



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

5/2/2023 10:00 AM  
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, Sheriff Mike Cullen, Recorder Dru McPherson, Assessor Jana Seddon, District Attorney Anne Langer, Eileen Herrington, Justice Court, 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, Acting Human Resources Director Brandie Lopez, Emergency Management Director Mike Bullian, Planning Manager Kathy Canfield, Tourism Director Todd Tuttle.

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

Chairman Carmona began the meeting at 10:01.

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

**3. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the agenda for the May 2, 2023, meeting.

Commissioner Mitchell asked if it was necessary to read lengthy titles in their entirety, and Deputy District Attorney said no, so long as it is clear which item is being read.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the May 2, 2023, agenda as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

**4. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the minutes from the March 2, 2023, special meeting.

Commissioner Mitchell noted that Sen. Daley's name was spelled without an "e".

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the minutes from the March 2, 2023, special meeting, with one noted correction. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

**5. DISCUSSION/OR POSSIBLE ACTION:** Consideration and possible approval of the minutes from the March 7, 2023, meeting.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the minutes from the March 7, 2023, meeting as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

**6. DISCUSSION/OR POSSIBLE ACTION:** Consideration and possible approval of the minutes from the March 10, 2023, special meeting.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the minutes from the March 10, 2023, special meeting as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

**7. CONSENT AGENDA FOR POSSIBLE ACTION:**

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

- A. Alkalinea LLC – Out of County / 13109 Davos Dr. ~ Truckee, CA
- B. Big Bear Springs – General / 184 S. C St. ~ Virginia City, NV
- C. Frazier Industrial Company – Contractor / 91 Fairview Avenue ~ Long Valley, NJ

- D. Harder Built Construction LLC– Contractor/1802 N. Carson St. Unit 100 ~ Carson City, NV
- E. M&M Excavating & Landscape Services LLC – Contractor / 120 Inventors Pl. ~ Sparks, NV
- F. Olivier’s Organic French Crepes–Food Truck/454 Moran St.~Reno, NV
- G. Pacific Decorative Concrete Inc. – Contractor / 5421 Stationers Way ~ Sacramento, CA
- H. Quality Fence of Nevada – Contractor / 59 Red Rock Rd. ~ Mound House, NV
- I. Summit Line Construction Inc. – Contractor / 441 W. Power Line Rd. ~ Heber, UT
- J. Superior Installation Services Inc. – Contractor / 1230 Crowley Circle ~ Carrollton, TX
- K. Texas Republic Signs, LLC – Contractor / 2211 Pech Rd. ~ Houston, TX
- L. Western States Electric – Contractor / 1101 National Dr. Ste. D ~ Sacramento, CA
- M. Wikborn Ventures, LLC–Home Business/ 19 Toll Rd. ~ Virginia City, NV

II First reading for General Business license. Applicant is James Grimes, Nevada Wine & Spirits, 5 N C St., Virginia City, NV 89440.

III Approval of claims in the amount of \$3,005,225.09.

Public Comment: None

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

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

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

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

### **Fire Chief Loncar**

- The fire district is aiding with community disaster cleanup. Natural brush and branches can be chipped and left or hauled away. Natural vegetation only.
- On May 21 the cadet program will do wildland training.
- The district participated in the Fallen Firefighter Memorial and staff is researching the names of firefighters who died in fires in the past.

### **Public Works, Jason Wierzbicki**

- Public Works reports that they are working to fix roads damaged throughout the county. FEMA assistance is possible.
- Carson and Taylor streets are flowing with water runoff and culverts are being looked at. Lousetown Road is also being worked on.

### **Mike Northan, Operations Projects Coordinator**

- Materials are being delivered to build Station 72 in the Highlands and demolition is pretty complete. Staking, saw cutting and mass excavation scheduled for the next few days.

- Meetings on the community rating system are coming up.
- The Lockwood Substation bid opening is May 9.
- The Senior Center Breezeway cover is coming soon.

#### **Business Development Officer Lara Mather**

- Three community projects have gone to federal committee, and all six requests have been submitted, including the Divide Water Main, the Lead Siphon Project and the Gold Hill Collection Project.
- The Business Development Officer is offering tours for Senate staffers.

Commissioner Gilman noted that the Biden Administration approved emergency declaration after the floods. Ms. Mather said Mike Bullian is working on that and she is confident the county will be reimbursed.

#### **Emergency Management Director Mike Bullian**

- Mr. Bullian stated that for personal reasons he has tendered his resignation effective July 31. He hopes to stay on as a volunteer. The Commissioners thanked him for his effort.
- Representatives from FEMA and the state came and toured areas where damage was done by the storms.
- The mass casualty manual and field version are complete.
- The spring thaw is not causing flooding so far.

#### **Community Relations Director Honey Menefee**

- The Community Relations Department is submitting the priority water projects list to NEPA.

#### **Tourism Director Todd Tuttle**

- The Grand Prix had more than 700 entries and went smoothly.
- The Chili Cookoff is coming up May 20-21.
- There is a Merchant Mix and Mingle on May 9 at 6 p.m. at Piper's Opera House.
- The VCTC is working with Public Works on the Taylor Street damage and impacts to the Black and Howell building.

#### **Assessor Jana Seddon**

- The Assessor's cards have gone out, but online filing is shut down due to a system glitch.

Commissioner Carmona stopped Staff Reports in order to start the time-specific public hearing.

**12. 10:30 A.M. PUBLIC HEARING:** Public Hearing on proposed Resolutions 23-678 and 23-679 and 23-680 as described: Resolution 23-678 proposes the identification of Unnamed;

Storey County Road Number 910270; road length 4,077 (0.77 Miles) Overall Average Disturbed Width: Approximately eight (8) feet, located in Township 17 N, Range 21 East, Within Section 30, located on BLM property west of Virginia City. It is proposed that the road be identified as a minor county road. Resolution 23-679 proposes the identification of Unnamed; Storey County Road Number 910275; road length 3,994 (0.76 Miles) Overall Average Disturbed Width: Approximately twelve (12) feet, located in Township 17 N, Range 21 East, Within Section 30, located on BLM property west of Virginia City. It is proposed that the road be identified as a minor county road. Resolution 23-680 proposes the identification of Unnamed; Storey County Road Number 910280; road length 4,796 feet (0.91 Miles) Overall Average Disturbed Width: Approximately twelve (12) feet, located in Township 17 N, Range 21 East, Within Section 30 and Section 19, located on BLM property west of Virginia City. It is proposed that the road be identified as a minor county road. 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 the public at its own risk.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to close the public hearing on the proposed resolutions, 23-678, 23-679, and 23-680. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

Commissioner Carmona returned to the incomplete staff reports.

#### **IT Director James Deane**

- A new fiber line is being put in place today in Virginia City and most of the infrastructure is done for the TRIC Sheriff's Station.

#### **Senior Center Director Stacy York**

- The Lockwood Senior Center will have a Mother's Day breakfast at 9 a.m. May 13.
- Virginia City Senior Center will host digital training.
- On May 30, Safetox suicide training will be at the Virginia City Senior Center.
- There will be a new site manager at the Virginia City Senior Center.

#### **Nora Stefu, Executive Director, Fourth Ward School Museum**

- The Fourth Ward School held its donor appreciation event luncheon and inaugurated the 1800s engineering marvel of the Virginia City Gold Hill Water System.
- Open seven days now and saw an increase in school tours from the early April opening. Will have weekly school tours through June and will have a scavenger hunt, calligraphy, and print-making activities.
- Animated projects on Sara Winnemucca, Adolph Sutro and Piper's Opera House are completed, along with an animated tour of the school.
- The South and East renovations will be completed by the end of May.

- May 11 will be the learn to swing dance event at 6:30 p.m.
- May 13 at noon will be the 2nd Victorian Tea and Bustles.

**Arika Perry, Executive Director of St. Mary's Art Center**

- St. Mary's Art Center had a very successful Easter Egg Hunt.
- The West Facade is nearly complete at the art center.
- A water leak in the crawl space requires repair to flooring and walls.
- The art center submitted a \$15,000 grant to the Nevada Arts Council.
- On May 14, there is a Mother's Day art reception.
- May 18 is the first class on non-visual drawing.
- There will be upcoming movie nights in the 4th floor theater, and free gallery viewings.

**County Manager Austin Osborne**

- A series of town halls on various subjects will begin shortly.
- Electric Avenue in TRIC will have a gas line project started.

**Clerk & Treasurer Jim Hindle**

- This week delinquent tax bills will be published. There was a 17 percent increase in the listings from the previous year.

**10. BOARD COMMENT (No Action):** None

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

**13. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible adoption of Resolution 23-678, which proposes identification of Unnamed; Storey County Road Number 910270; road length 4,077 (0.77 Miles) Overall Average Disturbed Width: Approximately eight (8) feet, located in Township 17 N, Range 21 East, Within Section 30, located on BLM property west of Virginia City. It is proposed that the road be identified as a minor county road. 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 Kathy Canfield said this is the first of 3 roadway segments. This road runs from Mt. Davidson to the Storey County line on BLM-managed land.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to adopt Resolution 23-678, which proposes identification of Unnamed; Storey County Road Number 910270; road length 4,077 (0.77 Miles) Overall Average Disturbed Width: Approximately eight (8) feet, located in Township 17 N, Range 21 East, Within Section 30, located on BLM property west of Virginia City. It is proposed that the road be identified as a minor county road. 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. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

- 14. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible adoption of Resolution 23-679 proposes the identification of Unnamed; Storey County Road Number 910275; road length 3,994 (0.76 Miles) Overall Average Disturbed Width: Approximately twelve (12) feet, located in Township 17 N, Range 21 East, Within Section 30, located on BLM property west of Virginia City. It is proposed that the road be identified as a minor county road. 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.

Ms. Canfield said this is another roadway segment located west of Mt. Davidson along the Washoe County-Storey County boundary.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to adopt Resolution 23-679, which proposes the identification of Unnamed; Storey County Road Number 910275; road length 3,994 (0.76 Miles) Overall Average Disturbed Width: Approximately twelve (12) feet, located in Township 17 N, Range 21 East, Within Section 30, located on BLM property west of Virginia City. It is proposed that the road be identified as a minor county road. 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. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

- 15. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible adoption of Resolution 23-680 proposes the identification of Unnamed; Storey County Road Number 910280; road length 4,796 feet (0.91 Miles) Overall Average Disturbed Width: Approximately twelve (12) feet, located in Township 17 N, Range 21 East, Within Section 30 and Section 19, located on BLM property west of Virginia City. It is proposed that the road be identified as a minor county road. 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.

Ms. Canfield said this is the third located west of Mt. Davidson near the Washoe County and Storey County border, and also on BLM land.

Commissioner Mitchell asked if the county line was changed since the 1967 map as this seems to be different than the 1967 map. Ms. Canfield said was not aware of any changes. County Manager Osborne said the line was changed sometime in the 1960s to follow the ridgeline.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to adopt Resolution 23-680, which proposes the identification of Unnamed Storey County Road Number 910280; road length 0.91 Miles, Overall Average Disturbed Width: Approximately twelve (12) feet, located in Township 17 N, Range 21 East, Within Section 30 and Section 19, located on BLM property west of Virginia City. It is proposed that the road be identified as a minor county road. 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. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

**16. DISCUSSION ONLY:** Report of Public Works Department regarding roads and highways in Storey County.

Public Works Director Jason Wierzbicki said the 2023 road rehab project for Electric Avenue was moving along, with meetings with NVEnergy/Gas, RND, Q&D, and they will go on Electric Avenue for the next few weeks to start the gas line project. He said it will take 3-4 weeks to get the gas line in and once they are complete, the county's project will begin.

Public Comment: None

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

**18. DISCUSSION ONLY:** Presentation by the Reno Tahoe Airport Authority on their multi-year construction program.

Lara Mather, introduced Darren Griffin, head of Reno Tahoe Airport Authority, who described the projects planned for the airport that will impact the region.

Mr. Griffin said there are 11 airlines operating from the airport, connecting the Reno-Tahoe region to 20 nonstop destinations. In the first quarter of this year more than a million passengers passed through the airport. Mr. Griffin said the airport authority planned to relocate the air cargo section at a cost of \$100 million, and expand the ticket hall, adding restrooms and kiosks. He said that will be completed in about 11 months. Additional projects at the airport will construct two new concourses, with 23 gates. Mr. Griffin said they will reconfigure the roadway around the airport to improve traffic flow.

In response to questions by the commissioners, Mr. Griffin said that he is coordinating with the regional partners, and that the airfield is in good shape. He said the problem that caused the cancellation of the air races after this year was primarily due to insurance issues. In the future, an airshow event will be developed for the Stead airport.



Public Comment: None

- 19. DISCUSSION/FOR POSSIBLE ACTION:** Presentation by the Nevada Department of Sentencing Policy about the Nevada Local Justice Reinvestment Coordinating Council (NLJRCC), and consideration and possible appointment of a Storey County representative to serve on the NLJRCC.

Victoria Gonzalez, president of The Nevada Department of Sentencing Policy, gave a presentation on the Nevada Local Justice Reinvestment Coordinating Council, and was looking for the possible appointment of a Storey County representative to serve on it.

She said the council was established in 2019 to collect data to assist the Nevada Sentencing Commission. Ms. Gonzales asked that a representative from Storey County serve on the council and attend meetings, which are virtual. In response to a question from Commissioner Mitchell, the representative could be appointed for the remainder of the current term or for the next term.

County Manager Osborne said Sheriff Cullen recommended the appointment of Assistant Sheriff Eric Kern.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to appoint Eric Kern from the Sheriff's Office to serve as Storey County's representative on the Nevada Local Justice Reinvestment Coordinating Council for the remainder of this term and the upcoming two-year term.

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

- 20. DISCUSSION/FOR POSSIBLE ACTION:** Report by consultant Linda Ritter of the results of input received in the summer and fall of 2022 at Community Workshops and collected in online surveys. This information will be used to update strategic plans for county departments and to compile a countywide plan.

Linda Ritter of Linda Ritter Consulting said she first went to each department head and then to each community for a workshop to discuss the county's needs as input to the development of the Strategic Plan. Online surveys were taken to get input from community members. She received 75 responses, covering issues such as safety, water, events, roads, community character and more. The largest response came from residents of the Highlands, followed by Lockwood, Virginia City/Gold Hill and Mark Twain.

Public Comment: Lee Sterrett asked why the response from Virginia City/Gold Hill wasn't larger. Ms. Ritter said she was unsure, as when she did a survey of residents regarding events, she received a good response.

**Motion:** I, Commissioner Mitchell, move instruct county staff and our professional contractor to proceed working with county departments, elected officials, and communities on the Strategic Plan **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

**21. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and Possible Action of Grant of Easement File No. 2023-016 to NV Energy for utilities within a portion of the Carson Street and Howard Street Right-of-Ways, Virginia City, Nevada, Storey County, Nevada.

Ms. Canfield said the easement would go from Howard Street to Carson Street to accommodate a new residence.

Public Comment: None

**Motion:** In accordance with the recommendation by staff, I, Commissioner Mitchell, move to approve a Grant of Easement File No. 2023-016 to NV Energy for utilities within a portion of the Carson Street and Howard Street Right-of-Ways, Virginia City, Nevada, Storey County, Nevada. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

**22. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval to proclaim May 2023 as Older Americans Month in Storey County.

Senior Center Director Stacy York said this is the 60<sup>th</sup> anniversary of Older Americans Month, where we urge our residents to celebrate older citizens, help to create an inclusive society, and accept the challenge of flexible thinking around aging.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the proclamation of May 2023 as Older American Month in Storey County. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

Ms. York read the official proclamation.

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

**24. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval in renewing of our interlocal contract with the Nevada Division of Forestry for the fiscal years 2024 and 2025 for the Wildland Fire Protection Program in the amount of \$83,032.

Fire Chief Jeremy Loncar said this is kind of an insurance policy in case of a large fire incident where the state will assist us in mitigating those costs. The formula has changed

through the years and saw an increase of \$10,046 over two years. Chief Loncar said that though prices on everything have risen, fires that have been attributed to Storey County are questionable, however, the district should not hold up the 2-year contract. He said in 2018 there was the Art Fire in TRIC, a \$410,000 cost, so with what fire can cost, it is still a good deal. Other fires cost \$293,000 in 2019 and \$463,000 in 2020. Chief Loncar said his staff would look at past fires to check the accuracy of prior billings.

Public Comment: None

**Motion:** I, Fire Commissioner Mitchell, move to approve the contract renewal with the Nevada Division of Forestry for the fiscal years 2024 and 2025 for the approximate amount of \$83,032, and to instruct the fire district staff to continue to research the accuracy of previous billings under this program. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

**25. DISCUSSION/FOR POSSIBLE ACTION:** To approve disposal by means of auction, donation, sale, or trade-in of Sixteen (16) Bendix King portable radios and Thirty-Seven (37) Motorola analog pagers.

Chief Loncar said that the 16 analog radios and 16 pagers were no longer able to be used as new digital radios can easily switch to analog. He said there are still some potential customers for this equipment, and he is looking to sell it.

Public Comment: None

**Motion:** I, Fire Commissioner Mitchell, move to approve the disposal of surplus Motorola pagers and Bendix King Radios by means of auction, donation, sale, or trade-in. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

**26. DISCUSSION/FOR POSSIBLE ACTION:** Review and possible direction on Storey County Fire District 2023-2024 Final Budget Updates

Comptroller Jennifer McCain offered the final updates before the final budget was presented on May 16. Only a few things have changed. Added have been a \$8,000 audit expense and insurance premium at \$105,000, \$2,000 to medical line item for drug testing. These are estimated costs. The revenues over expenses dropped to \$1.8 million and the ending fund balance dropped to \$3.9 million. Union negotiations could change some of the numbers, but indications are that the impact will not make material difference from that proposed. The Fire Grant fund has 7% more in revenue and a corresponding 7% in expenses.

Public Comment: None

**Motion:** I, Fire Commissioner Mitchell, move to direct the comptroller to move forward with Storey County Fire District 2023-2024 Final Budget as discussed. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

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

### **28. DISCUSSION/FOR POSSIBLE ACTION:** Review and possible direction on Storey County Water-Sewer 2023-2024 Final Budget Updates.

Ms. McCain said they were working to create avenues where expenses can be trimmed in the Water Fund. They found double entries in line items that will bring the deficit down from \$50,000 to \$20,000. They are working on excess budget for this year for maintenance to alleviate pressure for next year's budget.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to direct comptroller to move forward with the Storey County Water-Sewer 2023-2024 Final Budget as discussed. **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:** Review and possible direction on Storey County 2023-2024 Final Budget Updates

Comptroller McCain said one change in the General Fund was for the Senior Center School Lunch Program, adding \$375,000 and an equal number in the Senior Center's budget. She said the General Fund had a \$13.3 million ending fund balance and she doesn't expect many changes before the May final budget. The Commissioner's Office had \$1.6 million in expenses, resulting in a 2.4% change. The Sheriff's Office had increases for maintenance, side-by-sides for off-road patrols, communications furniture and fixtures and inmate meals. She said the Sheriff's Office would like to add a medical professional to do blood draws for DUIs and health evaluations for inmates. Ms. McCain said in the Communications Department, scheduled overtime is at 4 hours, as well as added equipment. She said the Planning Department saw an increase for professional services. Buildings and Grounds had increases in repairs and maintenance.

In response to a question by Commissioner Mitchell, Ms. McCain said the existing contract for inmate meals with the Roasting House would expire at the end of the year and the sheriff decided to use the Senior Center as the center now had the staff to provide the meals. Sheriff Cullen said a deputy had to go to purchase beverages, and the Senior Center service was

more multifaceted and efficient. Commissioner Mitchell didn't want to compete with private industry, and if the Roasting House didn't get a chance to bid, it was unfair.

Ms. McCain said the Emergency Mitigation and Infrastructure Funds are transferring money into the Capital Projects Fund, including \$800,000 for a water project and \$1.6 million for emergency mitigation. She said because federal appropriations don't have a designation, putting it in the Capital Projects Fund will allow everything to be completed out of one fund.

Ms. McCain said the IT Department had multi-year projects of \$1.5 million. The TRIC substation will cost \$2 million and is budgeted at 33%.

The comptroller said in the Grant Fund, several grant projects are included, including the Long Valley Flood mitigation project, Lockwood's Meals on Wheels, and an OHV for the Sheriff's Office.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to direct the Comptroller to move forward with the Storey County 2023-2024 Final Budget as discussed. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

**31. DISCUSSION ONLY:** Discussion, consideration, and general direction to staff per Commissioner Mitchell's request to consider decreasing certain base business license fees and home-based business license fees countywide.

Commissioner Mitchell opened the workshop on whether the county could reduce the cost of application fees or licenses for home-based business, general business, or businesses with an additional designation such as liquor, contractor, or day care center, which has added requirements for government service or regulation.

Commissioner Mitchell said he wanted mainly to look at home-based and general business license fees and said – for full disclosure – he had a home-based business license, but any change would not affect him differently than anyone else. He noted that the county had about 100 home-based businesses and half were related to tourism. Tourism-related business license fees in part are disbursed to the VCTC and some portion goes to the Fire District. Commissioner Mitchell said he would exclude businesses that required background checks.

The back-and forth discussion involved how much to drop license fees, which are \$100 for the application and \$75 per year for the license. Commissioner Mitchell said he felt, especially for home-based businesses, the impact on county revenue would be insignificant.

Commissioner Carmona asked if the license fee should be lowered by as much as 75 percent, and Commissioner Mitchell noted that in California he only paid \$25 for a license.

County Manager Osborne said the home-based and small businesses paid the same for a license. The costs increase with the amount of square footage in the business, the number of employees and special privilege licenses such as liquor. Commissioner Mitchell said he only wanted to look at home-based and general businesses, without touching any of the add-ons.

Commissioner Mitchell said he thought the fee should be \$20 per year for home-based businesses that don't require public services, so the county is aware of who is doing business. He agreed to just look at home-based businesses for now.

Comptroller McCain said not all home-based businesses are associated with tourism, so not all license fee collections are disbursed to the VCTC. She said that there are about 9,000 licenses, at \$100 per license split between the Fire District and Storey County, with 30 percent for the Fire District and 67 percent for the county.

Ashley Mead, office manager for the Community Development Department, said there are 44 license fees that had been going to the wrong place. She said there were 90 total licenses.

Commissioner Carmona asked how much revenue the county would lose if the fee was down 50 or 75 percent for home-based businesses? The response was that the county would not lose a lot of revenue. He suggested making the application fee \$25 and look at reducing the annual fee. He also suggested approaching the VCTC board before deciding the issue, out of courtesy.

Mr. Osborne said that if the fee were waived, the VCTC would lose \$7,000 to \$10,000. Commissioner Carmona said the county should first alert the VCTC of the discussion.

Community Development Director Pete Renaud said license renewals were coming up and he didn't want to have to go back and reimburse people. Comptroller McCain said refunds were a fiasco during COVID.

Commissioners and staff discussed a possible timeline for when any license fee reduction would be implemented and what it would cost the county. Commissioner Mitchell said it could be enacted for the next fiscal year. Mr. Osborne said it might require an ordinance and a fiscal analysis. Deputy District Attorney Keith Loomis said it should first have a business impact statement.

Commissioner Mitchell said he would like to look at a plan for home-based and general business license fee reductions for the next fiscal year. Commissioners Carmona and Gilman wanted to focus solely on home-based businesses. Ms. McCain said some business owners who work out of their homes, such as massage therapists or contractors, would not be considered home-based. Commissioner Mitchell requested another workshop and thanked the commissioners for pursuing this issue.

Public Comment: None

**32. 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; SB 432 Post-Abatement Tax Redistribution; SB 226 Prevailing Wage; 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 Osborne said that AB63, the I80 Corridor bill, has died, but there is some movement to see if language could get reintroduced in SB81 by amendment. That Bill passed out of the senate, but, the BoCC is opposed to that bill on its face and there is no reason to make it palatable. AB143, the Lands Bill, looks like it will pass. AB47, the OHV bill is still being monitored. SB226 is a prevailing wage bill, and there could be amendments that impact the county. SB432 is still dead, but we are keeping an eye to make sure it stays that way. The county's lobbyists and professional consultants are creating data and papers for the next two years on housing needs and revenues, income and spending. He asked if the commissioners want to stay the course on SB81 and AB143 or have any amendments.

The Commissioners were steadfast in their opposition to SB81.

Mr. Osborne said the manner in which we put AB63 was put through had an impact, as NDOT has reduced the speed limit and are planning new signage on I80, so even though the bill died, it did some of what the board wanted to accomplish.

Mr. Osborne asked that support continue with AB143, the Lands Bill. He said there is more discussion to happen, the committee heard it and supports it, but has questions. Commissioner Mitchell said legislators don't want it used for a purpose other than it was intended. Mr. Osborne said that direction was requested and any contrary developments will be brought back to the board.

Commissioner Mitchell said we should not take a position on some things other counties want, and if things change, bring it back to the board.

Mr. Osborne asked if the commissioners still support the OHV bill? Continued support was affirmed.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to direct county staff and lobbyists to represent Storey County on each bill as discussed and to proceed on other bills as directed. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

- 33. DISCUSSION/FOR POSSIBLE ACTION:** To authorize the county manager to approve and sign a proposal from Lumos and Associates for a geophysical investigation to assess the sub-surface conditions at the ball field. This investigation will consist of ground-penetrating radar and seismic refraction to determine the extent and possible cause of the sinkholes in order to make recommendations for possible mitigation or repair. The proposal is for \$7,245.00 and any additional on-call services will be billed on a time and materials basis, not to exceed \$5,000 for any additional services called for by staff.

Mike Northan, Operations Projects Coordinator said that a sinkhole developed in the baseball field is in the vicinity of the historic Ophir Mine shaft. They have an immediate mitigation plan, but must also gain data on subsurface design, to get the size and extent of any subsurface voids.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to authorize the county manager to sign a proposal from Lumos and Associates for a geophysical investigation to assess the sub-surface conditions at the ball field and the public swimming pool. This investigation will consist of ground-penetrating radar and seismic refraction to determine the extent and possible cause of the sinkholes in order to make recommendations for a possible mitigation or repair. The proposal is for \$7,245.00 and for on-call services at time and materials rates. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

- 34. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of Resolution No. 23-677, 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 action by resolution for appointed Storey County employees changing the Salary Grade for the Assistant Sheriff from Grade 140, to Grade 148.

Human Resources Director Mitzi Carter said the grade changes were necessary due to a comparative study among counties in the region that shows salaries in Storey County 5% lower than the mid-range average salary.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve Resolution No. 23-677, 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 action by resolution for appointed Storey County employees changing the Salary Grade for the Assistant Sheriff from Grade 140 to Grade 148 **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

### **35. RECESS TO CONVENE AS THE STOREY COUNTY LIQUOR LICENSING BOARD**

### **36. CONSENT AGENDA FOR POSSIBLE ACTION:** First reading for On-Sale/Off-Sale Liquor license. Applicant is James Grimes, Nevada Wine & Spirits, 5 N C St., Virginia City, NV 89440.

Sheriff Mike Cullen said everything was in order for this liquor license. In response to a question from Commissioner Mitchell, Sheriff Cullen said they would be selling wine and spirits by the bottle and by the glass, but he was unsure if it would be considered a full bar.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the first reading of the On-Sale Off-Sale liquor license. Applicant is James Grimes, Nevada Wine and Spirits, 5 North C St., Virginia City, NV 89440. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

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

### **38. DISCUSSION/FOR POSSIBLE ACTION:** For consideration and possible approval of business license second 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 Rey 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

Commissioner Mitchell asked about one item having a P.O. Box rather than a street address. He didn't know if it was in or out of the county. Mr. Osborne said he would follow up with Community Development for an answer.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the second readings of business licenses listed as A through F. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

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


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

Commission adjourned at 2:09 pm.

**41. 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. This meeting will commence immediately following the regular commission meeting.

Respectfully submitted,



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Jim Hindle  
Clerk & Treasurer