



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

3/21/2023 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, 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

1. CALL TO ORDER CLOSED SESSION MEETING AT 9:00 A.M. PURSUANT TO NRS 288.220 FOR THE PURPOSE OF CONFERRING WITH THE COUNTY MANAGER AND LEGAL COUNSEL REGARDING LABOR NEGOTIATIONS WITH THE STOREY COUNTY SHERIFF'S OFFICE EMPLOYEES' ASSOCIATION NPSO LOCAL 9110: 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 Sheriff's Office Employees' Association NPSO Local 9110. This meeting will commence at 9:00 a.m.

2. CALL TO ORDER REGULAR MEETING AT 10:00 A.M.

Commissioner Carmona called the meeting to order at 10:02 a.m. Commissioner Gilman was not in attendance. A quorum was present.

3. PLEDGE OF ALLEGIANCE

4. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the agenda for the March 21, 2023, meeting.

Mr. Osborne asked to remove Item 7.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the agenda with the one noted change of removing Item 7. **Seconded by:** Jay Carmona. **Vote:** Motion passed 2-0.

5. CONSENT AGENDA FOR POSSIBLE ACTION:

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

- A. Custom Sign Service LLC – Contractor / 3350 Centennial Park Dr. ~ Carson City, NV
- B. RAD Pizza – Out of County / 825 Delucchi Ln. Apt. 1168 ~ Reno, NV
- C. Sean Craig’s Plumbing LLC – Contractor / 3231 N. Decatur Blvd. Ste 225 Las Vegas, NV
- D. Supreme Plumbing LLC – Contractor / 395 Freeport Blvd. Ste. 8 ~ Sparks, NV
- E. Westex Consulting Engineers, LLC – Professional / 220 S. Rock Ste. 12 ~ Reno, NV

II Approval of claims in the amount of \$2,786,731.84

III Consideration and possible approval of an amendment to add in the included language into the Storey County Administrative Policies and Procedures, No. 212, Code of Ethical Standards, Section A), “13. Department heads and supervisors are prohibited from negotiating, reviewing, or administering a contract between their respective department and a relative or an entity controlled by a relative that is within the third degree of consanguinity or affinity with the department head or supervisor.” The additional language is required to prevent possible conflict of interest between Storey County Department Heads and Supervisors forming a contract with their relatives.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the Consent Agenda as presented. **Seconded by:** Jay Carmona. **Vote:** Motion passed 2-0.

6. PUBLIC COMMENT (No Action)

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

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

Commissioner Carmona said sandbags are still available.

9. DISCUSSION/FOR POSSIBLE ACTION: Public workshop and provide direction to staff and contractor regarding elements to be included in a draft RFP for a successor franchise agreement for the collection, transfer, processing, and disposal of municipal solid waste and recyclables in Storey County, and for the draft RFP to be brought back to the board for further consideration.

County Manager Osborne said this is for a successor for existing waste management draft RFP. All issues including the cost of the RFP and the evaluation methodology would be included in the discussion. He said Lockwood has its own arrangement, so this RFP would involve only Virginia City/Gold Hill, the Highlands, Mark Twain Estates, and the Tahoe Reno Industrial Center. Mr. Osborn introduced Mr. Joe Sloan, of Sloan Vazquez, who is consulting on the project.

Competitiveness of Rates – this would be impacted by a bidders use of new or used equipment; the length of the franchise agreement term; whether or not to have subscription or mandatory service, the exclusivity of the franchise; and the availability of discounted rates. Also important are rate adjustments and fee methodology; yard and drive-in service, vacation holds; and animal-resistant carts. There are also issues of type and size of carts; recycling services, seasonal leaf/pine needle services and free dump vouchers, the transfer station, and the Tahoe Reno Industrial Center.

Mr. Sloan said the commissioners have the option of adding the cost of the RFP, at \$100,000, to the contracts, but it might result in fewer bidders.

The commissioners decided to absorb the cost, rather than discourage bidding. They sought a reasonable price, regardless of whether new or used equipment would be involved, so long as that equipment can handle the terrain. Mr. Sloan said it is typical to ask for bids involving 5, 7 or 10 year terms. Commissioner Mitchell was more interested in a longer-term contract. The commissioners also preferred subscription services to mandatory services, except in the case of TRIC, where service would be mandatory.

The exclusivity issue was discussed, with Commissioner Carmona saying residents object to doing business with a monopoly. Mr. Sloan said the competition would be for the contract, so it would not be a monopoly, and that companies may bid with and without exclusivity. Be aware that bids with no exclusivity will be at higher rates. Commissioner Mitchell said if the company awarded the bid cannot provide service, there should be no prohibition against people finding private companies to provide service. Commissioner Carmona suggested including a penalty for nonperformance.

The commission discussed different rules for C Street businesses and residents, as well as the size of carts and yard and drive-in service which could add a distance fee if an employee has

to go on private property. Commissioner Carmona supported the option of paying extra for bear-resistant trash carts.

Also discussed at the workshop regarded whether recycling services were required. Mr. Osborne said currently there are exclusive dumpsters provided by Waste Management. Mr. Sloan said pickup of recyclables is usually done in a densely populated area.

Separately, the commissioners agreed that the county would continue to provide free dump vouchers available from the Courthouse/Public Works, as mail vouchers may not get to the right people.

Public Comment: None

Motion: I, Commissioner Mitchell, move to direct staff and RFP contractor to include elements discussed at today's meeting in a draft RFP for a successor franchise agreement for the collection, transfer, processing, and disposal of municipal solid waste and recyclables in Storey County, and to bring a draft RFP back to the board for further consideration. **Seconded by:** Jay Carmona. **Vote:** Motion passed 2-0.

10. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the selection of Auditor for fiscal year ending June 30, 2023.

Comptroller Jennifer McCain said this was for a letter to be submitted to the state Department of Taxation, and she recommended continuing to work with Joe Costanza of DiPietro and Thornton.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the selection of DiPietro and Thornton CPA. LTD as auditor for Storey County for fiscal year ending June 30, 2023. **Seconded by:** Jay Carmona. **Vote:** Motion passed 2-0.

11. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval for county staff to apply for partial funding for the Lead Siphon Water Main Replacement project through the Federal Community Project Funding program. The project total is estimated at \$11,840,620, with a request of \$7,000,000 in federal funding.

Business Development Officer Lara Mather said this was in preparation for next term's Congressional federal grants. Community Relations Director Honey Menefee said these grants are from the NDEP's priority list and include three water projects.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve county staff to apply for partial funding for the Lead Siphon Water Main Replacement project through the Federal Community Project Funding program. The project total is estimated at \$11,840,620, with a request of \$7,000,000 in federal funding. **Seconded by:** Jay Carmona. **Vote:** Motion passed 2-0.

- 12. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval for county staff to apply for partial funding for the Public Safety Complex – Virginia City project through the Federal Community Project Funding program. The project total is estimated at \$10,000,000, with a request of \$7,000,000 in federal funding.

Ms. Menefee said these funds would be available in 2025. Mis Mather said the county can't ask for something we had already requested and did not receive.

Sheriff Mike Cullen said the county needed a public safety complex spread out among the communities and that the jail needed repairs.

Public Comment: None

Motion: I, Commissioner Mitchell, , move to approve county staff to apply for partial funding for the Public Safety Complex – Virginia City project through the Federal Community Project Funding program. The project total is estimated at \$10,000,000, with a request of \$7,000,000 in federal funding. **Seconded by:** Jay Carmona. **Vote:** Motion passed 2-0.

- 13. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval for county staff to apply for partial funding for the Divide Water Main project through the Federal Community Project Funding program. The project total is estimated at \$1,500,000, with a request of \$1,000,000 in federal funding.

Ms. Menefee said this covered water lines on South E, Sheldon and South D streets which are out of compliance with Nevada Code. She said there had been 20 breaks from 2017-2023.

Public Comment: None

Motion: I, Commissioner Mitchell, , move to approve county staff to apply for partial funding for the Divide Water Main Project FIX THIS– Virginia City project through the Federal Community Project Funding program. The project total is estimated at \$10,000,000, with a request of \$7,000,000 in federal funding. **Seconded by:** Jay Carmona. **Vote:** Motion passed 2-0.

- 14. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval to add the construction of a Storey County Sheriff's Office substation in the existing Storey County McCarran complex building to the Capital Improvement Plan for the year of 2025 and apply

for partial funding for this project through the Federal Community Project Funding program. The project total is estimated at \$800,000, with a request of \$450,000 in federal funding.

Ms. Mather said she didn't realize this was already in the CIP, but for 2029. This is to put it in the 2025 CIP list.

Sheriff Cullen said the substation was built, but with the expansion of TRIC, more criminal activity was likely, and this would provide a place for one cell, evidence lockers and staff for people to register as ex-felons and for special licenses.

Operations and Projects Manager Mike Northan said the building was close to capacity, but that space was designed for a sheriff's substation with infrastructure in place. He said TRIGID might move and other things could be relocated.

Public Comment: None

Motion: I, Commissioner Mitchell, move to move to approve staff to apply for partial funding for this project, the adding the construction of a Storey County Sheriff's Office substation in the existing Storey County McCarran complex building through the Federal Community Project Funding program. The project total is estimated at \$800,000, with a request of \$450,000 in federal funding. **Seconded by:** Jay Carmona **Vote:** Motion passed unanimously. USE TAPE

15. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval for county staff to apply for partial funding for the Gold Hill Sewer Collection System project through the Federal Community Project Funding program. The project total is estimated at \$4,000,000, with a request of \$2,500,000 in federal funding.

Ms. Menefee said this was another NDEP priority. She said the condition of the existing system is unknown and has had failure and leakage from pipes. This is for rehabilitation and not expansion.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve county staff to apply for partial funding for the Gold Hill Sewer Collection System project through the Federal Community Project Funding program. The project total is estimated at \$4,000,000, with a request of \$2,500,000 in federal funding. **Seconded by:** Jay Carmona. **Vote:** Motion passed 2-0.

16. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval for county staff to apply for partial funding for the Comstock Historic District Pedestrian Safety

Upgrades project through the Federal Community Project Funding program. The project total is estimated at \$1,360,000, with a request of \$1,000,000 in federal funding.

Ms. Mather said this vote would allow for the application for funding.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve county staff to apply for partial funding for the Comstock Historic District Pedestrian Safety Upgrades project through the Federal Community Project Funding program. The project total is estimated at \$1,360,000, with a request of \$1,000,000 in federal funding. **Seconded by:** Jay Carmona. **Vote:** Motion passed 2-0.

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

18. DISCUSSION/FOR POSSIBLE ACTION: Discussion and possible approval to accept a federal subgrant through the Nevada Division of Forestry for Hazardous Fuels Reduction in the Virginia City Highlands for the amount of \$597,330.

Fire Chief Loncar said this was a 50 percent match and NVEnergy funds will be the match, so it is cost-neutral to the county and helps create a firebreak coming out of Washoe Valley.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move to accept a grant for Hazardous Fuels Reduction in the Virginia City Highlands for the amount of \$597,330 and approve the Fire Chief to sign. **Seconded by:** Jay Carmona. **Vote:** Motion passed 2-0.

19. DISCUSSION/FOR POSSIBLE ACTION: Consideration to approve disposal by means of auction, donation, sale, or trade in of two (2) surplus Fire District vehicles.

Chief Loncar said this was intended to cover the district's costs.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move to approve the disposal of 2 surplus Fire District vehicles by means of auction, donation, sale, or trade in. **Seconded by:** Jay Carmona. **Vote:** Motion passed 2-0.

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

21. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval to appoint Lara Mather to the Board of Directors of the Northern Nevada Transportation Management Association, a new nonprofit corporation, focusing on transportation issues in the area of the Tahoe-Reno Industrial Center and Northern Nevada.

Mr. Osborne said this was to update the list of appointees for staff and officials.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the appointment Lara Mather to the Board of Directors of the Northern Nevada Transportation Management Association, a new nonprofit corporation, focusing on transportation issues in the area of the Tahoe-Reno Industrial Center and Northern Nevada. **Seconded by:** Jay Carmona. **Vote:** Motion passed 2-0.

22. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of Resolution No. 23-673 of the Board of Storey County Commissioners extending the declaration of a state of emergency in Storey County due to unforeseen severe weather events causing sudden flooding, avalanche, and mudslide due to snow runoff caused by atmospheric river flows across the county starting March 9, 2023, and the end date extending from March 20 to April 4, 2023. The emergency declaration may provide the county access to state and federal funds and other resources which otherwise may not be available for its response to the weather emergency. This action should not cause alarm, but it should remind residents and businesses to be vigilant and to prepare for potential impacts caused by storm events.

Emergency Management Director Mike Bullain said with more snow and rain in the forecast, this could lead to flooding, avalanches, and mudslides. Since the governor's emergency declaration had no end date, he asked that the county's declaration be extended to April 4.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve Resolution No. 23-673 of the Board of Storey County Commissioners extending the declaration of a state of emergency in Storey County due to unforeseen severe weather events causing sudden flooding, avalanche, and mudslide due to snow runoff caused by atmospheric river flows across the county starting March 9, 2023, and the end date extending from March 20 to April 4, 2023. **Seconded by:** Jay Carmona. **Vote:** Motion passed 2-0.

23. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of Resolution No. 23-674, 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 employees adding the title of Intermittent Part Time (IPT) Deputy to be added, step and wage to mirror the NAPS0 Pay scale, attached, and will be retroactive to February 21, 2023.

Human Resources Director Mitzi Carter said this was following the regular work schedule and was due to the sheriff's office being at a critical staff level. This deputy will be limited to 1,039 hours per year, and this was a non-represented position.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve Resolution No. 23-674, 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 employees adding the title of Intermittent Part Time (IPT) Deputy to be added, step and wage to mirror the NAPS0 Pay scale and will be retro-active to February 21, 2023... **Seconded by:** Jay Carmona **Vote:** Motion passed 2-0.

24. DISCUSSION/FOR POSSIBLE ACTION: Enter into agreement with MOU for the Storey County Sheriff's Office Employee's Association/Nevada Association of Police & Sheriff's Officers (NAPS0) for the one (1) year renewal of the NAPS0 CBA which has been negotiated in good faith by both parties. This MOU will amend the current contract ending June 30, 2023. We propose to end the current contract effective March 26, 2023, in order to have the new contract start date of March 27, 2023, for the new contract ending date of June 30, 2024.

Ms. Carter said this MOU was designed to address critical staffing levels, with both increased wages and comparison studies indicated Storey County was at the lowest wage than nearest counties. This has a 17 percent up front increase and 5 percent each year, starting June 30, 2023

Ms. McCain said 17 percent is the increase in the salary chart and the 5 percent is for each step. The chart will stay the same through June 30, 2024.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve move to approve the MOU for the Storey County Sheriff's Office Employee's Association/Nevada Association of Police & Sheriff's Officers (NAPS0) for the one (1) year renewal of the NAPS0 CBA which has been negotiated in good faith by both parties. This MOU will amend the current contract ending June 30, 2023. We propose to end the current contract effective March 26, 2023, in order to have the new contract start date of March 27, 2023, for the new contract ending date of June 30, 2024. **Seconded by:** Jay Carmona **Vote:** Motion passed 2-0.

25. DISCUSSION/FOR POSSIBLE ACTION: For Consideration and possible approval of business license second 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

Public Comment:

Motion: I, Commissioner Mitchell, move to approve second readings of business licenses under Item 25 as A through D. **Seconded by:** Jay Carmona. **Vote:** Motion passed 2-0.

26. DISCUSSION/FOR POSSIBLE ACTION: Approval of second reading for a Home-Based Business License - Viper Family Security, located at 3200 Cartwright Rd. Reno, NV 89521. Applicants are Annette Woollard and Steve Oneil.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve to approve the second reading for a Home- Based Business License - Viper Family Security, located at 3200 Cartwright Rd. Reno, NV 89521. Applicants are Annette Woollard and Steve Oneil... **Seconded by:** Jay Carmona. **Vote:** Motion passed 2-0.

27. PUBLIC COMMENT (No Action): None

28. ADJOURNMENT OF ALL ACTIVE AND RECESSED BOARDS ON THE AGENDA

Commissioner Carmona adjourned the meeting at 12:26 p.m.

Respectfully submitted,



Jim Hindle
Clerk-Treasurer