



## STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, SEPTEMBER 6, 2022, 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*

DOREAYNE NEVIN  
*CLERK-TREASURER*

**Roll Call:** Chairman Jay Carmona, Vice-Chairman Clay Mitchell, Commissioner Lance Gilman, County Manager Austin Osborne, Clerk/Treasurer Doreayne Nevin, Deputy District Attorney Keith Loomis, Recorder Marney Hansen-Martinez, Public Works Director Jason Wierzbicki, IT Director James Deane, Assessor Jana Seddon, Senior Planner Kathy Canfield, Emergency Management Director Lara Mather, Honey Menefee, Community Relations Coordinator, Senior Center Director Stacy York, Acting Human Resources Director Jeannie Green, Comptroller Jennifer McCain, Community Development Director Pete Renaud, Chief Deputy Tony Dosen, Jeff Hartman

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

Meeting was called to order by Chairman Carmona at 10:02 a.m.

#### **2. PLEDGE OF ALLEGIANCE**

Commissioner Carmona led those present in the Pledge of Allegiance.

#### **3. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the Agenda for Sept. 6, 2022.

Public Comment: None

**Motion:** I, Commissioner Mitchell moved to approve today's Agenda as presented. **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote.

#### **4. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the minutes for the July 19, 2022, meeting.

Public Comment: None

**Motion:** I, Commissioner Mitchell moved to approve the minutes for the July 19, 2022, meeting.

**Seconded by:** Commissioner Gilman. **Vote:** Motion carried by unanimous vote.

**5. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the minutes for the August 2, 2022, meeting.

Public Comment: None

**Motion:** I, Commissioner Mitchell moved to approve the minutes for the August 2, 2022, meeting as presented. **Seconded by:** Commissioner Gilman. **Vote:** Motion carried by unanimous vote.

**6. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the minutes for the August 16, 2022, meeting.

Commissioner Mitchell indicated that under Item 18, the word Recorder is spelled incorrectly.

Public Comment: None

**Motion:** I, Commissioner Mitchell moved to approve the minutes for the August 16, 2022, with the noted correction. **Seconded by:** Commissioner Gilman. **Vote:** Motion carried by unanimous vote.

Commissioner Mitchell indicated that the incorrect spelling was in the August 2 minutes, rather than the August 16 minutes. [Upon investigation, the incorrect spelling was in the August 16 minutes.]

**7. CONSENT AGENDA**

- I For possible action, approval of business license first readings:
  - A. Bi-State Electric Company Inc. - Contractor / 1617 Freeport Blvd. ~ Sparks, NV
  - B. Menichino Construction LLC - Contractor / 3001 Savella Ave. ~ Henderson, NV
  - C. Miller Insulation Co., Inc. - Contractor / 3520 E. Century Ave. ~ Bismarck, ND
  - D. Ninelives Appliance Repair LLC - Out of County / 460 Scorpio Cir ~ Reno, NV
  - E. Solum Construction Corp. - Contractor / 99 W. Arroyo St. ~ Reno, NV
  - F. Summit Fire Security - Contractor / 1025 Telegraph St. ~ Reno, NV
  - G. Teklus Construction LLC - Contractor / 3855 Warren Way Ste. B ~ Reno, NV
  - H. The Electrician - Contractor / 1275 Kleppe Ln. Ste. 14 ~ Sparks, NV
- II Approval of claims in the amount of \$1,920,049.67

Public Comment: None

**Motion:** I, Commissioner Mitchell move to approve the Consent Agenda as presented.  
**Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote.

**8. PUBLIC COMMENT: (No action)**

Christina Schwanke said she came to reiterate her desire that Storey County goes back to paper ballots. I believe that it is important that our county is a beacon for free and fair elections. We have a strong commission, and a brave person who will be taking the clerk's office, and it is time to make sure that every voice in Storey County matters. I am the former chairwoman of the Storey County GOP, and during my time doing that I have talked to many people within Storey County. I have hugged senior citizens on Social Security who have cried and said that their vote did not count in our county, and that they felt fear about what was going to happen to them given the nature of things going on in our state. I believe that my job as a human, as a United States citizen, is to make sure that the voices of the unheard are heard, and part of that is us doing the right thing and going back to paper ballots and making sure that every vote in Storey County is counted properly.

Nicole Barde, Virginia City Highlands resident said that after the last election it was asked of the clerk at the time, if there had been any issues. She said no. We have not had issues in this county with voting as far as I have been voting. My request is that if the commission decides to switch to paper ballots, that a cost/benefit analysis be done before that decision is made, and that the cost/benefit, especially on the benefit side, should be heavily weighed with, have we, as a county, ever had those issues.

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

**Fire Chief Jeremy Loncar:**

- Thanked the county garage for their efforts in keeping heavy equipment working
- This is the peak of Nevada fire season, so residents should be vigilant.

**Mike Northan Operations and Projects Coordinator:**

- Bids have been accepted for the water storage tank maintenance contract, and turned over to the bids committee
- V.C. Highlands community center contract has been drafted and sent to the bidder. The lead time for purchases is long and the county and contractor are working out how to structure the work.
- Working with Stacy York to put a cover over the breezeway at the senior center to prevent snow from drifting there.

**Honey Menefee, Community Relations Coordinator for Lara Mather, Business Development Officer:**

- Lara has reached out to IT and created an email list for businesses with information that may be beneficial. Anyone who wants the list call Lara at her email, [lmather@storeycounty.org](mailto:lmather@storeycounty.org) or call 775-432-4081

**Leah Kruse, Event and Business Manager:**

- Camel Races are this weekend. First show Friday at 5 p.m. next shows Saturday at 10 a.m. and 2 p.m., and Sunday show at 2 p.m. The shuttle will load at the loading zone at the Delta Parking Lot. Thanked Public Works for all their help.
- Ferrari Hill Climb and 100-mile Endurance Race is Sept. 17-18.
- Street Vibrations is Sept. 22-24.
- NACO Meeting will be Sept. 27-29 and they will use freight depot and Piper's. They are expecting 200 attendees.
- Piper's has an upcoming lecture on Theater's in the West. Also, Bingo on Thursday and a lecture on U.S. Indian Agent Franklin Campbell.

**James Deane, IT Director:**

- The first microwave link at the sewer plant on Six Mile Island will be lit up. This will line up St. Mary's Art Center and other facilities.

**Dru McPherson, Recorder:**

- Getting the office settled with changes in leadership.

**Pete Renaud, Community Development Director:**

- Just over 8 million square feet have been permitted at TRIC, and that is not counting some projected projects. It will probably be over 10 million square feet in the next few months.

Commissioner Gilman said that bodes well for the financial future of the county.

**Stacy York, Senior Center Director:**

- There will be an Enchilada Cookoff on Sept. 16 at 6 p.m.
- The Mammovan will be in Mark Twain Oct. 6 from noon to 6 p.m.
- A resource fair will be held in Mark Twain from noon to 6 p.m. Nov. 9.

**Keith Loomis, Assistant District Attorney:**

- We plan to put policy in that is if something is 1 percent or \$5,000 difference, which is minor and the wording in the agenda can be approximate, but nothing over what is in the budget.

**Austin Osborne, County Manager:**

- Interviewing of HR Directors is continuing, and applicants are down to the top three.

- Beginning interviews with prospective Emergency Managers.
- There will be a town hall in Mark Twain for the strategic plan in the next three weeks. In Virginia City, a strategic plan town hall will be combined with information on the lands act.

**10. BOARD COMMENT (No Action – No Public Comment):** None

**11. DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval of the increase in cost for installation of security film on the exterior and interior windows of the County Courthouse from \$23,350.00 to approximately \$24,432.00, a difference of \$1,082.00.

Ms. Menefee said in Jan. 2022 Sierra Window Tinting providing a quote for 169 panes of glass in the courthouse. On August 11 Sierra Tinting, submitted a new quote with a difference of \$1,082.00. Comstock Historic District Commission and State Historic Preservation Office have both approved the work.

Public Comment: None

**Motion:** I, Commissioner Mitchell move to approve of the increase in cost for installation of security film on the exterior and interior windows of the County Courthouse from \$23,350.00 to approximately \$24,432.00, a difference of \$1,082.00.

**Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote.

**12. DISCUSSION/POSSIBLE ACTION:** Discussion and consideration, per Storey County Commission Resolution No. 22.657, draft bill and/or resolution for the 2023 legislative session regarding "safety corridors" and certain items related to traffic safety on Interstate-80 between Reno/Sparks and Fernley, and submittal of final product(s) to the legislative counsel bureau or otherwise to the legislature.

Mr. Osborne said that at the August 18 BOC meeting he was approved to develop a bill to turn I80 into a Safety Corridor. Lobbyist Will Adler has done a lot of research and found a bill created in 2009 in Southern Nevada dealing with SR 159 and NRS 484b, which might be a way for the county to take a bill already created. A precedent has been set. This bill will deal with all the issues, such as enhanced enforcement, coving loads, speed limits, and there would be a legislative declaration working with NHP and regional people to create a report on what short-term and long-term replacements would cost. Addressing in an efficient way to complete the process.

Will Adler, who worked with the Legislative Council Bureau on this, said they included all the commissioners' commentary in the draft, and he thought it would have a good impact.

Commissioner Gilman said he has been excited about this outcome and is cautiously optimistic it would be well-received at the Legislature.

Commissioner Carmona agreed and hoped this would make it all the way through.

Commissioner Mitchell said that using a proven template that has some good footing is a wise way to move forward.

Public Comment: None

**Motion:** In accordance with Storey County Commission Resolution No. 22.657, I, Commissioner Mitchell move to approve the county manager and county lobbyists to continue drafting a bill and/or resolution for the 2023 legislative session regarding "safety corridors" and certain items related to traffic safety on Interstate-80 between Reno/Sparks and Fernley, and to submit of final product(s) to the Legislative Counsel Bureau or otherwise to the Legislature. **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote.

**13. DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval for the Public Works Director to sign Task Order #48 with Farr West Engineering for the Storey County Electric Avenue Rehabilitation project in the amount not to exceed \$336,714.00.

Public works director Jason Wierzbicki said this allows him to sign the task order for Electric Avenue project, stretching from USA Parkway to the Tesla guard shack, 2.2 miles. Preliminary evaluation includes roadway pulverization, overlay, patching and overlay. Treatment type and limits of work may be adjusted due to funding availability. Work includes project management, geotechnical investigation, pavement design, bidding assistance, construction admin support, construction observation and materials testing along with staking. A 10-year CIP was done but the road has taken a beating.

Commissioner Mitchell asked if this task order would get us to where we can start construction?

Wierzbicki said yes, once all the findings from engineering is done, and find out the cost.

Public Comment: None

**Motion:** I, Commissioner Mitchell move to approve the Public Works Director to sign Task Order #48 with Farr West Engineering for the Storey County Electric Avenue Rehabilitation project in the amount not to exceed \$336,714.00. **Seconded by:** Commissioner Gilman. **Vote:** Motion carried by unanimous vote.

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

**15. CONSENT AGENDA FOR POSSIBLE ACTION:** Discussion/Possible Action on following policies:

- a. Policy P 310 Adopts County policy regarding Probationary Period as the Fire District Policy.
- b. Policy P 311 Adopts County policy for Rehire with revision to identify the policy as a Fire District Policy and
  - i. Removes requirement for Comptroller stipulation that funds are available
  - ii. Authorizes an employee in a grant funded position to be eligible for rehire with approval of Fire Chief without regard to policies regarding job announcements, postings, and appointment.
- c. Policy P 312 Adopts County policy regarding License/Occupational Certification with revisions to include incentive-based certification statue notification to their supervisor as a Fire District Policy.
- d. Policy P 313 Adopts County Policy Casual (Intermittent Part-Time) as a Fire District Policy.
- e. Policy P 314 Adopts County Policy regarding Annual/New Hire Physical Examinations as a Fire District policy.
- f. Policy P 611 Adopts County Policy regarding Leave for Parents of Children Enrolled in School as a Fire District Policy.
- g. Policy P 612 Adopts County policy regarding Leave for Nursing Mothers as a Fire District policy.

Public Comment: None

**Motion:** I, Fire Commissioner Mitchell move to approve the Fire District Consent Agenda as presented. **Seconded by:** Commissioner Gilman. **Vote:** Motion carried by unanimous vote.

**16. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of 2-year contract with AT&T FirstNet Data service for Storey County Fire Protection District in the amount of \$628 per month.

Chief Loncar said what the department was moving to was ... the Firstnet program was designed for emergency responders, nationwide, and it has federal support. The district gets a discounted rate on cell phone use in the devices and plan. This is moving away from the current Verizon plan to the Firstnet plan and adding additional devices. This will be cost savings to the district. Firstnet pushes everyone else back during large events and gives emergency responders priority. This improves communication when

cell systems are maxed. It is a better program. It is under the amount we are currently paying for Verizon.

Commissioner Mitchell asked if the contract was for the service portion and a grant covers devices?

Chief Loncar said yes, we were able to get a grant to pick up what is called cradle points, which allows for laptop computers to be used in vehicles.

Commissioner Carmona asked if this is only through AT&T or does Verizon offer it as well.

Chief Loncar said it is through AT&T. The cell on wheels, when we have time when NVEnergy shuts down power, we set up these towers as part of our NVEnergy contract, and they are also on Firstnet. It builds a robust system.

Public Comment: None

**Motion:** I, Fire Commissioner Mitchell move to approve the 2-year contract with AT&T FirstNet Data service in the amount of \$628 per month for the Storey County Fire Protection District. **Seconded by:** Commissioner Gilman. **Vote:** Motion carried by unanimous vote.

#### **17. RECESS TO CONVENE AS THE STOREY COUNTY WATER/SEWER BOARD**

**18. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible vote to select general improvement district representative to the Storey County Debt Management Commission.

Mr. Loomis said the person who was the GID representative to the Debt Management Commission has moved out of the district and is no longer eligible to represent the GIDs. This is the process of selecting a new person to represent the GIDs. This is intended to take the vote on who will represent GIDs in Storey County. Under NRS 350.115, the selection is done by single vote from each GID in the county. David Hart was offered by Canyon GID. This is an opportunity of Virginia Divide GID to support that or nominate someone else to fill that position.

Public Comment:

**Motion:** I, Commissioner Mitchell move to cast the vote of this board for Dave Hart to serve on the Storey County Debt Management Commission as a representative of

General Improvement Districts in Storey County. **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote.

**19. RECESS TO CONVENE AS THE STOREY COUNTY HIGHWAY BOARD**

**20. DISCUSSION ONLY/NO ACTION:** Report of public works department regarding roads and highways in Storey County.

Mr. Wierzbicki said the department is getting ready for the road rehab project on Electric Avenue. A couple weeks ago the county was hit hard by those downpours at the bottom part of Six Mile Canyon, from Tom Redican's driveway down and a little bit of Martin Lane in Mark Twain. We are working to communicate with homeowners to keep an eye on culverts. Trying to get shoulders done on Six Mile.

Public Comment: None

**21. ADJOURN TO RECONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS**

**22. DISCUSSION/POSSIBLE ACTION:** For considerations and possible approval of business license second readings:

- A. American Refrigeration LLC - Contractor / 11573 Davis Creek Court ~ Jacksonville, FL
- B. Carson Demolition - Out of County / 1151 S. Deer Run Rd. ~ Carson City, NV
- C. Focus Fire Protection, LLC - Contractor / 1220 S. Commerce St. # 120 ~ Las Vegas, NV
- D. Fulcrum Sierra BioFuels LLC - General / 3600 Peru Dr. ~ McCarran, NV
- E. Houston Boot Company - General / 144 S. C St. ~ Virginia City, NV
- F. Staley Inc. - Contractor / 6101 S. Shackelford Rd. ~ Little Rock, AR
- G. The Virginia City Vault LLC - General / 59 S. C St. ~ Virginia City, NV
- H. Twichell Mechanical & Controls LLC - Out of County / 500 Horizon Ridge Rd. ~ Sparks, NV

Public Comment: None

**Motion:** I. Commissioner Mitchell move to approve the second reading of business licenses under item 17 listed as A through H. **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote.

**23. PUBLIC COMMENT: (No action)**

**24. ADJOURNMENT OF ALL ACTIVE AND RECESSED BOARDS ON THE AGENDA:** Chairman Carmona adjourned the meeting at 10:46 a.m.

Respectfully submitted,

By:   
James Hindle, Clerk-Treasurer.