



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

6/6/2023 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, Justice of the Peace Eileen Herrington, County Manager Austin Osborne, Deputy District Attorney Keith Loomis, Comptroller Jennifer McCain, IT Director James Deane, Fire Chief Jeremy Loncar, Planning Manager Kathy Canfield, Emergency Management Director Mike Bullian, Operations and Project Manager Mike Northan, Business Development Manager Lara Mather, Community Relations Director Honey Menefee, Community Development Director Pete Renaud, Senior Center Director Stacy York, VCTC Director Todd Tuttle

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

Commissioner Carmona called the meeting to order at 10:02 a.m.

2. PLEDGE OF ALLEGIANCE

3. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the Agenda for the June 6, 2023, meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the Agenda for the June 6, 2023, meeting as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

4. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the minutes from the April 4th, 2023, meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the Minutes for the April 4, 2023, meeting as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

5. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the minutes from the April 18th, 2023, meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the Minutes for the April 18, 2023, meeting as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

6. CONSENT AGENDA FOR POSSIBLE ACTION:

For possible action, approval of business license first readings:

- A. Alamon Inc. – Contractor / 315 W. Idaho ~ Kalispell, MT
- B. Bates Construction Services–Contractor/136 S. Rainbow Dr~Dayton, NV
- C. Beach & Sons Mechanical Inc – Contractor / 1418-B Industrial Way ~ Gardnerville, NV
- D. Endured Builders – Contractor / 690 Stock Ln., ~ Fernley, NV
- E. Kleinfelder Inc. – Professional / 771 First Ave. Ste 400 ~ San Diego, CA
- F. Mass Electric Construction Co. – Contractor / 1550 Mike Faney St. ~ Omaha, NE
- G. Peachy Clean – Out of County / 23 Adair Dr. ~ Carson City, NV
- H. Reliant Tower – Contractor / 2428 Palisades Dr. ~ Corona, CA

Public Comment: None

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

7. PUBLIC COMMENT (No Action): Karen Gysen of 109 Comstock Ladies, said we are selling tickets for our major fundraising for a July 1 barbecue at the Freight station. Raffle tickets for a Mercedes, on sale through Nov. 11. Tickets to event are \$65, Lady and the Tramps, silent auctions, raffles and dinner and the raffle tickets are \$10.

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

Sheriff Cullen

- Had 2 successful events for child safety seat event at Lockwood and Virginia City.
- Joining Forces grant for traffic safety, June 20-24 for pedestrian safety event.

Chief Loncar

- A contract with state to increase funding for fuels reduction in the Highlands could be \$2.5 million.
- A town hall meeting was held in Mark Twain.
- Jim Morgan is the new Assistant Chief starting July 3.

Public Works Operations & Projects Manager Mike Northan

- There are ongoing road repairs on Lousetown Road, the ramp at football field and Duck Hill Road. .
- The sinkhole at the baseball field has been repaired.
- Drainage repairs are being done on Six Mile Canyon Road.
- A central tunnel at D and Mill is discharging.
- Still working to get FEMA funding for storm damage.
- Lumos & Associates will offer repair information at the next meeting for Taylor Street.

James Deane for Becky Parsons

- Dispatch has completed testing for one applicant.

Lara Mather

- Spending more time at NevadaWorks.
- She is now serving on the EDAWN business awards board.
- Thank Walmart Distribution Center for hot dog donations for the Child Safety Seat event.

Honey Menefee

- The Lockwood community has purchased herbicides in Lockwood for noxious weed elimination program.
- In Virginia City, the Clampers created a Nevada Brewery plaque at 355 Mill Street. There is also one at the rear of the Silverland Inn & Suites.
- The Courthouse electrical renovation grant was completed at a cost of \$103,029.12.
- The Lockwood Senior Center project design complete. Contractors are still working on the environmental report.

Emergency Management Director Mike Bullian

- Working with Public Works and FEMA to recover funds for storm period, an estimated. \$1,025,500, which could result in a 75 percent reimbursement or \$768,375.
- The Emergency Operations Master Plan is nearly done.

Todd Tuttle, Tourism Director

- There were lower numbers for the Chili Cookoff, about 20-30 percent down, but a great turnout for the Celebration of Heroes Parade.
- The Reno Tahoe Odyssey had a huge turnout on June 3.
- The Street Vibrations Spring Rally had good attendance and no incidents.
- This weekend is the Sweets and Treats event by Finders Keepers.
- The Fourth of July parade, concert and fireworks are coming along.
- Hot August Nights will be July 28-29

Kathy Canfield, Planning Manager

- The Greenlinks transmission facility draft that BLM has done is open to public comment. There is a link on the planning commission web site for the transmission line, which goes through the center of the county.
- The flag at the Ice House area is back on the flagpole.
- Master Plan workshops will begin on June 29 in Lockwood.

James Deane, IT Director

- There will be upgrades in the Courthouse on June 12, with some interruptions in service.

Pete Renaud, Community Development Director

- The business license renewals were out in two days.
- Boardwalk inspections are being done.

(Chairman Carmona suspended staff reports for the time-specific public hearing.)

10. RECESS TO CONVENE AS THE STOREY COUNTY HIGHWAY BOARD

11. 10:30 A.M. PUBLIC HEARING: Public Hearing on proposed Resolutions 23-681 and 23-682 as described: Resolution 23-681 proposes the identification of Unnamed; Storey County Road Number 950035 (2 Segments); commonly known as Unnamed (Segment 1); road length 8,157 feet (1.54 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet as a minor county road; and (Segment 2); road length 4,089 feet (.77 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet, located in Township 17 N, Range 22 East, Within Sections 10 and 14, located on BLM property in the vicinity of Neigh Road, north of Hwy 50 and east of Flowery Peak and the Basalite Mine facility in Storey County. 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. Resolution 23-682 proposes the identification of Unnamed; Storey County Road Number 951030; commonly known as Unnamed; road length 2,208 feet (0.42 Miles) Overall Average Disturbed Width: Approximately eight (8) feet located in Township 17 N, Range 22 East, Within Section 16, located on BLM property in the vicinity of Sutro Springs Road and

Pinenut Road, east of the Basalite Mine facility and west of Flowery Peak in Storey County. 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.

Planning Manager Kathy Canfield said she was only looking at two roads on BLM-controlled property.

Public Comment: Storey County resident Tom Zachry said that on the second road, 951030, the one that goes to his house, he uses every day. He said the stated width of the section up from Sutro Springs Road was eight feet, but Mr. Zachry believed it had to be at least 14 feet. He also said that Sutro Springs Road also goes on across the road another few yards until the edge of Section 16. Deputy District Attorney Keith Loomis said that part of Sutro Springs Road was private. Mr. Zachry countered that is still BLM-controlled land. Mr. Zachry agreed to work with Ms. Canfield to ascertain the width of the road.

Chairman Carmona said the public hearing would be continued on the proposed Resolutions 23-681 and 23-682 and closed the public hearing.

Commissioner Mitchell asked if 681 could be discussed and only 682 continued.

Mr. Osborne said he would prefer keeping the two together.

Ms. Canfield said staff recommends continuing this item so the widths of the roads could be examined. She suggested continuing the public hearing and the two items that go with the public hearing.

Planning staffer Lindy Renaud suggested postponing the issue until later in the meeting, as she was working with Mr. Zachry now.

Mr. Osborne said he would rather not rush this and will give staff time for postings and measurements. There's no hurry on this. Let's go for August 1.

Findings are in the June 6, 2023, packet beginning on page 38.

Motion: I, Commissioner Mitchell, move to continue the public hearing on the proposed Resolutions 23-681 and 23-682 to be reopened at our August 1, 2023, meeting, at 10:30 a.m.
Seconded by: Lance Gilman. **Vote:** Motion passed unanimously.

- 12. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible adoption of Resolution 23-681, which proposes identification of Unnamed; Storey County Road Number 950035 (2 Segments); commonly known as Unnamed (Segment 1); road length 8,157 feet (1.54 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet as a minor

county road; and (Segment 2); road length 4,089 feet (0.77 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet, located in Township 17 N, Range 22 East, Within Sections 10 and 14, located on BLM property in the vicinity of Neigh Road, north of Hwy 50 and east of Flowery Peak and the Basalite Mine facility in Storey County . 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.

Public Comment: None

Motion: I, Commissioner Mitchell, move to continue this item to our August 1, 2023, meeting here at the courthouse. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 13. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible adoption of Resolution 23-682, which proposes identification of Unnamed; Storey County Road Number 951030; commonly known as Unnamed; road length 2,208 feet (0.42 Miles) Overall Average Disturbed Width: Approximately eight (8) feet located in Township 17 N, Range 22 East, Within Section 16, located on BLM property in the vicinity of Sutro Springs Road and Pinenut Road, east of the Basalite Mine facility and west of Flowery Peak in Storey County. 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.

Public Comment: None

Motion: I, Commissioner Mitchell, move to continue the consideration of Resolution 23-682 to our August 1, 2023, meeting here at the courthouse. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 14. DISCUSSION ONLY:** Report of public works department regarding roads and highways in Storey County.

Operations and Projects Manager Mike Northan reported that NVenergy Gas has started with a gas main at Electric Ave. and Milan Drive, TRIC. He also said he would be seeking approval for Lumos to do a permanent fix on Taylor Street in Virginia City.

Public Comment: None

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

Chairman Carmona returned to Staff Reports.

Senior Center Director Stacy York

- Hired a new site manager in Virginia City.
- Had technology training throughout the month on Thursdays and will do it again in July.
- Ms. York was appointed to the State of Nevada Commission on Aging.

Community Chest Executive Director Erik Schoen

- Praised the Cowbus graduation.
- Noted the summer program is serving 60 students per day and 30 people have signed up for suicide training.

Justice Eileen Herrington

- Her office was working with the new civil infractions law with state trial services and working out the bugs in the system. We are improving the quality of pre-trial service.

County Manager Austin Osborne

- At the next meeting the county's lobbyists will be here to update the BOC on the Legislatures actions. SB432 is done; we are hoping the governor will take action in our favor on SB81. AB63 died. AB143 was signed by the governor. OHV bill was sent to the governor. The prevailing wage bill was vetoed. SB391 on sirens will allow us to continue to run our siren. our lobbyist will be here to update on legislatures. couple bills - all are subject to gov. action. SB432 it is done. SB81 we are hoping the gov will act in our favor. AB63 died. AB143 lands bill was signed by gov. OHV bill - sent to gov. SB433 prevailing wage bill was vetoed. SB391 on sirens. that will allow us to continue to run siren.

County Manager Austin Osborne for Assessor Jana Seddon

- Please fill out your 3 percent tax cap form.

St. Mary's Art Center Director Arika Perry -

- Thanked the Fire Department and Highlands Electric for their help in dealing with a lightning strike.
- St. Mary's will have a Fourth of July Arts and Fireworks Spectacular with live music and great views.

Fourth Ward School Museum Director Nora Stefu

- The summer season has started, and the museum is open 10-5 p.m. daily.
- June 9 from 6:30 p.m. will be a swing dancing event for \$10.
- June 17 will host the third annual kids' fair, free for children, \$7 for adults.
- The oral history series to save and safeguard history from 1930s and on in continuing, and people from that time period are encouraged to come and share their stories.

- The renovation on the south side is done.

UNR Extension Assistant Professor Lisa Taylor

- The extension is offering a stay strong, stay healthy program in Lockwood.
- They are working with Hillside Elementary School for the Produce Pick of the Month.
- They have a new 4H representative.
- There is a survey for seniors to use in order for the extension to provide programs for them.
- They have a master gardener program to help people learn more about horticulture.

15. RECESS TO RECONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS

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

Commissioner Mitchell mentioned the swing dancing event on Friday night.

Chairman Carmona noted the passing of Virginia City Highlands resident Susan Loyer.

16. DISCUSSION/FOR POSSIBLE ACTION: Presentation by the Nevada Rural Housing Authority (NRHA) about rural affordable home purchase programs, and discussion and consideration for approval of Resolution No. 23-691 providing for the transfer of Storey County's 2023 Private Activity Bond Volume Cap to the NRHA for the purpose of providing first-time home buyer, down payment, and other affordable housing assistance, and other related matters.

Katie Coleman, Director of Communications for Nevada Rural Housing, said this assistance goes to communities with a population of less than 150,000. It is a multi-faceted housing assistance agency. It has helped provide \$2 billion in assistance for affordable mortgages to Nevadans. This includes a homebuyer tax credit worth \$40 million. She said about 1,200 Nevada families are assisted with rent annually, including three from Storey County. The weatherization program helps 300 clients annually. The organization has provided 729 units of housing that have been built or preserved by Nevada Rural Housing. She said the transfers, including \$2.4 million from Storey County, have seen 113 residents get affordable mortgages through the program.

Commissioner Gilman praised the agency for their work. Commissioner Mitchell confirmed that the transfer is not in money, but in the ability to transfer debt.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve Resolution No. 23-691 providing for the transfer of Storey County's 2023 Private Activity Bond Volume Cap to the Nevada Rural Housing Authority for the purpose of providing first-time home buyer, down payment, and

other affordable housing assistance, and other related matters. **Seconded by:** Lance Gilman.
Vote: Motion passed unanimously.

17. DISCUSSION ONLY: Presentation by Kristen Brown, Comstock Preservation and History Officer with the Nevada State Historic Preservation Office, will give an overview of the Tax Incentives for Preserving Historic Properties through the Nevada State Historic Preservation Office and the National Park Service.

Lara Mather, County Director of Business and Community Relations, said building owners had asked if there were any grants available? Kristin Brown, the Comstock Historic District Officer, responded that there were grants available.

Ms. Brown said there were programs from the State Historic Preservation Office. She said federal tax credits for historic preservation provide a lot of benefits for revitalization and restoration of historic buildings in private hands. It is administered by the National Park Service and is for buildings on the list of National Register of Historic Places, or part of a National Historic District. Owners can nominate a building to get on the list. The building has to be an income-producing building or be rehabilitated to the point where it can become income-producing. Qualified expenditures include structural as well as architectural plans and the like. Not eligible are acquisition, leasing fees, or movable objects. She said there are formulas that determine whether a property is eligible. She said SHPO does not handle the financial aspects of the program but could aid building owners with filling out forms and applying for the tax credits.

Other funding opportunities, she said, involved certified local government programs. There is also the Commission for Cultural Preservation, and they grant to rehabilitate historic buildings for use as cultural centers.

Other options include tax freezes, abatements, revolving loan programs, small grant programs, matching grant programs.

Public Comment: None

18. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval for the County Manager to sign a contract agreement addendum between Storey County and The Porter Group. This contract is for a two (2) year period beginning July 1, 2023, for the annual amount of \$120,000.

Ms. Mather said the Porter Group is very important to the county, in particular with obtaining federal grant funding, arranging meetings and convincing representatives of the importance of legislation.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the County Manager to sign the contract agreement addendum between Storey County and The Porter Group for the period of two (2) year period beginning July 1, 2023, at the annual amount of \$120,000. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 19. DISCUSSION/FOR POSSIBLE ACTION:** Special Use Permit 2023-017. The applicants request a special use permit to allow for a second-floor deck encroachment into the front yard setback. The proposed deck would encroach approximately six feet into the front yard setback, providing an approximate 14-foot setback from the front property line for the second-floor deck. The property is located at 150 North Summit Street, Virginia City, Nevada, Assessor's Parcel Number (APN) 001-021-07.

Planning Manager Kathy Canfield said there were no objections to this. Findings can be found on Page 117 of the Storey County packet.

Public Comment: None

Motion: In accordance with the recommendation by the Planning Commission and staff, the Findings under section 3.A of the Staff Report, and in compliance with all Conditions of Approval, I, Commissioner Mitchell, hereby move to approve a second-floor deck encroachment into the front yard setback. The proposed deck would encroach approximately six feet into the front yard setback, providing an approximate 14-foot setback from the front property line for the second-floor deck. The property is located at 150 North Summit Street, Virginia City, Nevada, Assessor's Parcel Number (APN) 001-021-07 **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 20. DISCUSSION/FOR POSSIBLE ACTION:** Variance 2023-018. The applicant requests a Variance to allow for a reduced front yard setback to construct an addition to an existing garage. The applicant proposes the new garage be placed approximately 7-feet from the front yard roadway easement of Hanaupah Road. The property is located at 4680 Hanaupah Road, Highland Ranches, Storey County, Nevada, Assessor's Parcel Number (APN) 003-401-10.

Ms. Canfield said the applicant needed to build an addition onto his garage to house equipment. Findings can be found on Page 129 of the packet.

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 Board of County Commissioners, and in compliance with the conditions of approval, I, Commissioner Mitchell, move to approve Variance 2023-018 to allow for a reduced front yard setback to construct an addition to an existing garage. The applicant proposes the new

addition be placed approximately 7- feet from the front yard roadway easement of Hanaupah Road. The property is located at 4680 Hanaupah Road, Highland Ranches, Storey County, Nevada, Assessor's Parcel Number (APN) 003-401-10. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 21. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval directing the Comptroller to sign the acceptance of the presented proposal from MacLeod Watts for GASB 75 actuarial valuations for FY23 and FY24; not to exceed \$8,600 in FY23 and \$3,750 in FY24.

Comptroller Jennifer McCain said the county is required biennially to provide an evaluation regarding employment benefits. She recommended continuing with this firm.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve directing the Comptroller to sign the acceptance of the presented proposal from MacLeod Watts for GASB 75 actuarial valuations for FY23 and FY24; not to exceed \$8,600 in FY24 and \$3,750 in FY25. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 22. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the acceptance of the renewal from the Nevada Public Agency Insurance Pool (POOL) for liability and casualty insurance along with the deductible option, not to exceed \$583,000 for FY23-24.

Jared Rossi and Wayne Carlson of POOL Pact explained the liability coverages. Mr. Rossi gave a rundown of the amounts for each type of insurance offered, including \$5 million per loss for Accounts Receivable, 10 percent up to \$25,000 per loss for Arson Reward, \$100,000 for Debris Removal – Mold or Asbestos, \$150 million aggregate for Earthquake, \$150 million aggregate for Flood and \$25 million aggregate for Flood Zone A, \$100 million per loss for Equipment Breakdown, which includes amounts for Loss of Income, Hazardous Substance Coverage, Spoilage Coverage, Data Restoration and Electrical Risk Improvements.

Mr. Carlson defined the risk management policies of POOL Pact, as well as the benefits of membership, including techniques and classes for lowering risks, cybersecurity, a risk management grant program, online safety training, law enforcement and fire protection training, swimming pool safety policies, inspections, trainings, and more.

Ms. McCain recommended continuing with the \$5,000 deductible.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the renewal from the Nevada Public Agency Insurance Pool (POOL) for liability and casualty insurance with a \$5,000 deductible, not to exceed \$583,000 for FY23-24. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

24. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of modification of collective bargaining agreement between the Storey County Fire Protection District (Employer) and Storey County Fire Fighters' Association Local 4227 (Union).

Jeannie Green, Labor Relations, asked for approval of the contract, which has a term of 3 years. She indicated changes from the previous contract included buyout options, sick leave, coverage for dependents increased to 80 percent, acting pay for employees acting in a higher capacity, shift trades, longevity pay, a re-opener clause for the third year of the contract, allowing each group to make changes to one item of the contract. The contract allows for a 1 percent pay increase in the first year, a 4 percent increase in the second year and no increase in the third year.

Public Comment: None

Motion: In accordance with the recommendation by staff and the tentative agreement between Storey County Fire Protection District (Employer) and Storey County Fire Fighters' Association Local 4227 (Union), I, Fire Commissioner Mitchell, hereby motion to approve the 2023-2026 collective bargaining agreement between the parties. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

25. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of a contract between Carson City and the Storey County Fire Protection District for use of the Regional Fire Training Facility not to exceed \$4,000 annually.

Chief Jeremy Loncar said this was an annual agreement and last year tried the annual but didn't use it often. Now he requested to agree to use the facility for \$150 daily not to exceed \$4,000.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move to approve the Regional Fire Training Facility Use Contract between Carson City and the Storey County Fire Protection District not to exceed \$4,000 and authorize the Fire Chief to sign. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

26. DISCUSSION/FOR POSSIBLE ACTION: Discussion and possible consideration of canceling the July 4, 2023, regular meeting of the Board of Fire Commissioners due to the holiday.

Chief Loncar said the department will be busy with the Fourth of July holiday.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move to approve canceling the July 4, 2023, regularly scheduled meeting of the Board of Fire Commissioners due to the holiday.

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

27. RECESS TO RECONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS

28. DISCUSSION/FOR POSSIBLE ACTION: Possible approval of the Interlocal Contract between the State of Nevada and Storey County for DMV Services.

Clerk & Treasurer Jim Hindle said the interlocal agreement is up for renewal. It will be a 4-year agreement, which he supported. He said the county had a relationship with the state DMV where problems could be solved. He said the number of people using the service and the number of people waiting in the lobby was getting to be an issue. 75 percent of the people using our services are from outside Storey County. That is because Reno and Carson are appointment only. DMV said we can enforce a tightening of our services, where we can prioritize Storey and Lyon counties. He has broached to the DMV about the need to expand services to a Lyon County location and a dialogue is going. Lyon County residents are about 1/3 of the people who use the Clerk's DMV window. This is an extremely valuable service to our residents. Though the state remittances do not completely cover the human resource cost to provide the service, our objective is not to run the DMV window for profit. Mr. Hindle highlighted language changes in the agreement item #11 to limit county liability as proposed by the District Attorney's Office. The DMV is positively considering the revised language. Mr. Hindle recommends approval of the agreement.

Commissioner Mitchell asked if the providing of services overtaxed the staff. Mr. Hindle said with increased election issues staff is tight now and could become tighter. DMV services is effectively a full-time position.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the proposed Interlocal Contract between the State of Nevada and Storey County and authorize the Clerk & Treasurer to sign the agreement and perform DMV services as described in the Attachment A "Scope of Work."

Further I move to authorize the Clerk & Treasurer and the DA's Office to modify or update Item #11 **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 29. DISCUSSION/FOR POSSIBLE ACTION:** To authorize the county manager to accept and sign a proposal from Zion Builders for the construction of a breezeway cover at the Virginia City Senior Center in the amount of \$47,300.00. The project is fully grant funded and no county funds will be used for the project.

Mike Northan, Operations and Projects Coordinator, said the breezeway covering will be covering an area between the senior center and an area containing some refrigerated walk-in units, to avoid struggling with ice and snow during winter months. The process is completely grant funded.

Public Comment: None

Motion: I, Commissioner Mitchell, move to authorize the county manager to accept and sign a proposal from Zion Builders for the construction of a breezeway cover at the Virginia City Senior Center in the amount of \$47,300.00. The project is fully grant funded and no county funds will be used for the project. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 30. DISCUSSION/FOR POSSIBLE ACTION:** Approval of unbudgeted item for weather related emergency repair to 911 radio system at Pond Peak in the amount of \$15,423.68.

James Deane, IT Director said this was to repair damage from ice and snow.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the weather-related repair to the 911 radio system in the amount of \$15,423.68. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 31. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval to authorize Storey County to enter into an agreement with Tectonics Design Group to complete a Preliminary Architectural Report for Fire Station 71 at the cost of \$48,000.

Grants Manager Honey Menefee said one correction is \$48,500, rather than \$48,000. She said this is the preliminary architectural report that is required by the federal grant.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the authorization for Storey County to enter into an agreement with Tectonics Design Group to complete a Preliminary Architectural

Report for Fire Station 71 at the cost of \$48,500. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

32. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval for the emergency repairs to St. Mary's Art Center (SMAC) to be paid for out of the Building Restoration Fund that was awarded to SMAC in FY22/23.

Ms. Menefee said the amount has changed but won't go over the allotted amount of \$150,000 for FY 2022/23 for building restoration. The cost is \$132,239. The cost to repair the damage from the frozen pipes was \$14,940.51, so the total repairs are \$148,367. \$488 was added to the frozen pipe cost because the cost of a sink went up.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve that the emergency repairs to St. Mary's Art Center (SMAC) be paid for out of the Building Restoration Fund that was awarded to SMAC in FY22/23 in an amount not to exceed \$150,000. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

33. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval to authorize Storey County to enter into an agreement with DOWL for a Preliminary Architect Report and Environmental Report for an approximate amount of \$36,260, not to exceed \$41,260, to complete the United States Department of Agriculture application requirements for the Fairgrounds Upgrade in Virginia City.

Ms. Menefee said this is necessary to receive the grant for the Fairgrounds project.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve to authorize Storey County to enter into an agreement with DOWL for a Preliminary Architect Report and Environmental Report for an approximate amount of \$36,260, not to exceed \$41,260, to complete the United States Department of Agriculture application requirements for the Fairgrounds Upgrade in Virginia City. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

34. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of Resolution No. 23-683 granting St. Mary's Art Center, a 501(c)(3) nonprofit, a sum not to exceed \$115,200.00 for the purpose of preserving the St. Mary's Art Center, a county owned building and supporting arts and culture through education and cultural offerings.

Ms. Menefee said that Under NRS. 244.1505 said a grant must be made by resolution of the BOC. This meets the requirement of the statute. The county funds no more than 50 percent of their previous year's expenses. This is a 10 percent decrease from the last year, and we plan

to bring them down in increments each year to the 50 percent threshold, and this is \$12,800 less than last year.

Commissioner Mitchell asked if St. Mary's would suffer from this.

Ms. Menefee said there is the Building Restoration Fund grant which has been approved for FY 2023/2024, which is \$233,000, which was approved.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve Resolution No. 23-683 granting St. Mary's Art Center Inc., a 501(c)(3) nonprofit, a sum not to exceed \$115,200.00 for the purpose of preserving the St. Mary's Art Center, a county owned building and supporting arts and culture through education and cultural offerings. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 35. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of Resolution No. 23-684 granting the University of Nevada Reno, Storey County Extension, a 501(c)(3) nonprofit, a sum not to exceed \$30,000.00 for the purpose of addressing contemporary issues in the areas of agriculture, horticulture, community development, health and nutrition, personal and family development and natural resources.

Ms. Menefee said UNR has a 9 percent increase from the previous year up \$2,500.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve Resolution No. 23-684 granting the University of Nevada Reno, Storey County Extension, a 501(c)(3) nonprofit, a sum not to exceed \$30,000.00 for the purpose of addressing contemporary issues in the areas of agriculture, horticulture, community development, health and nutrition, personal and family development and natural resources. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 36. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval for Resolution No. 23-685 granting the Community Chest, Inc., a 501(c)(3) nonprofit, the sum of \$329,175.00 for the specific purpose of funding health and human services and educational programs.

Ms. Menefee said the quest the funding is broken down into three areas, health care, education, and the library, and has a 13 percent increase.

Public Comment: None

Motion: I, Commissioner Mitchell, to approve Resolution No. 23-685 granting the Community Chest, Inc., a 501(c)(3), nonprofit the sum of \$329,175.00 for the specific purpose of funding health and human services and educational programs. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 37. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval for Resolution No. 23-686 granting the Comstock Cemetery Foundation, Inc., a 501(c)(3) nonprofit, a sum not to exceed \$9,975.00 for the purpose of preserving the historic cemeteries of the Comstock Historic District.

Ms. Menefee said she sits on the board of the CCF, so Ms. Mather provided information on this item. She said it reflects the duties performed on behalf of Storey County.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve Resolution 23-686 granting the Comstock Cemetery Foundation, Inc., a 501(c)(3) nonprofit, a sum not to exceed \$9,975.00 for the purpose of preserving the historic cemeteries of the Comstock Historic District. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 38. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval for Resolution No. 23-687 granting the Historic Fourth Ward School Foundation, a 501(c)(3) nonprofit, a sum not to exceed \$120,000.00 for the purpose of preserving the Historic Fourth Ward School Museum, a county owned building and for the purpose of preserving the Fourth Ward School Building and for promoting the history of the Comstock and Storey County.

Ms. Menefee said the Fourth Ward School's request is the same as the previous year. They have applied for the Building Restoration grant as well.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve Resolution No. 23-687 granting the Historic Fourth Ward School Foundation, a 501(c)(3) nonprofit, a sum not to exceed \$120,000.00 for the purpose of preserving the Historic Fourth Ward School Museum, a county owned building and supporting the history of the Comstock and Storey County. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 39. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval for Resolution No. 23-688 granting the Storey County Jeep Posse, a 501(c)(3) nonprofit, a sum not to exceed \$10,000.00 for the purpose of aiding and assisting all Storey County residents with search and rescue, emergency management, youth programs and other capacities.

Ms. Menefee said the funding request by the Jeep Posse had remained the same.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve Resolution 23-688 granting the Storey County Jeep Posse, a 501(c)(3) nonprofit, a sum not to exceed \$10,000.00 for the purpose of aiding and assisting all Storey County residents with search and rescue, emergency management, youth programs and other capacities **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 40. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval for Resolution No. 23-689 granting Liberty Engine Company No. 1, Inc., a 501(c)(3) nonprofit, a sum not to exceed \$10,000.00 for the purpose of preserving the Comstock Firemen's Museum, a county owned building and its historic contents.

Ms. Menefee said the request from Liberty Engine Company No. 1 Inc., remains the same as the previous years.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve Resolution No. 23-689 granting the Liberty Engine Company No. 1 Inc., a 501(c)(3) nonprofit, a sum not to exceed \$10,000.00 for the purpose of preserving the Comstock Fireman's Museum, a county owned building and its historic contents. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 41. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval for Resolution No. 23-690 Veterans of Foreign Wars, Evans-Kendall Post 8071, located in Virginia City, a 501(c)(19) nonprofit, a sum not to exceed \$10,000.00 for the purpose of providing services to Veterans and the Storey County community.

Ms. Menefee said this is a new request. John Strahan of Post 8071 said this would increase the services to veterans in Storey County. Several requests routinely come in from veterans every meeting.

Public Comment: Kris Thompson said he wholeheartedly supported this item. He said this item would actually save lives.

Commissioner Mitchell said he saw how hard 8071 worked to fundraise and if a need arises the post should ask for more.

Motion: I, Commissioner Mitchell, move to approve move to approve Resolution No. 23-690 granting the Veterans of Foreign Wars, Evans-Kendall Post 8071, located in Virginia City, a 501(c)(19) nonprofit, a sum not to exceed \$10,000.00 for the purpose of providing

services to Veterans and the Storey County community. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 42. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of expenditure not to exceed \$14,400 to the Nevada Division of Water Resources for the assessed value of taxable property situated within the confines of the Groundwater Basin located in Storey County for FY2023/24 pursuant to NRS 534.040.

County Manager Austin Osborne said each year this is for the assessed valuation, and this is the amount and the Assessor's Office said it would not be convenient or appropriate to provide an assessment on every single property, so we do it out of this fund.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve expenditure not to exceed \$14,400 to the Nevada Division of Water Resources for the assessed value of taxable property situated within the confines of the Groundwater Basin located in Storey County for FY2023/24 pursuant to NRS 534.040. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 43. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of approximately 5-year lease between Storey County and the Nevada State Department of Public Safety (Nevada Highway Patrol) for use of existing office space of approximately 400 square feet, and future Sheriff's Office substation area as provided for by the Sheriff, for an amount of \$0.00 but with certain cost reimbursements, located at the Storey County Government Complex at 1705 Peru Drive, McCarran, Storey County, Nevada.

Mr. Osborne said for five years we have leased office space to NHP at TRIC. The lease is up for renewal. There is no cost other than reimbursements for janitorial, but it benefits the county to have law enforcement there.

Commissioner Mitchell asked if there were any perks that could be given to make sure they patrol the area. Mr. Osborne said they are already comfortable using that office.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve an approximately 5-year lease between Storey County and the Nevada State Department of Public Safety (Nevada Highway Patrol) for use of existing office space of approximately 400 square feet, and future Sheriff's Office substation area as provided for by the Sheriff, for an amount of \$0.00 but with certain cost reimbursements, located at the Storey County Government Complex at 1705 Peru Drive, McCarran, Storey County, Nevada. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

44. DISCUSSION/FOR POSSIBLE ACTION: 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 disclosed that he held a home-based business license, but the matter will not affect him any more than any other person. Commissioner Gilman made a similar disclosure.

Mr. Osborne said there have been several discussions and workshops to see what the board wanted to do and what range of businesses might be impacted. Staff grouped the various business license types and the commissioners could vote on any combination they preferred. He asked that the motion be altered to direct staff to take the proposal to the VCTC board, then come back to the BOC with that Board's feedback.

Mr. Osborne said that staff had looked into fiscal impacts and what range of businesses might be impacted. They separated those licenses into groups that the BOC could consider for lowering fees.

Chairman Carmona asked Commissioner Mitchell if he had a preferred group. Commissioner Mitchell said he had intended to steer clear of anything requiring involvement of the Sheriff's Office for approval.

Commissioner Mitchell said he would like to look at groups 1 and 2, which are the general and home-based licenses, in an equal amount, then staff can do a fiscal impact statement and bring it back. He was also open to group 3, but it would be more complicated. His proposal would be to go to a flat rate of \$25 for Groups 1 and 2.

Chairman Carmona asked if there are any issue with this proposed idea. Ashley Mead, office manager for the Community Development said all the businesses were in-county businesses. Commissioner Mitchell said that, if necessary, the board could look at in-county vs. out-of-county, but right now the focus was on Groups 1 and 2.

Commissioner Gilman said he didn't believe there would be much financial impact one way or the other, so he would support the board, especially on Group 1 and 2.

Deputy DA Loomis asked if his vote on this would impact him on this more than anyone else. Commissioner Gilman said he has business licenses that are different from most, and \$40 or \$50 would not be a major issue on a business license. Mr. Loomis said on the business licenses that are being addressed, would that benefit you more or less than anyone who holds a similar business license. Commissioner Gilman said no, but he would be willing to choose to recuse. Mr. Loomis said that was not necessary.

Chairman Carmona proposed that we look at Group 1 and 2, reducing them to \$25, unless we want to dig into this deeper. Commissioner Gilman said he was fine with that. Commissioner Mitchell said he was comfortable with that as well, except that county code specifically mentions a \$25 application fee, and asked if that was what existed currently. Ms. Mead said it was a \$100 application fee and Commissioner Mitchell responded that he was not finding code support for that. So, he would also propose the application fee be \$25 as well.

Public Comment: Hugh Gallagher said that he and Comptroller McCain, along with Dean Haymore and Stacy Bucchianeri were involved with it. We weren't trying to make a profit, but to cover expenses. What is the difference between then and now. Costs, salaries, and health care have gone up. If anything, it should be increased and not decreased. If we are going to do that, it should take effect next year. He suggested they take more time with this. Either do them all or do nothing and that might be the right idea: to do nothing. Or go through them all, do your studies and finalize it.

Chairman Carmona said he had long heard about the commission's discussions on how to give back to the residents and taxpayers. For him, this would be a gesture to return some money to the pockets of the residents. We have looked at reducing taxes, so I justify this move just like investing in the parks. While it doesn't affect every single resident of the county, we are giving back to folks.

Commissioner Mitchell said that while costs have gone up, the structure of our revenue has changed. He said today the motion will be more to continue looking at it and plug in the same dollar amount and then look at the fiscal impact, which will be comprehensive rather than piecemeal.

Commissioner Gilman said if we go to Group 3 or 4, are we leaving those living in the county and benefiting those coming into the county to work? Commissioner Mitchell said it would only apply to in-county businesses; it would not apply to out-of-county businesses. We have contractors here, and those would be the only ones we would be looking at. It matters where the business is located.

Comptroller Jennifer McCain said from the numbers she and Ashley worked up, our in-county business, between the VCTC, the Building Department, and the Sheriff's Office, the total base licenses is approximately \$40,000 to \$45,000. Cutting off some of these off because they are professionals or contractors, those are where you are going to be hitting the actual residents. If we look at a percentage across the board, then we are giving everybody a like discount, rather than a \$75 discount to everyone, and if we give everyone a 50 percent discount, we're looking at \$25,000 max. That's not going to break us. I think we need to look at it as a percentage across the board, all in-county businesses.

Commissioner Mitchell said for a general license would go from \$75 to \$25 is a $\frac{2}{3}$ reduction. For a homebased business, going from 100 to 25 is a $\frac{3}{4}$ reduction. What is the rationale for a home-based business having a higher fee.

Mr. Osborne said what you do is not going to have a major fiscal impact. If you want to streamline and make things simple, to do a straight number, straight down the line. I don't know how many mining licenses, it's \$475. He went down the list of different license fees. He didn't think it made a fiscal difference.

Discussion continued on what options existed, including additional fees for square footage, number of employees and special licenses such as for dispensaries.

Commissioner Mitchell suggested \$25 down the line, then do the impact statement later.

Motion: I move to instruct staff to proceed as outlined by County Manager Osborne, and for the sake of clarification, when looking at fiscal impacts, the number we're looking at is \$25 across the board. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 45. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of letter to the Governor's Office of Economic Development supporting the continuation of Northern Nevada Development Authority (NNDA) being one of the county's official Economic Development Authorities.

County Manager Osborne said each year we have two local agencies that serve Storey County. This shows we want to continue to work with NNDA, along with EDawn, covers all parts of Storey County.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve and sign the enclosed letter to the Governor's Office of Economic Development supporting the continuation of Northern Nevada Development Authority (NNDA) being one of the county's official Economic Development Authorities. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 46. DISCUSSION/FOR POSSIBLE ACTION:** Discussion and possible consideration canceling the July 4, 2023, regular meeting of the Board of Storey County Commissioners due to the holiday.

Public Comment: None

Motion: I, Commissioner Mitchell, move to cancel the July 4, 2023, regular meeting of the Board of Commissioners due to the holiday. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

- A. AQ&B LLC – Out of County / 5470 Sidehill Dr. ~ Sun Valley, NV
- B. DeHart Plumbing, heating & Air, Inc. – Contractor / 1842 Hymer Ave ~ Sparks, NV
- C. LGCY Installation Services LLC – Contractor / 3333 N. Digital Dr. # 600 Lehi, UT
- D. Revere Mechanical, LLC – Contractor / 3325 W. Ali Baba Ln. # 612 ~ Las Vegas, NV
- E. Suncrest Design & Construction – Contractor / 395 Freeport Blvd # 1 ~ Sparks, NV
- F. Sunbelt Rentals, Inc. – General / 201 Wildhorse Canyon ~ Sparks, NV
- G. The Webstaurant Store LLC – General / 265 Milan ~ Sparks, NV

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the second readings of business licenses under Item 47 listed as A through G. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

48. PUBLIC COMMENT (No Action): Arika Perry said surge protectors were critical to preventing a fire at the St. Mary's Art Center.

Hugh Gallagher said SB81 is going to the governor. Commissioner Gilman was adamant to put this into an early grave. At a workshop in May and there was no one in there. This is only going to grow. He said Storey will never be able to be a county again.

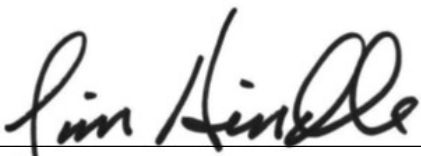
Chairman Carmona said he was at the Legislature last night, and to call it a circus was an understatement. There is still a chance it will be dead. If we want to talk about the death blow to Storey County, it would be SB432 and that is dead. With the thousands of hours people have put in, we will deal with this for another two years. We have a target on us. Our staff has been fighting tooth and nail to continue Storey County's way of life.

Nora Stefu of the Fourth Ward School Museum thanked the commissioners for the grant.

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

Chairman Carmona adjourned the meeting at 2:21 p.m.

Respectfully submitted,



Jim Hindle
Clerk-Treasurer