



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

1/2/2024 10:00 AM  
26 SOUTH B STREET, VIRGINIA CITY, NV

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## MEETING MINUTES

JAY CARMONA  
*CHAIRMAN*

CLAY MITCHELL  
*VICE-CHAIRMAN*

LANCE GILMAN  
*COMMISSIONER*

ANNE LANGER  
*DISTRICT ATTORNEY*

JIM HINDLE  
*CLERK-TREASURER*

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### **Roll Call**

√ Commission Chairman Jay Carmona, √ Commission Vice-Chair Clay Mitchell,  
√ Commissioner Lance Gilman, √ District Attorney Anne Langer, √ Clerk & Treasurer Jim Hindle,  
√ County Manager Austin Osborne, √ Deputy District Attorney Brian Brown

☐ 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: 51

In-Person: 25

Zoom: 26

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

Commission Chairman Jay Carmona opened the meeting at 10:04 a.m.

## 2. PLEDGE OF ALLEGIANCE

### 3. DISCUSSION/FOR POSSIBLE ACTION: **Consideration** and possible approval of the agenda for the January 2, 2024, meeting.

Public Comment: None

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

### 4. DISCUSSION/FOR POSSIBLE ACTION: Election of Chairman to the Storey County Board of Commissioners for the term of one year in compliance with NRS 244.070 and County Code 2.04.008.

Commissioner Gilman nominated Commissioner Carmona for the chairmanship.

Public Comment: None

**Motion:** I, Commissioner Gilman, move to elect Jay Carmona as Chairman to the Storey County Board of Commissioners for the term of one year in compliance with NRS 244.070 and County Code 2.04.008. **Seconded by:** Clay Mitchell. **Vote:** Motion passed unanimously.

### 5. DISCUSSION/FOR POSSIBLE ACTION: Election of Vice-Chairman to the Storey County Board of Commissioners for the term of one year in compliance with NRS 244.070 and County Code 2.04.008.

Commissioner Gilman nominated Clay Mitchell for Vice-Chairman.

Public Comment: None

**Motion:** I, Commissioner Gilman, move to elect Clay Mitchell as Vice-Chairman to the Storey County Board of Commissioners for the term of one year in compliance with NRS 244.070 and County Code 2.04.008. **Seconded by:** Jay Carmona. **Vote:** Motion passed unanimously.

## 6. PUBLIC COMMENT (No Action)

### 7. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the minutes from the October 3, 2023, meeting.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the minutes from the October 3, 2023, meeting as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**8. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the minutes from the October 17, 2023, meeting.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the minutes from the Oct. 17, 2023, meeting as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**9. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the minutes from the November 7, 2023, meeting.

Public Comment: None

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

**10. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the minutes from the November 21, 2023, meeting.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the minutes for the November 21, 2023, meeting as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

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

- A. 1Solar – Contractor / 2391 S. 1560 W, Ste C ~Woods Cross, UT
- B. A.J.S. Construction Inc. – Contractor / 20 Myrtlewood Cir. ~ Reno, NV
- C. Allied Universal Technology Services – Contractor / 9320 Hazard Way Ste A1 ~ San Diego, CA
- D. Cooney Enterprises LLC – Contractor / 1480 Fairview Rd. ~ Fernley, NV
- E. CP Construction Group – Contractor / 864 SR427 ~ Wadsworth, NV
- F. ENGEO Incorporated – Out of County / 9475 Double R Blvd. B-22 ~ Reno, NV
- G. Fast Signs of Reno & Carson City – Contractor / 4750 Longley Ln. # 103 ~ Reno, NV
- H. Finders Keepers – General / 160 S. C St. Ste. B ~ Virginia City, NV
- I. Lost No More – Home Business / 1790 Lousetown Rd. ~ Reno, NV
- J. McCarthy Building Companies Inc. – Contractor / 12851 Manchester Rd. ~ St. Louis, MO
- K. MEI Rigging & Crating LLC – General / 1280 Alexandria Ct. ~ Sparks, NV
- L. Northern Nevada High Speed LLC – Out of County / 1490 Albite Rd. ~Wellington, NV
- M. Project One Nevada LLC – Out of County / 490 Hot Springs Rd. ~ Carson City, NV
- N. Taster’s Paradise Mobile Café & Bakery Inc. – Food Truck / 1332 E. 10th St. ~ Reno, NV

II. Approval of claims in the amount of \$3,480,741.01.

III. Possible approval of appointments to serve on state, county, and regional boards, and committees for the 2024 calendar year.

Commissioner Mitchell noted that Honey Menefee was now Honey Coughlin.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve today's Consent Agenda with one noted correction. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

### **Sheriff's Office**

- Sheriff Cullen reported activity statistics for 2023, compared to 2022. He said the department has focused a lot on traffic safety and enforcement.
  1. Traffic stops – 2815 in 2022 and 3719 in 2023.
  2. Citations – 749 in 2022 and 1560 in 2023.
  3. Moving violations – 657 in 2022 and 1504 in 2023.
  4. Warnings – 2158 in 2022 and 2315 in 2023.
  5. Parking citations – 15 in 2022 and 119 in 2023.
  6. Crashes – 137 in 2022 and 97 in 2023.
  7. Fatal crashes – 4 in 2022 and 1 in 2023.
  8. Deaths – 4 in 2022 and 2 in 2023.
  9. Felony arrests – 38 in 2022 and 62 in 2023.
  10. Misdemeanor arrests – 231 in 2022 and 221 in 2023.
  11. Felony reports – 151 in 2022 and 134 in 2023.
  12. Misdemeanor report – 360 in 2022 and 370 in 2023.
  13. All incidents – 19,459 in 2022 and 19,098.

### **Fire District**

- Live Christmas trees will be collected until Jan. 11.
- The district is lighting the pit in Virginia City to burn off vegetation.
- Expansion has begun on physical health and annual fit-for-duty program, including a full-body ultrasound that looks for cancers.

### **Business Development**

- Business Development Officer Lara Mather noted the work done to improve the building her department shares with the comptroller.
- A new tagline, "Bold Ideas That Build Nevada" was chosen for its regional implications.

### **District Attorney's Office**

- District Attorney Anne Langer said that the number of tickets going to court has doubled, but now citations changed from violations to infractions. She said her office still

prosecutes cases and the Nevada State Police have added some, bringing the number closer to 2200. She said the more serious cases were taken to Justice Court.

**Clerk-Treasurer's Office**

- Clerk-Treasurer Jim Hindle said the Secretary of State's Office noted that Campaign and Expense Reports and Financial Disclosure Statements are due by Jan. 16.

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

None

**14. 10:30 A.M. PUBLIC HEARING:** Public hearing to consider public comments on proposed lease of that portion of Pipers Opera House known as the Old Comer Bar to VC Ponderosa Saloon LLC for a monthly rental amount of \$1800.00 until December 31, 2025, with a two-year renewal term.

Comptroller Jennifer McCain said that an appraisal had been done and will include a portion of utilities. She said the rental amount was \$1,800.

Public Comment: Joe Charmasson asked what the rent for the bar was and how it had changed. Ms. McCain said it was \$1,800 per month and had not changed.

County Manager Austin Osborne said the appraisal came at \$1,800.

**15. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible action to approve lease of Old Corner Bar to VC Ponderosa Saloon LLC for a monthly rental of \$1,800.00 per month until December 31, 2025, with a possible two-year renewal.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the proposed lease between Storey County and VC Ponderosa Saloon LLC. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**16. DISCUSSION/FOR POSSIBLE ACTION:** Consideration of letters of interest for appointment of a planning commissioner to serve a term representing Precinct 3 & 6 (Lockwood/River District) on the Storey County Planning Commission.

Commissioner Gilman recused himself from discussions and voting as his son was in contention.

Mr. Osborne said that there was a vacancy on the Planning Commission representing the River District, that had been held by Kris Thompson, who has not reapplied. The only

applicant was Donnie Gilman, and Mr. Osborne said he has considerable knowledge in the business community and understood the county and its land-use issues.

Public Comment: Kris Tompson said he has not left the area, but he did not feel the board could do better than Donnie Gilman, who has a network and community connections, and who is very community minded.

**Motion:** In accordance with the recommendation by staff, I, Commissioner Mitchell, move to appoint Donny Gilman to represent Precinct 3 & 6 (Lockwood/River District) on the Storey County Planning Commission. **Seconded by:** Jay Carmona. **Vote:** Motion passed 2-0.

**17. DISCUSSION/FOR POSSIBLE ACTION:** Consideration of re-appointment of Adrienne Baugh to serve as a planning commissioner representing Precinct 4 (Mark Twain District) on the Storey County Planning Commission.

Mr. Osborne said Ms. Baugh has been serving for some time and was interested in retiring. He said the position was posted and there were no other applicants, and she has agreed to stay on until one is found. He said the posting will remain open.

Lyndi Renaud of the Planning Department said a letter of interest was received today and the applicant would be interviewed next week.

Public Comment: None

**Motion:** In accordance with the recommendation by staff, I, Commissioner Mitchell, move to re-appoint Adrienne Baugh to represent Precinct 4 (Mark Twain District) on the Storey County Planning Commission. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**18. DISCUSSION/FOR POSSIBLE ACTION:** Consideration of letters of interest for appointment of a planning commissioner to serve a term representing the At Large position on the Storey County Planning Commission.

Mr. Osborne said the position was at-large, so could reside in any part of the county. He said numerous letters of interest had been received and asked that this item be continued to give the Planning Department time for interviews.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve to continue this item to the next Board of County Commissioners meeting. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 19. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval for the Board to authorize the Storey County Sheriff's Office to reallocate \$6,141.10 of budgeted funds, from \$10,000.00 in Capital outlay to purchase (10) patrol shotguns

Undersheriff Eric Kern said that some of the shotguns in the Sheriff's Office are more than 15 years old. He requested that \$10,000 for capital outlay be re-allocated for the new shotguns.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to authorize the Storey County Sheriff's Office to re-allocate \$6,141.10 of budgeted funds, from \$10,000.00 in Capital outlay to purchase (10) patrol shotguns. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 20. DISCUSSION/FOR POSSIBLE ACTION:** Approval and proclamation of January 2024, as "National Radon Action Month" in Storey County, Nevada by the Board of County Commissioners.

Speaking for Emergency Management Director Adam Wilson, Senior Services Director Stacy York said that the Environmental Protection Agency estimates 21,000 Americans die each year from lung cancer caused by indoor radon exposure. The breakdown of uranium causes radon to seep into people's homes and can cause lung cancer. She said a proclamation from will help bring awareness that radon is a health risk.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to proceed with approval and proclamation of January 2024, as "National Radon Action Month" in Storey County, Nevada. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

- 22. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of an extension of an agreement between the Storey County Fire Protection District and NV Energy, extending the contract for fuels management from December 21, 2023, to January 31, 2024.

Fire Chief Jeremy Loncar said a new contract with NV Energy was approved, but not fully executed, as NV Energy needed more time. This item is to ensure we are covered until they are ready.

Public Comment: None

**Motion:** I, Fire Commissioner Mitchell, move to approve the Fire Chief to sign an extension to the agreement with NV Energy for fuels management to January 31, 2024. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

## **23. RECESS TO CONVENE AS THE STOREY COUNTY HIGHWAY BOARD**

### **24. DISCUSSION/FOR POSSIBLE ACTION:** Election of Secretary to the Board of Storey County Highway Commissioners for the term of one year.

Commissioner Mitchell said he has been serving in this position and is happy to continue if that is the recommendation of the board.

Public Comment: None

**Motion:** I, Commissioner Carmona nominated Mitchell for secretary of the highway board for another year. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

Public Works Director Jason Wierzbicki said that his department was:

- Resuming building the Road Capital Improvement Plan with Dowl Engineering
- Continuing the Lousetown Road reconstruction project.
- Soon will begin working behind the Justice Court, depending on the weather.
- Still on target for snow-blower delivery.
- Still preparing for the winter.

Public Comment: None

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

### **27. DISCUSSION/FOR POSSIBLE ACTION:** To award the Taylor Street Repair Project to the lowest responsive bidder - Armac Construction - for a bid amount of \$202,750.00 and authorize the County Manager to execute a contract for construction with Armac Construction and to budget an amount not to exceed \$222,750.00 to include a 10% contingency.

Operations and Projects Coordinator Mike Northan said 8 bids were received; 6 were responsive; and 2 were disqualified. Armac had the lowest bid of the 8 bids received. All documentation was submitted. The engineer's cost estimate was \$166,650 for base scope and \$36,100 for the bid alternate, for a total of \$202,750. He said the engineer's costs were



\$180,623 for base scope and \$56,535 for bid alternate for a total of \$237, 258. Mr. Northan recommended the commissioners award the bid to Armac.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to award the Taylor Street Repair Project to the lowest responsive bidder - Armac Construction - for a bid amount of \$202,750.00 and authorize the County Manager to execute a contract for construction with Armac Construction and to budget an amount not to exceed \$222,750.00 to include a 10% contingency. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**28. DISCUSSION/FOR POSSIBLE ACTION:** Consideration of approval of Amendment No. 1, Task Order 56 to the Storey County-Dowl Master Service Agreement causing reimbursement to Dowl for Geographic Information Systems (GIS) services on a percent completion basis instead of hourly basis, with no increase in the cost of services from what is already budgeted for FY24, and not to exceed \$80,000 for FY24 as budgeted.

Mr. Osborne said there is an existing contract with existing amount that is budgeted. The change would allow for the way projects are built. This is more efficient and takes up less staff time.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve Amendment No. 1, Task Order 56 to the Storey County-Dowl Master Service Agreement causing reimbursement to Dowl for Geographic Information Systems (GIS) services on a percent completion basis instead of hourly basis, with no increase in the cost of services from what is already budgeted for FY24, and not to exceed \$80,000 for FY24 as budgeted. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**29. DISCUSSION/FOR POSSIBLE ACTION:** Discussion and consideration to select one of three respondents to the Request for Proposal to provide solid waste collection and recycling services in Storey County, and to direct county staff, with assistance of Sloan Vazquez McAfee, to enter negotiations with the chosen respondent and to bring a competitively procured, last, best, and final service contract to the board for consideration for approval.

Joe Sloan, a principal with Sloan Vazquez McAfee, said there were three respondents to the county's RFP: Olcese Waste Services, Nevada Recycling and Salvage, and Waste Management, the incumbent. He said there was a myriad of details in each proposal, there were competitive rates. He noted that these were proposals, rather than bids. They can be found on Page 131 of the commissioner's packet under Agendas: Board of Commissioners, on the Storey County website.

Mr. Sloan offered an extensive PowerPoint that listed the goals and the evaluation and criteria and said that Olcese didn't provide what was needed. Between Nevada Recycling and Salvage and Waste Management, Mr. Sloan noted that Waste Management had greater experience. He said the companies were evaluated on a 1,000-point basis, and that Waste Management had stronger customer service and more residential experience.

Mr. Sloan said he was not recommending which company the commissioners should choose, though he said there was lower risk with the incumbent and Nevada Recycling and Salvage has never shown they can operate at this level.

Commissioner Gilman said he was leaning to Nevada Recycling and Salvage. Commissioner Mitchell wanted more detail on recycling.

Mr. Sloan said both will do blue-bag recycling for residential, and for commercial, Nevada Recycling and Salvage would meet with each generator and create recycling. Waste Management was less clear on recycling for commercial.

Commissioner Mitchell praised Nevada Recycling and Salvage's use of smaller trucks, which would be easier on county roads. He also asked about Sunday service in Virginia City. Mr. Sloan said that was an item of discussion and can be negotiated.

Regarding the franchise fee, Mr. Sloan said it is an issue just for this board and has no impact on the revenue companies receive. He said it was used as a placeholder. Commissioner Carmona said he could support a reduction in the franchise fee if it means less cost for customers. District Attorney Langer said the franchise fee is a percentage. Mr. Sloan said it would have no impact on the companies if it was removed; they pay 8 percent of the revenue, but it does not change the revenue.

Public Comment: Terry Bently of Nevada Recycling and Salvage said that even though his company was smaller, they could do the job. He said they are a local business and will be here to provide customer service. He said only 5 percent of Storey County recycles, and his company would make it easier for people to do that. He also said they would want recycling drop-off locations.

Eileen Gay asked if this would include Painted Rock. Mr. Sloan said it would, but rates could be higher. He said the contractor could not increase rates arbitrarily; they would be set as a term of the contract but could go up annually.

Alexia Sober asked what kind of materials would be recycled, and did it include food waste. She also asked if Nevada Recycling and Salvage would have exclusivity on recycling. Mr. Bently said his company had relationships with other recycling companies and would sell it after separating it. He said they do not do food waste, but did recycle things like metal, glass, and batteries. Mr. Sloan said both companies had recycling programs.

Kendra Kosteckey of Waste Management said her company was a leader in sustainability and was constantly looking to find new programs. She also said they have worked on Sunday service and if that is needed, she will make that happen.

Mr. Gilman again expressed support for Nevada Recycling and Salvage. Mr. Mitchell said he was leaning to Waste Management.

Mr. Carmona suggested the commissioners have more time to consider and this issue be brought back at the next meeting. He said he would like more residential input. We had town halls, but they were poorly attended. He wanted to postpone to the next meeting, giving both parties and the public more of a chance to weigh in. Mr. Gilman supported that suggestion. Mr. Bently also supported the delay. Ms. Sober suggested financial incentives such as federal or state grants since the county doesn't have a recycling plan. Also, she would prefer to go with whichever company could be more flexible with Sunday service.

Mr. Sloan said he would continue speaking with the officials of both companies.

**Motion:** I, Commissioner Mitchell, am going to move to continue this item to our next scheduled board meeting, which is Jan. 16, 2024, and further to authorize Mr. Sloan and his organization to continue conversations with both proposers, on the details that need to be discussed between now and then. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

- A. American Arborists LTD – Contractor / 3515 Airway Dr. # 205 ~ Reno, NV
- B. Anytime Fitness – General / 727 USA Parkway Ste. 103-104 ~ Sparks, NV
- C. Arcadia Cold Reno, LLC – General / 1900 Peru Dr. ~ Sparks, NV
- D. Buddy Boys – Out of County / 960 Auction Rd. Ste. C ~ Fallon, NV
- E. Nevada Drywall, Stucco & Stone – Contractor / 850 Maestro Dr. # 100 ~ Reno, NV
- F. Saber Robotics & Vision Systems Inc. – Out of County / 1542 Industrial Dr. ~ Auburn, CA
- G. Sign on Signs Inc. – Contractor / 1607 Greg ~ Sparks, NV
- H. SME Steel Contractors, Inc. – Contractor / 5801 West Wells Park Rd. ~ West Jordan, UT
- I. The Pizza Boc LLC – Food Truck / 286 Redwall Ct. ~ Dayton, NV
- J. Toss Your Greens – Out of County / 1495 E. Prater Way Ste. 107 ~ Sparks, NV
- K. Travelin' Toms of N. Sparks – Food Truck / 4690 Longley Ln. # C-126 ~ Reno, NV

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the second readings of business licenses under Item #30 listed as A through K. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

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

Commission Chairman Jay Carmona adjourned the meeting at 12:57 p.m.

Respectfully submitted,

A handwritten signature in black ink, reading "Jim Hindle", is written over a horizontal line. The signature is cursive and stylized, with the first name "Jim" and last name "Hindle" clearly legible.

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Jim Hindle  
Clerk-Treasurer