



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

4/18/2023 4:00 PM  
26 SOUTH B STREET, VIRGINIA CITY, NV

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## MEETING MINUTES

JAY CARMONA  
*CHAIRMAN*

CLAY MITCHELL  
*VICE-CHAIRMAN*

LANCE GILMAN  
*COMMISSIONER*

ANNE LANGER  
*DISTRICT ATTORNEY*

JIM HINDLE  
*CLERK-TREASURER*

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**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, VCTC Director Todd Tuttle, Human Resources Director Mitzi Carter

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

Commissioner Carmona called the meeting to order at 10:02

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

### **3. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the agenda for the April 18, 2023, meeting.

County Manager Osborne asked to move item #14 to right after item #12 and continue number 9 to the May 2, 2023, meeting.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve today's agenda with noted changes of moving Item 14 directly after Item 12 and continuing item 14 to the May 2, 2023, meeting.  
**Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously

#### **4. CONSENT AGENDA FOR POSSIBLE ACTION:**

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

- A. Comstock Creations – Home Business / 127 Mary Lane ~ Dayton, NV
- B. Divide Graphics – Home Business / 915 S.C St. ~ Virginia City, NV
- C. El Reyo Landscape Inc. – Contractor / 178 Garnet Circle ~ Mound House, NV
- D. Gomez Roofing INC – Contractor / PO Box 757 ~ Dayton, NV
- E. Pioneer Electric LTD – Contractor / 1790 Carson Ave. ~ Sparks, NV
- F. Zion Builders, Inc. – Contractor / 1170 Marietta Way ~ Sparks, NV

II. Approval of claims in the amount of \$1,039,097.49

III. Justice Court Quarterly Report

Public Comment: None

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

#### **5. PUBLIC COMMENT (No Action)**

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

##### **Sheriff Mike Cullen.**

- Storey County Deputies are joining forces with other agencies to focus on distracted driving and will hold an event May 13 at the Ron Wood Family Center and May 27 at the Silverland Parking Lot, to check car safety seats.

##### **Public Works Director Jason Wierzbicki**

- Taylor Street was open to pedestrian traffic only.

##### **Mike Northan, Operations Projects coordinator**

- The Engineering proposal to address the sinkhole in the ballfield is pending review and approval.
- Work will begin this week on Station 72 project.

##### **Communications Director Becky Parsons**

- Communications is down one person. Applications are on the Storey County web site under Human Resources/Job Openings. Call 775-847-0986.

**Business Development Officer Lara Mather**

- Four projects have been approved for Congressional funding for 2024-2025: The Gold Hill Collections system project, the Comstock Historic District Pedestrian Walkway Safety Efforts, the Sheriff's Office Substation in TRI, and a Public Safety Complex.
- The grant requires proof we have discussed these grants and Honey will handle 7 federal grants at once.
- State Emergency Response Commission grants were submitted, covering operations, planning, training, and equipment. Hazmat response equipment is planned for the Fire District and another grant will apply to response to terrorism.

**Community Relations Director Honey Menefee**

- Work is proceeding on grants for the Fairgrounds, the Lockwood Senior Center, and the Fire Station site.

**Tourism Director Todd Tuttle**

- The father-daughter dance was a success and may expand.
- The Mark Twain train will bring more than 200 people to town this Saturday.
- The Grand Prix is April 29-30, and the Chili Cookoff is May 20-21.

**Recorder Dru McPherson**

- The Recorder's Office has completed their software upgrade to the Cloud.

**IT Director James Deane**

- AT&T is putting in a new Switch fiber line which will save \$400/month.

**Human Resources Director Mitzi Carter**

- The Open Wellness period for supplemental insurance for employees is going on through April 26. open wellness period for supplemental insurance. through April 26. must get in to be effective on May 1. no changes to medical coverage, dental coverage moving back to Cigna and stay the same. no changes to vision or life insurance. 2 virtual meetings today and tomorrow. One in-person meeting at slammer on 21st at 10 a.m.

**Community Development Director Pete Renaud**

- He is asking owners of historic buildings to inspect their properties for falling bricks, facades, and other materials.

**Senior Center Director Stacy York**

- The Senior Center in Lockwood will have a Covid, and flu shot clinic from 9 to 11 am. on Thursday.

**Deputy District Attorney Keith Loomis**

- The office received a public records request regarding the contract which involves a purification system for potable water, which was handled as an emergency issue.

**County Manager Austin Osborne**

- Emergency Management Director Mike Bullain is continuing to work with state and public entities to assess damage. This is still a state of emergency.

**7. BOARD COMMENT (No Action - No Public Comment)**

Commissioner Jay Carmona said the Virginia City Silver Circuits, a robotics team, would be competing at the World Championships in Houston this week.

**8. DISCUSSION ONLY:** Presentation by the 109 Comstock Ladies about their non-profit organization, what it has done and will continue to do for various groups, programs, and individuals in Storey County.

Karen Gysen, head of the 109 Ladies, described her all-volunteer organization as 10-12 women who dress in Victorian costumes and raise funds to benefit Storey County's children, including school programs, Community Chest Programs, the robotics team, scholarships, and other programs. 1 stands for the mission, 0 stands for no excuses and 9 is for the 9 original members. They have raised \$122,000 since 2014. They are combining with the 601 Vigilance Committee to hold a barbecue on July 1 at the V&T Freight Depot, with raffles and other attractions. The Commissioners all praised the 109 Ladies.

Public Comment: Ms. Menefee offered her card to Ms. Gysen. The commissioners congratulated the group on its efforts.

**10. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of a Special Use Permit 2023-03 request by the applicant United Pacific Energy to develop and operate a railcar propane storage facility and a transloading facility for propane on the property. Propane will be stored on the site in railcars until unloaded to a distribution truck or the railcar is sent on rail to another destination. The subject property is located at 1425 Waltham Way, McCarran, Storey County, Nevada, Assessor's Parcel Number (APN) 004-091-90.

Planning Manager Cathy Canfield said this request is for a propane railcar storage facility on Waltham Way, adjacent to TRI. to install lines to load propane for rail cars and a transloading facility. She said NDEP and the State Fire Marshal were contacted, and NDEP was working with the applicant. This was approved by the Planning Commission, and there were no objections raised by neighbors. She said the project does not involve permanent storage of propane, just temporary storage for cars to be loaded onsite. Planning Department findings can be located beginning on Page 43 of the packet for the BOC meeting of April 18, 2023.

Public Comment: None

**Motion:** In accordance with the recommendation by staff and by the Planning Commission, the Findings of Fact under Section 3.A of this report, and other findings deemed appropriate by the Planning Commission, and in compliance with the conditions of approval, I, Commissioner Mitchell, move to approve Special Use Permit 2023-03, a request by the

applicant United Pacific Energy to develop and operate a railcar propane storage facility and a transloading facility for propane on the property. Propane will be stored on the site in railcars until unloaded to a distribution truck or the railcar is sent on rail to another destination. The subject property is located at 1425 Waltham Way, McCarran, Storey County, Nevada, Assessor's Parcel Number (APN) 04-091-90. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

- 11. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of a request for a Zone Map Amendment (File 2023-07) to rezone three parcels of land zoned Forestry to Public zoning. Storey County acquired two of the parcels from the Bureau of Land Management (BLM) and the third parcel is owned by the Storey County School District. No modifications to the existing site conditions are proposed with this zone map amendment application but the intent is to allow for greater development flexibility for public service land uses. The property is located east of R Street and approximately south of 6-Mile Canyon Road, Virginia City, Storey County, Nevada, and has Assessor's Parcel Numbers 001-311-01, 04 & 05.

Ms. Canfield said this is where the sewer treatment facility is, as well as. one 2-acre site school district owns. The rezoning to Public will allow for flexibility with the schools and the counties, and this would allow for parcel mapping. No actual project is being proposed, the zoning will be to match existing land use. Forestry zoning now does not allow for this, and public zoning matches the existing uses. Findings can be located on Page 72 of the BoCC packet beginning on Page 72.

Public Comment: None

**Motion:** : In accordance with the recommendation by staff and the Planning Commission, the findings of fact under Section 3.A of this report, and other findings deemed appropriate by the planning commission, and in compliance with the conditions of approval, I, Commissioner Mitchell, move to approve Zone Map Amendment (File 2023-07) to rezone three parcels of land zoned Forestry to Public zoning. Storey County acquired two of the parcels from the Bureau of Land Management (BLM) and the third parcel is owned by the Storey County School District. No modifications to the existing site conditions are proposed with this zone map amendment application but the intent is to allow for greater development flexibility for public service land uses. The property is located east of R Street and approximately south of 6-Mile Canyon Road, Virginia City, Storey County, Nevada, and has Assessor's Parcel Numbers 001-311-01, 04 & 05. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

- 12. 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 and other OHV-related bills; SB304 NFPA Mandates; SB 432 Post Abatement Tax Redistribution, and any legislative BDR, bill, resolution, or other action of the legislature or the government of the State of Nevada causing SB1 or other post-tax abatement revenues from Tesla or other

tax abated or non-tax abated companies to be canceled, diverted away from Storey County, redistributed, postponed, or extended, and other properly related matters.

County Manager Austin Osborne said April 14 was the last day bills had to be heard in committee, any bills not heard have died. Bills impacting Storey County which have died include SB432, which would have taken 80 percent of Tesla abatement funds from the county; SB304, which required fire districts to meet NFPA requirements. 250 bills died, about 400 more expected to die on floor. AB143 Lands Bill passed so it is onto the floor and does not have any issues. SB304 changing requirements to meet NFPA requirements, this bill died. AB47, off highway vehicle bill passed and continuing to allow counties to decide about OHVs on roads.

Commissioner Mitchell said the main point is to allow counties to designate trails along highways.

Mr. Osborne said that died and it did not get introduced in committee to be exempt from deadlines. The county staff and lobbyists are watching other bills that deal with abatements, including SB 394, which states that any abatement over \$500,000 would go back to the legislature. It did pass to committee and will go to the floor, but it is on track for a veto.

AB63, the highway bill, died, did not make it through committee. NDOT and others had fiscal notes that caused this to happen. SB81, the regional discussions bill, did pass and expect to make it to the floor and to the governor's office. Some of the amendments include the Senate Majority Leader and the Assembly Majority Leader will decide who will be on the committees. Some of the wording in AB63 could be merged into SB81 and possible county could take a neutral position. This is different than what we have taken in the past.

Commissioner Gilman said he was very disappointed in the highway bill, and the county should work to see SB81 die. He said there could be serious repercussions. Commissioner Carmona asked if there was any real hope of getting wording from AB63 into SB81, and Mr. Osborne said adding wording of AB63 to SB83 changes the dynamic. The positive is that more people are discussing I80, but SB81 is still a problem and something to be concerned about. Mr. Gilman said SB81 could cause a lot of the ideas that were in SB432 to become reality, as any board Storey County has a minority interest in will delay projects in the future. He said he is opposed to SB81.

Mr. Osborne said there was a lot of support for AB63, that if the board decided to remain opposed to SB81, I don't think there was a lot of support for 63. If this board were to decide to stay opposed to 81, there are folks to try to get 63 into 81 and it could put county in better position being against 81. Commissioner Mitchell opposed the county changing its position at this point.

Public Comment: Hugh Gallagher concurred with Commissioner Gilman. He said Skip Daley is not our friend. We will be in a minority position. Have this thing die at all costs.

**Motion:** I, Commissioner Mitchell, move to direct staff to continue their efforts in support or opposition of various bills as we discussed, specifically to support AB143 and AB47, to continue opposition to SB81 and to monitor SB394. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**14. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval to proclaim May 2023 as the Nevada Wildfire Awareness Campaign in Storey County.

Community Relations Director Honey Menefee said wildfire-prone communities have conducted wildfire awareness campaigns.

Megan Kay, outreach coordinator UNR Wildfire program of UNR extension program, said she wants to empower residents to mitigate the risk of wildfires, and that large wildfires happen a year or two after lots of precipitation.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve move to approve the proclamation of May2023 as the Nevada Wildfire Awareness Campaign in Storey County. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously

Ms. Menefee read the proclamation. Photo was taken.

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

**15. DISCUSSION/FOR POSSIBLE ACTION:** Discussion and possible approval of the modified FY2023 – 2029 Storey County Fire Protection District Capital Improvement Plan (CIP) including facilities and infrastructure, plans and studies, staffing, and equipment and vehicles.

Chief Loncar said this is the final approval of the Capital Improvement Plan for the FY2023-2024 Fire Protection District. Recent additions include a district mechanic and vehicle and the shop. This winter opened our eyes. The district wants a side-by-side, a wheeled skidster loader and a new loader at 72. The district is changing current fuels from being NVEnergy funded to district funding. moving staff under county funding offers security for staff.

Commissioner Mitchell asked how confident the chief was to support the additional expansions to the fire district, and Chief Loncar said it is difficult, but TRI is a challenge, and we are focusing on that. You will pay for six new staff this year; it is a cost we build on every year. He won't say 100 percent we can follow it to the letter, but we can adapt and bring it back to the board.

Public Comment: None

**Motion:** I, Fire Commissioner Mitchell, move to approve the modifications in the FY2023 – 2029 Storey County Fire Protection District Capital Improvement Plan (CIP) including facilities and infrastructure, plans and studies, staffing, and equipment. and vehicles.

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

**16. DISCUSSION ONLY:** Storey County Fire District 2022-2023 Budget vs Actuals for the 3rd Quarter.

Comptroller Jennifer McCain said that after 75 percent of the year gone, revenues for the 3<sup>rd</sup> quarter show that the Fire General Fund has collected 126 percent of expected revenues. She also said that for expenses, there is 34 percent left available and for wages and benefits, there are 26 percent left available.

Public Comment: None

**17. DISCUSSION ONLY:** Storey County Fire District 2023-2024 budget updates.

Ms. McCain said she will accept changes to the tentative budget until May 1, and the BOC will have it on May 16. No changes have been made outside the Collective Bargaining Agreement which has yet to be finalized.

In response to a question by Commissioner Mitchell, Chief Loncar said the Mutual Aid Fund was an “in and out” fund through our partnerships and we can get those resources here for free for 24 hours.

Public Comment: None

**18. RECESS TO RECONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS**

**19. DISCUSSION ONLY:** Storey County 2022-2023 Fiscal Year Budget vs Actual review for the 3rd quarter.

Ms. McCain said for the county’s 3<sup>rd</sup> quarter review, there is nothing alarming and everything is trending where excepted with a few exceptions.

She said revenues have increased 114 percent and ad valorem has reached 100 percent. In expenses, departments are trending at below, with 30 and 40 percents left. Buildings and Grounds, the Commissioners the Sheriff’s Office are at 25 percent or less and may have to be augmented, and Capital Outlay may have to augmented for the jail. In Communications overtime caused a 193 percent of the budgeted amount. The county will look at ways to cut overtime, but Communications is a 24/7 operation. In response to a question by Commissioner Gilman, Ms. McCain said they were considering a person for an on-call position, but for that department it was better to have someone with a regular schedule. Other line items are over budget, but department heads are compensating by not using funds in different line items.



County Manager Austin Osborne said part-time workers were tried, but that created other issues, and the county is still working on ways to handle it. The increase in the AFSCME CBA has caused increases in wages and benefits for other departments, Mc. McCain said.

Ms. McCain said that Roads revenue has 9 percent to collect, with spending due to gas and diesel tax and the AFSCME contract being finalized late. Capital Outlays has 98 percent available. Capital Projects include the TRI building re-roofing, VCH Fire Station base, and the Lockwood Senior Center, among others, have begun, but many projects have been delayed due to the weather. TRI Payback fund will have to be augmented as the 2020-2021 audit was higher than we were expecting.

Public Comment: None

**20. DISCUSSION ONLY:** Storey County 2023-2024 budget update.

Ms. McCain said the tentative budget was submitted to Taxation on Friday, and May 1 is the deadline for budget changes. Changes in the General Fund include approval of the sheriff's union's CBA. Total changes for the sheriff's office are about \$142,000, or an increase of 2.2 percent. Clerk-Treasurer's Office has an increase for elections of \$11,000. Community Relations has an increase of \$1,411 with the cemetery foundation agreement, revenues collected from sale of plots will be split, with two separate savings plans. The Planning Department needs to do a housing needs assessment of \$102,000, and the increase is 1.2 percent, decreasing our revenue to expense from \$1.2 million to \$900,000 and reducing the ending fund balance to 1.2 percent.

She said the Roads Special Fund updates retiree insurance missed in the tentative budget with increase of 1.5 percent, with equipment acquisition having the same issue. She said an additional snowblower would be beneficial, and that would increase the budget by \$212,000 or 12 percent.

Ms. McCain said that for Capital Projects, a land purchase of \$128,000 for Station 71 has been added, A roof repair for the VC Rail Project was budgeted at \$1 million which falls within the Rail Projects Plan. It will reduce the end balance to \$873,000.

Mr. Osborne said just because things are budgeted, such as the V&T Depot roof, has to be spent. We need to wait for the Legislature.

Public Comment: None

**21. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the potential expenditure of approximately \$20,400, an amount not to exceed \$25,400, to Lumos & Associates for the Environmental Report, Cultural Resource Survey, and SHPO Consultation for the Lockwood Senior and Community Center project.

Community Relations Director Honey Menefee said that this is needed to obtain grants already approved for the Lockwood Senior and Community Center project. She said HUD, which is funding the project, requires an environmental report, necessary the release of funds from the grant.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve potential expenditure of approximately \$20,400, an amount not to exceed \$25,400, to Lumos & Associates for the Environmental Report, Cultural Resource Survey, and SHPO Consultation for the Lockwood Senior and Community Center project. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

Mr. Osborne asked instead of moving to the Water and Sewer Board, if Ms. Menefee could finish her items and then go to Item 26. Commissioner Carmona agreed.

- 22. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval to authorize Storey County to enter into an agreement with US Geometrics Surveying for an Alta Survey for an approximate amount of \$25,680, not to exceed \$30,680, and approximately \$21,828, not to exceed \$26,828, for geotechnical reporting and inspection by Universal Engineering to complete the United States Department of Agriculture application requirements for Fire Station 71 in Virginia City.

Ms. Menefee said that this was required to complete the USDA application requirements for federal funding of Fire Station 71 in Virginia City. She said 7 percent has been added to the amount due to inflation and will get updated quotes.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve to authorize Storey County to enter into an agreement with US Geometrics Surveying for an Alta Survey for an approximate amount of \$25,680, not to exceed \$30,680, and approximately \$21,828, not to exceed \$26,828, for geotechnical reporting and inspection by Universal Engineering to complete the United States Department of Agriculture application requirements for Fire Station 71 in Virginia City. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously

## **23. RECESS TO CONVENE AS THE STOREY COUNTY WATER AND SEWER BOARD**

- 26. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of retaining the Law Firm of Napoli Shkolnik PLLC to represent the Sewer and Water District (District) in recouping potential costs of mitigating the contamination of water supplies by per- and polyfluoroalkyl substances (PFAS) and other hazardous water contaminants that may be required under potential new regulations by the U.S. EPA, as applicable. The firm is a nationwide firm that specializes in a number of areas including environmental law issues. The retainer agreement provides that if there is no recovery there is no cost to the district. If there is a recovery, the firm will keep 25% of the gross recovery and recoup its costs. The remainder will go to the district.

Assistant District Attorney Keith Loomis said this firm is retaining clients to address new state and/or federal regulations, the impacts of which are not yet known, as the regulations have not been implemented or even articulated. The firm's goal is to recoup the cost water and sewer districts will have to incur to comply with the new unstated regulation. He said in 2021 a bill passed in the Legislature requiring the NDEP to a study, but they have not issued a report. Mr. Loomis said signing up with this firm will be in case the Sewer and Water District wants to pursue litigation to recoup the cost to eliminate chemicals.

Public Works Director Jason Wierzbicki said that the Nevada Rural Water Association advised him of steps the EPA was taking for mitigation of PFAs, or per- and polyfluoroalkyl substances known as "forever chemicals." He said the EPA was proposing to establish mitigation from PFAs in drinking water, but as of now they do not have actual guidelines. Mr. Wierzbicki said the county's filtration plant will need heavy modifications, depending on the guidelines. The law firm is preparing for a class-action suit to pay for the testing and mitigation of these chemicals and is reaching out to municipal water companies. He said it could help save our ratepayers money as they would not have to fund all of it.

Mr. Loomis said there was no negative to joining this except that the firm would get 25 percent of a settlement or judgement for their attorneys' fees. He said it was similar to the opioid settlement except this will be for the cost of mitigating PFAs upfront.

Commissioner Mitchell said the county was part of the opioid settlement but not part of the lawsuit, and wondered how much of it is ambulance chasing. He expressed concern about the county's reputation for being business friendly. He asked if there was a time limit on joining the case.

Commissioner Carmona said this substance is in many items, including food wrappers, and the law firm seems to be picking an easy target. He said he didn't want to be in any class-action lawsuit.

Mr. Wierzbicki said that the issue is already in negotiations with manufacturers and the testing could cost several thousands of dollars, with remediation costing hundreds of thousands of dollars, depending on what EPA decides to do by the end of the year. He said it affects everything, including ground and surface water, such as Marlette Lake.

Commissioners Mitchell and Carmona expressed the desire to revisit the issue at a later time. Commissioner Gilman said we need to make the best decision for our ratepayers.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to continue this item and request that Public Works and the DA's Office continue to monitor this and bring it back to us for reconsideration upon any significant development in this particular case. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously

**24. DISCUSSION ONLY:** Storey County Water and Sewer 2022-2023 Fiscal budget review for the 3rd quarter.

Comptroller McCain said that with 75 percent of the fiscal year past, water charges are at 75 percent collected. Late fees are collected at 100 percent. Expenses have 30 percent across all aspects of the budget. Sewer funds are collected at 90 percent and expenses are about 70 percent spent and 30 percent of wages left available.

Public Comment: None

**25. DISCUSSION ONLY:** Storey County Water & Sewer 2023-2024 budget update.

Ms. McCain said retirement insurance is at \$4,8000 showing a less than 1 percent increase. She said with the water fund already in deficit, this could make a difference and is working with Public Works to make sure they do not deplete their fund balance.

Public Comment: None

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

**28. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible acceptance of lowest best bid from Sierra Nevada Construction (SNC) for the Electric Avenue rehabilitation in an amount not to exceed \$4,212,967.70. A portion of the project will be paid for by Tesla per the negotiated 2021 Government Services Agreement.

Mr. Wierzbicki said that Sierra Nevada Construction was the lower bidder and will provide a 20-year road on Electric Avenue. In response to a question by Commissioner Gilman, Mr. Wierzbicki said Tesla will pay \$2,770,777.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to accept the bid from Sierra Nevada Construction for the Electric Avenue rehabilitation in an amount not to exceed \$4,212,967.70. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously

**29. RECESS TO RECONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS**

**30. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the potential expenditure of approximately \$200,000, an amount not to exceed \$205,000, for a permanent generator for the Lockwood Senior Center project.

Ms. Menefee said this will provide senior citizens and Hillside lunches, community space, health nurse office, warming kitchen, electronic medical equipment, and food program. Also, it will include food stored for the food pantry, portable and permanent generators.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve potential expenditure of approximately \$200,000, an amount not to exceed \$205,000, for a permanent generator for the Lockwood Senior Center project. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously

- 31. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval to authorize the county manager to execute a license agreement between Storey County and Renegade Towers, LLC to permit the construction of a commercial communications tower on county property at 8665 USA Parkway, McCarran, Nevada for a monthly license fee not to exceed \$1,900.00 with a three percent annual increase, and other properly related matters.

Mr. Osborne said this is a license agreement for a commercial communication tower that would hold multiple carriers, similar to the Monopine in the Highlands. The leases will be \$1,800 per month, and \$1,900 per month for AT&T, and a 3 percent annual fee. This is consistent with other contracts in the county.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to move to authorize the county manager to execute a license agreement between Storey County and Renegade Towers, LLC to permit the construction of a commercial communications tower on county property at 8665 USA Parkway, McCarran Nevada. I will amend my motion to include the agreement that was discussed in the meeting today. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously

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

- A. Arcadia Solar LLC – Contractor / 4050 East Cotton Center Blvd. #30 ~ Phoenix, AZ
- B. BES Electric – Contractor / 621 Gyrfalcon Ct. Unit A. ~ Windsor, CO
- C. Capriati Construction Corporation – Contractor / 1020 Wigwam Parkway ~ Henderson, NV
- D. Clark & Sullivan Constructors, Inc. – Contractor / 905 Industrial Way ~ Sparks, NV
- E. Done Right Set Up and Service – Contractor / 1355 Farm District Rd. ~ Fernley, NV
- F. Gore Acoustics & Drywall Systems Inc. – Contractor / 4855 Joule St. B# ~ Reno, NV
- G. Hilow Services – Out of County / 3983 S. McCarran Blvd. ~ Reno, NV
- H. International Paper Molded Fiber LLC – General / 2555 Peru ~ McCarran, NV
- I. Jax Construction & Consulting LLC – Contractor / 17 Sharp Springs Ct. ~ Sparks, NV
- J. Jones Covey Group Inc. – Contractor / 9595 Lucas Ranch Rd. ~ R. Cucamonga, CA
- K. Layton Construction Company LLC – Contractor / 9090 S. Sandy Parkway ~ Sandy, UT
- L. MRBRAZ & Associates, PLLC – Contractor / 2004 West Timberlake St. Ste 101 ~ Azle, TX
- M. Mule Fence Inc. – Contractor / 40 Hardy Dr. ~ Sparks, NV
- N. Qualus LLC – Professional / 100 Colonial Center Parkway Ste. 400 ~ Lake Mary, FL
- O. Sparks, NV LLC – Out of County / 2730 Peralta St. ~ Oakland, CA

Public Comment: None


**Motion:** I, Commissioner Mitchell, move to approve the second reading of business licenses under item 32 listed as A through O. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously

**33. PUBLIC COMMENT (No Action)**

**34. ADJOURNMENT OF ALL ACTIVE AND RECESSED BOARDS ON THE AGENDA**

Commissioner Carmona adjourned the meeting at 1:01 p.m.

Respectfully submitted,



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Jim Hindle  
Clerk-Treasurer