



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

10/17/2023 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, □ District Attorney Anne Langer, √ Clerk & Treasurer Jim Hindle,
√ County Manager Austin Osborne, √ Deputy District Attorney Keith Loomis

□ Assessor Jana Seddon
□ Justice of the Peace Eileen Herrington
√ Recorder Dru McPherson
√ Sheriff Mike Cullen
□ Fire Chief Jeremy Loncar
√ Comptroller Jennifer McCain
□ Business Development Manager Lara Mather
√ Community Development Director Pete Renaud
√ Community Relations Director Honey Coughlin

√ Emergency Management Director Adam Wilson
√ Human Resources 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: 45

In-Person: 22

Zoom: 23

1. CALL TO ORDER CLOSED SESSION MEETING COMMENCING AT 9:30 A.M.

2. CONVENE AS THE STOREY COUNTY LIQUOR LICENSING BOARD:

Call to Order Closed Session meeting pursuant to NRS 241.030 (1) for the purpose of conferring with the Storey County Liquor Board and legal counsel regarding the liquor license for the Firehouse Saloon-applicant Peter Lutz. The Board may consider Peter Lutz financial standing to expected satisfactory and profitable business operation for a liquor license and his experience in the saloon or liquor operating business. Meeting to commence at the beginning of the Liquor Board.

3. RECESS TO CONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS

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

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

5. PLEDGE OF ALLEGIANCE

6. PUBLIC COMMENT (No Action)

7. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the agenda for the October 17, 2023, meeting.

Public Comment: None

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

8. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the minutes from the August 1st, 2023, meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the minutes from our August 1, 2023, meeting. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

9. CONSENT AGENDA/FOR POSSIBLE ACTION:

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

- A. Burnett Electric Inc. – Contractor / 1215 Kleppe Ln # 10 ~ Sparks, NV
- B. Dennis Miller Concrete & Construction LLC – Contractor / 595 W. A St. ~ Fallon, NV
- C. Gutter Perfection LLC – Contractor / 3415 Gulling Rd. ~ Reno, NV
- D. Joe's Roofing LLC – Contractor / 199 Kirman Ave. ~ Reno, NV
- E. Nevada Fence LLC – Contractor / 508 N. Curry St. Unit B ~ Carson City, NV
- F. Rabine Paving America LLC – Contractor / 900 National Pkwy. Ste. 260 ~ Schaumburg, IL
- G. Reno Green Landscaping LLC – Contractor / 190 Woodland Ave ~ Reno, NV
- H. Russell's Tree Service – Out of County / 3125 Snowberry St. ~ Silver Springs, NV

- I. Silver State Dirtworks – Contractor / 4800 Koenig Rd. ~ Reno, NV
- J. Spartan Companies – Contractor / 116 W. 100 S. ~ Richmond, UT
- K. Sun Mountain Micro Farm – Home Based / 120 S Howard St. ~ Virginia City, NV
- L. Westwoods Inc. – Contractor – 1160 Gator Way ~ Sparks, NV

II. Justice Court Quarterly Report to Commissioners.

III. Approval of claims in the amount of \$2,396,461.24.

Public Comment: None

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

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

Sheriff Mike Cullen

- Sgt. Dan Gaunt, who served Storey County until 2021, has returned. Is now nearly fully staffed.

Assistant Fire Chief Jim Morgan

- The Fire District was also working on staffing issues, with a captain's test next week and battalion chief testing Nov. 16.
- An ambulance ordered in 2020 will arrive in February of 2024.

Public Works Director Jason Wierzbicki

- Electric Avenue will be completed by Friday.
- The B Street waterline project started yesterday and should be completed by Christmas.
- The Public Works Department is still looking for two more people with CDL licenses for its winter staffing.

Operations and Projects Manager Mike Northan

- The work on the VC Senior Center kitchen is nearing completion, and the breezeway cover is proceeding.
- The Lockwood Sheriff's Station is nearing completion.
- At the Highlands Fire Station, NVEnergy will be on the scene tomorrow, and there may be temporary outages during their work.
- The Fairgrounds, TRI Public Works area, the Sheriff's Substation, A Street right-of-way, and the Mark Twain drainage plan.

Emergency Management Director Adam Wilson

- There will be an earthquake drill on Oct. 19.

Tourism Director Todd Tuttle

- The Outhouse Races, with 23 entries, were a success.
- Hauntober is getting a lot of media coverage, both local and national.
- On Friday, Oct. 20 at 9:45 a.m., the VCHS homecoming parade will go from the Fourth Ward School to Mill Street and back around. After that, C Street will be closed from Union to Sutton Streets for technical inspection for the Off-Road Vehicle race.
- On Friday, Oct. 27 is the Statehood Masquerade Ball at Piper's Opera House.
- On Saturday, Oct. 28 is the Spirits Made Me Do It Pub Crawl, starting at 1 p.m. rather than 11 a.m. also on Saturday, Oct. 28 is the All Hallows Eve ball.
- On Tuesday, Oct. 31, is the costume parade at 4:30 p.m. at the Virginia City Jerky Co., followed by trick-or-treating.
- On Dec. 1 will be the Christmas tree lighting at the Bucket of Blood parking lot.

Comptroller Jennifer McCain

- The annual fiscal audit is progressing and will be done on time.
- There will be pilot payroll processing for the new Executime program, which is to find any glitches. The main software will go live in December.
- The first quarter fiscal review will be given at the next BOC meeting.

Community Development Director Pete Renaud

- A test well in the Virginia City Highlands on Buckeye was dry, and another went down 1,000 feet, and another was getting deeper and yet to find water. The state requires a working well for residential lots. This is a trend to watch as it has implications for development.

Senior Services Director Stacy York

- Flu shots organized by the Senior Center will be Oct. 17 in Mark Twain from 4-6; Oct 18 in the Highlands from 4:30 to 6:30 p.m., and on Oct. 19 in Lockwood from 9 to 11 a.m.
- A craft fair from 10 a.m. to 2 p.m. and a spaghetti feed will be held at 5 p.m. Oct. 21 at the Lockwood Senior Center.

County Manager Austin Osborne

- IT Director James Deane is in the process of wiring the Community Chest's Community Center so it could be tied into the county system.
- The county is working on a draft for a water master plan to include the Highlands, Virginia City, Gold Hill and Mark Twain, and are looking at providing service to other communities. It would take \$100 million just to get a pipe to the Highlands.
- There are still vacancies for members of the Board of Appeals, looking for fire prevention and contractor's representatives, as well as an at-large representative. There were several letters from people interested in serving on the Cemetery Board, and the VCTC will have vacancies coming up.

Clerk-Treasurer Jim Hindle

- Oct. 16 was the closing for filing with the state to be on the ballot for the presidential preference primary set for Feb 6. 13 Democrats and 7 Republicans have filed. To vote in that primary, a voter must be a registered Democrat or a registered Republican.
- The only item on the Feb. 6 primary will be The Presidential Primary. There will still be a June Primary Election for state and local office nominations.

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

- Commissioner Clay Mitchell said visible changes on the outside of properties must be approved by the Comstock Historic District. The district does not allow placement of mobile homes or RVs, and he noted that some people are living in their RVs. He said the district plans to do public outreach before enforcing the laws.
- Commissioner Jay Carmona noted the passing of Lockwood residents Greg Ferry, Robert Golaher and Diana Vasquez.

12. RECESS TO RECONVENE AS THE STOREY COUNTY LIQUOR LICENSING BOARD

13. DISCUSSION/FOR POSSIBLE ACTION: For consideration and possible approval of the First reading on On-Sale/Off Sale Liquor License. Applicant is Surjeet Singh Sohal, Vino Pizza located at 795 USA Parkway, McCarran, NV.

Assistant Sheriff Kern recommended approval of the liquor license.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the First Reading of an On-Sale/Off-Sale Liquor License. The applicant is Surjeet Singh Sohal, Vino Pizza, located at 795 USA Parkway, McCarran, Nevada. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

14. DISCUSSION/FOR POSSIBLE ACTION: For consideration and possible approval of the First reading on On-Sale/Off Sale Liquor License. Applicant is Peter Joseph Lutz, Firehouse Saloon located at 171 South C Street, Virginia City, NV 89440.

Assistant Sheriff Kern said the investigation is complete, the concerns the Office had were addressed and there are no further concerns.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the First Reading of an On Sale/Off-Sale Liquor License. The applicant is Peter Joseph Lutz, Firehouse Saloon, located at 171

South C Street, Virginia City, Nevada. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

16. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of Resolution No. 23-711, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 245.045 for appointed Storey County officials for the 2023-24 fiscal year and superseding prior year action by resolution for appointed Storey County employees with the addition of Administrative Officer and clarification of pay for casual, intermittent, less than part-time Deputy Sheriffs.

County Manager Osborne said this will return the job of Administrative Officer to the county, a position which existed before. It would not be a human resources director as before, it would focus on administrative, managerial, analysis, public coordination, projects coordination, public services, and other matters of that caliber. Other administrative assistant positions will not be filled so this is within the scope of the budget.

Human Resources Director Brandie Lopez said the resolution was updated to clarify the pay for intermittent or part-time deputies in the Sheriff's Office.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve Resolution No. 23-711, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 245.045 for appointed Storey County officials for the 2023-24 fiscal year and superseding prior year action by resolution for appointed Storey County employees with the addition of Administrative Officer and clarification of pay for casual, intermittent, less than part-time Deputy Sheriffs. **Seconded by:** Lance Gilman. **Vote:** Motion passed anonymously.

17. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of DOWL's Task Order 62, for design services of the Virginia City Fairgrounds Upgrade project, in the amount of \$180,800.

Grants Manager Honey Coughlin said this is one of the appropriations for grants received in 2023. The county received approval to continue working with DOWL on the design, then the department will seek an RFQ for the building. The cost is in line with the 18 percent to 20 percent for design services. This is a \$993,000 total estimated cost.

Ms. Coughlin said the scope of this work is running electric to the ticket and vending areas, as well as running water and smoothing out the parking areas without paving.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve DOWL's Task Order 62, for design services of the Virginia City Fairgrounds Upgrade project, in the amount of \$180,800.

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

18. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval to declare November 6th through 12th, 2023, in support of Operation Green Light for Veterans.

Ms. Coughlin said the National Association of Counties (NACo) and the National Association of County Veteran Service Officers are encouraging counties to show their support for veterans by lighting county buildings green from November 6th through November 12th, 2023, and invite businesses and residents to do the same.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the declaration of November 6th through 12th, 2023, in support of Operation Green Light for Veterans. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously,

Ms. Coughlin read the proclamation, located on page 83 of the BOC packet on the Storey County website, under Agendas: Board of Commissioners.

19. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval to award \$9,500.00 to the Virginia City Highlands in Area 2, Virginia City Highlands and Lagomarsino, of Storey County for the Community Project Grant to purchase electronic equipment for the Community Center and to paint the exterior and interior of both mail sheds and the 3-sided shed at the entrance of the Virginia City Highland and Highland Ranch Communities.

Ms. Coughlin said this is the only group that provided a grant submission. The Virginia City Highlands community requested funds to paint the two mail sheds and the additional shed at the entrance to the Highlands. The community seeks to enhance the visual appeal of the facility. Further requests include electronic equipment for the proposed community center, making it easier for meeting presenters. The equipment will be housed and permanently installed at the Community Center.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the award of \$9,500.00 to the Virginia City Highlands in Area 2, Virginia City Highlands and Lagomarsino, of Storey County for the Community Project Grant for the purpose of purchasing electronic equipment for the Community Center and to paint the exterior and interior of both mail sheds and the 3-sided

shed at the entrance of the Virginia City Highland and Highland Ranch Communities.
Seconded by: Lance Gilman. **Vote:** Motion passed unanimously,

- 20. DISCUSSION/FOR POSSIBLE ACTION:** Consideration of Business Impact Statement regarding the effect of a proposed increase in sewer and water connection fees by the Board of County Commissioners set forth in Resolution 23-710 applicable in the Virginia City, Gold Hill and Silver City areas. The proposal does not affect user rates for water and sewer services. The business impact statement is available for public inspection at the Storey County Clerk/Treasurer's Office.

Deputy District Attorney Keith Loomis said the increase in connection fees is an action that requires a business impact statement, to determine if businesses will be substantially economically burdened by this. He said the only part of this is commercial fees. There will be a separate impact statement process for residential fees. He said the formal resolution will be brought at the next meeting. He added that the new fees would go into effect in 2024.

Public Comment: Robert Wilkes said his main concern was that he thought it would include residential. He said it would make a significant impact on the price of residential building, and the county should encourage home building.

Motion: I, Commissioner Mitchell, move to proceed with further consideration of the adoption of Resolution 23-710 by setting the possible approval of Resolution 23-710 for consideration at a subsequent meeting of the Board of County Commissioners of Storey County. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 21. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of a contract with RCG Economics to develop a Storey County Housing Needs Assessment to be part of the 2023/24 Storey County Master Plan Housing Element update in an amount not to exceed \$125,000. This is a budgeted and planned expense.

County Manager Austin Osborne said that this issue was discussed in the 2016 Master Plan as well as the update staff was working on. He said it was important to include a comprehensive needs assessment, including cost element, and potential PUD special assessments paid by new residents. Staff are making plans for the north end of the county.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve a contract with RCG Economics to develop a Storey County Housing Needs Assessment to be part of the 2023/24 Storey County Master Plan Housing Element update in an amount not to exceed \$125,000, in accordance with the FY23/24 budget. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

- A. Artisan Wallcovering LLC – Contractor / 15796 Fawn Ln ~ Reno, NV
- B. Brahma Group Inc. – Contractor / 1132 S. 500 ~ W. Salt Lake City, UT
- C. Clark Pacific – Contractor / 710 Riverpoint Ct. Ste. 100 ~ West Sacramento, CA
- D. Delta Saloon Inc. (Parking Lot) – General / 19 & 39 S. C St. ~ Virginia City, NV
- E. DIRECTV, LLC – Out of County / 140 Grand St. Ste 300 ~ White Plains, NY
- F. Dunn Rite Inc. – Contractor / 5400 Winnemucca Ranch Rd. ~ Reno, NV
- G. New Rise Renewables Reno – General / 611 Peru Dr. ~ Sparks, NV
- H. Symbia Logistics – General / 655 Waltham Way ~ Sparks, NV
- I. Tacos La Patrona LLC – Food Truck / 1800 E. Williams St. Ste 2 ~ Carson City, NV
- J. The Nevada Wolf Shop #8365 – Out of County / 120 Mountain View Blvd ~ Basking Ridge, NJ
- K. Wild Horse – Home Based / 195 N. B St. #2 ~ Virginia City NV

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the second readings of business licenses for Item 22 labeled A through K. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

23. PUBLIC COMMENT (No Action)


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

Commission Chairman adjourned the meeting at 11:01 a.m.

25. CLOSED SESSION

Call to Order Closed Session meeting pursuant to NRS 288.220 for the purpose of conferring with county management and legal counsel regarding labor negotiations with the Storey County Employees' Association Comstock Chapter, AFSCME Local 4041. This meeting will begin immediately following the general meeting of the Board of Storey County Commissioners

Respectfully submitted,



Jim Hindle
Clerk-Treasurer