



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

7/18/2023 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

√ County Manager Austin Osborne
√ Chief Deputy District Attorney Keith Loomis
√ Assessor Jana Seddon
☐ Justice of the Peace Eileen Herrington
√ Recorder Dru McPherson
√ Sheriff Mike Cullen
√ Comptroller Jennifer McCain
√ Business Development Manager Lara Mather
√ Communications Director Becky Parsons
☐ Community Development Director Pete Renaud
☐ Community Relations Director Honey Coughlin
√ Emergency Management Director Mike Bullian

√ Emergency Management Director Adam Wilson
√ Fire Chief Jeremy Loncar
√ Human Resources Acting Director Brandie Lopez
√ IT Director James Deane
√ Planning Manager Kathy Canfield
☐ Public Works Director Jason Wierzbicki
√ Operations and Project Manager Mike Northan
√ Senior Center Director Stacy York
√ Tourism Director Todd Tuttle
Other:

Total Attendance: 57

In-Person: 35

Zoom: 22

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

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

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT (No Action)

4. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the agenda for the July 18, 2023, meeting.

Mr. Osborne asked to move Item #18 to before Item #7, and the board will have to convene as the Fire District Board then reconvene as He also asked to continue items #19, #35 and #36.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve today's agenda with the noted changes.
Seconded by: Lance Gilman. **Vote:** Motion passed unanimously.

5. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the minutes from the May 16th, 2023, meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the minutes for the May 16, 2023, meeting as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

6. CONSENT AGENDA FOR POSSIBLE ACTION: I For possible action, approval of business license first readings:

- A. All-Lite Materials LLC – Mining / 3005 Canyon Way – Sparks, NV
- B. Aurora Parts & Accessories LLC – General / 1525 Venice ~ McCarran, NV
- C. B&J Industries, LLC – Out of County / 599 East Nugget Ave ~ Sparks, NV
- D. Boiler & property Consulting – Out of County / 5018 Bristol Ind Way Ste 203 ~ Buford, GA
- E. Brinderson LLC – Contractor / 10343 Sam Houston Park Dr. Ste. 200 ~ Houston, TX
- F. Cal-Nevada Road Services LLC – Out of County / 1408 Pittman Ave ~ Sparks, NV
- G. Clayton homes #890 – Out of County / 10020 Highway 50 East ~ Carson City, NV
- H. Dobbas Railroad Services LLC – Out of County / 300 London Dr ~ McCarran, NV
- I. Faria's Mobile Repair – Out of County / 8721 Rainbow Trout Ct. ~ Reno, NV
- J. Infinity Painting & Decorating Inc. – Contractor / 200 Canyon Way Ste. B ~ Sparks, NV
- K. Kona Ice of Sparks Truck # 1 – Food Truck / 4690 Longley Ln # C-126 ~ Reno, NV
- L. Kona Ice of Sparks Truck # 2 – Food Truck / 4690 Longley Ln # C-126 ~ Reno, NV
- M. Las Tapatias Food Truck – Food Truck / 14185 Pyramid Way ~ Reno, NV
- N. Linde Gas & Equipment Inc. – Out of County / 2301 SE Creekview Dr. ~Ankeny, IA
- O. Maynard Block Properties LLC – General / 1491 Main St. ~ Virginia City, NV
- P. Mountain Vista Roof Systems LLC – Contractor / 19 Glen Carran Cir. ~ Sparks, NV
- Q. Prestige Builders LLC - Contractor / 2009 Lanstar Dr. ~ Sparks, NV
- R. Quench USA Inc. – Out of County / 630 Allendale Rd. ~ King of Prussia, PA
- S. RSAnalysis LLC – Out of County / 1035 Suncast Ln # 130 ~ El Dorado Hills, CA
- T. R. Schneider Cosntruction LLC – Contractor / 53 Bellevue Rd. ~ Carson City, NV
- U. Taber LLC – Contractor / 536 Galveston St. ~ West Sacramento, CA
- V. The Herrick Corporation – Contractor / 3003 E. Hammer Lane ~ Stockton, CA

W. United Rentals (North America) Inc. – General / 1777 Peru Dr. ~ Sparks, NV

II Approval of claims in the amount of \$4,621,077.57.

III Consideration and possible approval of the modifications to Policy 506 establishing a footwear allowance for county employees.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve today's Consent agenda as presented.

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

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

18. DISCUSSION/FOR POSSIBLE ACTION: Probation completion badge pinning for Fire Marshal Scott Snelling and promotional badge pinning for Assistant Fire Chief Jim Morgan. moved up

Fire Chief Loncar said Scott Snelling has been with fire service since 2010 and came to Storey County in 2021 as Fire Inspector. He will still be Fire Marshal and Fire Chief of Prevention. Chief Loncar said Jim Morgan has been in the fire service since 1990 and came to Storey County in 2020. He handles Hazmat.

The oath was administered by Commission Chairman Jay Carmona. Badges were pinned and photos were taken.

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

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

Sheriff Mike Cullen

- The National Night Out event in Lockwood will be held at 6 p.m. August 1, 2023, at Louise Peri Park. Sheriff's Night Out in Virginia City will be held at 6 p.m. August 8, 2023, at Miner's Park. There will be exhibits, vendors, food and more.

Fire Chief Jeremy Loncar

- A Type 3 engine from the Fire District is helping to fight a fire in Riverside County, CA. More units will be dispatched where possible and warned that the region was in peak fire season.
- Lara Mather was credited with obtaining \$32,000 in grants for hazmat needs and \$10,000 for rescue equipment.

- A Type 1 engine had catastrophic failure, with a bad U-joint and rolled backward down Sutton Street. The Public Works shop was credited with getting parts to repair the engine.

Mike Northan, Operations and Projects Coordinator.

- The VCH fire storage building is having supply issues.
- Permits are underway for the Lockwood Sheriff's Substation.
- There has been a proposal for a traffic signal at USA Parkway and Electric Avenue.
- The breezeway project at the Virginia City Senior Center will include relocating a kitchen wall.

Becky Parsons, Communications

- In Communications, one dispatcher has been hired, and testing for another position is on Friday.

Lara Mather, Business Development Director

- The new Department of Business and Community Relations, formerly the Community Relations Department, is headed by Lara Mather, with Honey Coughlin as grants manager and Shannon Foster as community resource coordinator.

Lara Mather for Honey Coughlin, Grants Manager

- For the Lockwood Senior Center, Lumos submitted a draft plan.
- An environmental report will soon be out on the Fairgrounds project.
- A new appraisal has been completed for Fire Station 71 and surveys are underway.
- The Long Valley Creek Flood work is 32 percent complete.

Mike Bullian and Adam Wilson, Emergency Management Department

- Adam Wilson is the new Director of Emergency Management.
- Shelter trailers have been re-inventoried and relocated throughout the county.
- Meetings are ongoing to start a Quad County EMS with monthly meetings.
- The county Emergency Operation Plan is in its final stages.
- Working with a mapping software program for a regional initiative to include Storey, Lyon, Douglas, Washoe counties and Carson City.
- Mr. Wilson will attend a large-scale evacuation drill in Incline Village done by Washoe County.

VCTC Todd Tuttle

- The VCTC reports a wonderful turnout for the Fourth of July. The parade drew many attendees, the concert went smoothly, and the fireworks display was reported to be one of the best in Northern Nevada.
- The next Mix and Mingle event will be at 6 p.m. on August 8 at Piper's Opera House. Representatives from Liquid Blue will speak.

- For Hot August Nights July 29 and 30, C Street will be closed from Sutton to Flowery from 6 a.m. 400 cars are expected. The boardwalks are to remain open and clear, and patrols will be out.
- On August 12 there will be a street dance hosted by the Silent Riders.
- August 19-20 will have an Art Walk on the Comstock.
- There will be a Virginia City Roundup Motorcycle Rodeo at the fairgrounds August 26-27.
- Tickets are selling fast for the Camel and Ostrich Races Sept. 8-10.
- On August 20, a film crew from NBC called First Look will be in town.
- There has been \$300 million in new construction at TRIC, most of which is not tax abated.

Jana Seddon, Assessor

- This is the largest new construction year we have had, with new mega warehouses and \$300 million in new construction in 1.5 months. Most are not abated.

Kathy Canfield, Planning Manager

- Master Plan workshops will be July 19 in the Virginia City Highlands, August 10 in Mark Twain, and August 24 in Virginia City.
- Paperwork was submitted with the audit by FEMA.
- There is a link at the draft EIS for Green Link West Powerline Project on the Planning Department's web page.

James Deane, IT Director

- The IT Department is working with Fire Stations 71 and 74 and has installed a microwave link on the senior center.

County Manager Austin Osborne

- Upcoming town halls are on July 19 in the Highlands for the Master Plan, 5:30 p.m.; July 24, NVEnergy meeting in the Highlands, 5:30 p.m.; Tahoe Pyramid Bikeway meeting in Lockwood on July 27; Master Plan Workshop in Mark Twain on August 10; Master Plan Workshop on August 24, Virginia City.

Mr. Osborne for Pete Renaud, Community Development Director

- Joe Starnes is now a senior inspector and Director Pete Renaud is a Certified Building Official.
- The department is around 45 new residential construction permits at any given time. Most are in VC and the Highlands. At TRI there have been 28 plan reviews for June and 213 Construction Document Reviews. Also 34 Monthly permits, 199 permits issued for January and December, and 91 permits issued. 15 business licenses and 76 between January and December. Large influx of nuisances. Are looking for another building

inspector/nuisance officer. About 40 nuisances and 10 code violations; about 2 per month. 3 food trucks came in and we have 40 that operate out of TRI.

Stacy York, Senior Center Director

- The Virginia City Senior Center holds technology training Thursdays at 1 p.m.
- There are 10 fans available to aid seniors during the hotter months.

Jim Hindle, Clerk-Treasurer

- The Clerk-Treasurer's Office is working with the District Court in Carson City on procuring a jury management system from Tyler Technologies. Grants are being sought to offset the costs.
- Tax bills went out last week, and the first installment is due August 21.
- The increased volume of vehicle registration and titling requests for Storey and Lyon County residents at the DMV is being managed. DMV will institute a walk-in Wednesday at the Reno DMV.

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

- Commissioner Gilman said he was at an informal meeting with stakeholders in communities along I80, and that even though the bill he proposed didn't pass, attention is now being paid to the highway; and TRI is growing dramatically.
- Commissioner Mitchell reminded everyone to check with the Comstock Historic District before building and getting a certificate of appropriateness. He also said it was not legal to live in an RV in a National Historic District, except for the RV Park, and that appropriateness of new street lights will be examined.

9. DISCUSSION ONLY: Presentation by the Nevada State Board on Geographic Names (NSBGN) will present information regarding new State mandates on the NSBGN functions, obligations, actions, and updates on recent Federal Actions through Secretarial Orders 3404 and upcoming actions as a result of Secretarial Order 3405 which have and will have impact on Nevada's landscape. The NSBGN is required to perform public outreach, better Tribal communications, and seek input from all stakeholders. It is essential for all State of Nevada County Commissions to know and understand what the NSBGN is tasked with and how its actions impact the lands associated with each county, and how the Commission and the Storey County public can be involved in these matters.

Paul White with Kristine Johnson representatives of the Nevada State Board on Geographic Names.

Ms. Johnson said the US Board on Geographic Names started in 1890 and states now have their local boards. She said they solicit and receive information and requests on place names ahead of the federal government, then send it on to the feds. They also serve as research. The board consists of 12 agencies and federal agencies. In 2021, the board was required to be

proactive rather than reactive. They are reviewing all place names in Nevada and to see if there are problem names, offensive or derogatory names that need to be rectified. The board has to report regularly to the governor. They were not given a list of derogatory names, so they have to do outreach to find offensive names. This was due to other places around the country. Some were taken off federal maps. Squaw was replaced by native names. There is a federal advisory committee of 17 members that she is a part of. She will apply anything that is hurtful or problematic term, ethnically, or regarding disability. The public should be able to provide feedback on the list in the future. She said they had to ensure all tribes were part of it.

Mr. White directed the commissioners to a handout that showed what names were replaced.

Mr. White said the policy was for dealing with public lands, not private lands.

Commissioner Gilman, said he was categorically against changing our nation's history, or our state or county's history. I object to the federal government having an agency that will change many things we hold dear. I really am very uncomfortable with this process and what our nation is looking at doing.

Commissioner Mitchell said in looking at defining the term derogatory, how broad a process is that? Does it also include historic figures?

Ms. Johnson said derogatory is specific terms with a subjective and objective nature. Confederate names were on the table at one point. Lots of other names like Columbus and Robert E Lee, things like this. While they might be considered very problematic for some people who are impacted by driving by a sign. But it doesn't affect everyone, so commemorative names are not on the table. The federal government maintains a database, so none of the names are ever lost. We are really focused on the ethnic impact.

Public Comment: Rich Connell of Virginia City said he agreed with Commissioner Gilman 100 percent, I am not happy with what they are doing to our names and our communities.

10. DISCUSSION/FOR POSSIBLE ACTION: Consideration and Possible Action of Grant of Easement File No. 2023-029 to NV Energy for utilities within a portion of the North K Street Right-of-Way, Virginia City, Nevada, Storey County, Nevada.

Planning Manager Kathy Canfield said the request for easement was needed to serve a new resident.

Public Comment: None

Motion: In accordance with the recommendation by staff, I Commissioner Mitchell, move to approve a Grant of Easement (2023-029) to NV Energy for utilities located within a portion

of the North K Street Right-of-Way, Virginia City, Storey County, Nevada. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 11. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible action for Storey County's acceptance of a Deed of Dedication from Pure Reno, LLC granting Storey County a parcel of land identified as Parcel 2017-7 and having Assessor's Parcel Number (APN) 005-051-55. The Parcel is identified as a portion of Pittsburgh Avenue, located west of intersection with USA Parkway, within the Tahoe Reno Industrial Center, Storey County, Nevada.

Ms. Canfield said the applicant of the adjacent property constructed the building and railroad, which continues from Pittsburgh Paints to the Railroad Tracks. They are not requesting reimbursement and is part of TRI Center and is good for the county.

Public Comment: Jonathan Carpenter with Pure Development thanked the commissioners and said it was a pleasure working with the county. In answer to a question, he said the legal name is Pure Reno LLC.

Motion: In accordance with the recommendation by staff, I Commissioner Mitchell, hereby move to accept the Deed or Dedication from Pure Reno, LLC, dedicating to Storey County a parcel of land identified as Parcel 2017-7, also known as a portion of Pittsburgh Avenue, having Assessor's Parcel Number 005-051-55. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 12. DISCUSSION/FOR POSSIBLE ACTION:** Tax Management Contract Amendment to Audit Tesla, Panasonic, and H&T Nevada. Total Audit \$60,000.

Assessor Jana Seddon said her office has been auditing Storey County property since 2016, so that people report correctly. Many companies are located in different states and don't know our laws. There is a lot of equipment that has not been recorded, so we are able to bring in quite a bit of audit dollars after the fact. Tesla, Panasonic, and H&T will become taxable in July 2024. They do audits going back 3 years. The Tesla, etc. audits will be huge. Taxation said it is \$25,000, \$20,000, and \$15,000 to audit the three companies respectively. This is to make sure that everything is on the tax roll when they go live, she said.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the Tax Management Contract Amendment to Audit Tesla, Panasonic, and H&T Nevada for a total amount not to exceed \$60,000. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

13. DISCUSSION/FOR POSSIBLE ACTION: Sparks NV/CASS NV, LLC refund of \$133,691.49 due to retroactive abatement from GOED. Parcel # 005-061-59 and Acct #CM001855.

Ms. Seddon said that with GOED, she is getting letters about applications for abatements, then an approval letter that dates back a year and a half, then the office has to do refunds.

Deputy District Attorney Keith Loomis said that there is a legal doctrine, the Voluntary Payment Doctrine, if a company pays a government fee and doesn't object to it at the time, they can't object at a later time. It can't be earlier or later than 1 year after the application. This makes it difficult for the budgeting process but is in the statute.

Commissioner Gilman said he was unhappy with the process and proposed having a discussion with GOED.

Mr. Loomis said the reason for the doctrine was to give the government some consistency with their budgets.

Commissioner Mitchell asked if we could set aside funds for potential refunds.

Ms. Seddon said she had not received Redwood Materials' application and gave them their 75 percent bill, so she didn't have to give a refund.

Comptroller Jennifer McCain said regarding a special account, the county could create a liability account and hold funds in it so it doesn't impact the budget if refunds have to be made.

Public Comment: None

Motion: I, Commissioner Mitchell, move to authorize the refund of \$133,691.49 to : Sparks NV/CASS NV, LLC due to a retroactive abatement from GOED. This is tied to Parcel #005-61-59 and Acct. #CM001855. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

14. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval for the County Manager to enter into a contract with The Abbi Agency for public relations services at a cost not to exceed \$200,000.

Business Development Manager Lara Mather said that an RFP was offered, and four firms were interviewed. The contract would cover working with the county manager, publicizing emergency incidents, legislative preparations and response, branding of the county and TRIC. She said it was important to get Storey County's name in the worldwide media. She said that

Abbi was a Nevada company with a global reach. The final contract will be subject to DA approval and will be on the BOC future agenda. The contract would be for \$158,000.

Commissioner Gilman said there was no one better than the Abbi Agency. Commissioner Mitchell asked for a break to look at the proposed contract. After the break he said he felt comfortable with the contract.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the County Manager to enter into a contract with The Abbi Agency for public relations services at a cost not to exceed \$200,000. That contract is subject to the review and approval of the District Attorney's office and the final version is to be brought back at our next regular commission meeting. The contract will be for 1 year. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

15. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval for the Storey County Senior Center to enter contract with the Storey County School District to provide breakfast and lunch to Hugh Gallagher Elementary School and Virginia City Middle School for the 2023/24 calendar school year.

Senior Center Director Stacy York said that 120 students at Hugh Gallagher Elementary School in a trial program at a reduced rate but has been approved by USDA to be free. The senior center would like to bring it to the VCMS. She said a subsidized program is what the Department of Agriculture was working towards.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the Storey County Senior Center to enter a contract with the Storey County School District to provide breakfast and lunch to Hugh Gallagher Elementary School and Virginia City Middle School for the 2023/24 calendar school year. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

16. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of agreement between Storey County and VC Ponderosa Saloon LLC (Old Corner Bar) pertaining to monthly payments of back utility payments totaling \$8,651.53.

Comptroller Jennifer McCain said that in 2019, Storey County entered into a rental agreement with VC Ponderosa Saloon LLC, dba Old Corner Bar, that the Old Corner Bar would pay 35 percent of utilities. She said that over the years, miscommunication caused the payment to be overlooked. The agreement will be renegotiated this year. The county came to an agreement with owners to pay back utilities and keep up with current payments.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the agreement between Storey County and VC Ponderosa Saloon LLC (Old Corner Bar) pertaining to monthly payments of back utility payments totaling \$8,651.53. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

19. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the revisions to the Fire Chief job description.

This item was continued.

20. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval to authorize the Fire Chief to proceed with the purchase of a new Type 3 engine with the purchase amount not to exceed \$500,000 which was previously budgeted at \$468,000.

Fire Chief Jeremy Loncar said the cost since the budgeting the price went up. There are funds in the CIP to pay for the engine. The cost is now \$498,000.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move to approve the Fire Chief to proceed with the purchase of a Type 3 engine not to exceed \$500,000. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

21. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval to authorize the Fire Chief to up fit a newly purchased command vehicle previously budgeted for in the fiscal year 2022/2023 budget year for the approximate amount of \$17,000.

Chief Loncar said with the cost of the vehicle and outfitting, we secured the vehicle and outfitting and would like to utilize that fund which was carried over from last year.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move to approve move to approve the Fire Chief to up fit the new command vehicle for the approximate amount of \$17,000. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

22. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval to authorize the Fire Chief to proceed with purchasing a tractor and trailer, tree shear, and

pickup truck utilizing additional funding provided to the District from NV Energy for an approximate amount of \$425,000.

Chief Loncar said this would be paid through the NV Energy grant but will not be exclusively for NV Energy project. This is a huge asset for fighting wildland fires.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move to approve the Fire Chief to proceed with purchasing a tractor and trailer, tree shear, and pickup truck utilizing additional funding provided to the District from NV Energy for the approximate amount of \$425,000. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

23. RECESS TO CONVENE AS THE STOREY COUNTY LIQUOR LICENSING BOARD

24. DISCUSSION/FOR POSSIBLE ACTION: 2nd reading for OnSale liquor License. Applicant is Demetrio Gonzalez-Trujillo, Jehovah Es Mi Pastor, 727 USA Pkwy, McCarran, NV 89434.

Assistant Sheriff Eric Kern said there was no reason for this applicant to not have a general liquor license, as he meets all the criteria.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the 2nd reading for OnSale Liquor License. Applicant is Demetrio Gonzalez-Trujillo, Jehovah Es Mi Pastor, 727 USA Pkwy, McCarran, NV 89434. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

25. RECESS TO CONVENE AS THE STOREY COUNTY HIGHWAY BOARD

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

Public Works Director Jason Wierzbicki said the department was finishing up on ditches and clearing out culverts in Mark Twain and Six Mile Canyon. A meeting was held on Electric Avenue, and he hopes to get started on August 4. The B Street water main project, an 8-inch water main, out to bid and will cover the length of B Street.

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

28. DISCUSSION/FOR POSSIBLE ACTION: Approval of a proposal from Lumos and Associates for engineering design for a repair to the existing rock wall in the B Street right-of-way that was damaged by the heavy winter and heavy precipitation this spring in the estimated amount of \$26,525.00. Scope of work to include geotechnical investigation, structural design, construction documents, and construction administration. The location of the work is near the intersection of B Street and Sutton Street.

Mike Northan, Operations and Projects Coordinator said this is a stone wall that is functioning as a retaining wall on the county right-of-way. It needs engineered repair. The damage was reported to FEMA and has been added to the damage inventory. He said he would check with the Comstock Historic District on any concerns they have.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the proposal and authorize the County Manager to sign an agreement with Lumos and Associates for engineering design for a repair to the existing rock wall in the B Street right-of-way that was damaged by the heavy winter and heavy precipitation this spring in the estimated amount of \$26,525.00. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

29. DISCUSSION/FOR POSSIBLE ACTION: Request budget line-item change from 10x20 storage container to 7x14 covered mobile trailer, not to exceed line-item price of \$10,000.

IT Director James Deane said it makes more sense to have a portable unit that IT can move around and asked to reallocate for a mobile and functional unit.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the change of budget line item 10x20 storage container to 7x14 covered mobile trailer in an amount not to exceed \$10,000.

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

30. DISCUSSION/FOR POSSIBLE ACTION: Discussion and possible consideration allowing the Sheriff's Office to purchase up to five patrol pickup trucks instead of sport-utility vehicles in accordance with the Equipment Acquisition budget for Sheriff's Office patrol vehicles, due to supply chain issues and shortage of patrol vehicles, and other related matters. The amount of budgeted funds will remain unchanged.

Sheriff Mike Cullen said that the office was having difficulty getting vehicles they wanted in first place. They did find five trucks from Michael Hohl and will save some money.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve to approve the Sheriff's Office purchase up to five patrol pickup trucks instead of sport-utility-vehicles in accordance with the Equipment Acquisition budget for Sheriff's Office patrol vehicles, due to supply chain issues and shortage of patrol vehicles, and other related matters. The amount of budgeted funds will remain unchanged. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

31. DISCUSSION/FOR POSSIBLE ACTION: Discussion and possible consideration re-appointing Assistant Sheriff Eric Kern to represent Storey County on the Nevada Local Justice Reinvestment Coordinating Council (NLJRCC) for the 2023-2024 term.

County Manager Austin Osborne, said Assistant Sheriff Kern was appointed on an interim basis, and his term has expired, and he has to be reappointed.

Public Comment: None

Motion: I, Commissioner Mitchell, move to re-appoint Assistant Sheriff Eric Kern to represent Storey County on the Nevada Local Justice Reinvestment Coordinating Council (NLJRCC) for the 2023-2024 term. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

32. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval authorizing the County Manager to sign and approve an extension of a contract with Linda Ritter Consulting not to exceed \$5,000 to complete the countywide and organizational strategic plan.

Mr. Osborne said that Ms. Ritter has completed community work and surveys and is working with department heads. He said the Strategic Plan would be done in November or December.

Mr. Loomis said the contract includes the name Pinion Pottery, and that approval should be conditioned on the receipt of a certificate of liability insurance from Ms. Ritter under Linda Ritter Consulting.

Public Comment: None

Motion: Based on the recommendation by staff, I, Commissioner Mitchell, authorize the County Manager to sign and approve an extension of a contract with Linda Ritter Consulting not to exceed \$5,000 to complete the countywide and organizational strategic plan. This approval is conditioned on liability insurance referencing and covering Linda Ritter Consulting. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

33. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval authorizing the County Manager to sign and approve a contract with Linda Ritter Consulting not to exceed \$50,000 at an hourly rate of \$95.00 to update and amend the Storey County

administrative policies (non-HR policies) and procedures, and add new policies and procedures as needed and as assigned by the County Manager, and in conformance with the County Manager's Office approved budget.

Mr. Osborne said that Jeannie Green had updated all the Human Resources policies, and, in this case, he would like Linda Ritter to do the same with non-HR policies, such as vehicle use, buildings, security, the whole range of non-human resources uses for the county.

Public Comment: None

Motion: Based on the recommendation by staff, I, Commissioner Mitchell, authorize the County Manager to sign and approve a contract with Linda Ritter Consulting not to exceed \$50,000 at an hourly rate of \$95.00 to update and amend the Storey County administrative policies (non-HR policies) and procedures, and add new policies and procedures as needed and as assigned by the County Manager, and in conformance with the County Manager's Office approved budget. This approval is conditioned on liability insurance referencing and covering Linda Ritter Consulting specifically. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

34. DISCUSSION/FOR POSSIBLE ACTION: Presentation and discussion regarding the 2022-2024 County Manager's Office Strategic Plan, and consideration of possible direction as needed in accordance with the vision, mission, and goals set by the board.

Mr. Osborne said that he and Linda Ritter were working with all departments and elected officials on the Strategic Plan, and has created a vision and mission statement, and overall objectives for the county. He has a plan for his office, which is an overall umbrella for the county.

He gave a list of objectives, and initiatives involving economic development and business retention, providing for growth and restructuring of county organizations, pursuing and managing grants and outside funding that provides cost management, develop and improve methods of providing information to the public, evaluate and plan facility and infrastructure expansions and improvements to meet current and anticipated public services demands, provide for robust fiscal plans for county operations and insure adequate fiduciary reporting and oversight, provide for orderly planning, and to evaluate current policies for adequacy, making amendments and creating new policies as needed.

Commissioner Mitchell suggested wording changes on Internet access, and to add language to include a stable, partial governmental funding source for a chamber of commerce that he believed to be crucial.

Public Comment: None

Motion: I, Commissioner Mitchell, move to propose the following suggestions regarding the Storey County Strategic Plan. #1, to adjust wording on cover sheet as noted on the record, and #2 to add an item under the Enhance Economic Development and Business Retention Initiative related to exploring and identifying a funding source for a chamber of commerce, and to adopt. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

This was continued to the next meeting.

- 36. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the revisions to the County Manager job description.

This was continued to the next meeting.

- 37. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the annual review and evaluation of the performance of Austin Osborne, County Manager for the time period of July 1, 2022, through June 30, 2023. The Board may, without further notice, take administrative action against Austin Osborne, County Manager, if the Board determines that such administrative action is warranted after considering the character, alleged misconduct, professional competence, or physical or mental health of Mr. Osborne. At the end of the annual performance evaluation, the Board has the right to make changes to the existing goals and objectives of the position, the right to determine whether or not to provide a merit increase, bonus, or other compensation adjustment, the right to take adverse administrative action up to and including termination, or any other such action deemed warranted by the Board.

Jeannie Green, Labor Relations, said that this is due each July and without action Mr. Austin will be given a standard salary increase.

Commissioner Gilman and Commissioner Mitchell praised Mr. Osborne's performance.

Commissioner Mitchell asked Mr. Osborne what personal and professional goals he might have for the coming year, and what he has learned.

Mr. Osborne said he learned something every day. As to goals, he cited giving department heads the backup and support to do their jobs successfully. He hoped that department heads, business owners and residents knew that he was looking out for them. He would like to better delegate projects so he can network with regional officials and legislators. He would like to improve education, training, and certification. He would like to make sure department heads

have ownership in their people. Another goal was to enhance Storey County's branding and better educate the region about Storey County. He would like to increase multiplier leadership in each department. He would like to ensure the county has sufficient staffing and data to do strategic planning.

Commissioner Mitchell asked about Mr. Osborne's health, which Mr. Osborne said was OK.

Carmona praised Mr. Osborne's work ethic, and noted he is working on delegating more. I know how seriously you take this job and rarely point a finger. Austin has taken the brunt of it and glad to see now delegating and giving department heads that trust. He said Mr. Osborne should be proud and had a solid team of employees and department heads. Austin's job is not easy, and you do it with grace. You do a fantastic job.

Clerk-Treasurer Jim Hindle commended Mr. Osborne for his seemingly tireless work and dedication to the County; and, anecdotally, commented that an example of this is that Mr. Osborne was routinely the last person to leave the building in the evening.

Sheriff Cullen said he had nothing but excellent interactions with Mr. Osborne.

Comptroller McCain said Mr. Osborne has not changed; he has the same dedication and always has his door open. He is one of the best leadership people I will work with.

Commissioner Gilman said Mr. Osborne has participated in vision and success in organizing trends, growth, and development that our county is enjoying today.

Public Works Director Jason Wierzbicki also praised Mr. Osborne for giving him and his department a lot of encouragement.

Public Comment: None

Motion: I, Commissioner Mitchell, move to accept this annual review and evaluation and to declare that County Manager Osborne's performance is above satisfactory and to express the board's appreciation for his work this year. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

- A. American Battery Technology Company – General / 2500 Peru Dr. ~ McCarran, NV
- B. Hoffman Plumbing LLC – Contractor / 1517 Church St ~ Gardnerville, NV
- C. I & E Electric Inc. – Contractor / 1425 Doerr Dr. ~ Elko, NV
- D. Standvast Fulfillment LLC – General / 1025 Waltham Way, McCarran, NV
- E. Thompson Gas LLC – Out of County / 5260 Westview Dr. Ste 200 ~ Frederick, MD

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve second readings of business licenses under Item 38 listed A through E. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

39. PUBLIC COMMENT (No Action)

40. CORRESPONDENCE/NO ACTION:

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

Adjourned at 1:19 p.m.

Respectfully submitted,



Jim Hindle
Clerk-Treasurer