there something about this contract that made it jump out at you for review?

Mr. Loomis said he was involved because of the risk management and limitational liability provisions seen more and more, which are fairly onerous on the County. Issues were addressed with Delta Fire Systems, amendments were made - he advised Mr. Osborne this could move forward.

Vice Chairman Mitchell: Appreciates the abundance of caution but does not see need to take action.

No action taken

**27. DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval of entry into contract with Delta Fire Systems for fire systems inspections of the V & T Freight Depot for three years at a cost of \$1,800.00 with additional per hour rates for service calls and/or ratification of County Manager's entry into said agreement.

Mr. Loomis: This is the same (situation) as the previous item.

Public Comment: None

No action taken

**28. DISCUSSION/POSSIBLE ACTION:** Update, discussion, and provide direction to county staff and lobbyists regarding SCR 11 (formerly BDR 1109 and 1148) interim legislative committee to study Innovation Zone draft legislation, and other properly related matters.

County Manager Osborne: At this point there is nothing new. The County's lobbyists, as well as staff are watching this. Something (with the committee) should be forming around the end of July.

Public Comment: None

Vice-Chairman Mitchell: We continue to be actively engaged in conversations. He looks forward to conversations with the interim study committee - if, and when, it comes together. He is comfortable with the direction (to staff) made in the past.

Mr. Osborne: This will be a standing item until the end of year until the interim study committee is over.

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

**Sheriff Antinoro:**

- The weekend (July 4<sup>th</sup>) was quite busy - 235 incidents handled (most low level) with 4 arrests. It was a relatively well-behaved crowd.

**Fire Chief Loncar:**

- During this week, a severe thunderstorm came through. They chased a few small fires, the biggest being about 5 acres. Most of the activity was around Lockwood. It was nice having the NVEnergy resources.

**Mike Northan:**

- Progress drawings have been received for the Lockwood Community Center - with site improvements and plans for the remodel of the existing structure.
- The proposed site plans are complete for the Highlands Community Center. This is on the Planning Commission agenda for July 15<sup>th</sup> for Special Use Permit for an encroachment setback.
- V&T Freight Depot - the fire alarm monitoring agreement is now in place. The sprinkler system and the alarm system were live for the July 4<sup>th</sup> weekend.
- There have been no responses to the bid solicitation process for the build of stairs at Pipers Cottage. The required bid advertisement will be kept up a bit longer to actively solicit.
- Public Works has replaced a culvert in Mark Twain and will be replacing one in Six Mile Canyon tomorrow. He has been working with Kathy Canfield as part of on-going compliance efforts.
- Work is proceeding on the IT office at the Divide Building. Material availability and shipping continues to be an issue. Windows and exterior siding are due later this month. Exterior doors are installed and window openings will be covered with heavy-gauge plastic to dry the building in.

Vice Chair Mitchell asked if Six Mile would have full closure for the (culvert) work, or will there be traffic control?

Mr. Northan is not sure of the plans. Contact the Crew Chief, Irving Powers, for this information.

**Becky Parsons, Communications:**

- They are half-way moved into the new location - with a final move-in date of July 7.

**Joe Curtis, Emergency Management Director:**

- The County is at a total of 118 Covid cases.

**Lara Mather, Community Relations Coordinator:**

- A reminder, the four SHPO interns will be out in the historic district section of the County. Their field work starts Monday for four weeks. Residents are encouraged to stop and talk to them about their project.

**Deny Dotson, VCTC Director:**

- Thank you to the Sheriff and Fire Departments for the 4<sup>th</sup> of July weekend. They go through a lot of "hassle" that weekend. Things are always seen that can be improved.
- Parking is always a problem. Maybe some striped parking and/or improvements - maybe posted signs. There were a lot of overnight RV's, with little camps, on F Street near the traom station.

**Mike Nevin, Water/Sewer Project Manager:****Gold Hill Sewer project:**

- The plant building arrived June 25<sup>th</sup>. Erection of the building started on the 28<sup>th</sup> - with 5 to 6 weeks to get the building "weathered in".
- NVEnergy has assured they will begin running three-phase power to the site starting next Monday. The project will last no more than a couple of weeks.

- Completion date for this project is the end of October. The plant should be up-and-running in mid-September.

**Hillside Tank project:**

- Tank two is complete, as well as the interior coating process and curing.
- Installation of the mixing system has started - this should be finished this week.
- The final exterior paint coat has been applied on tank one.
- Exterior coating will begin on tank two this week. A wash down of the interior will be done next Monday.
- The fill process will begin next Tuesday. Then there will be a six-day soak process, and then test.
- Work on the highway, where the new valve assemblies were installed, will be done July 20<sup>th</sup>. Detour routes will be available.
- There is also a delay on fencing materials.
- Final completion of the entire project, including fencing, is anticipated for the end of August.

**Jennifer McCain, Comptroller:**

- Auditors have started the audit for last year. This is planned to be done and presented to the Board at a December meeting.

**Kathy Canfield, Senior Planner:**

- Storey County has been asked, and will be sending a representative to the State Hazard Mitigation working group. This group will be looking at updating the State's Hazard Mitigation Plan, grants, and applications for grants. She represents that group.
- The County has two openings for Storey County residents to be on/work with the Carson Water Subconservancy Group. Advertisements will be sent out to see if there are any interested residents.

**James Deane, IT Director:**

- A new microwave link has been installed on the Divide facility. This makes the water treatment plant, the Divide facility, and the in-coming IT facility redundant -which will keep everything running.

**Austin Osborne, County Manager:**

- The Courthouse parking lot will be closed sometime in August for major trial in the building. Additional - more understandable - signage will be put in the parking lot.
- When the parking lot was put in, there was discussion whether or not to put a fence along A Street to keep cars from "going rogue". A fence was installed - this weekend it was tested and may have saved a life. Despite injuries, it could have been much worse.
- 4<sup>th</sup> of July was a great weekend with lots of fun. Thank you to all who put it together.

Chairman Carmona asked if the trial taking place would have a local jury.  
(Response inaudible).

Chairman Carmona also thanked staff for their patience in having "staff comments" at the end of the meeting.

**30. PUBLIC COMMENT (No Action)**

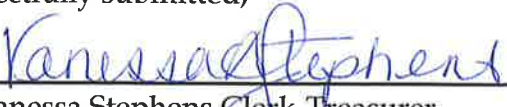
**None**

**31. ADJOURNMENT of all active and recessed Boards on the Agenda**

Chairman Carmona adjourned the meeting at 12:05 P.M.

Respectfully submitted,

By:

  
Vanessa Stephens Clerk-Treasurer