



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS

1/17/2023 10:00 AM
26 SOUTH B STREET, VIRGINIA CITY, NV

MEETING MINUTES

JAY CARMONA
CHAIRMAN

CLAY MITCHELL
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

ANNE LANGER
DISTRICT ATTORNEY

JIM HINDLE
CLERK-TREASURER

Roll Call: Commission Chairman Jay Carmona, Commission Vice-Chair Clay Mitchell, Commissioner Lance Gilman, Clerk & Treasurer Jim Hindle, Recorder Dru McPherson, Sheriff Mike Cullen, District Attorney Anne Langer, Justice of the Peace Eileen Herrington, County Manager Austin Osborne, Deputy District Attorney Keith Loomis, Comptroller Jennifer McCain, IT Director James Deane, Fire Chief Jeremy Loncar, Public Works Director Jason Wierzbicki, Operations and Project Manager Mike Northan, Communications Director Becky Parsons, Business Development Manager Lara Mather, Community Relations Director Honey Menefee, Community Development Director Pete Renaud, Senior Center Director Stacy York,

1. CALL TO ORDER REGULAR MEETING AT 10:00 AM

Commissioner Carmona called the meeting to order at 10:05 AM

2. PLEDGE OF ALLEGIANCE

3. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the Agenda for the January 17, 2023, meeting.

Items #17 and #18 were made time-specific to 11:00 a.m. Item #23 was continued to the Feb. 7 meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the January 23, 2023, agenda as amended.

Seconded by: Lance Gilman. **Vote:** Motion passed unanimously.

4. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the Minutes for the December 20, 2022, meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the December 20, 2022, minutes as presented.
Seconded by: Lance Gilman **Vote:** Motion passed unanimously.

5. CONSENT AGENDA FOR POSSIBLE ACTION:

- I. For possible action, approval of business license first readings:
- A. DOWL, LLC – Professional / 7665 5526 Longley Lane ~ Reno, NV
 - B. Spectrum Services – Contractor / 4850 West Oquendo ~ Las Vegas, NV

II. Approval of claims in the amount of \$1,429,025.67.

Motion: I, Commissioner Mitchell move to approve the Consent Agenda as presented. **Seconded by:** Lance Gilman **Vote:** Motion passes unanimously.

6. PUBLIC COMMENT (No Action): None

7. DISCUSSION ONLY (No action, no public comment): Committee/Staff Reports.

Sheriff Cullen

- Thanked the commissioners and county staff for their patience during the transition.

Fire Chief Jeremy Loncar

- Crews are cleaning snow from around the fire hydrants. Asked residents to assist if possible.
- There are three programs on fuels reduction and will work with HOAs and others, which also lowers costs for residents.

Lara Mather, Business Development Officer

- Joined the *NevadaWorks* strategic planning meeting.

Honey Menefee, Community Relations Director

- A new manual for the Virginia City Safety Committee will soon be submitted to the board.
- Three of our requests for the Consolidated Appropriations Act of 2023 were included in the bill. Storey County will receive \$6,865,000 in congressional directed spending. Station 71 in Virginia City will receive \$3.75 million; the Lockwood Community/Senior Center will receive \$2.5 million, and the Fairgrounds project will receive \$615,000. Will hold meetings with staff to explain the requirements.
- Community grants will be opened in August. Existing projects must be finished by the end of June.

Comptroller Jennifer McCain

- The Comptroller's office has successfully transitioned our Tyler Technologies financial software to the cloud.

- Will be moving to new Payroll system, also with Tyler Technologies.
- Budgets have begun and staffing, and Capital Improvement Plan requests are due. Department-level budgets are due Feb. 9.

IT Director James Deane

- The Switch IT environment is up and running at 100 percent and backup systems are being tested.

Mitzi Carter, Human Resources Director

- Drema Smith joined the staff as an administrative assistant.

County Manager Austin Osborne

- Thanked county staff, in particular the Public Works crew, for their efforts during the storms.
- The county is making a list of private contractors that will provide to residents upon request. They are not endorsing any contractor, just providing a list.
- There is an indigent fund for those who need assistance.

Lara Mather, for Mike Bullian, Public Works Director

- EM Director Bullian has jumped in with both feet. He assisted all department heads, and helped public works and the Fire District coordinate, and has been working with RAD strategies to keep the community updated.

8. BOARD COMMENT (No action, no public comment):

Commission Chairman thanked NDOT, Public Works and the HOAs for their efforts with snow removal.

9. DISCUSSION/FOR PUBLIC ACTION: Consideration and Possible Action of Grant of Easement File No. 2023-01 to NV Energy for utilities within a portion of the London Drive Right-of-Way, McCarran, Storey County, Nevada.

Kathy Canfield, Planning Manager said the utility easement allows NVEnergy to serve a small warehouse, and a second property owner with this easement.

Public Comment: None

Motion: In accordance with the recommendation by staff, I, Commissioner Mitchell, move to approve a Grant of Easement (2023-01) to NV Energy for utilities located within a portion of the London Drive Right-of-Way, McCarran, Storey County, Nevada. **Seconded by:** Lance Gilman. **Vote:** Motion carried unanimously.

10. DISCUSSION/FOR PUBLIC ACTION: Consideration and possible approval of the potential expenditure of approximately \$390,400.00, an amount not to exceed \$395,400.00, to Lumos & Associates for the design of the Lockwood Senior and Community Center project as well as preparation of construction documents, assistance in bidding process, construction assistance and related services.

Ms. Menefee said that the item outlines a scope of work for the initial phase of the project for an architectural review and environmental narrative, this is just the initial phase of the project.

Commissioner Gilman said the project has been 10 years in the works and he is glad it is moving forward.

Public Comment: (None)

Motion: I, Commissioner Mitchell, move to approve the potential expenditure of approximately \$390,400, an amount not to exceed \$395,400 to Lumos & Associates for the services related to the design and construction of the Lockwood Senior and Community Center project. **Seconded by:** Lance Gilman. **Vote:** Motion carried unanimously.

11. DISCUSSION/POSSIBLE ACTION: Review and possible approval of Ordinance 22-321 making amendments to Storey County Code section 15.04.01 to include in the adopted codes the 2018 International Fire Code, and the 2018 International Wildland Urban Interface Code, the 2018 Northern Nevada Amendments to the International Wildland Urban Interface Code, and the 2022 Amendments to the 2018 International Fire Code, and (2) amends section 15.04.080 to address deletions from the 2018 International Wildland Urban interface Code and other matters properly related thereto.

Deputy District Attorney Keith Loomis said this is the first reading of the proposed ordinance to adopt these codes.

Mr. Loomis read the title of the ordinance.

Commissioner Mitchell asked if the county was operating under these codes as people are in process of building.

Fire Chief Loncar said that the Fire District had been operating under these codes and it would not change regulations. It will not change building already in process.

Public Comment: None

Motion: I Commissioner Mitchell, move to approve first reading of Bill No. 133, Ordinance No. 22-321 and authorize the publication of the date of a public hearing on the ordinance in the local newspaper. **Seconded by:** Lance Gilman. **Vote:** Motion carried unanimously.

The commissioners recessed the meeting at 10:41 a.m. Meeting continued at 10:59 a.m. Time-specific items follow.

17. RECESS TO CONVENE AS THE STOREY COUNTY HIGHWAY BOARD

18. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible action per Commissioner Mitchell's request, workshop to discuss vehicle parking, snow removal, encroachments, alternative transportation modes, and other transportation matters in Virginia City and Storey County; to discuss funding and resources in the county as related to these matters; and to discuss potential county code and plan updates for future board consideration.

Commissioner Mitchell pointed out that the issue is dealing with the large snowfalls the county has had. He acknowledged staffing and equipment issues. There are three men plus the road manager. It is difficult to fill positions.

Commissioner Carmona said the county was responsible for 83 miles of roads in Virginia City, Gold Hill, the Highlands, TRI, Painted Rock and Lockwood. He noted that the private roads he was responsible for in the Highlands covered 50 miles and he had three workers. Another HOA has 25 miles of roads and a 4-man crew.

Public Works Director Jason Wierzbicki said that many residents have expressed praise for what we have been doing. He said NDOT was responsible for C Street, which is part of the highway. The 1st priority for Public Works is the main roads, Cartwright, Lousetown, Six Mile Canyon, then the hills, then the secondary streets. We keep plowing until the storm is done, then we start hauling snow out of town. He said they were down to three plows. In the industrial park one was totaled and another damaged due to trench plates left unmarked.

In Virginia City, he said there are two trucks and one new truck is not performing. A loader with a plow blade is making up for that third truck. Nothing we haven't dealt with before but there are new crews that learning and adapting.

He said NDOT is responsible for 341, curb-to-curb, and the two agencies have teamed up to remove the snow. When cars are left on C Street, NDOT does not plow curb-to-curb. He added that merchants complain about snow and sand pushed onto the boardwalks, which are the responsibility of the business owners. A crew member has to shovel the public stairs leading from C to D Streets, but they are not a high priority. At the Same time, he didn't want anyone getting hurt trying to use the stairs before resources are available to clear them.

Mr. Wierzbicki said he was not a fan of putting contractors out because curb and gutter drains get ripped out from private contractors not knowing their locations under the snow.

Sheriff Mike Cullen said enforcement of "no Parking" on snow routes has slipped over the years, and he didn't want to tow cars without first re-educating the public. There is an ordinance already there that has and, after sufficient public notice, his department will start towing cars. He suggested a lot in Virginia City be designated where towed cars can be moved, perhaps at the fairgrounds. He also suggested inmate labor to shovel the staircase, and reader boards warning of snow events.

District Attorney Anne Langer said that there were legal and liability issues to be discussed and mitigated regarding towed vehicles.

Commissioner Gilman said he was torn between the culture of Virginia City and the need for snow removal. He said people here liked less rules and regulations. He wants to see community meetings. He said he was sensitive to community frustrations.

Commissioner Mitchell said it was a matter of enforcing laws on the books, that there were signs, and that a balance had to be found. Companies also might not want to tow to a lot other than their own. He also said that licensed contractors could be an option. He also acknowledged that some residents need help not penalties.

Public Comment: Kathy Lucich on A Street said she appreciated the difficulties, but she has lived here 30 years and for 20 there has not been an issue. She suggested the plows start at the top of the hill and go to the bottom. She also said there are a lot of able-bodied men in town and suggested a Jeep Posse option. She supported people parking at the fairgrounds.

Doreen Carroll added that snow has been plowed into her fence, damaging her fence. She asked for a 24-hour notice for snow removal, as well as when other road work was to be performed.

Ryan Carroll complained about snow removal on D Street and Page Street. He said not enough sand and salt is put down. He said he cleaned out his part and then the plow truck put it all back.

Edith Andreason said this has been a problem for many years. She said sometimes you have to leave your home but the plow-berm blocks you in. She said she would support paying more taxes to improve snow removal, but she wasn't sure it would be used for that purpose. She said snow removal has been an inferior and substandard performance.

Mr. Wierzbicki said the difference between now and the past is that past crews had been here many years and knew the town and how best to plow and clear. Most of the current crew has only been here a year. They are learning and adapting but a lot of experience and know-how has been lost to retirement and attrition.

Ms. McCain said complaints have gone on for 30 years and even with notices sent out, cars are still left on the road. If they have to be towed, residents were warned. If we don't tow, residents don't move their cars.

County Manager Austin Osborne said the town has doubled in its size; but Public Works has not grown accordingly. He said with the state of emergency, the county can get resources. He suggested a standby emergency operations center. He said we need to pull together and put out notices and use social media. He suggested a private contractor list to give to people, not to recommend, but for people to reference when in need. Mr. Osborn also highlighted that we have an indigent program to provide financial assistance to those in need with limited resources. He said it has been very difficult to fill open positions across the county - especially difficult to impossible to find people interested in the part-time, seasonal positions. This year the County had no applicants at all. He said he would stand up for Mr. Wierzbicki and the team at Public Works and for the job they have done with limited staff and equipment.

Commissioner Mitchell thanked all who participated.

12. RECESS TO RECONVENE AS THE STOREY COUNTY FIRE PROTECTION DISTRICT BOARD

13. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval to authorize the Fire Chief to retrofit an ambulance with an upgraded liquid ride suspension to ensure safe patient transport and provide for easier and more reliable patient loading for the approximate amount of \$17,000.

Fire Chief Loncar said that within the district's Capital Purchase Plan was an item that allowed them to purchase one retrofit for \$30,000. Looked for a better price and ordered one for \$17,000. This has been a problem, for both patient safety and comfort.

Public Comment:

Motion: I Fire Commissioner Mitchell, move to approve the Fire Chief to have 1 ambulance retrofitted with a liquid ride suspension for the approximate amount of \$17,000.

14. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval to authorize the Fire Chief to proceed with a request for qualifications process to select an architectural firm in compliance with the Economic Development Administration requirements for Fire Station 71 construction funded in part by Congressional grant.

Fire Chief Loncar said this is part of the requirements to move forward with this project. Will do RFQ and ensure we are in line with federal regulations.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move to approve and authorize the Fire Chief to proceed with the Request for Qualifications process to secure an architectural firm for the construction of fire station 71 in Virginia City. **Seconded by:** Lance Gilman. **Vote:** Motion carried unanimously.

15. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of Resolution No. 23-667 causing the 2018 Edition of the International Fire Code, the 2022 amendments to that code proposed by the Storey County Fire Protection District, dated September 26, 2022, the 2018 Edition of the International Wildland Urban Interface Code, and the 2018 Amendments to that code as proposed by the Northern Nevada Chapter of the International Code Council dated November 13, 2018 to become regulations of the Storey County Fire Protection District.

Deputy District Attorney Keith Loomis said this was the companion to the ordinance that had the first reading today. It is intended to have the Fire District operate under the same codes as the county. There is no format for how regulations are to be adopted across entities as there is for ordinances. He put together a resolution to indicate the Fire District will adopt regulations to comply with codes. The referenced Ordinance will have a public hearing and he requested that the approval be delayed until the second reading of the ordinance.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move to continue consideration of this matter until the date of the public hearing on Ordinance 22-321. **Seconded by:** Lance Gilman. **Vote:** Motion carried unanimously.

16. DISCUSSION/FOR POSSIBLE ACTION: Annual review and evaluation of the performance of Jeremy Loncar, Storey County Fire Chief, for the time period of January 2022 through January 2023. The Board may, without further notice, take administrative action against Jeremy Loncar, Fire Chief, 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. Loncar. At the end of the annual performance evaluation, the Board may modify existing goals and objectives of the Fire Chief'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 Mitzi Carter explained this was in compliance with the requirement for an annual evaluation.

Fire Chief Loncar said he didn't have to defend his position because people around him make him look good. He said he is honored to be in his position and was happy with the district and the partners and happy to be here serving. He said the District is fully staffed and continues to expand services to meet county needs.

Commissioner Gilman said he enjoyed the self-evaluations and appreciated the job Chief Loncar was doing.

Commissioner Carmona said the self-evaluation reflects what he would have written.

Commissioner Mitchell said the same and added that he didn't see the need to go point-by-point. He asked about HR development and wanted comment on professional development among the staff and what Chief Loncar is doing about it. He also asked about volunteers.

Chief Loncar said that professional development is dependent on the person. I have a diverse group and the goal is to develop them so they continue to perform after he is gone. He explained that he is taking a person-by-person approach to improving standards, training, and performance. We will continue to educate and develop skills to meet the citizens high expectations for professionalism and community involvement.

Regarding volunteers: the numbers participating have dropped. The District is staffed primarily with career employees with the main responsibility for EMS. Most volunteers want to help when someone's home is on fire, not in the back of an ambulance. EMS calls went up and fire calls went down. Virginia City is an aging community. He said he wanted volunteers to supplement paid staff in a manner that is safe for everyone involved. He would like to utilize volunteers better and is organizing to do that.

Commissioner Carmona said Chief Loncar has been focused and goal-oriented, with high aspirations and has accomplished his goals. He has reduced turnover. Commissioner Carmona feels comfortable with him in the Chief position.

Public comment: Kris Thompson of TRIC thanked the chief and all his people for putting their lives on the line.

Commissioner Carmona supported a step increase for the fire chief.

Motion: I, Fire Commissioner Mitchell, move to approve a step increase for the fire chief as a result of his exemplary service for this year. **Seconded by:** Lance Gilman. **Vote:** Motion carried unanimously.

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

20. DISCUSSION/FOR POSSIBLE ACTION: Discussion and possible direction to staff from the board on the 2023 draft Storey County Capital Improvement Plan update.

County Manager Osborne said this was a draft Capital Improvement Plan and will be used in conjunction with the budget. The items submitted in the commissioner's packet were in order of importance and projected revenues. The potential Tesla income coming in 2024 is a consideration. The top projects included road rehabilitation projects, water projects, sewer projects. Lockwood Community Center, fire station, fire trucks, plow equipment, emergency operations center. He asked that it proceed to the Feb. 7 meeting.

Commissioner Mitchell asked if there are new priorities or urgent items on the list.

County Manager Osborne, a snowblower for \$200,000, and water related projects. There is federal money coming our way, so that causes some reorganization.

Commissioner Mitchell asked if Five Mile Reservoir security can be put in another budget. County Manager Osborne said he would make a note and check on where else the item can be placed.

Commissioner Carmona asked about security and services at the petroglyphs.

County Manager Osborne said there is a tremendous number of projects and not a lot of workers who do project management. It takes a lot of people to manage that.

Public Comment: Edith Andreason asked if we are only talking about the 2023 part of the plan. She was pleased with snow removal equipment. She was interested in the item on address identification for new and existing buildings and other signage projects. She was curious about items involving a convention center and amphitheaters.

County Manager Osborne. This is a conglomeration of discussions we had previously. Mr. Osborn emphasized that \$100,000 does not go very far at all. This is not a budget. It is just a plan.

Commissioner Carmona said just because it is on here doesn't mean any decisions have been made.

Commissioner Gilman said our county has a good cash flow which will increase. This tells us what residents want to have in their communities. This tells us what kinds of programs we want to invest in.

Motion: I, Commissioner Mitchell motion to direct staff to continue developing the updated draft Storey County Capital Improvement Plan (CIP) and to bring a final draft to the board at a later meeting for potential approval. **Seconded by:** Lance Gilman. **Vote:** Motion carried unanimously.

21. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of Resolution No. 23-668, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 245.045 for appointed Storey County officials for the 2022-23 fiscal year and superseding prior year action by resolution for appointed Storey County officials with the title of Chief Deputy Sheriff being changed to Assistant Sheriff, the salary grade level remaining unchanged at 140.

Human Resources Director Carter said this is to accommodate the title change to Assistant Sheriff only. There is no change in pay or grade.

Public Comment:

Motion: I, Commissioner Mitchell move to approve Resolution No. 23-668, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 245.045 for appointed Storey County officials for the 2022-23 fiscal year and superseding prior year action by resolution for appointed Storey County officials with the title of Chief Deputy Sheriff being changed to Assistant Sheriff, the salary grade level remaining unchanged at 140. **Seconded by:** Lance Gilman. **Vote:** Motion carried unanimously.

22. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of a November 1, 2022 – June 30, 2024, agreement between Storey County and the Comstock Cemetery Foundation (CCF) for budget funding to the CCF to perform certain cemetery obligations established in the 2022 memorandum of understanding between the parties, and other properly related matters.

County Manager Osborne said this allows for 99 years to operate the cemetery, and it fills a gap to provide preservation funding, county burials and other functions.

Deputy District Attorney Loomis said this agreement is for one year and after the budget process we will know what to provide in subsequent years.

Public Comment:

Motion: I, Commissioner Mitchell move to approve a November 1, 2022 – June 30, 2024, agreement between Storey County and the Comstock Cemetery Foundation (CCF) for budget funding to the CCF to perform certain cemetery obligations established in the 2022 memorandum of understanding between the parties, and other properly related matters. **Seconded by:** Lance Gilman. **Vote:** Motion carried unanimously.

24. DISCUSSION/FOR POSSIBLE ACTION: For consideration and possible approval of business license second readings:

- A. Advantage Heating & Air Conditioning LLC – Contractor / 7665 Town Square Lane ~ Reno, NV
- B. Engineered Structures, Inc. – Contractor / 330E. Louise Dr., Ste. 300 ~ Meridian, ID

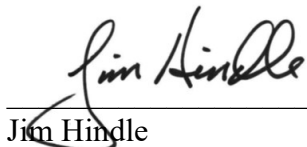
Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the business license second readings listed as A through B. **Seconded by:** Lance Gilman. **Vote:** Motion carried unanimously.

25. PUBLIC COMMENT (No Action)

26. ADJOURNMENT OF ALL ACTIVE AND RECESSED BOARDS ON THE AGENDA: Meeting adjourned at 1:23 p.m.

Respectfully submitted,



Jim Hindle
County Clerk & Treasurer