



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

OCTOBER 19, 2021 10:00 A.M.

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 and Community Relations Director Lara Mather, Comptroller Jennifer McCain, Fire Chief Jeremy Loncar, Recorder Marney Hansen-Martinez, Deputy District Attorney Keith Loomis, Human Resources Tobi Whitten, Public Works Director Jason Wierzbicki, Chief Deputy Dosen, Tourism Director Deny Dotson, Project Manager Mike Northan, Honey Tapley, District Attorney Anne Langer, Community Development Director Pete Renaud

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 October 19, 2021.

County Manager Osborne requested Item 10 be moved to November 2, 2021. Item #15 from the last meeting has been removed from any further agendas.

Public Comment: None

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

4. DISCUSSION/FOR POSSIBLE AGENDA: Consideration and possible approval of the Minutes for September 7, 2021.

Public Comment: None

Vice Chairman Mitchell noted that in the motion for item 7 the word "comprised" should be "comprise".

Motion: I, Commissioner Mitchell, move to approve the Minutes from the September 7th meeting with the one noted correction to item 7, **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 action, approval of business license first readings:

- A. 48Forty Solutions LLC – Out of County / 7700 Southland Blvd. Ste. 160 ~ Orlando, FL
- B. Big Bear Springs – General / 188 S. C St. ~ Virginia City, NV
- C. Nevada One Stucco, LLC – Contractor / 17295 Aquamarine Dr. ~ Reno, NV
- D. Oskar Septic Service, LLC – Out of County / 15 Thurston Way ~ Yerington, NV
- E. Silver Mountain Retreat – General / 465 S C St ~ Virginia City, NV

II Consideration and possible approval of Claims in the amount of \$2,954,274.43

III Consideration and possible action, approval of Assessor's Recommended Correction to 2021-22 Secured Tax Roll for Exemptions

IV Consideration and possible approval of the Justice Court Quarterly Report.

County Manager Osborne stated that the address for item 5I E is correct on the agenda but incorrect in the packet.

Public Comment: None

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)

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

Fire Chief Jeremy Loncar:

- Last week, community education was presented at the schools.
- The public is encouraged to take time to service and clean fireplaces to prevent chimney fires.

- Wildland season is winding down - all wildland seasonal crews are back.
- One more offer is being sent for fuels crew, and then the entire program will be fully staffed.

Public Works Director Jason Wierzbicki:

- With winter coming, be careful in shady spots on the roads.
- Drainage project in Mark Twain is wrapping up.

Project Coordinator Mike Northan:

- The Courthouse paver/repair project is out to bid - with a bid date of November 1st.

Emergency Management Director Lara Mather:

- Covid update - week of September 23 thru 29:
 1. Quad-Counties reported 17 deaths, 384 new cases, 225 recoveries;
 2. Storey County has 12 new cases, 4 recoveries, no new deaths - a total of 188 cases, 49 active, and 135 recoveries.
 3. The County continues to monitor the pandemic. Currently the County is on the stricter mask guidelines.
 4. There's been discussion about home testing and how it would be tracked. As of now, it does not seem this would be possible.
 5. Regarding the Covid 19 survey: Thank you to Rad Strategies for creating, monitoring, and getting it out on social media. The goal was to understand the vaccination rate, which has been in question. 226 surveys were completed, totaling 456 residents - only 10% of the (County's) population. Based on that number, an accurate vaccination rate cannot be determined. A "power-point" presentation can be sent out to anyone interested.
- The Community Project grant is due November 5th. Please call Ms. Mather with any questions, concerns, or if help is needed with the application.
- The Desert Research Institute has been talking to the County about a smoke monitoring project. There are sensors in the County. This group has received a grant for the project with the goal to increase wildfires and smoke risk mitigation in northern Nevada. This group would like to give a presentation at the next Commission meeting.
- "Keep Truckee Meadows Beautiful" did a clean-up in the Lockwood/Rainbow Bend area. This organization arranges for Truckee River clean-up, typically in Washoe County. Twelve people worked for two hours cleaning up 34 bags of trash. They can do this for anyone who reaches out to them.

On behalf of the Senior Center:

- The "lasagna cookoff" will be held November 6th at 6PM. Anyone interested in a chef application, call Stacey York at the Senior Center for information.

Chairman Carmona asked if there isn't a response to the (Community Project) grant, are those funds gone for the year or can they be "rolled over"?

Ms. Mather: That has not been determined.

Commissioner Gilman commented on the wonderful work being done all over the County. It is appreciated.

Honey Tapley, Community Relations:

- The third Thursday of October is "international shake-out day". An opportunity to practice earthquake drills which should already be in place. This year the date is October 21st at 10AM. Drills can be held at home, school, or work. Due to Covid, this year drills can be held via video-conferencing to accommodate social distancing. Ms. Tapley reviewed the proper actions that should take place for protection. All County employees are asked to practice the earthquake drill on October 21st, at 10:21 AM, wherever they are at that time. Employees are asked to send email or photos of their drill - a prize will be given. More information regarding the "international shake-out" is available from FEMA, with downloadable PDF's for home or workplaces.
- "Living with Fire" is an organization engaged in helping communities live more safely with the threat of wildfire. They have provided a lot of information for residents, including how to protect your home and the community. There are several pamphlets and books on protecting homes and providing defensible space. Reach out to Ms. Tapley to obtain this information.

Tourism Director Deny Dotson:

- It's been seasonally busy - with the Grand Prix being in the fall this year, and several weekends in a row with major events.
- The Gold Hill Depot is being used for the Haunted and Pumpkin trains, and then for the Christmas train.
- The fairgrounds had three straight weekends with the property in use. There will be a couple of weekends off and then Monster Trucks. He is working with Community Development to make sure everything is set up right for this (Monster Truck) event.
- Finishing up October - there will be a lot of "haunted" activity from multiple merchants and locations.
- Along with County Manager Osborne and Commissioner Mitchell, he met with Senator Catherine Cortez-Masto last week. She had met with them in 2020, asked what was needed, and said she would come back. Tourism and infrastructure for the County was discussed. The focus for tourism was the need for updated facilities, fairgrounds, infrastructure - water/power, visitor's center, the freight depot (the County's version of a convention center), and transportation - important to the County.
- The VCTC will not meet in November. The next meeting will be December 9th.

Community Development Director Pete Renaud:

- Reviewed Community Development's active and settled nuisances. There has been an abatement, on average, every ten days.
- There were 24 active nuisances in September, with 4 settled, and 4 new. Currently there are 15 cases at the District Attorney's office.
- There have been a lot of questions about specific properties - they are being addressed.

Vice Chairman Mitchell thanked Mr. Renaud for this update. It is helpful to see how things are progressing.

Fourth Ward School Director Nora Stefu:

- They have had a successful season, with 60% of the revenue collected in 2019. Approximately 6,000 guests have come through.
- There have been several events and a fundraiser.
- Construction is almost done - the scaffolding should be down by the end of the month.
- Up-coming events: October 30 - participating in the Hauntober Scavenger Hunt with evening festivities - a Hallow Eve Ball 7PM to 10PM; Sunday, October 31st - Trick or Treat Scavenger Hunt and a book launch from local author Brenda Findley, with her new book "A Portal in Time at the Collar Mine".

Deputy District Attorney Keith Loomis:

- Judge Wilson entered a default judgment declaring that the north end of Long Valley Road where it crosses Lazaro property is a public road by virtue of its status as a RS277 roadway, and requires any signs to the contrary be removed.

County Manager Austin Osborne:

- We appreciate Senator Cortez-Masto for taking the time to come up and visit (Virginia City). In addition to tourism, water and sewer and infrastructure funding issues were discussed.

Vice Chairman Mitchell said it was a good, productive visit - he looks forward to matching needs and resources.

Commissioner Gilman commented there was an incredible meeting last year with the Senator, who spent a full day at Tahoe Reno Industrial Center, meeting with companies one-on-one. She shows a specific interest in Storey County and its success. We find her to be very responsive to Nevada issues, especially rural county issues.

8. BOARD COMMENT (No Action - No Public Comment): None

Commissioner Gilman:

- A new company has joined the Storey County "family" - this is an exciting company in technology and leadership in the world today. Commissioner Gilman talked about "nano-technology" - a new product that will lead us into the next century. This company purchased 515 acres in Storey County and has already started grading. There will be four companies making up the 515-acre technology park. Nano-technology has military uses, consumer uses, among other uses. Commissioner Gilman discussed the make-up and uses of this product.

Vice Chairman Mitchell:

- Visited the Sutro townsite. Ownership has been transferred to "Friends of the Sutro Tunnel". They are working to restore the historic structures with a goal of re-opening the tunnel - a big job as it is in rough shape. He is glad to see an organized effort and thinks it has the potential to become an attraction and an event location.
- He takes every opportunity he can to talk about zip codes and how it would be extremely helpful to straighten out zip codes for residents. He mentioned this to the Senator's staff, as well as mentioning it to anyone who has anything to do with the Federal delegation. The last time we had a zip code issue, it took an act of Congress to take care of it - this will not be much easier, hopefully we can get something done.

Chairman Carmona acknowledged the passing of local resident, Doc Durden. There will be a service at Pipers on December 2nd.

9. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of Resolution No. 21-632 honoring retiring Joe Curtis for his service with Storey County and to the residents and businesses of the county.

County Manager Osborne presented this item honoring Joe Curtis for 45 years of service to the County. Mr. Curtis has served and dedicated his life to the County in so many ways - they can't be listed. Mr. Osborne reviewed Mr. Curtis' background with the County and many other agencies. Thank you to the "team" who put together the event for Mr. Curtis held at Pipers.

Public Comment: None

Commissioner Gilman: Has enjoyed his association with Mr. Curtis throughout the years and does not believe there's anyone more dedicated to the County than Mr. Curtis. He has touched us all in many ways, including safety and quality of life. Thank you - you will always be an icon in Storey County.

Vice-Chairman Mitchell: Expressed his appreciation for all Mr. Curtis has done for the community. We benefit from all the work he has done to preserve it.

Chairman Carmona: Believes Storey County would be a little less "historic" without Mr. Curtis being involved. He has done a lot - from providing photographs of County buildings to looking at "things" found in the desert. Hopefully he will stay involved as much as he wants to be - there's a lot of institutional knowledge there as well as his great photography collection. Thank you for years of service - you will be missed.

County Manager Osborne read Resolution 21-632:

A Resolution Honoring Joe Curtis,

WHEREAS, JOE CURTIS has faithfully served Storey County for over 45 years; and

WHEREAS, JOE CURTIS is dedicated to his job and the citizens of Storey County, and

WHEREAS, JOE CURTIS, has served with distinction, earning the respect of all he

worked with both locally and statewide,

WHEREAS, JOE CURTIS' professional skills in several capacities have served to make Storey County a better place to live, work, and play.

THEREFORE IT BE KNOWN to all present that the Board of Storey County Commissioners of Storey County do hereby resolve to commend and honor JOE CURTIS for exemplary service to the people of Storey County, Nevada this 19th day of October 2021, by the following:

AYES: Chairman Jay Carmona, Vice Chairman Clay Mitchell, Commissioner Lance Gilman

NAYS: None

ABESENT: None

Mr. Osborne presented Mr. Curtis with a plaque.

Motion: I, Commissioner Mitchell move to approve Resolution No. 21-632 honoring Joe Curtis for his retirement from service with Storey County and to the residents and businesses of Storey County,

Action: Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman,

Vote: Motion carried by unanimous vote, **(Summary:** Yes=3)

10. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of Website Sales Agreement with Revize.Com to update the Storeycounty.org website in the amount not to exceed \$12,000 for the first year of service with the remaining balance to be paid in full next fiscal year.

Continued to November 2, 2021

11. DISCUSSION/POSSIBLE ACTION: Consideration with possible direction on working with the Nevada Department of Transportation (NDOT) to obtain written clarification on the ownership status of State Route 342 in Virginia City and Gold Hill approximately between the Lyon-Storey County line and the SR 341 Truck Route intersection.

County Manager Osborne explained this request for direction from the Board on what we want to do on SR342 between Devils Gate and the 4th Ward School. This roadway portion, like other areas, wasn't quite dedicated by proper means 100 years ago. A pathway became a road, the road was paved - did it follow easements or right-of-way? The challenge is there is no definition where the road ends as far as the shoulders go and what's under the pavement. This can lead to trouble when sewer or shoulder work has to be done. Or when an encroachment permit is needed. When there is a new staff person from NDOT, everyone has to be "re-taught" when there is an issue.

The County reached out to NDOT for an explanation of what "the rules" are. Is the road owned by NDOT; is the property under the road owned by Storey County? Is NDOT's jurisdiction "oil-to-oil" and/or does it include the shoulders? Is it the same the length of the road? Does it change in certain areas - like the area near Comstock Mining where there is an established right-of-way dedicated to NDOT.

An agreement or decision with NDOT will make it easier to decide when work needs to be done on the road who is responsible. In meetings with NDOT, they want to make this as simple as possible

recognizing this is a historical road. NDOT suggested creating a maintenance agreement on the road, defining where the shoulders are. There may be some areas that need to be surveyed. An agreement, or some sort of court decree, would allow the parties to manage that piece of roadway without conflict. NDOT is totally cooperative and would like to resolve this. At this point, if the Board is fine, we will continue conversations with NDOT and start preparing appropriate action for consideration.

Deputy District Attorney Keith Loomis: What is being looked at is along the lines of the maintenance agreement on USA Parkway. This is what has been discussed with NDOT and he thinks they are in favor of that.

Public Comment: None

Commissioner Gilman: Assumes there is no agreement in existence today for this roadway. He supports that process/project - we need to know that.

Vice-Chairman Mitchell: There's a letter attached to the packet from February 2020 - what was the outcome from that, if anything?

Mr. Osborne: There have been a few conversations with NDOT since that period. The most recent meeting, NDOT had their engineers, lawyers, district office personnel there. Now there is real momentum, it's going to happen.

Motion: I, Commissioner Mitchell, move to direct staff to continue working with the Nevada Department of Transportation (NDOT) to obtain written clarification on the ownership status of State Route 342 in Virginia City and Gold Hill, approximately between the Lyon/Storey County line and the State Route 341 intersection, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

12. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval non-exclusive easement between Lockwood Community Corporation (LCC, grantor) and Storey County (grantee) for public access and for use and maintenance of a portion of Canyon Way accessing five residences, cellular tower(s), water storage and other utility facilities, and adjacent slope area.

County Manager Osborne: The Board previously directed staff to consider capital improvement plan improvements in the Lockwood area. One being an existing road going from Canyon Way to the towers and water tanks. That road is in dire condition, a retaining wall is collapsing - roughly \$200,000 in repairs needed to make it functional. This road accesses utilities and other appurtenances that serve the entire Lockwood community. The Lockwood Community Corporation (LCC) is responsible, at its own expense, for maintaining this road. The Board gave direction to consider what the cost would be to re-hab the entire roadway and assume responsibility for maintenance and support. This easement would allow us to do that.

The LCC Board has approved this. It is up to this Board to approve and then it would forever be in place, as long as both parties agree. Approval is recommended. The LCC is very grateful the County is assuming this responsibility.

Fire Chief Jeremy Loncar: This is an opportunity to improve access to deliver services in a timely manner.

Public Comment: None

Commissioner Gilman: This is a project long overdue. The last year has been a banner year for outlying communities like Lockwood, and others. (The County) is in a position now to commence some of these upgrades in safety. The "turnaround" for Waste Management was previously done and was also an upgrade. This is a wonderful step in the right direction.

Chairman Carmona: Agrees with Commissioner Gilman - this is long overdue.

Motion: I, Commissioner Mitchell, move to approve the non-exclusive easement between Lockwood Community Corporation (LCC, grantor) and Storey County (grantee) for public access and for use and maintenance of a portion of Canyon Way accessing five residences, cellular tower(s), water storage and other utility facilities, and adjacent slope area, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3

13. DISCUSSION/POSSIBLE ACTION: Consideration and possible action to authorize the County Manager to enter into an agreement with Titan Electrical for traffic signal maintenance for the signal systems along USA Parkway in an amount not to exceed \$20,000 per year. This cost to be reimbursed by NDOT for any amount over \$1,500 per interlocal agreement NM389-18-016AMD1.

Project Coordinator Mike Northan: (The County) has two signals along USA Parkway - currently maintained by Carson City's Traffic Division. There is also a signal at I-80 which Carson City declined to maintain. Several sources were looked at to take on this signal system, without any interest. Quotes were solicited from private companies, with one response from Titan Electric to cover both signals. This action authorizes the County Manager to enter into an agreement with Titan Electric once (the County's) budget and spare-parts inventory is "squared away". The inventory is important as some parts are readily available and some have long lead times. A spare parts inventory needs to be maintained. The quote from Titan Electric is for \$19,200 per year to service both signals, and twice-a-year thorough inspection.

Public Comment: None

Vice Chairman Mitchell asked if the NDOT reimbursement of \$1,500 annually is per signal, or?

Mr. Northan: Annually/blanket across the systems. It is an existing agreement. (NDOT) agrees to reimburse 100% of all maintenance costs beyond the initial \$1,500 - like a deductible. There are other provisions relating to emergency/unforeseen repairs which would be about the same thing.

Motion: I, Commissioner Mitchell, move to authorize the County Manager to enter into an agreement with Titan Electrical for traffic signal maintenance for the signal systems along USA Parkway in an amount not to exceed \$20,000 per year. This cost to be reimbursed by NDOT for any amount over \$1,500 per interlocal agreement NM389-18-016AMD1 , **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

14. DISCUSSION ONLY (No Action): First Quarter 2021-2022 Budget vs Actual overview for Storey County.

Comptroller Jennifer McCain presented an overview of the General Fund first quarter:

- Revenues look pretty good with 45% of revenue budgeted collected. Includes ad valorem, a large portion of which is paid in the first quarter. Licensing, permits, and business licenses are significantly down - possibly due to several small business shutting down because of Covid and Tesla completing a lot of its work. She is working with the Sheriff and Community Development to see why so many licenses are past due. Gaming licenses are down.
- Expenses are at 30%. Several are paid up-front for the entire year.
- Salary adjustments were made that will change the bottom line in the General Fund - it will be minimal.
- Salary and benefits are at 20%.
- Overtime with 24/7 departments is trending over-budget.
- Services and supplies are at 25% usage across the board - includes "front loaded" liability accounts. Paying attention to fuel expense with increases in fuel costs.
- Other areas that are usually high in the first quarter: computer equipment and building maintenance - these are budgeted for.
- Intra-fund budgeted items are usually done at the beginning of the fiscal year in order to move forward on budgeted projects.
- Road Department revenues are trending above the 25%. Gas taxes are a big part of this - primarily due to the diesel tax passed last year. This will help the Road Department to do projects on its own with little to no help from the General Fund. Expenses are only at 13% - most likely due to only 2% of road projects being started.
- Emergency Management - absorbs all of the Covid expenses. They are minimal right now but significant as the on-going budget is slimmed down. This line item is at 30% usage - if it continues to this way, this line item will be over budget. The fund as a whole should fall within the budget, provided there are no further emergencies.
- Capital Projects/Infrastructure/Grant Funds: This was combined as the majority of capital improvement projects fall within these three funds. Currently, we are not in the middle of any huge project. The process has been started to apply for grants for some large projects.

- Projects planned for this year:
 - Virginia City Highlands fire bay - to be the community center portion of the fire station area available for the community. Future upgrades will be made to the community center portion.
 - Lockwood Senior Center project - funding will be for preliminary steps for a much larger project.
 - Sidewalk in front of the Courthouse is set to move forward, as well as the VC Freight Depot roof.
 - Upcoming large water project.
- VCTC is at 50% of budget. The Camel Races collected \$77,000 more than budgeted - expenses were not raised too much.
- Pipers Opera House is at 28% of revenues, without their support from the General Fund. Expenses are 20%. We could be looking at Pipers supporting itself "sooner than later".

Ms. McCain is happy where we are budgetarily in the General Fund. Department heads continue to spend conservatively; revenues are coming in as scheduled.

Looking at the future, preparations are being made to apply for several large grants. While there is a lot of support available, none of this money is free to the County. A lot of time is needed to prepare and matches could be upwards of 20%. Example, if the water project costs \$6 million - that "free money" will cost the County \$1.2 million. That's a lot of money to be budgeted for. Water and sewer funds are not in a position to fund it. Creative ways are needed to fund grants.

Public Comment: None

Commissioner Gilman: He is proud of what (the County) is enjoying today. Line-item budgeting was started not that long ago, requiring a transition for all department heads. Once line-item budgeting began, departments put together quarterly reports. We have a system that is clear and concise, keeping us up-to-date quarterly. Thank you Ms. McCain for all the effort. This is an incredible moment for the County, how fiscal responsibility "kicks in", and how we take care of our budget.

Vice-Mitchell Mitchell: Super pleased with the way things are going so far this fiscal year. Comptroller McCain and Mr. Osborne helped with questions he had. You talked about being down in business and gaming licenses - is it fair to say, with economic development as it goes forward, these are becoming less significant portions of County revenue?

Ms. McCain: They are definitely less significant. With business licenses, she is alerted by the first quarter being so much lower than the same time last year. This could be a potential issue. If businesses are leaving the County, or just late in paying, it is important to know why we are collecting one-third less. She thinks this might be the switch-over to a new system - and is concerned with what's not working right or not being reported correctly. There could be a "glitch" in the system. It's important to find out why.

Vice Chairman Mitchell: The TRI payback came back lower than expected. Because that's reflective of previous years, we should not draw any conclusions as far as the economic situation from the amount coming through that fund. Is that a fair assessment? And, not reflective of current tax revenue being generated at the business park.

Ms. McCain: Correct. The amount paid back on the TRI payback fund is due to an audit thru 2019. The 2020 audit is currently in progress - this audit will always be behind. The County audit needs to be complete before they can start. It is hoped the amount of the payback rises - this is a reflection the County is doing better.

Vice Chairman Mitchell: This is his hope -it helps pay off the obligation much faster. He noticed with a few departments - overall budgets are managed very well - it seemed that expenses in operational and miscellaneous accounts were substantially lower than 25%. He realizes it is common to have "front loaded" expenses - he will reach out to (the departments) regarding that. He is trying to "get a feeling" for what's to be expected.

Vice Chairman Mitchell: Specifically, about grants and matching funds, if updates, adjustments, or augmentations might be considered prior to the next budget cycle to apply for some of that. Or is the time frame to apply such that it can be handled in the next budget cycle?

Ms. McCain: Would like to handle this in the next budget cycle. The timing of grants falling into place is going to be imperative. It is possible that an augment needs to be in place.

Manager Osborne: There has been an unprecedented amount of development in TRI over the last few years - there are business licenses associated with the construction companies. He does not know if there is an exodus of companies leaving the county - there is a flow of construction. With "nanotech" a huge influx of business licenses will be seen as they "ramp-up". A lot of departments will order what they need on July 1st - office furniture, equipment, repairs. Then there will be a lull the next three months.

Ms. McCain: She's working hard with departments to spend money in the line item it belongs in, whether or not that's where it was budgeted for. She does not like an "operating supplies" account - a lot of departments use it as a "catch-all". Departments take items - such as furniture - not budgeted for out of operating supplies. She will move this to a furniture line-item where it is not budgeted for. The overall "services and supplies" is what is being watched - as long as it falls within budget.

Vice Chairman Mitchell: His goal is not to delve down to that level. He is looking so he knows what is a red flag and what is normal to get a good feeling for where we're expected to be.

Ms. McCain said to contact her if there are any questions, she is always available.

Chairman Carmona echoes what Commissioner Gilman said - he is thoroughly impressed and thanks Ms. McCain and the department heads.

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

16. DISCUSSION ONLY (No Action): First Quarter 2021-2022 Budget vs Actual overview for the Storey County Fire Protection District

Comptroller Jennifer McCain: Fire District is looking pretty good. Revenues are at about 45% of budget. This also includes (front-loaded) property taxes. Mutual aid funds were transferred to the Fire general fund and dispersed to the grant fund, capital projects, and emergency fund.

Expenses are at 26% - includes one-time annual transfers and liability insurance. Ms. McCain reviewed other expenses including salaries and benefits, services and supplies, and Mutual Aid. Mutual Aid costs are billed after the fire season.

Ms. McCain explained the Grant Fund designed to account for expenses planned for grants.

Public Comment: None

Fire Chief Loncar: NVEnergy is watched closely as this is "big money". It looks like there is a deficit, but there are invoices of \$381,000 currently out, waiting for (funds) to come in.

Ms. McCain: They are working on "project management" where this can be tracked over the three - year life of that project. There will be no stopping and starting.

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

18. DISCUSSION ONLY (No Action): First Quarter 2021-2022 Budget vs Actual overview for Storey County Water and Sewer Funds

Comptroller McCain explained these funds are watched closely - particularly the sewer fund. Charges for services is the area expected to pay for daily operation costs of these funds. Currently charges for services is at 30%. Sewer is at 28%. Water fund expenses are currently at 21% - sewer 20%. These funds are watched closely.

Public Comment: None

Commissioner Gilman: So far, so good-he knows there are concerns and hope it gets better in the future.

Vice-Chairman Mitchell: Noticed a couple of nominal, miscellaneous revenue lines. Is there something expected that didn't come through - on both water and sewer sides?

Ms. McCain: Understands those are revenue items that are "hit and miss" throughout the year,

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

20. DISCUSSION ONLY (No Action): Quarterly update from the County Manager on administrative and other matters involving Storey County.

Mr. Osborne reviewed this first quarterly update accompanying Comptroller's update. This will "morph" over time as the Strategic Plan nears completion.

- Strategic Plan: Linda Ritter has been working with each department.
- When complete, this will be brought to the Board to determine next steps on where the plan will go.
- Discussion will then take place with the elected offices. They may have NRS requirements or other things that dictate what they do.
- Probably by March the Board could be looking at a final determination on the strategic plan.
- Departments have been fabulous in working with Ms. Ritter on the plans. Some things are already being implemented.

Some are about where we're going, some guided by the strategic plan, by the Board, the budget, and community outreach.

- Administrative projects:
 - Relocation of 911 dispatch. A few things weren't thought of but overall, it's going well. IT had a lot to do with this. Millions of dollars in equipment had to be transferred over.
 - Emergency Management Director is now a full-time position. Where Community Relations and the Senior Services model fits in is being worked on. Quite a bit of change will be seen.
 - Cemetery - looking at a re-structure. This is being worked on along with attorneys, the District Attorney's Office, Planning Department, Comstock Cemetery Foundation - there's a lot of moving parts. Re-structure will take some time.
 - Food pantry in Lockwood and senior services across the County: Ms. Mather has been working on re-structuring a lot of this. The vision is to have Senior Services running the food pantry and senior services program in Lockwood. Expanding services in Mark Twain similar to those in Lockwood. There could be different 501.c3 types of assistance still allowing the community to be involved.
 - Working with the Fire Chief, Fire prevention/officer services have been migrated to the Fire District (from Community Development. Fire Chief Loncar has recruitment open for a "fire prevention officer" and a Fire Marshal.
 - Community Development will just be community development, providing an opportunity to figure out what we want to do there, including economic development.
 - We are in the midst of request for qualifications for a casualty, life, general liability insurance brokerage between (the County) and PoolPact.
 - Negotiations are on-going with Waste Management to change Sunday trash fees in Virginia City to be similar to weekdays.

- All departments have migrated over to Tyler Systems. There are a few departments who sometimes use the old AS400 system for quick information. All information will be off that system within a year.
- Community Outreach:
 - Town Halls have continued in the last year. The last meeting was in Lockwood - the purpose being to let people know what the Federal government is coming with, and to find out from the community what they will tolerate and where the County should go to mitigate these matters. There has been really good response.
 - On November 18th, a Town Hall will be held at Pipers, focusing on water and sewer matters. Mr. Dotson will talk about tourism, interface with the community, and discuss any other topics.
 - The Town Hall in Mark Twain was attended by folks who discussed concerns, such as water/sewer, development, and a community center.
 - Next will be the Highlands but is not planned at this point. It will be based on weather and held at the Fire Station - hopefully indoors. With Covid, if we can keep it safe, we will do that.
 - A contract for the website is still being worked out. IT, Rad Strategies, and department heads are excited about getting a new website up-and-running for the County. An economic portal that is easy to use will be included, as well as all documents that we keep.
- Capital Improvements:
 - A draft capital improvement plan will be presented at the next Commission meeting. Department heads put together a "wish list" which has been put into a Capital Improvement Plan.
 - Lockwood Community Center is being worked on and is somewhat delayed due to exorbitant cost for the kitchen.
 - Lockwood Sheriff's substation will be budgeted in the spring to get the building ordered by July 1st. Expanding the size, adding an office, has been discussed. This would be for use by department heads. Maybe include "non-water" landscaping, such as boulders.
 - Lockwood internet has been discussed with James Deane, IT Director. He is working on putting in a short tower at the new Sheriff's substation - providing high-speed internet to Lockwood Community Center (LCC), and possibly to 501.3c's in the area. This may be an alternative to fiber going through the creek.
 - LCC has purchased radar signs. We are working to install these on Peri Ranch Road.
 - NVEnergy is plumbing the Lockwood community with natural gas. Rainbow Bend can plug in without any trouble - the LCC cannot. Deputy District Attorney Loomis has authorized a Farr West Engineering assessment to see what the cost would be to develop natural gas lines and connecting to homes in that community - a cost of \$5,000.

- Met with Lepari (?) and others regarding the Peri Ranch Road segment (from the Lockwood Community to Mustang Ranch Road) to figure out what can be done with that stretch.
- The Highlands Community Center/Fire Apparatus bay has gone out to bid for \$290,000 for the fire apparatus bay to be built. That would allow removal of all fire equipment out of the existing building into that building. Allowing the HOA's and the Highlands community to use that building without any restrictions, keeping the furniture that is set up. As construction costs come down, re-visit putting in restrooms and kitchen. We're taking a "phased cost", responsible approach.
- The Highlands Road project has been completed by SNC. Public Works has done the patchwork on Lousetown Road to SR341.
- Work is being done to restructure the Mark Twain Community Center and have the County provide a full "gamut" of senior and community services.
- The culvert/road rehab program in Mark Twain has been moving along.
- The Mark Twain Flood project is proceeding forward. A "town hall" was held in Mark Twain to discuss flooding. Kathy Canfield continues to work on the plan for flood mitigation.
- Updates have been given on the beam and structural repairs, and sprinkler installation at the VC Freight Depot. Next will be the roof, ADA improvements, and access to the building. It is believed this summer the depot will be ready for conferences, and other things. It will not have bathrooms - this will be figured out. It will be partially functional for activities. Parking and other outside retrofits will be done.
- A 55 x 100 parcel adjacent to Fairgrounds Road, going to the fairgrounds, will be assumed. It is being donated to the County.
- The two water tanks are all but complete. There are other tanks to be worked on.
- Gold Hill Sewer Plant is nearly complete.
- Lara Mather "ARPA" (?) money to pay for improvements to the water and sewer system, including the B Street line; the Taylor, Divide, and Silver City tanks, the Silver City waterline, all distribution lines in the Gold Hill Sewer lines.
- Working with the State and Carson City on the Marlette Water Agreement. The Marlette Water Resource Master Plan is almost complete and will come to this Board for action. The Water Master Plan will show that bringing water to the Highlands could potentially be \$86 million.
- The IT office is complete at the Divide Building.

Mr. Osborne asked the Board for questions, and what they think about the format of this presentation - what would they recommend in the future?

Commissioner Gilman: Enjoyed the format, appreciates the update, and looks forward to more. He celebrates a full opportunity of things going on - it's nice being busy.

Vice Chairman Mitchell: Likes the format of a quarterly update. If we know what's coming, there won't be a need to update (the Board) on things that are "lurking in the background". They can be revisited periodically.

Chairman Carmona: Appreciates the update - keep them coming. A lot of what we do is not publicized - it's good for people to know what is happening with their tax dollars.

Mr. Osborne: When the Strategic Plan is done, the updates will have more data numbers over time.

Public Comment: None

Chairman Carmona called for recess at 12:09 P.M.

Meeting reconvened at 12:17 P.M.

21. DISCUSSION/POSSIBLE ACTION: Workshop to review and to provide direction to county staff on potential reorganization of and/or addition to certain county departments to facilitate business recruitment and retention methods including inter-agency coordination, workforce development, transportation and infrastructure development, access to grants and other resources, and other methods to new and existing businesses throughout Storey County.

County Manager Osborne: A lot of time has gone into discussing how we want to approach economic development and what it should include. A workshop is requested to get the thoughts of the Board, department heads, the public, and anyone else wanting to participate in looking at a model. Economic development is not just bringing in business. It's support - infrastructure for businesses, networking with the region, workforce development, retention, businesses in TRICenter and Virginia City, home-based businesses, everybody. This draft gives an idea what the model could look like. For Community Development, would the Board like, not a department head, but more of a cabinet level, an officer, a person that would work in my office as "Economic Development and Business Retention Officer".

Mr. Osborne reviewed the many potential duties and projects of the Economic Development and Business Retention Officer. This includes scouting and recruiting businesses, and assisting new companies with workforce needs, networking with resources, and ongoing retention assistance.

Public Comment: None

Commissioner Gilman: Has been an advocate of bringing in this type of department for many years. He has worked with many economic development agencies as well as directly with the Governor. The working population in TRI on any given day is well over 25,000, and the majority of the land hasn't been absorbed(?) yet. The nano-technology company previously talked about is looking at a \$5 billion investment on 515 acres over the next period of years. Companies like Tesla and Google have hundreds of acres to develop and companies to bring in and manage. A department head with qualifications to work with the Governor, and develop protocols to the level we have achieved, is

really deserved. It would be great to have a qualified department out there putting us in the world news - which (the County) already is. Storey County has been featured in every major newspaper in the globe. A "focused group" to work in that entire industry would be a great reward. He supports this idea.

Vice-Chairman Mitchell: Also agrees. The role of the master developer out in TRI is shifting. In the past it was great to have the master developer handle economic functions. As that role changes, regional resources have been able to be used. That does not allow (the County) to control the message. We do not want to disengage from those - but having an in-house resource to "bird-dog" those things and someone dedicated to that aspect internally makes a lot of sense. This will allow more specialization - someone keeping us on track with the brand, speed, flexibility, and helpfulness on the permitting side. Someone else who brings them in, hands them off, then comes back providing support for workforce development and further growth. He hesitates to grow the County's apparatus structure too fast. Looking at this, there's a direct connection between the work they would be doing, increased tax revenue, and economic development. Also, to offset the expense that would be involved. He is supportive of this idea- also not with the expectation that right away it will be a department head - that the department will grow is an option in the future - but starting with an expert who can make a difference.

Vice Chairman Mitchell commented that he attended a Washoe County Board meeting and a City of Reno Counsel meeting. What happens here, is connected to what happens next to us. (The County) doesn't have anyone to keep an eye on those proceedings to make sure if there are items of interest to us, that it's brought to our attention. This could be part of what (this person) is doing.

Commissioner Gilman: Probably more than any other entity in the north part of the State, our County "has its finger on the pulse" of what's happening in the major industries of the world. (The County) needs to have someone who can carry that message into Carson City every two years. Protecting ourselves is as important as anything else we can do. He really supports this (item).

Chairman Carmona: This gives us the opportunity to control our destiny. Not that other organizations do not do a great job for (the County), but they have other counties to be concerned with. We will have staff that is looking out solely for Storey County.

Motion: I, Commissioner Mitchell, move to direct staff to proceed on reorganization and/or addition to certain County departments for the purpose of economic development and business retention, and to work with the Comptroller's Office on related budgetary matters and seek future budgetary direction from the board as specified in policy, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

22. 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 referred to a letter from Blockchains sent to the Governor, withdrawing from the committee studying Innovation Zones. We are communicating with (County) lobbyists and others. It appears that the committee will not meet again. But we are not sure - there has not been any official letter saying what they are going to do. He requests the Board, regardless of the status of the committee, re-affirm support of all of the types of things wanted to be done in TRICenter, and other things - technological development, cryptocurrency, Blockchains, and whatever other technical work. That the Smart City in Painted Rock is still supported, and the PUD per the existing Master Plan and (County) Codes. Everything else in the letter still stays the same and will continue to be so, notwithstanding this committee.

Public Comment: None

Vice-Chairman Mitchell: The fact this will not go forward is probably disappointing for the proponents of the project. To reiterate, we are eager to engage and to see how we can help them be successful with their project and economic development plans. They are the largest landowner in the county. There's a lot of common cause with things they want to do. We would like to see them be successful - we see ourselves as the right partner to make that happen. They thought it would be more effective to work with the State.

Motion: I, Commissioner Mitchell, move to direct County staff, lobbyists, and professional services, to continue appropriate research, analysis, and action on SCR11, the Innovation Zone Interim Study, which will best protect and represent the County. To continue opposing separatist governance concepts, and to promote economic and land development, including a PUD in Painted Rock through existing legal framework and the 2016 Master Plan of Storey County, regardless of the status of the interim Legislative Committee, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

23. DISCUSSION/POSSIBLE ACTION: Consideration and possible action, Business License Second Readings.

- A. First Class Vending Inc – Out of County / 3990 W. Naples Dr. ~ Las Vegas, NV
- B. PEC Solutions LLC – Contractor / 5960 Main St NE ~ Minneapolis, MN
- C. Precision Concrete – Contractor / 1640 W. Brooks Ave. ~ N. Las Vegas, NV
- D. R.C. Pacific Construction Inc. – Contractor / 7070 Galilee Rd. ~ Roseville, CA
- E. Scratch Baking Queen – Home Business / 194 Ave De La Demerald ~ Sparks, NV
- F. Silver Strike Concrete Inc. – Out of County / 3401 Fitzgerald Rd. ~ Rancho Cordova, CA

Public Comment: None

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

24. CORRESPONDENCE (No action, for information only):

Correspondence from Lincoln County to the Storey County Commissioners regarding sage grouse land management.

25. PUBLIC COMMENT (No Action)

Sheriff Antinoro: The annual spaghetti dinner held in Lockwood last week had a great turnout. Thanks to Commissioners Carmona and Gilman for being presence. It was a great time and he looks forward to doing it again next year.

Chairman Carmona: Thank you for putting this on. It was a nice event and was great to see everybody there, with close to 120 people served.

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

Chairman Carmona adjourned the meeting at 12:42 PM

Respectfully submitted,

By: _____
Vanessa Stephens Clerk-Treasurer