



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

3/7/2023 4:00 PM
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, Assessor Jana Seddon, Recorder Dru McPherson, Sheriff Mike Cullen, 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, VCTC Director Todd Tuttle

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

Commissioner Carmona called the meeting to order at 10:01 AM

2. PLEDGE OF ALLEGIANCE

3. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the agenda for the March 7, 2023, meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve today's agenda as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

4. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the Minutes from the January 3, 2023, meeting.

Public Comment: None

Commissioner Mitchell said the minutes may have been mislabeled, that it should have been Feb. 7, 2023.

Keith Loomis asked to hold this until we make sure it is the right date. He said it should be continued to the next meeting. Item was continued to the next meeting without objection.

5. CONSENT AGENDA FOR POSSIBLE ACTION:

I For possible action, approval of business license first readings:

- A. ADInvestigations – Home Based / 197 S. L St. ~ Virginia City, NV
- B. BLC Builders LLC – Contractor / 1000 Riverberry Dr. ~ Reno, NV
- C. Lendrum Consulting – Out of County / 210 Tangerine Dr. ~ Buda, TX
- D. Leonard Electrical Industries LLC – Contractor / 3444 Careggi Ct. ~ Sparks, NV

II First reading for approval of a Home-Based Business License - Viper Family Security located at 3200 Cartwright Rd. Reno, NV 89521. Applicants are Annette Woollard & Steve O'neil.

Motion: I, Commissioner Mitchell, move to approve the Consent Agenda as presented.

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

6. PUBLIC COMMENT (No Action)

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

Fire Chief Jeremy Loncar

The Fire District is preparing for an upcoming thaw and rain to avoid flooding and encourage any citizen who has had problems with flooding in the past to prepare, get sandbags, make sure they have heat, food and other necessities.

Mike Northan, Operations and Projects Coordinator –

Plans for the new Virginia City Highlands Fire Station have been approved, quotes have been obtained for backup generators, but the weather has caused delays.

Met with electrical contractors about backup generators at Community Development and Public Works buildings.

Met with Carson Area Transportation systems management technical advisory committee on uniform traffic control studies, including building a traffic management center.

Working with Planning Manager on drainage and flooding issues.

Austin Osborne, for Jason Wierzbicki, Public Works Director

Public Works has cleared county parking lots and around buildings, Lousetown and Cartwright Roads in the Highlands and widened roads from berms in Virginia City.

Lara Mather, Business Development Officer

Small Strides Preschool plans to open a childcare facility at TRI with a capacity of 107 children from ages 6 months to 6 years.

Honey Menefee, Community Development Director

Community Development is working on environmental studies requirements for the recent federal grants the county has received.

Mike Bullain, Emergency Management Director

EMS is preparing for the warming temperatures and rain which will melt an already large amount of snow and could cause flooding by assisting with sandpiles and culverts. A declaration of emergency may be necessary after the storm.

EMS is also working on a manual for the sheriff's office to use in case a mass evacuation is ever needed, and they are also studying new software for easy emergency notifications.

EMS is working on updating the Emergency Operations Plan, Evacuation Plan and Mass Care Plan. He is working with Zone Haven to evacuate people through social media.

Todd Tuttle, Tourism Director

Mountain Oyster Fry will go on Saturday, though the weather is being watched. Set up will begin late Friday and the Oyster Fry will begin at 11 a.m. Saturday and end by 4 p.m. C Street will be closed from Union to Taylor.

Jennifer McCain

Departments are reviewing budgets and on March 16 a committee will review the tentative budget. Numbers from the state will come in by March 25. The tentative budget will be presented in April and is due to Taxation on April 17. The final budget is due on June 1.

The county is in the middle of two union negotiations with the sheriff and insurance company.

Jana Seddon, Assessor

The Assessor's office is encouraging all taxpayers to return the cards they recently received, in order to qualify for the 3 percent tax cap, since home building costs increased, assessments will too, without the tax cap, which is not automatic. Every real property will see some kind of abatement because the cost of materials has gone up and it is reflected on any improvements. Values are from 18 months ago so it will be very to return owner occupancy cards this year, so they get the 3 percent tax cap.

The Assessor's Office is working with the District Attorney's Office to correct the tax bills that are uncollectable.

Kathy Canfield, Planning Manager

The Planning Department is scheduling meetings with the EPA on mercury site designations, NVEnergy on green programs and regional partners on the Long Valley Creek flood study.

(Staff Reports Tabled to be continued after the scheduled Public Hearing)

10. 10:30 A.M. PUBLIC HEARING: Public Hearing on the proposed Resolution No. 23-669, a Resolution proposing the identification of a road commonly known as Ophir Road formally known as County Road number 910145, pursuant to Nevada revised statutes 403.170 AND 405.191 as a minor county road. The road is located within the Divide and Gold Hill neighborhood of Storey County on land managed by the Bureau of Land Management. The road commences near the Storey County Water Treatment Plant property (APN 001-291-03) and concludes approximately 2.21 miles to the southwest at the Storey County/Washoe County line. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but that it is not maintained by Storey County. It must be used by motorists at their own risk.

Planning Manager Kathy Canfield. said this follows NRS requirements for later action to adopt this as county road. This is the first piece of the RS 2477 road project for land that is identified as public or BLM-managed. This road goes from the Divide to Upper Gold Hill and over to the county line.

Public Comment: None

The Commissioners closed the public hearing.

7. COMMITTEE/STAFF REPORTS Taken from the Table and Continued

IT Director James Deane.

The Courthouse Camera Upgrade Project is complete.

Pete Renaud, Community Development

Warehouses are filling up with tenants and the weather has killed the residential building season.

Stacy York, Senior Center

Each Senior Center has shelf-stable food and water for folks that can't get down the hill.

Jim Hindle, Clerk-Treasurer

The Clerk-Treasurer's Office encourages taxpayers to get their fourth-quarter payments in before the 10th, otherwise penalties and interest will be assessed.

In 2024 the Secretary of State's Office will take over voter registration and is assessing vendors to provide Voter & Election Management software to accommodate this new management requirement. This project will require considerable effort to transition systems in conjunction with needed voter roll clean-up.

The Secretary of State is proposing to the Legislature an appropriation to buy new voting equipment for polling places in 2024 and full replacement of kiosk units by 2026. Staff time will be required to evaluate to determine the appropriate equipment and budget.

DMV services in Virginia City are coming under heavy demand as the weather improves which is putting a strain on staff and 2nd floor lobby space. The Clerk's Office courtesies DMV only supposed to service Storey and Lyon County residents for basic title and registration transactions. We are seeing many from other counties come to the office because the Reno and Carson City DMV facilities are appointment-only. Extra burden is put on staff to manage this dynamic appropriately

Arika Perry, St. Mary's Art Center.

St. Mary's Art Center's window restoration project has commenced, but other building restoration has been delayed, but will continue. It is hosting the Easter Egg hunt on the lawn at 1 p.m. for locals and they encourage attendees to be 20 minutes early. Art programs are set for April 20-23 and May 13.

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

Commissioner Carmona reported the passing of Steve Hinkle of the Virginia City Highlands, former commissioner Chuck Haynes and Ken Hayes of Virginia City.

9. RECESS TO CONVENE AS THE STOREY COUNTY HIGHWAY BOARD

11. DISCUSSION ONLY: Report by Public Works Department regarding roads and highways in Storey County.

Operations and Projects Coordinator Mike Northan said Public Works was continuing to work on snow related issues and that road rehabilitation for Electric Avenue in TRIC would be out to bid soon.

Public Comment: None

12. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible adoption of RESOLUTION 23-669, proposing the identification of a road commonly known as Ophir Road formally known as County road number 910145, pursuant to Nevada revised statutes 403.170 AND 405.191 as a minor county road. The road is located within the Divide and Gold Hill neighborhood of Storey County on land managed by the Bureau of Land Management. The road commences near the Storey County Water Treatment Plant property (APN 001-291-03) and concludes approximately 2.21 miles to the southwest at the Storey County/Washoe County line. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.

Planning Manager Canfield said this was the voting item that follows the public hearing.

Public Comment: None

Motion: In accordance with the recommendation by staff, I, Commissioner Mitchell move to adopt Resolution 23-669, proposing the identification of a road commonly known as Ophir

Road formally known as County road number 910145, pursuant to Nevada revised statutes 403.170 AND 405.191 as a minor county road. The road is located within the Divide and Gold Hill neighborhood of Storey County on land managed by the Bureau of Land Management. The road commences near the Storey County Water Treatment Plant property (APN 001-291-03) and concludes approximately 2.21 miles to the southwest at the Storey County/Washoe County line. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but that it is not maintained by Storey County. It must be used by motorists at their own risk. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously

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

14. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval for St. Mary's Art Center to replace the ADA Ramp and Parking Spot and Outbuildings Stabilization projects, which were approved by the Storey County Board of County Commissioners for St. Mary's Art Center Fiscal Year 22/23 Nonprofit Building Restoration grant fund request, with two new urgent projects: 1. Purchase and Installation of Three Solar Field Inverters, 2. Fire Riser Room Backflow Equipment Upgrade and Fire Riser Room and Access Driveway Repairs.

Ms. Menefee said this approved grant award was \$51,850 with an estimated cost of \$51,391.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve to allow St. Mary's Art Center to replace the ADA Ramp and Parking Spot and Outbuildings Stabilization projects, which were approved by the Storey County Board of County Commissioners for St. Mary's Art Center Fiscal Year 22/23 Nonprofit Building Restoration grant fund request, with two new urgent projects: 1. Purchase and Installation of Three Solar Field Inverters, 2. Fire Riser Room Backflow Equipment Upgrade and Fire Riser Room and Access Driveway Repairs. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

15. DISCUSSION/FOR POSSIBLE ACTION: Discussion and possible consideration of the board's position and draft letter responding to the Nevada Governor's Office of Economic Development (GOED) requesting from Storey County a "Letter of Acknowledgement regarding [Omni Cable, LLC's and Sparks NV, LLCs'] application to the Governor's Office of Economic Development for Sales & Use Tax Abatement, Modified Business Tax Abatement, and Personal Property Tax Abatement for their operations planned in Storey County." The tax abatements are subject to GOED approval per NRS 360 as "standard partial abatements", not 100% abatements, under NRS 360.

County Manager Austin Osborne said these are two companies that have requested abatements. that are already set by NRS. GOED has approved standard abatements of 50 percent for 10 years. These abatements are based on benchmarks for employees and the length of time these companies would be operating in Nevada.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve to direct county staff to submit a letter to the Governor's Office of Economic Development (GOED) a letter(s) acknowledging the proposed "standard abatement" as specified in the attached letters from GOED for Omni Cable, LLC and Sparks NV, LLC. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

16. DISCUSSION/FOR POSSIBLE ACTION: Update, discussion, and provide direction to county staff and lobbyists regarding upcoming bills and legislation affecting Storey County including, but not limited to, the following, and other properly related matters: AB63 I80 Safety Corridors; SB81 Regional Orderly Growth; AB143 Lands Transfer Bill; AB47 OHV Bill; SB92 Sidewalk Vendors; any legislative BDR, bill, resolution, or other action of the legislature causing post-SB1 tax abatement revenues from the existing Tesla Gigafactory to be canceled, diverted away from Storey County, postponed, or extended, and other bills as brought forth at the meeting.

County Manager Osborne said there is a hearing on March 9 for AB63. With a \$10 million cost that NDOT included, the bill is expected to go nowhere. He said he is meeting with the NDOT director. The focus would be on the safety corridor aspect with short-term fixes, rather than long-term ones.

On SB81, Mr. Osborne said Storey and neighboring counties spoke in opposition. Sen. Skip Daly has asked to meet with county managers to speak on the bill. Washoe County issued their report which concluded that Storey should be sharing Tesla money with other areas.

SB 92, sidewalk vendors didn't appear to apply to counties below a population threshold that would only impact Clark.

Mr. Loomis said the lands bill, AB143, was being extended to next week. There were three fiscal notes indicating no cost impact from jurisdictions.

Commissioner Mitchell said he was comfortable with the county manager participating in meetings but not negotiating or communicating directly with Sen. Daly.

Public Comment: None

Motion: I, Commissioner Mitchell, move to provide discussed direction to direct staff
Seconded by: Lance Gilman. **Vote:** Motion passed unanimously.

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

- A. Murray Company – Contractor / 18414 S. Santa Fe Ave. ~ Rancho Dominguez, CA
- B. Nate's Concrete Service– Contractor / 121 W. Bell St. ~ Winnemucca, NV

- C. Northstar Electric Inc.–Contractor/4640 S. Decatur Blvd.~Las Vegas, NV
- D. Powur PBC – Contractor / 2683 Via De La Valle Ste. 321G ~ Del Mar, CA
- E. Reno Solar – Contractor / 240 S. Rock Blvd. Ste 101 ~ Reno, NV
- F. Timberline Pools and Spas Inc. – Contractor / 1521 La Mirada St. ~ Carson City, NV

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the business license second readings listed as A-F as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

18. PUBLIC COMMENT (No Action)

19. ADJOURNMENT OF ALL ACTIVE AND RECESSED BOARDS ON THE AGENDA
Commissioner Carmona adjourned at 11:09 a.m.

20. CLOSED SESSION

Call to Order Closed Session meeting pursuant to NRS 288.220 for the purpose of conferring with county management and legal counsel regarding labor negotiations with the Storey County Firefighters' Association IAFF Local 4227 and the Storey County Sheriff's Office Employees' Association NAPSO Local 9110. This meeting will commence immediately following the regular commission meeting.

Respectfully submitted,

Jim Hindle
Clerk & Treasurer