



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

JULY 20, 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, Emergency Management Director Joe Curtis, Employee Relations Jeanne Greene, Deputy District Attorney Keith Loomis, Chief Deputy Sheriff Tony Dosen, IT Director James Deane, Community Relations Director Lara Mather, Community Development/Fire Marshal Martin Azevedo, Recorder Marney Hansen-Martinez, Fire Chief Jeremy Loncar, Human Resources Director Tobi Whitten, Comptroller Jennifer McCain, Communications Manager Becky Parsons, Senior Center Director Stacy York, Community Chest Executive Director Erik Schoen, Assessor Jana Seddon, Operations Projects Coordinator Mike Northan, Senior 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 20, 2021.

County Manager Osborne asked to continue items 9 and 22 to August 3, 2021 to be held at the Justice Court located at 800 S. C Street; continue item 10 to September 7, 2021. The meetings will be available by Zoom.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve today's Agenda, with the following changes - continue item 9 to the 8/3/21 meeting at the Justice Court; continue item 10 to the 9/7/21 meeting at the County Courthouse; and, continue item 22 to the August 3<sup>rd</sup> meeting at the Justice Court, **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 June 1, 2021.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the Minutes for June 1, 2021 meeting, **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 business license first readings:

- A. Aardvark, Incorporated – Contractor / 3532 Gracia Del Dios Dr ~ Reno, NV
- B. Akal Construction, Inc. – Contractor / 1024 Iron Point Rd. Ste. 1046 ~ Folsom, CA
- C. Am Quip Systems, LLC – Contractor / 1315 Greg St. # 114 ~ Sparks, NV
- D. DRYCO Construction, Inc. – Contractor / 42745 Boscell Rd. ~ Fremont, CA
- E. Fastway Xpress, Inc. – Transportation / 1425 Maritime St. ~ Oakland, CA
- F. Giant Roofing LLC – Contractor / 75 Bank St. Ste 7 ~ Sparks, NV
- G. High Country Propane Inc. – Out of County / 1262 Dupont Ct. ~ Manteca, CA
- H. High Priority Construction – Contractor / 11935 Chesapeake Dr. ~ Reno, NV
- I. Omboli Interiors Inc. – Contractor / 4200 Rewana Way # 505 ~ Reno, NV
- J. PHC Builders – Contractor / 1351 Tule Peak Cir. ~ Carson City, NV
- K. Sierra View Realty – Home Business / 1625 Main St. ~ Virginia City, NV
- L. Tippmann Design Build, LLC – Contractor / 4218 Hobson Ct. ~ Ft. Wayne, IN

II Consideration and possible action, approval of claims in the amount of \$2,461,706.40

III Consideration and possible approval of Unsecured Bill Correction for Valeo North America, Inc. Valeo is an approved partner of Tesla for 100% abatement of taxes.

IV Consideration and possible approval of the August 3, 2021 Storey County Board of County Commissioners regularly scheduled meeting being held at the Virginia Township Justice Court located at 800 South C Street, Virginia City, Nevada.

Public Comment: None

Vice Chairman Mitchell noted in this Consent Agenda we are moving the location of the next meeting to the Justice Court.

**Motion:** I, Commissioner Mitchell, move to approve today's Consent Agenda as presented, **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)**

**Sam Toll, Gold Hill resident:** Thanked former Commissioner McBride for the opportunity to have Public Comment at the beginning of the meeting. He's excited to see Item 20 on the agenda - consideration of something providing transparency to the County. He cannot wait to see what happens and refers to litigation where decisions have been ruled against the County regarding public records. He has 24 public record requests still outstanding - there will be a few more. Based on the litigation, if he does not see anything meaningful from the County's response to the requests, he will follow in court. This is costing taxpayers money that does not need to be spent.

Mr. Toll expressed concern about the presence of Commissioner Gilman at meetings - indicating that Mr. Gilman was in Florida. He has been informed that for the last 1 1/2 years Mr. Gilman has moved to Florida and not present in our community. If Mr. Gilman has a health issue or has decided to retire and move across the country - it's time to turn his leadership as a commissioner over to someone who is present in the community, is invested here, and who can see people eye-to-eye.

**Alexia Sober, Virginia City resident:** Thanked Mr. Osborne for hosting the leadership interns that were here the five weeks this summer. Mr. Osborne and Vice Chairman Mitchell talked to them about Storey County, county government, and the county's unique position as a small county that's get a lot done very quickly.

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

### **Chief Deputy Tony Dosen:**

- National Night Out is scheduled for August 3<sup>rd</sup>, 5PM at Peri Ranch Park in Lockwood. There will be booths, food, and a dunk tank.

### **Fire Chief Jeremy Loncar:**

- Discussed wildfires in the area and resources that are deployed to the Tamarack Fire. This includes a medic from the County that will be aboard a NDF helicopter that will be there to take care of any firefighter that may be injured.
- All resources that are out are available to come back at any time. They have extra staffing, thanks to an NVEnergy grant, that are being kept in the county for assistance.

Vice Chairman Mitchell asked if (the County) had had much activity - lightning, etc.

Chief Loncar: Significant lightning activity was seen yesterday on the north end of the county. Nothing took off - that doesn't mean that it can't happen. A lightning strike started the Tamarack Fire that sat. After a good lightning storm, aircraft are called to fly the county the next day to look for "sleepers".

**Mike Northan, Projects Manager:**

- Work is on-going on the drainage system in Mark Twain.
- Due to a 3.8 earthquake, a timber column in the V&T Freight Depot suffered a fracture. Sierra Builders looked at the damage and provided a quote for repair. On July 8, the 6.0 quake in Antelope Valley further damaged that column as well as another. Sierra Builders provided temporary shoring until repairs can be done. Quotes are being sought for repairs.
- Preliminary plans have been received for Lockwood Community Center. There are some changes to be made before finalizing. Meetings are being scheduled to discuss.
- Close to final plans for the new building at the Highlands Community Center.

**Becky Parsons, Dispatch Manager:**

- They have moved into the new center. Phones and radios are up and working. They will be full-functioning shortly.

Chairman Carmona: You, and your team, do a great job. He listens on the radio and doesn't know how you do it.

**Joe Curtis, Emergency Management Director:**

- A reminder, the statistics and percentages given for numbers of vaccinations and testing are way low and significantly inaccurate and have been for years. Actual numbers are difficult to come across and to determine the actual percentage in the County of those vaccinated.
- He thinks there is a significant number of people in the County that are vaccinated.
- There have only been 2 new cases since July 1<sup>st</sup>. This puts the percentage number down low.
- People are going to pharmacies, doctors, and other places for tests and vaccinations. The County does not get that information back - at least not on a timely basis. This makes it difficult to have accurate figures.
- On July 4<sup>th</sup> there was a report of an approximate 200-gallon spill in Six Mile Canyon, reported as used motor oil. It has been determined that it is not motor oil - it is a large amount of raw sewage. Currently they are working with Clean Harbors to clean this up. The spill is confined to Virginia Creek. The spill is not from the County's sewer plant - it is from a private, out of the area dump. Signage will be put out with lanes closed to do this work.

Chairman Carmona asked if there was any camera footage in that area.

Mr. Curtis: No. He has put it out to see if anyone has seen anybody in this area. A criminal case has been opened with the Sheriff's Office. They have thought about doing a "secret witness" type of announcement.

Chairman Carmona: 200 gallons - does that eliminate a recreational vehicle? Is there any indicator that it would have been a septic tank company?

Mr. Curtis: Pretty much (eliminates an RV). Most are 40 to 60 gallons - so it would have had to be multiple occasions.

It was not dumped onto the ground, but into the creek bed. It had to have been done intentionally. This is an area in which they are looking.

**Lara Mather, Community Relations Coordinator:**

- Carson City Health & Human Services will no longer be requiring appointments for the Covid vaccine. All events will be listed on Carson City.org. - go to this website for dates and times. All three vaccines will be offered. People showing up for second dose are reminded to bring their vaccination card.
- The Food Bank of Northern Nevada is hosting its monthly "mobile harvest" - Tuesday, July 20<sup>th</sup>, 10-11 AM, in the parking lot at the corner of D and Mill Street. Fresh fruits and vegetables from the Nevada Food Bank will be available.
- The SHPO "survey" interns are doing a great job and moving quickly through the community. Over 400 structures have been surveyed in a week - including historic and non-historic structures. They will be working until Friday, August 6<sup>th</sup>. They have had great questions from the community.
- July is the month when most grant notifications are received - specifically Emergency Management grants. The following grants have been received:
  1. United We Stand - just over \$27,000 -going to a security system for one of the County departments, and \$4,300 for ballistic shields;
  2. State Emergency Response Commission - \$4,000 for supplies and management of local emergency planning;
  3. CERT - just under \$25,000 that will go to Fire Department for air-packet carts used by the rapid intervention team;
  4. Hazardous Materials - just under \$7,500 for hazardous materials annual training;
  5. Community Development Block - just over \$40,000, related specifically to Covid response and recovery. This will cover the Emergency Management assistant who is still working;
  6. Emergency Management Performance Grant: little over \$20,000 will go to the Emergency Management Director's salary and \$9,000 for training.

**Emergency Management Assistant Honey Tapley:**

- They are getting ready for National Night Out. Nevada Cooperative Extension will be setting up a booth along with Emergency Management. A book from FEMA addressing various disasters will be handed out.
- The State Historic Preservation Office has a lot of information for children that are Nevada specific. This will be available at National Night Out, along with the "Weed Busters" book for kids, mentioned at a previous meeting.
- Lisa Taylor at the Nevada Cooperative Extension has been really helpful in providing resources for communities - fire related, emergency preparedness, etc.

**James Deane, IT Director:**

- The public records request portal is now live on the website.

**Martin Azevedo, Community Development Director/Fire Marshal:**

- Training just completed on the Tyler "mobilized project" for new software for plan review. Contractors will be able to go in and apply for and set up permits; schedule inspections; add project information. Inspectors can go out and do inspections and enter reports right there and email to the contractor.
- It will take time to get through the process. Contractors will be set up shortly.
- The business license side of Tyler is coming around.
- Two additional people have been hired - Krista Kenyon, handling permits; and a new inspector, Scott Snelling.

**Erik Schoen, Community Chest Executive Director:**

- Thank you to the Sheriff's Office for helping with a situation last week - they were very efficient and professional.
- Youth programs are in full-swing and going well.
- Thank you to everyone who attended the library dedication to Lucy Bouldin, as well as the Open House/Library dedication to Shaun Griffin.
- They are conducting the "every three-year community survey" which helps identify the top needs for the community. Affordable childcare was the top need in the last survey. Input can be provided by: the on-line survey; paper surveys available at the Senior Centers; or at one of the four community forums which are planned - July 27<sup>th</sup> at Mark Twain fire station; July 29<sup>th</sup> at Highlands fire station; August 5<sup>th</sup>, Virginia City at the library; and August 12<sup>th</sup> at Lockwood Community Center. The surveys will start at 11 AM at each location. Everyone is invited to take part.

Commissioner Gilman: It's great to see all the community outreach - thank you for the effort.

**Stacy York, Senior Center Director:**

- The Senior Center is hiring homemakers to do light housekeeping in Virginia City and Lockwood.
- Lockwood is hosting a "show and shine" car show/fundraiser this Saturday - 10 AM to 2 PM.
- Virginia City resident "Red Dog" Elden Corwin recently passed away. An estate sale will be held at his property this Friday and Saturday.

**County Manager Austin Osborne:**

- Due to a trial going on in August, parking in the Courthouse lot will be enforced. Letters on vehicles and more visible signage will be in place.
- The Strategic Plan is moving forward. Departments are working with Linda Ritter - he is staying independent of the process. He has looked at a couple of things and feels the changes will be exciting. This will turn (the County) into a more sophisticated organization with planning, budgeting, and staffing. After going out to the communities and the Board, a final plan should be ready to be put in place by the end of the year.
- After many years of work, (the County) is now owner of an easement between I Street and F Street - potentially to be Fairgrounds Road. He will reach out to the Sheriff's Office to begin enforcement of speed limits on that road.

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

None

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

**Continued to August 3, 2021.**

**10. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible action on Special Use Permit Amendment 2000-217-A2-2021 request by the applicant Basalite Concrete Products, LLC., to increase the annual mining capacity from the 2017 Storey County approved 500,000 tons per year to 1,200,000 tons per year. The project includes additional equipment to be added to the site that will assist in processing the additional material being generated including silos that may exceed 75-feet in height. The property is located at 1150 N. Pinenut Road, Mark Twain area, Storey County, Nevada, APNs 004-291-09, 13, 25, 45 and 47.

**Continued to September 7, 2021**

**11. DISCUSSION/POSSIBLE ACTION:** Discussion/For possible action on Special Use Permit 2021-31 by Storey County Public Works. The applicant requests a special use permit to allow for a 5-foot setback along the north property line for a proposed garage structure associated with Storey County Fire Station #72. The property is located within the Virginia City Highlands at 2610 Cartwright Road, Storey County, Nevada, Assessor's Parcel Number (APN) 003-041-02.

Senior Planner Kathy Canfield reviewed this Special Use Permit request from Public Works. The property contains the Highlands Fire Station and the project for the new garage structure for a community meeting place. Storey County owns the adjacent property - there are no neighbor issues. The Planning Commission voted unanimously to approve.

Public Comment: None

Ms. Canfield read the Findings: The following Findings of Fact are the minimum to be cited for a recommendation of approval or approval with conditions. The following Findings are evident with regard to the requested Special Use Permit when the recommended conditions in Section 4 are applied. At a minimum, an approval or conditional approval must be based on the following Findings:

This approval is to allow for a 5-foot setback along the north property line for a proposed garage structure associated with Storey County Fire Station #72. The property is located within the Virginia City Highlands at 2610 Cartwright Road, Storey County, Nevada, Assessor's Parcel Number (APN) 003-041-02.

The proposed project complies with the general purpose, goals, objectives, and standards of the county master plan, this title, and any other plan, program, map, or ordinance adopted, or under consideration pursuant to 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 proposed project 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 conforms to the 2016 Storey County Master Plan for the Virginia City Highlands in which the subject property is located. A discussion supporting this finding 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 conditions under the Special Use Permit do not conflict with the minimum requirements in Storey County Code Sections 17.03.150 - Special Use Permit, 17.12 – General Provisions, and Section 17.15 – Public Zone.

**Motion:** In accordance with the recommendation by staff and the Planning Commission, and the Findings under Section 3A of the Staff Report, and in compliance with all conditions of approval, I, Commissioner Mitchell, hereby move to approve a 5-foot setback along the north property line for a proposed garage structure associated with Storey County Fire Station #72. The property is located within the Virginia City Highlands at 2610 Cartwright Road, Storey County, Nevada, Assessor's Parcel Number (APN) 003-041-02, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**12. PUBLIC HEARING AT 11:00 AM (Discussion Only/No Action):** Hold a public hearing on the fair market value of the appraised land associated with Assessor's Parcel Number 005-061-52 pursuant to Nevada Revised Statutes (NRS) 244.2795.



Kathy Canfield: An applicant has land adjacent to a parcel of land owned by Storey County and is requesting an easement for construction of a rail spur and driveway encroachment. Under NRS requirements an appraisal needed to be done for the land. This was presented to the Board at a previous meeting. The appraisal has been received and a public meeting is required by NRS to review the fair market value. At this time, we will receive any comments from the public regarding the fair market value.

No public comments.

Deputy District Attorney Keith Loomis: The point of the hearing is to establish the fair market value of the property.

**13. DISCUSSION/POSSIBLE ACTION:** Consideration and possible action to consider comments received on the public hearing related to the fair market value of the appraised land associated with Assessor's Parcel Number 005-061-52 pursuant to Nevada Revised Statutes (NRS) 244.2795 and give direction to staff to proceed with an easement utilizing the appraisal and public comments as appropriate.

Ms. Canfield explained this parcel of land is in TRI Center south of Denmark Drive. The appraisal is for the portion of the land to be utilized - not the whole parcel. Ms. Canfield reviewed options for the Board. Either ask for payment of the entire easement or ask for a monthly or yearly rental fee. Applicant has also requested a second item be discussed.

Mr. Loomis: There will be provisions in the easement that the landowners comply with Union Pacific construction requirements.

Chairman Carmona called for public comment on the first part of this item.  
None

Commissioner Gilman: The company making this request is a major national company - they are a wonderful corporate group to join the industrial community. This is part of a drainage property dedicated to the County. The upper edge is primarily rock requiring blasting - a lot of work to get the rail in, which is critical to this project. He thinks the appraisal is more than generous for the County. There will be significant work to make (the property) usable for rail. He proposes that (the County) sell the property as a permanent easement for rail siding, rather than for some type of monthly payment. The company has requested an early-entry agreement for equipment that is arriving and to start construction. The County has for years allowed grading before a building permit is completed. He recommends (the County) expedite the early entry agreement allowing this company to get started.

Vice Chairman Mitchell asked about the values given for permanent and temporary easements and why the square footage is different between the two. This is a drainage lot, are there any other uses or needs the County would have for future use.

Ms. Canfield: The temporary easement - not recommended by staff to charge them for- is the area needed to construct the area of the permanent easement. This is just for drainage - it's a ditch. They will need to put in culverts to provide for flow. There are other companies indicating they are also interested in rail line - nothing has been submitted at this time. That would be separate from this project.

This company is requesting an early entry agreement with the County to begin construction prior to finalization of this agreement. One issue is there needs to be blasting of a portion of a hill on County property. Staff does not have any concerns - other than once blasted, nothing can be put back.

The second portion is to request if the Board wants to direct an early entry agreement -which would be brought to the Board as quickly as consensus is obtained.

Vice Chairman Mitchell asked for clarification on an appropriate motion.

Mr. Loomis: An early entry agreement is not identified on the agenda - it will have to come back to the Board.

There was discussion regarding the wording of a motion.

Mr. Loomis added: In order to sell an interest in County property, it has to be appraised. This customer is going to use this for economic development - so the Board can authorize sale without offering it to the public and it can be sold for less than fair market value if the Board chooses. The required Resolution will be brought back at the next meeting.

Commissioner Gilman: This company has significant equipment on site waiting for the early-entry agreement and are under pressure to get going with construction. Is there no other avenue on the early-entry agreement other than waiting another two weeks?

Mr. Loomis: The alternative would be for staff to authorize early entry and bring back to the Board at the next meeting for ratification of that action.

Commissioner Gilman requested that be strongly considered at this meeting. At the end of the day, we want this to take place.

Vice Chairman Mitchell said he is fine with giving them an encroachment permit - just "one and done" and not drag this out.

Commissioner Gilman: Would this include executing an early entry agreement, get this company started, and ratify at this next meeting?

Vice Chairman Mitchell: Yes.

Chairman Carmona said he's okay with that.

**Motion:** In accordance with the recommendation by staff, I, Commissioner Mitchell, move to acknowledge the fair-market value listed in the appraisal completed by Anthony J. Wren & Associates, dated July 8, 2021, for real property identified as Parcel Number 2017-28; Assessor's Parcel Number 005-061-52 located in the Tahoe-Reno Industrial Center, Storey County, Nevada, and direct staff to utilize the fair market value in determining a proposed easement on the property; further move that staff work on a one-time payment for a permanent easement, and further instruct and work with the applicant and enter into an early-entry agreement to allow them to begin construction, to be brought back to the Board for ratification,

Mr. Loomis: He is reluctant to say yes you can approve staff entering in to an early-entry agreement with applicant for later ratification, because it is just not on the agenda. He asked to remove that part of the motion. Staff can authorize early agreement subject to ratification by the Board - but does not think that can be approved in advance.

Commissioner Gilman said that was his mistake. He thought he understood the earlier explanation that they were able to do that. He is disappointed we can't - but right is right.

Vice Chairman Mitchell said he will try to modify the motion to allow for that but still make it work.

**Motion:** "Modify the last part of the motion instructing staff to work with the applicant and to facilitate early entry to be memorialized in an agreement to be brought before us for ratification"

Mr. Loomis said he thinks that works.

Mr. Osborne said he did not know if the value of the easements were put on record - it might be a good idea, for the record, to state the value of the temporary easement and the permanent easement.

Ms. Canfield said the appraisal report for this subject matter has the permanent easement containing 54,789.77 square feet and at a dollar amount of \$47,941.05. For the temporary easement, they identified 72,096.6 square feet and a dollar amount of \$12,616.91. Staff recommends using the permanent easement amount and that the temporary easement amount not be charged to the applicant - it would just be done through an encroachment permit in one payment to Storey County.

Vice Chairman Mitchell: Does not remember the beginning of his motion but believes he referenced the dollar amount that was included.

Vice Chairman Mitchell retracted the previous motions to start over.

**Motion:** In accordance with the recommendation by staff, I, Commissioner Mitchell, move to acknowledge the fair market value as listed in the appraisal completed by Anthony J. Wren & Associates, dated July 8, 2021, specifically the permanent easement is valued at \$47,941.05 for real property identified as parcel #2017-28, Assessor's Parcel Number 005-061-52 located within the Tahoe

Reno Industrial Center, McCarran, Storey County Nevada, and direct staff to utilize this fair market value in determining a proposed easement for the property, further to move to instruct and authorize staff to work with the applicant and to facilitate early entry on to the property for construction purposes and to create an agreement to be brought to this Board for ratification, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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

**15. DISCUSSION/POSSIBLE ACTION:** Promotional Badge pinning for Battalion Chief Jim Morgan and Fuels Management Officer Chris Barton.

Chief Loncar said this does not happen very often in (fire) careers. The Chief read a "bio" for each - Battalion Chief Jim Morgan and Fuels Management Officer Chris Barton. Chairman Carmona read the "swearing in" for each of them. Battalion Chief Jim Morgan and Fuels Management Officer Chris Barton received their Promotional Badge pins from family members.

Public Comment: None

**16. DISCUSSION/POSSIBLE ACTION:** Consideration and possible action to approve disposal by means of auction, donation, or sale of surplus District fire apparatus and equipment

Chief Loncar has three specific items no longer of use to the Storey County Fire Protection District, that are of use to someone. The items are: 1986 reserve brush truck that is no longer used, and a 1996 HME Type 1. He is seeking approval to auction, donate, or sell this equipment.

Public Comment: None

Commissioner Gilman: Congratulations to Storey County. It was not long ago that we were looking for as much used equipment as could be found. It's a nice benchmark that we can help out someone else.

**Motion:** I, Fire Commissioner Mitchell, move to approve the disposal of two surplus fire apparatus and brush truck unit by means of auction or sale, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**17. DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval of an increase in the awarded money to the Storey County Fire Protection District for fuels reduction from NV Energy in the amount of \$875,702.67 over the duration of the 3-year agreement.

Fire Chief Loncar reported that because of the work and expansion of efforts put forth by the Fire District, NVEnergy has proposed to increase our P.O. to \$2,790,716.67. This will mean more staffing and more equipment for the County. Chief Loncar has outlined changes in the Hazardous Fuels Management Stand-by Proposal.

Public Comment: None

**Motion:** I, Fire Commissioner Mitchell, move to approve the proposed changes in increase in funding from NVEnergy to Storey County Fire Protection District in the amount of \$875,702.67 for additional fuels reduction staff, operating expenses, and equipment, **Action:** Approve, **Moved by:** Vice Chairman Mitchell , **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**18. DISCUSSION/POSSIBLE ACTION:** Consideration and possible action to approve a contract between the Carson City and the Storey County Fire Protection District for use of the Regional Fire Training Facility.

Chief Loncar reviewed this annual agreement with Carson City for use of the Regional Fire Training Facility. Fees are paid on an "as used" basis and estimated to be about \$1,000 yearly.

Public Comment: None

**Motion:** I, Fire Commissioner Mitchell, move to approve the Regional Fire Training Facility use contract between Carson City and Storey County Fire Protection District, and authorize the Fire Chief to sign the contract, **Action:** Approve, **Moved by:** Vice Chairman Mitchell , **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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

**20. DISCUSSION/POSSIBLE ACTION:** Presentation, discussion direction regarding suggested ClearGov financial transparency addition to the County website not to exceed \$8,500.00.

Comptroller Jennifer McCain reviewed a video presentation of the ClearGov financial transparency program. The goal is to provide more transparent financial information to the taxpayers and to have it available on the County website.

Chairman Carmona sees a lot of benefit, but will this remove a major work load from the (Comptroller's) department in not having to look up information?

Public Comment: None

Commissioner Gilman: We have working toward this for some time, and suspects this will be highly celebrated within the County. He "champions" this type of public clarity.

Vice-Chairman Mitchell: Hopes having information available in this form is a just-right solution and thinks this may lead to better public participation. People will be better able to understand where dollars are going and will lead to better "feedback" at budget time.

Chairman Carmona: This is definitely moving in the right direction. (The program) is extremely user-friendly.

Vice Chairman Mitchell asked about the dollar amount. Is it on-going, are upgrades included, is there an annual service contract?

Ms. McCain: There is an on-going expense every year as this is a "hosted" environment. It's a \$3,000 or \$4,000/per year charge. Budget processes can be put on-line and we can get public comment/ideas.

**Motion:** I, Commissioner Mitchell, move to direct County staff to proceed with implanting the financial transparency addition to the County website as presented at a cost not to exceed a cost of \$8,500, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**21. DISCUSSION/POSSIBLE ACTION:** Consideration and possible action, accept donation to Storey County at no-cost vacant land including surface rights only located at 347 South "G" Street (Assessor Parcel Number 001.134.02; Lot 5, Block 179, Range "G", Virginia City, Nevada, filed June 6, 1865, in the office of the Storey County Recorder), Virginia City, Storey County, Nevada, and as further described in the enclosed exhibits.

County Manager Osborne explained the individual who owns the property at 347 South "G" Street, adjacent to the fairgrounds, has offered to donate the property at no-cost to the County. An appraisal and title check have been done. It is recommended that Title Insurance is obtained to protect the County. The property is developable but is in a place that would not be suitable for a home. If the Board accepts this parcel donation, Mr. Osborne advises that it be conditioned that the final, closing paperwork meets approval of the District Attorney, Assessor's and Clerk's offices, and the rest of us.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to accept donation to Storey County, at no cost, vacant land including surface rights only located at 347 South "G" Street, Assessor Parcel Number 001.134.02; Lot 5, Block 179, Range "G", Virginia City, Nevada, filed June 6, 1965, in the office of the Storey County Recorder, Virginia City, Storey County, Nevada, and as further described in the enclosed exhibits, and further condition this acceptance on approval from the District Attorney's Office and other County staff, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**22. DISCUSSION/POSSIBLE ACTION:** Consideration and possible action to approve and authorize the County Manager to sign an 18-month contract between Storey County and Lakota HRM, LLC a Nevada limited liability company to provide labor relations guidance and administration, interpret and guide application of labor agreements and personnel policies; perform and oversee administrative investigations; and ensure due process and discipline are administered in compliance with union agreements and personnel policies.

**Continued to August 3, 2021**

**23. 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.

Commissioner Gilman recused himself from this item.

County Manager Osborne reviewed the background of this Bill which was put into an interim study earlier this year. The study, composed of a group of Nevada State legislators, to be done between now and December 31<sup>st</sup>. A committee has been formed with a number of Senators and Assemblymen. This committee will hear a draft bill - still yet to be seen. It is expected the committee will convene on August 12<sup>th</sup> - we are prepared to attend and participate.

At the same time, we are in the middle of the data-mine and writing the white paper. This will be published and sent out to the region, as well as the committee. The data of the paper, before it's actually finished, will be used to support (the County) and this Board's position at the committee - whichever way it goes - regarding innovation zones or related matters.

The proponents of the Innovation Zone, the Blockchains group, have reached out to us. (The County) has made a consistent position at the Legislature that if they want to build a smart-city, or the Painted Rock Development, as conforming to the County's Master Plan - we support that, the Master Plan supports it. We have offered to provide a joint session of the Board of County Commissioners and Planning Commission with a series of meetings in Lockwood. So far, they have not responded back with an available date. This Board will be kept up-to-date.

Vice Chairman Mitchell: Staff and lobbyists are doing a great job to see what paths may be open and working directing with proponents, keeping on top of what's happening at the Legislature, and keeping the County well prepared to be actively involved.

Chairman Carmona: From what he knows, (the County) has been open and willing to work with these folks. We'll wait and see what the first meeting looks like. If things change, we will give alternative direction.

**Motion:** I, Commissioner Mitchell, move to direct County staff, lobbyists, and professional services, to consider appropriate research, analyses, and action on SCR 11, Innovation Zone Interim Study, which will best protect and represent the County to continue opposing separatist government concepts, and to promote economic and land development through existing framework in the 2016 Master Plan of Storey County, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

The Chair called for a 10 minute recess.

Meeting reconvened at 12:21 P.M.

**24. DISCUSSION/POSSIBLE ACTION:** Annual review and evaluation of the performance of Austin Osborne, County Manager for the time period of July 1, 2020 through June 30, 2021. The Board may, without further notice, take administrative action against Austin Osborne, County Manager, if the Board determines that such administrative action is warranted after considering the character, alleged misconduct, professional competence, or physical or mental health of Mr. Osborne. At the end of the annual performance evaluation, the Board may modify existing goals and objectives of the County Manager's job; determine whether or not to provide a merit increase, bonus, or other compensation adjustment; take adverse administrative action up to and including termination; or any other such action deemed warranted by the Board.

Human Resources Director Tobi Whitten explained the County Manager is evaluated yearly on his anniversary date. The Manager's job description and evaluation form has been provided to the Board members. Ms. Whitten reviewed the areas of performance ratings. The evaluation is required by NRS to take place in open meeting. Per NRS, on July 8, 2021, Mr. Osborne was advised that this review would take place at the July 20<sup>th</sup> meeting.

After reviewing previous County Manager evaluations, Vice Chairman Mitchell asked if was possible to make it more conversational as opposed to reading the sub-sections. His thought was to make it conversational and get feedback from Mr. Osborne.

Chairman Carmona said (this) can be flexible. He wants to be sure to cover the points listed.

Vice Chairman Mitchell: Maybe cover each of the points but not go into the sub-points on each. Example, on "leadership" - rather than going through sub-points A through M, talk about leadership as a subject.

Chairman Carmona: Agrees. If there's need to look at a specific item, we could do that.

Commissioner Gilman: Said he would prefer to hit the main sections, and maybe each (Commissioner) could state an opinion on that particular item. If someone wants to take up a specific line item for discussion he is fine with that. He holds Mr. Osborne, as a County Manager, in high esteem - he has done an incredible job in the growth and development of Storey County.



Chairman Carmona: Is in agreement with Mr. Gilman. We will touch on the points and keep the conversation light.

Public Comment:

**Erik Schoen**, Community Chest Director: Appreciates what Mr. Osborne has provided, and continues to provide. His leadership is un-paralleled in getting everyone to work in the same direction. He is incredibly inclusive and does a good job encouraging us to all talk with one another and come up with solutions on our own. He is one of the most "effective boosters" for anyone who calls Storey County home. He has helped Community Chest immeasurably. Other counties wish they had somebody as good as Austin. We are fortunate to have him.

**Kris Thompson**, Project Manager - Tahoe-Reno Industrial Center: Cannot imagine anyone he would rather have as County Manager as Mr. Osborne. Over the last year, his performance has been spectacular. He is "hands on" and available 24-7. He has great judgment and skill dealing with the businesses in TRI. The best thing, he carries on the things that make Storey County great. Such as fast track permitting, enabling businesses - without cutting corners - to find ways to comply with laws and get businesses open. He has learned to "take care of your stars". His view is Mr. Osborne is the "star player" at the County.

Chairman Carmona explained how Mr. Osborne's review will be conducted.

Items evaluated and rated are: Leadership, Organizational Management, Financial Management, Human Resources Development, Public Service, Economic Development, Personal Character, Emergency Management, and the ICMA Code of Ethics.

Commission members discussed and rated Mr. Osborne in each of the above categories. Chairman Carmona, Vice Chairman Mitchell, and Commissioner Gilman rated Mr. Osborne "excellent" in most categories and "distinguished" in several categories, and that he "conformed" to the ICMA Code of Ethics.

Ms. Whitten commented that everything was covered indicating a satisfactory or better performance evaluation for the County Manager.

Chairman Carmona said he does not think Mr. Osborne should "skate away" without a pay raise this time. He has earned every bit of that.

Ms. Whitten: The standard procedure would be with a satisfactory or higher performance evaluation he would receive a merit step - advancing to a 157.6. This would happen automatically with this type of evaluation. Anything outside of that will require a little more action on the part of HR.

Chairman Carmona asked the other Commissioner how they feel.

Commissioner Gilman: Has there been any discussions with HR, or anyone, on what Mr. Osborne's recommendations or visions are? Any communication with staff that can be shared?

Vice Chairman Mitchell: Specifically in regard to compensation, or a little more broad than that?

Commissioner Gilman: Primarily about compensation. He's just curious if there's been any discussion at this point.

Mr. Osborne: Did talk to HR - the same thing as last time. Policy sets forth for all Department Heads that if they get "satisfactory" or better, they get a merit step - and believe it's appropriate to treat himself similarly to the people that he leads. That is his suggestion.

Chairman Carmona: It's not standard practice to look at a pay increase? Separate from the step up? Which includes a pay increase.

Ms. Whitten: To suggest an increase in his "pay grade" - is not a step or merit increase. That is not part of the standard process and policy. It is possible to do that - it requires a little more work to complete. The standard process is the step or merit increase. It can be done.

Chairman Carmona: The merit increase does come with a pay increase?

Ms. Whitten: It does.

Chairman Carmona asked the Commissioners if they want to leave it that way for now.

Commissioner Gilman: He certainly wants to compensate (Mr. Osborne) fairly and adequately. He exactly sure what it is. A step and merit increase is important. If Mr. Osborne finds that adequate and respectful - he supports that.

Vice Chairman Mitchell: There's no question on the step increase. As a matter of policy, is opposed to bonuses and does not find that to be a proper policy in Government. If Mr. Osborne is comfortable being treated by the same policy like the rest of the County, that's the right decision.

Chairman Carmona thinks that fair.

Vice Chairman Mitchell mentioned having to re-assign the County Manager's grade in order increase his pay grade.

Ms. Whitten: That's correct and there would be a salary study as well.

Chairman Carmona: That should be looked at in the long term - across the Board. The best thing to do now, is to stick with standard protocol with a merit increase.

**Motion:** I, Commissioner Mitchell, move to approve the evaluation of Storey County Manager as satisfactory or better, and to accompany that with a step increase or merit increase as follows County policy, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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

Public Comment: None

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

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

**None**

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

Chairman Carmona adjourned the meeting at 1:47 P.M.

Respectfully submitted,

By: \_\_\_\_\_  
Vanessa Stephens Clerk-Treasurer