



Board of Storey County Commissioners Agenda Action Report

Meeting date: 3/5/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the minutes from the January 16, 2024, meeting.
- **Recommended motion:** Approve or amend as necessary.
- **Prepared by:** Jim Hindle

Department: **Contact Number:** 17758470969

- **Staff Summary:** See attached.
- **Supporting Materials:** See attached
- **Fiscal Impact:** none
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

<input type="checkbox"/> Approved	<input type="checkbox"/> Approved with Modification
<input type="checkbox"/> Denied	<input type="checkbox"/> Continued



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

1/16/2024 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 Brian Brown

□ Assessor Jana Seddon
✓ Justice of the Peace Eileen Herrington
✓ Recorder Dru McPherson
✓ Sheriff Mike Cullen
✓ County Administrative Officer Honey Coughlin
✓ Fire Chief Jeremy Loncar
✓ Comptroller Jennifer McCain
✓ Business Development Manager Lara Mather
✓ Community Development Director Pete Renaud
✓ 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: 78

In-Person: 42

Zoom: 36

NOTE: District Attorney Ann Langer noted that Call the Meeting to Order was not on the agenda as it usually is. It is not a violation of the Open Meeting Law as it is an administrative function. The meeting was called to order at 10:04 am.

1. PLEDGE OF ALLEGIANCE

2. PUBLIC COMMENT (No Action): None

3. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the agenda for the January 16, 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: Consideration and possible approval of the minutes from the December 5th, 2023, meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the Minutes for our Dec. 5, 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 December 19th, 2023, meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the Minutes for our Dec. 19, 2023, meeting as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

6. CONSENT AGENDA FOR POSSIBLE ACTION:

I. Justice Court Quarterly Report to the County Commissioners.

II. Consideration to reappoint Jason Wierzbicki to serve on the Nevada Rural Water Association Board for the 2024 calendar year.

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. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of Resolution No. 24-717 recognizing and commending Storey County employees who have served 10 or more years of service to the county.

County Manager Austin Osborne, speaking for Human Resource Director Brandie Lopez, said the proposed resolution recognizes and commends Storey County employees who have served 10 or more years of service to Storey County. Honored today are District Attorney Anne Langer and Sheriff's Office employee Doreayne Nevin. Mr. Osborne read the proclamation.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve Resolution No. 24-717 recognizing and commending Storey County employees who have served 10 or more years of service to the county. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

8. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of Resolution No. 24-718 recognizing and commending a Storey County employee who has served 15 years of service to the county.

Mr. Osborne said the commendation proposed resolution recognizes and commends a Storey County employee who has given 15 years of service to the county. Honored today is Sgt. Dan Gaunt of the Sheriff's Office. Mr. Osborne read the proclamation.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve Resolution No. 24-718 recognizing and commending Storey County employees who have served 15 or more years of service to the county. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

Fire District Chief Jeremy Loncar

- The district is burning slash piles at the Virginia City Highlands Station 72.

Public Works Director Jason Wierzbicki

- The department used a split crew and the snowblower during the last snowstorm and received compliments for their actions.

Business Development Manager Lara Mather

- The office is working on 2025 federal project funding requests and will take meeting minutes to the appropriate government officials as evidence of priority and need.

Administrative Officer Honey Caughlin

- The Long Valley Creek grant is coming to project completion.
- Phase II of the Comstock Historic District Survey is being done. Requests have been made for proposals from historic preservation consultants. The staff is working with the

Comstock Historic District and the State Historic Preservation Office to choose a project consultant.

- The Fairgrounds are at 30 percent completion for surveying and mapping.
- The Lockwood Senior Center project has gone out for permitting.
- Progress is being made on the Fire Station #71 project in Virginia City.

Emergency Management Director Adam Wilson

- Federal Emergency Management Agency projects have been stalled due to issues stemming from the fire in Maui, HI. Though Storey County staff were the first to turn in projects, it will still be several months before any decisions are made.
- Quad County Emergency Managers will go to an Emergency Planning meeting in Las Vegas.
- Kansas is getting a gigafactory, and will visit Storey County to find out some of the lessons learned from the one that was built here.
- We are working with the clerk on the continuity of operations plan for elections. It will be ready in time for the Presidential Primary Election.
- Next Wednesday is Emergency Operations Center training for county employees.

Tourism Director Todd Tuttle

- 2024 event calendars are done and are available at the Visitors Center.
- Staff will be attending an American Bus Association conference to promote bus tours to the Comstock.
- Jan. 18 is bingo at Piper's Opera House.
- Staff are welcoming tour operators on Jan. 28 to promote the Comstock to international tourists.
- On Feb. 12 from 12-5 p.m., will be the Devil Made Me Do It Saloon Crawl. Most packages with hotels are sold out. The later start is to keep people in town to have dinner.
- March 16 is the Rocky Mountain Oyster Fry, and C Street will be closed that day. The St. Patrick's Day Parade is at noon.
- April 13 is the Father-Daughter Day and Dance. Tickets selling out fast.

Comptroller Jenniver McCain

- The county is officially in budget season and comments are invited.

Sr. Planner Kathy Canfield

- A townhall meeting on Long Valley Creek Hazard Mitigation will be at 5:30 p.m. Jan. 25, 2024, at the Rainbow Bend Clubhouse in Lockwood.

IT Director James Deane

- Working with the assessor to replace the SQL server, saving \$24,000 by purchasing it this budget year.
- Fiber optic upgrade at new sheriff's station in Lockwood is nearing completion.
- There will be a website update in 30 days.

Community Development Director Pete Renaud

- Three employees are attending seminars/training in the Sacramento area.

County Manager Austin Osborne

- The Capital Improvement Plan is developing.
- The Sheriff's office is putting full-time security in county offices.

Clerk-Treasurer's Office

- The Board of Equalization will meet Jan. 17 at 2:30 p.m. and Feb. 21st and possibly 22nd.
- Sample ballots should be arriving in people's mailboxes for the Presidential Preference Primary. Mail ballots will go to registered Republicans or Democrats only. If anyone is nonpartisan and would like to change their registration, Jan. 23 is the deadline in order to vote in the Presidential Primary Election (the PPP).
- Early voting for the PPP starts Sat., Jan. 27, from 10 a.m. to 2 p.m. at the Lockwood Fire Station and at the Slammer. There will also be early voting Monday through Friday beginning Feb. 2 at the Slammer in the Courthouse in Virginia City.
- The Enterprise Jury Management System for District Court is going smoothly. The new judge, Judge Luis, will be in Virginia City on Friday at 9 a.m. for those who would like to meet her.
- The office is still working to get a replacement staff for the Vehicle Registration service contracted from the Department of Motor Vehicles.

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

- Commissioner Mitchell pointed out the outstanding job our crews did handling the recent snow.
- Commissioner Carmona recognized those who have passed; former Comstock Chronicle editor Angela Mann and Virginia City Highlands resident Tom Peevers.

11. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval to authorize Storey County Business Development to reallocate \$2,000 of budgeted and available funds from the Capital Outlay account to host regional attendees at the National Association of Counties annual Legislative conference.

Business Development Officer Lara Mather said she and Commissioner Clay Mitchell will be attending the National Association of Counties annual Legislative Conference in February 2024.

They would plan to host a group of elected officials from the surrounding counties to discuss county and regional planning for appetizers and discussions. This has an educational as well as promotional purpose.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the authorization for Storey County Business Development to reallocate \$2,000 of budgeted and available funds from the Capital Outlay account to host regional attendees at the National Association of Counties annual Legislative conference. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

12. DISCUSSION/FOR POSSIBLE ACTION: Discussion and possible consideration approving payment to DP Operating Partners, L.P. on July 1, 2024, pursuant to TRI Reimbursement Voucher #2, an infrastructure reimbursement voucher for certain rail improvements in the amount of \$781,101.26 to DP Operating Partners, L.P. in accordance with the Storey County/Tahoe-Reno Industrial Center development agreement.

Commissioner Gilman recused himself due to his holding a pecuniary interest in TRI.

Comptroller Jennifer McCain said this was approved during a January 2023 meeting, to instruct the comptroller to put it in the budget for the next fiscal year.

District Attorney Anne Langer said Mr. Dermody of DP Operating Partners LP had allowed the payment that was vouchered in August to avoid augmentation to a budget.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve payment to DP Operating Partners, L.P. on July 1, 2024, pursuant to TRI Reimbursement Voucher #2, an infrastructure reimbursement voucher for certain rail improvements in the amount of \$781,101.26 to DP Operating Partners, L.P. in accordance with the Storey County/Tahoe Reno Industrial Center development agreement. **Seconded by:** Jay Carmona. **Vote:** Motion passed 2-0.

13. DISCUSSION/FOR POSSIBLE ACTION: Consideration of letters of interest and the appointment of a planning commissioner to represent At-Large position on the Storey County Planning Commission.

Planning Manager Kathy Canfield said there were three applications for the At-Large position. The staff interviewed all three, all were qualified, and recommends the appointment of Carlos Negrete to serve as representative At-Large on the planning commission for a term of four years.

Commissioner Carmona asked if any or all applicants would like to speak.

Mr. Joe Charmassan said he had property in Virginia City and the Highlands Ranches, and his wife provides tax prep service for the Senior Center. He has a background in the construction trades. He has served on numerous boards and offered expert witness testimony. He said he has attended all the Planning Commission meetings and promoted himself as a candidate for the At-Large role.

Commissioner Carmona said he has known one of the candidates, David Yenne, for five years, and though he values staff recommendations, his choice would be Mr. Yenne, and asked that Mr. Yenne be considered. Commissioner Mitchell said he preferred Mr. Charmassan but would support Mr. Yenne if nominated.

Ms. Langer said the board was fine with going outside staff recommendations.

Public Comment: None

Motion: In accordance with the recommendation by staff, I, Commissioner Carmona, move to appoint David Yenne to represent At-Large position on the Storey County Planning Commission. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

14. DISCUSSION/FOR POSSIBLE ACTION: Consideration of letter of interest and the appointment of a planning commissioner to serve a term representing Precinct 4 (Mark Twain District) on the Storey County Planning Commission.

Ms. Canfield said at the last meeting the board appointed Adrienne Baugh, but she expressed a desire to step down. She said that since that action staff interviewed Denise Victorine, and reached out to Ms. Baugh, who approved, and asked that they appoint Ms. Victorine as Ms. Baugh will resign to vacate the seat.

Public Comment: None

Motion: In accordance with the recommendation by staff, I, Commissioner Mitchell, move to appoint Denise Thrower Victorine to represent Precinct 4 (Mark Twain District) on the Storey County Planning Commission, subject to the resignation of the current occupant of that seat. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

15. DISCUSSION/FOR POSSIBLE ACTION: File no. 2023-049 Zone Map Amendment. The applicant is requesting a Zone Map Amendment to rezone two parcels of land zoned Forestry to I2 Heavy Industrial. No modifications to the existing site conditions are proposed with this zone map amendment application. The property is located west of USA Parkway at the Storey County/Lyon County boundary, Storey County, Nevada, and has Assessor's Parcel Numbers 004-171-20 and 004-181-10.

Ms. Canfield said this is a rezoning application for two properties of about 1500 acres, located west of USA Parkway on the Storey/Lyon County line. This is not a development proposal, just zoning. The department received one email in support of the rezoning.

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 planning commission, and in compliance with the conditions of approval, I, Commissioner Mitchell, move to approve Zone Map Amendment (File 2023-049) to rezone two parcels of land zoned Forestry to I2 Heavy Industrial. No modifications to the existing site conditions are proposed with this zone map amendment application. The property is located west of USA Parkway at the Storey County/Lyon County boundary, Storey County, Nevada, and has Assessor's Parcel Numbers 004-171- 20 and 004-181-10. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

17. DISCUSSION/FOR POSSIBLE ACTION: Annual review and evaluation of the performance of Jeremy Loncar, Storey County Fire Chief, for the time period of December 21, 2022, through December 21, 2023. The Board may, without further notice, take administrative action against Jeremy Loncar, Fire Chief, 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. Loncar. At the end of the annual performance evaluation, the Board may modify existing goals and objectives of the Fire Chief's job; determine whether or not to provide a merit increase, bonus, or other compensation adjustment; take adverse administrative action up to and including termination; or any other such action deemed warranted by the Board.

Human Resources Director Brandie Lopez said Chief Loncar has been notified of all of his rights and that this format is the same as was used previously.

Commissioner Carmona asked if the board would like to do an overview or point-by-point discussion. Commissioners Gilman and Mitchell preferred an overview.

Commissioner Gilman said the evaluation was excellent and he was very supportive of Chief Loncar's self-evaluation. Commissioner Mitchell said he was supportive of the chief's efforts to involve younger members of the staff in the community.

Commissioner Carmona said he gave the chief an excellent rating. He noted that there was virtually no more turnover in the Fire District.

Chief Loncar credited his staff and said he likes to bolster little things, and was always about community.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move at this time to conclude this performance evaluation with a determination of excellent as to his performance and award a merit increase as is typical. To award a 1 step merit increase. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

19. DISCUSSION/FOR POSSIBLE ACTION: For consideration and possible approval of the second reading for On-Sale/Off-Sale Liquor License. Applicant is Jaswinder Singh, Comstock Meadows RV Park & Mini Mart located at 580 East Sydney Drive, McCarran, NV.

Sgt. Frank Valdez said Mr. Singh's investigation showed no disqualifiers.

Public Comment: None

Motion I, Commissioner Mitchell, move to approve the second Reading On-Sale/Off-Sale Liquor License. Applicant is Jaswinder Singh, Comstock Meadows RV Park & Mini Mart, located at 580 East Sydney Drive, McCarran, NV. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

21. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of a non-budgeted position in the Clerk & Treasurer's Office with the approximate cost of \$38,300 in wages and \$35,800 in benefits that may cause an augmentation at the end of the year.

Clerk-Treasurer Jim Hindle said that the activity and volume of his office has changed. It is taking in more receipts; District Court is handling more cases and election responsibilities have exponentially increased. The Secretary of State has tripled its staff, and the Office is looking to bring on a ne position to coordinate and plan elections. Comptroller McCain and Human Resources Director Lopez have been working with the Clerk & Treasurer and agree with this proposal. The impact on the Office's budget for the balance of the year is up to \$74,100.

Ms. McCain said it is important to add this management analysis position in grade 131, step 5, with a possible \$20,000 extended budget which was for things that didn't come to fruition. She

was unsure of the actual amount of the surplus; that it depends on when the person is hired. Augmentation will come in June.

Mr. Hindle said the plan is to look for and recruit someone with elections experience to hit the ground running.

Public Comment: Hugh Gallagher said there were no attachments in the packet. He said that previous clerk-treasurers accomplished all tasks because they cross-trained. Business was growing through their time in the office as well. He said DMV has been a problem forever. He said he didn't mind giving the clerk/treasurer a person in the short term, but was against it in the long term.

Commissioner Carmona said that for commissioners, employee retention is important, and if citizens think there are too many employees, then they should not expect to get quick service. The workload is immense. Commissioner Mitchell blamed unfunded mandates burdening local governments for the need to add staff.

Ms. McCain said that the county is continually growing, and the types of employees are changing. She said people are no longer able to wear many hats. She said the county has granted many departments additional employees and the Clerk & Treasurer's Office has not increased staff in several years.

Public Comment: None

Motion I, Commissioner Mitchell, move to approve a non-budgeted position in the Clerk & Treasurer's Office with the approximate cost of \$38,300 in wages and \$35,800 in benefits that may cause an augmentation at the end of the year. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

22. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval to authorize Storey County staff to enter into an agreement with Construction Materials Engineers, Inc. (CME) for Construction Management of the Lockwood Senior Center Rebuild Project at the cost of \$556,005.00.

Honey Coughlin said staff sent a Request for Qualifications to select a firm for Construction Management, special testing and inspection, reporting, and other services for the Lockwood Senior Center Rebuild project. Construction Materials Engineers, Inc. (CME) was chosen by the RFQ review committee. CME has submitted their estimate for Scope of Services (SOS). It should be noted that CME's SOS is a complement to the services which are already in provision by contract with Lumos & Associates for the design portions of the project. Ms. Coughlin also corrected the amount in the agenda item from 565,000 to the correct \$556,000 amount.

Public Comment: None

Motion I, Commissioner Mitchell, move to approve Storey County staff to enter into an agreement with Construction Materials Engineers, Inc. (CME) for Construction Management of the Lockwood Senior Center Rebuild Project at the cost of \$556,005.00. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

23. DISCUSSION/FOR POSSIBLE ACTION: Review, receive public comment, and approve draft Storey County RFP (Request for Proposal) seeking a successor to the Storey County Solid Waste Collection Services Franchise Agreement, and other properly related matters. This item was continued at the 01/02/24 board meeting to allow further discussion.

Joe Sloan of Sloan Vasquez McAfee said his team have negotiated and received three bids. Two bids were deemed responsive to the RFP in its entirety and scoring was based on an evaluation criterion developed by the board. At the end it was a photo finish.

Carmona asked for input from the two finalists, who had 10 minutes to speak.

Kendra Kostelecky from Waste Management said it is constantly striving to correct mistakes and improve performance. Storey County's business is important. She said WM was the leading provider and gave a presentation on what WM had to offer. She said customers should see savings from WM, and was confident the company can meet the needs of the county. She gave the telephone number 775-343-7945 for public inquiry and feedback. She said trucks would be dedicated to Storey County and WM can also be called on in emergencies. She said the company has experienced drivers, a landfill with 130 year life span and can handle TRI needs.

Terry Bently, the general manager for Nevada Recycling and Salvage, said his company would echo the can-do attitude that comes from the county. He emphasized that sometimes change is needed. He said his staff came up last winter and saw the snow and mud, and believed his company was large enough to do the job, but small enough to focus on the county and offered a presentation. He acknowledged the smaller streets and tighter areas, and have smaller trucks to handle that. He said his company was invested in recycling and had a local transfer station with a 24-person sorting line, and can also handle construction and demolition materials. NRS has discounts for mixed and clean recycling and a 5 percent to 20 percent discount for commercial customers who recycle. He also mentioned that the transfer station was too close to the high school, and he would be open to addressing that.

Public Comment: There were several comments on Zoom, including support for Waste Management, support for Nevada Recycling and Salvage, and questions on the type and cost of each company's services.

Commissioner Mitchell said he appreciated the creativity of both proposals, but he was leaning to Waste Management. He credited NRS for going up against a larger corporation. Commissioner Gilman suggested that whichever company is chosen, there should be an option

that after negotiations, if results are not favorable to the county, then the board could move to the second choice and continue negotiations. He preferred Nevada Recycling and Salvage, but said he would support fellow board members knowing the county would get an opportunity to negotiate a favorable contract.

When asked about cost, Mr. Sloan said there was only a \$4 difference. He also said that Mr. Gilman was correct in saying today's decision is not final, and he would try to bring something back by the next meeting.

Motion: I, Commissioner Carmona, will make a motion, if we are going into negotiations, with the understanding this is not necessarily a final decision, then the appropriate thing to do is to give the current provider first dibs, move on to negotiations, if it doesn't work out, then we will move on to Nevada Recycling and Salvage. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

24. DISCUSSION/FOR POSSIBLE ACTION: Per the request of Commissioner Mitchell, discussion and consideration directing county staff to investigate the feasibility and possible methods of reducing or diverting local tax and other fiscal burdens away from Storey County residents and small businesses in anticipation of potential future tax revenues in Fiscal-Year 2025 and beyond.

Commissioner Mitchell said that Hugh Gallagher wants to reduce property taxes, Mr. Mitchell looked into it and found that it is not feasible under Nevada law. He would consider instructing staff to discuss with Mr. Gallagher if he would research and offer options to reduce taxes. Afterward we can discuss options and take comments.

Commissioner Gilman said he has worked with Mr. Gallagher, and he supported doing this in the past, but found no viable path. Commissioner Carmona had no objection.

Public Comment: Hugh Gallagher said the county was in the fight of its life, with the Legislature's Special Session to begin Feb. 3. Bills will be submitted to try to take some of the county's abated money, and they may not understand Storey County still owes \$31 million to the developer of TRI. He said if the county was only considering small business, it would be dismissing an important taxpayer group.

Motion I, Commissioner Mitchell, move to direct county staff to investigate the feasibility and possible methods of reducing or diverting local tax and other fiscal burdens away from Storey County residents and small businesses in anticipation of potential future tax revenues in Fiscal-Year 2025 and beyond. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

25. DISCUSSION/FOR POSSIBLE ACTION: Workshop, review, and provide direction for the draft FY25 and five-year Storey County Capital Improvement Plan.

County Manager Osborne said most of the county's focus is on existing projects, and staff was working on getting the CIP, Strategic Plan and budget harmonized. Outside contractors have been added because the county does not have the staff to handle the full scope of project development, management and procurement.

Administrative Officer Honey Coughlin explained the organizing of the projects for easier tracking. She said the list of projects for fiscal year 2024 is nearly complete.

Commissioner Mitchell noted that some people in Lockwood want a dog park, and he has heard that request from Virginia City residents as well, and asked if that could be higher priority. He also promoted an exercise course. Mr. Mitchell also asked about the substation in TRI, use of the Public Works barn and improved access to the Fairgrounds. He also asked about the acquisition of 3 to 7 patrol vehicles. He also wanted a shorter timeframe for waterline replacement and alternative energy with inline turbines, and asked about bridge replacements. He was also concerned about the jail/justice complex project slated for 2028.

Mr. Osborne said the dog park can be considered. Planning Manager Kathy Canfield said a dog park in Lockwood was investigated, but that it can't be in a flood plain because fencing could not be installed; it also needed grass and a water source. She said more land might not be able to be taken from the park. She also said that most of the land was for the ball field where the kids play. Ms. Coughlin noted interest in a community gardens.

Ms. Coughlin said the area around the TRI substation was designed and built to provide what the sheriff needs, and the Public Works Barn was essential to provide a place for Public Works vehicles. Mr. Osborne said the sheriff wants a substantial substation at TRI, and it could displace Public Works. Ms. Coughlin said she will work with the sheriff and Public Works to set priorities. Mr. Osborne said they will bring the substation issue back to the board.

On a potential jail complex, Mr. Osborne said the First District Court wants it on the CIP because court trials are having to be held in Carson City. Ms. Coughlin also said the jail was inadequate and the project was being considered that would include the jail, the courts, an emergency management office and a dog facility.

On the Fairgrounds, Ms. Coughlin said there were no plans to pave the roads in and out of the Fairgrounds, but they are currently working on surveys, rights-of-way and handicap accessibility for the restrooms. They are looking at ingress/egress from the Fairgrounds, but that aspect must wait until the current Fairgrounds project is completed.

On the vehicles, Ms. Coughlin said the sheriff believed he had that need but it could possibly be postponed to future years.

Public Comment: None

Motion: I, Commissioner Mitchell, move to direct staff to incorporate the items discussed today in the present Capital Improvement Plan for FY25 and the five-year plan, and for the plan to be brought back to the board for consideration at a future meeting. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

26. DISCUSSION/FOR POSSIBLE ACTION: Discussion and possible consideration of the board's position responding to the Nevada Governor's Office of Economic Development (GOED) requesting from Storey County a letter of acknowledgement regarding an application to GOED for Sales and Use Tax Abatement, Modified Business Tax Abatement, and Personal and Real Property Tax Abatement for Recycling Tax Abatement for their operations planned in Storey County. The tax abatements are subject to GOED approval per NRS 360 as a "standard partial abatement" for expansion and recycling.

Mr. Osborne said the operations in question are that of Aqua Metals, and this is a standard abatement. This company will bring 50 employees to the county, wages are \$63-\$73 per hour, about \$17 million in capital improvements made by this company, about \$373.5 million of impact overall, and about \$4.6 million in new revenues. About \$512,000 of sales tax, about \$663,000 of personal property, and about \$978,000 in real property, about \$2.1 million total. This is a headquarters coming to Storey County.

Public Comment: None

Motion I, Commissioner Mitchell, move to direct county staff to submit a letter to GOED acknowledging an application to GOED for Sales and Use Tax Abatement, Modified Business Tax Abatement, and Personal and Real Property Tax Abatement for Recycling Tax Abatement for their operations planned in Storey County. The tax abatements are subject to GOED approval per NRS 360 as a "standard partial abatement" for expansion and recycling. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

Public Comment: None

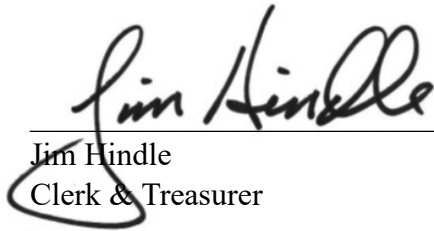
Motion I, Commissioner Mitchell, move to approve the second readings of business licenses under Item #27 listed as A through N. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

28. PUBLIC COMMENT (No Action)

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

Commissioner Carmona adjourned the meeting at 2:01 p.m.

Respectfully submitted,



Jim Hindle
Clerk & Treasurer