



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

2/6/2024 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: 52

In-Person: 2

Zoom: 50

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

Commission Chairman called the meeting to order at 10:00 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 February 6, 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.

5. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the minutes from the January 2, 2024, meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the minutes from our Jan. 2, 2024, 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. Abrams Metals – Contractor / 7260 Delta Cir. ~ Austell, GA
- B. All Things Wired – Contractor / 250 Vista Blvd. Ste. 101 ~ Sparks, NV
- C. Apex Sweeping – Out of County / 762 Mount Rose St. ~ Reno, NV
- D. Bali Express – Food Truck / 185 Marmot Dr. ~ Reno, NV
- E. Becht Industrial Group LLC – Out of County / 2150 N Indianwood Ave. ~ Broken Arrow, OK
- F. Chick-Fil-A S. McCarran & 580 – Out of County / 6365 S. McCarran Blvd. ~ Reno, NV
- G. Comstock Consulting Services LLC – Home Based / 166 S. Q. St. ~ Virginia City, NV
- H. Danny’s Construction Company LLC – Contractor /1066 W. 3rd Ave. ~ Shakopee, MN
- I. GFI Nevada LLC – Transportation / 2903 Waltham Way ~ Sparks, NV
- J. Lambs Heating and Air – Contractor / 2408 Cartwright Rd. ~ Reno, NV
- K. Safe Step Walk In Tub LLC – Contractor / 15262 Pipeline Ln. ~ Huntington Beach, CA
- L. Schuff Steel Company – Contractor / 3003 N. Central Ave. Ste. 1500 ~ Phoenix, AZ
- M. Spite House Picture Gallery & Framing – Home Based / 318 S. D St. ~ Virginia City, NV

II Approval of claims in the amount of \$2,133,504.05.

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

Sheriff's Mike Cullen

- The Sheriff's Office received a second grant from the OHV Commission, for \$36,862, and plans to add dirt bikes to their off-road patrol detail.

Fire Chief Jeremy Loncar

- The district still does not have an executed NVEnergy contract, and will divert personnel to other grant funding, but another revised contract with NVEnergy is expected.

Public Works Director Jason Wierzbicki

- The department was able to get snow plowed in a timely matter.
- Response to storms has been improved.
- The department is working on the parking lot behind the justice court.
- Almost complete with road Capital Improvement Plan.
- Almost finished with engineering for Lousetown Road.

Operations & Projects Manager Mike Northan

- Station 72 is basically complete except for power which is expected on Friday.
- All the plans for the Taylor Street reconstruction are complete and the building permit is expected soon. The expected start of construction is Feb. 12.

Administrative Officer Honey Coughlin

- The Lead Siphon grant from the Nevada Department of Environmental Protection is a principal forgive grant of \$1,150,000 for Phase I. The preliminary engineering and environmental reports are nearly complete. The grant will be applied for in each of the next four years.
- The County is moving forward with permitting for the Fairgrounds and Lockwood Senior Center projects.
- Lara Mather is in Washington DC and working with Congressional delegates to talk about the 2025 appropriations requests.
- The office is working with department heads, fine-tuning their Capital Improvement Projects for FY 2025 and that will be presented on Feb. 20.

Emergency Management Director Adam Wilson

- The annual compliance to the state emergency response commission was submitted. The County hit every level of compliance.
- The Courthouse mitigation window project had a second site walk from the vendor to get security film on the windows.
- March 20 will be the Active Assailant Tabletop Project training.
- People should be prepared for weather difficulties.

- The Federal Emergency Management project is stalled with environmental review, but every other project has been moved along.

Tourism Director Todd Tuttle

- The VCTC Board meeting will be Thursday at Piper’s Opera House with no Zoom option.
- Saturday, Feb. 10, from noon to 5 p.m., is the Devil Made Me Do It Saloon Crawl.
- The Merchant Mix and Mingle will be 6 p.m. at Piper’s Opera House.
- The Mountain Oyster Fry is ready to go on March 16.
- Go West will have its annual conference Feb. 27-March 1 in South Lake Tahoe, and Virginia City will host a “Familiarization Tour” during those dates.

Comptroller Jennifer McCain

- Executime is progressing nicely. Six departments no longer need to add timecards. Before the end of the fiscal year, all departments should be on the electronic process.
- It is budget season and department budgets are due on Friday. Then there will be a committee review process with the Tentative Budget ready in April.

IT Director Jason Deane

- Working on new camera projects for the swimming pool, Five Mile Reservoir, the park and gazebo.

Senior Services Director Stacy York

- Exercise classes are offered by the Virginia City Senior Center from 10 to 11 a.m. every Thursday at Community Chest.
- Heather Billings is offering to help seniors with their taxes.
- There will be a Veterans Administration Outreach program Feb. 7.

County Manager Austin Osborne

- Linda Ritter is finishing the Strategic Plan and Capital Improvement Plan, and both will be ready for the Feb. 20 meeting.
- Master Plan town halls are planned for Lockwood and Mark Twain as soon as dates become available.
- The Planning Department’s town hall in Lockwood on Jan. 25 was well attended.

Clerk-Treasurer’s Office

- Today is Election Day for the Presidential Preference Primary. Polling Centers are at the fire stations in Lockwood and the Virginia City Highlands, the Community Center in Mark Twain, and the Slammer in Virginia City.

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

- Commissioner Carmona thanked Public Works for road clearing. He also noted the passing of Nicole Schoelkopf, a waitress at Canvas Café.

9. DISCUSSION ONLY: Storey County FY24 2nd quarter budget vs actual review.

Comptroller Jennifer McCain said that this is review for 2nd quarter of FY 2024. She said most funds are trending as planned, with 80 percent collected due to the front-loading of ad valorem taxes. She said expenses for most departments are trending at or below budget. Some expense increases are expected, such as postage, telephone, auto maintenance and administrative office supplies. Ms. McCain said that the Sheriff's Office was over budget on inmate medical costs, insurance with five claims pending, and special investigations, none of which can be controlled. She said District Court was over budget due to weekend stipends, which happened after the budget was complete. Ms. McCain said all overages were approved by the board, county manager, or herself.

Ms. McCain said the Capital Improvement Project fund was at 28 percent usage due to large projects in planning phases. Road expenses are only 5 percent, as most projects begin in the spring.

Public Comment: None

10. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval to consider Letters of Interest from applicants to serve on the Virginia City Tourism Commission (VCTC) and to appoint a Merchant Representative to the VCTC Board.

Administrative Officer Honey Coughlin said that three letters of interest were received for the Merchant board member position on the VCTC Board: Alexia Sober, Janice Oberding, and Gretchen Lavach. Interviews were conducted and all applicants showed an impressive background. Their engagement with the community and business district in Virginia City is noted and greatly appreciated. Based on qualifications, experience, and knowledge, county staff recommend the appointment of Gretchen Lavach to the VCTC board.

Public Comment: None

Motion: In accordance with the recommendation by county staff, Commissioner Mitchell, move to appoint Gretchen Lavach to serve as the Merchant Representative on the Virginia City Tourism Commission Board. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

11. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval to consider Letters of Interest from applicants to serve on the Virginia City Tourism Commission (VCTC) and to appoint a Hotel Representative to the VCTC Board.

Ms. Coughlin said that two letters of interest were received for the Hotel board member position on the VCTC Board: Jill Clough and Paul Hoyle. Interviews were conducted and both applicants showed an impressive background. Their engagement with the community and business district in Virginia City and Gold Hill is noted and greatly appreciated. Based on qualifications, experience, and knowledge of the Virginia City Tourism Commission, county staff recommend the reappointment of Paul Hoyle to the VCTC board.

Public Comment: None

Motion: In accordance with the recommendation by county staff, I, Commissioner Mitchell, move to reappoint Paul Hoyle to serve as the Hotel Representative on the Virginia City Tourism Commission Board. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

12. DISCUSSION/FOR POSSIBLE ACTION: To authorize the County Manager to approve an amendment to the Tyler Annual Software Contract for ERP PRO, previously approved in the 2023-2024 Budget. Community Development is moving from a Fire Based System to a Building Based Permitting & Inspection System. An increase of approximately \$2,148 is anticipated for this software. A pro-rated refund is expected from the Fire Based system once the new system is up and working. The amended increase should be covered by the pro-rated refund from the fire-based system.

Community Development Director Pete Renaud said there was no building-based system for permitting and inspection, and his department had been using a fire-based system, which included things not appropriate for building permitting and inspections. He said this software would improve efficiency as it was designed for departments such as Community Development.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the authorization for the County Manager to approve an amendment to The Tyler Annual Software Contract for ERP Pro - Incode, Permitting and Mobile Inspections for Community Development construction permitting and inspections. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

13. RECESS TO CONVENE AS THE STOREY COUNTY WATER AND SEWER BOARD

14. DISCUSSION ONLY: Water-Sewer FY24 2nd quarter budget vs actual review.

Comptroller McCain said at the 2nd quarter review, Water and Sewer funds are trending as expected, at 55 percent for Water and 51 percent for Sewer of Budget respectively.

Public Comment: None

15. RECESS TO CONVENE AS THE STOREY COUNTY HIGHWAY BOARD

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

Public Works Director Jason Wierzbicki said:

- The department is working on the parking lot behind the justice court.
- Almost complete with road Capital Improvement Plan.
- Almost finished with engineering for Lousetown Road.

Public Comment: None

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

18. DISCUSSION/FOR POSSIBLE ACTION: For consideration and possible approval of the First Reading On-Sale Liquor License. The applicant is Paul Peter Remneff, Howdy's Grub located at 5 North C Street Unit B, Virginia City, Nevada.

Undersheriff Eric Kern said the investigation was complete and there were no disqualifiers.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the First Reading First Reading On-Sale Liquor License. The applicant is Paul Peter Remneff, Howdy's Grub, located at 5 North C Street Unit B, Virginia City, Nevada. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

20. DISCUSSION ONLY: Fire District FY24 2nd quarter budget vs actual review.

Comptroller McCain said in the 2nd quarter review, the Fire District budget is at expected revenues and expenses. Revenue is 63 percent collected and expenses are at 35 percent. The Capital Projects fund is at 7 percent. Ms. McCain said she does not expect things to change.

Public Comment: None

21. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of an updated interlocal agreement for regional Hazardous Materials emergency response within Douglas County, Lyon County, Carson City, and Storey County.

Fire Chief Jeremy Loncar said this allows for two hazmat technicians to be part of the interlocal agreement for Quad County Haz Mat team, which includes Douglas County, Carson City, Lyon County and Storey County.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move to approve the updated interlocal agreement for Hazardous Materials emergency response within the quad counties and authorize the Fire Chief to sign. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

22. DISCUSSION/FOR POSSIBLE ACTION: Discussion and possible approval of the final fiscal year 25 through 29 Storey County Fire Protection District Capital Improvement Plan (CIP) including facilities and infrastructure, plans and studies, staffing, and equipment and vehicles.

Fire Chief Loncar said the numbers are the best estimates he has, considering inflation and supply chain demands. He said there is money, but the district is waiting for equipment to come in, as he cannot get delivery in the same budget year. Chief Loncar said that because of that, he is looking at a 3-year plan for equipment, but wants to order equipment soon so the price is locked in, and the district won't have to pay inflated rates later. He also said that there was a time when \$10 million for a fire facility was reasonable, but costs went up considerably, contractors are harder to get, and costs will increase as time goes on.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move to approve the final fiscal year 25 through 29 Storey County Fire Protection District Capital Improvement Plan (CIP) including facilities and infrastructure, plans and studies, staffing, and equipment and vehicles. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

24. DISCUSSION/FOR POSSIBLE ACTION: Discuss and consider authorizing the County Manager to sign and approve a contract between Storey County and Lakota HRM, LLC commencing February 6, 2024, and ending June 30, 2025, in an amount of \$95.00/hour not exceeding 600 hours on an as-needed basis, for the purpose of providing prescribed human resources services including labor relations, independent administrative investigations, union contract negotiations, and other related services.

Austin said that Jeanne Greene, who has assisted the county in the past with human resources issues, was the manager of this company and the county would like to continue the contract for another year and a half. She would assist with union contracts, Memoranda of Understanding, and investigations if necessary. This would cover the county, the Fire District and the VCTC. This would not exceed 600 hours.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve authorizing the County Manager to sign and approve a contract between Storey County and Lakota HRM, LLC commencing February 6, 2024, and ending June 30, 2025, in an amount of \$95.00/hour not exceeding 600 hours on an as-needed basis, for the purpose of providing prescribed human resources services including labor relations, independent administrative investigations, union contract negotiations, and other related services. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

25. DISCUSSION/FOR POSSIBLE ACTION: Per Commissioner Gilman's request, discussion and consideration directing county officials to proceed with necessary research about procedures including, but not limited to, providing conditional offers, cooperative efforts, and taking necessary governing action, and to bring findings and recommendations back to the board for consideration to establish easements or rights-of-ways for a public road, utilities, and other associated county public infrastructure on portions of land located at Assessor's Parcel Numbers (APNs) 004-154-27 owned by Solar Farms, LLC; 004-151-06 Virginia Highlands, LLC; and/or 004-211-06 NV Uplands, LLC, and other properly related matters.

Commissioner Gilman said that 12 years ago the county was successful in a lawsuit involving the Cordevista ranch, previously known as TRW, which was expected to be a major residential project. The land was mostly zoned industrial. He said adequate development into that property was necessary. We need to ensure that we have adequate access to that property and ensure adequate development. He said it is not easily accessed through the west and would require highway grade roads, across the mesa and toward TRI. He said topography is a problem. He would like to have staff take a detailed look at this property in terms of access. Commissioner Mitchell agreed.

Public Comment: None

Motion: I, Commissioner Mitchell, move to direct county officials to proceed with necessary research about procedures including, but not limited to, providing conditional offers, cooperative efforts, and taking necessary governing action, and to bring findings and recommendations back to the board for consideration to establish easements or rights-of-ways for a public road, utilities, and other associated county public infrastructure on portions

of land located at Assessor's Parcel Numbers (APNs) 004-154- 27 owned by Solar Farms, LLC; 004-151-06 Virginia Highlands, LLC; and/or 004-211- 06 NV Uplands, LLC, and other properly related matters.

26. DISCUSSION/FOR POSSIBLE ACTION: Discussion and consideration for approval a negotiated ten-year franchise agreement between Storey County and Waste Management, Inc. (dba "Storey County Sanitation") for the collection of solid waste and recyclables in Storey County.

Joe Sloan of Sloan Vazquez McAfee, said the county did better in final negotiations with Waste Management, with the company agreeing to speed up use of special service vehicles, provide 3,500 vouchers for the transfer station and dump, and a reduction of the commercial rate by 3.5 percent. He also said the disposal rate came down for temp and roll-off bins, the senior rate was reduced by 10 percent, and the low-income senior rate was lowered by 30 percent.

Mr. Sloan said the two sides agreed to alternative language in the indemnification and insurance stipulations, and a Memorandum of Understanding must be added before executing the final document. He said three issues yet unresolved included adding the Lockwood GID in the voucher program, days of operation for the transfer station and the audit date.

After discussion, it was decided to wait to consider lowering the 8 percent franchise fee, but it could come up again at a future meeting. Commissioner Carmona asked if there was a direct savings for customers? Mr. Sloan said there would; that the lowering of the franchise fee would have no impact on the contractor. Commissioner Carmona said he supported lessening or eliminating the franchise fee. Commissioner Gilman suggested the board approve the contract now and decide in the future to reduce or eliminate the franchise fee, but to approve the contract as it stands.

District Attorney Anne Langer said the commissioners should put the indemnification and insurance language into the motion. She also said lessening the franchise fee would also have to be part of the motion.

Deputy District Attorney Bryan Brown described the process for developing the new insurance and indemnification language.

Public Comment: Terry Bently of Nevada Recycling and Salvage, the other bidder on the Solid Waste agreement, thanked the county for the opportunity to bid.

Ms. Langer said that insurance and indemnification no longer had to be part of the motion as they were already clarified. Commissioner Mitchell suggested a second motion regarding the franchise fee and Ms. Langer agreed.

Motion: I, Commissioner Mitchell, move to approve the negotiated ten-year franchise agreement between Storey County and Waste Management, Inc. (dba “Storey County Sanitation”) for the collection of solid waste and recyclables in Storey County to include the amendments and updating that reflect agreements on voucher availability countywide to include Lockwood, transfer station days of operation, the audit date as addressed in Section 8.12. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

Motion: Under this agenda item, I, Commissioner Mitchell, make a separate motion to direct staff to prepare some analysis on the impact of changing the franchise fee and bring that back to us at a regularly scheduled meeting within the next 60 days. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

27. DISCUSSION/FOR POSSIBLE ACTION: First Reading of Bill No. 139, Ordinance No. 24-327, an ordinance adding Article III District No. 2 to Chapter 3.50 to the Storey County Code creating Storey County Economic Diversification District No. 2 and providing for other properly related matters.

Austin Osborne said this is the first reading of an ordinance that recognizes there is time to review. Changes can happen to the document. The second reading will be on Feb. 20, and there will be discussion for residents.

This ordinance allows for a second Storey County Diversification District, like the first that allowed Tesla to gain tax abatements when the Gigafactory in TRI was being planned. The second diversification district will add a 10-year abatement to improvements on either vacant land, or personal property improvements in existing buildings left unused.

Mr. Osborne offered a power point on the new expansion at the industrial park that would be subject to the second diversification district, dividing the area into five separate sections: Milan, Electric, New West, Viewshed and Main, which covers Tesla-owned property in the industrial park.

Mr. Osborne said the 10-year abatements would be for real estate taxes, personal property taxes, and sales and use taxes. Criteria include how much money is invested and what the average wages are.

Mr. Osborne said that any expansion after Nov. 30, 2023, will be included in abatements. Any structure existing before Dec. 1, 2023, will be taxed, and expansion in parking lots on abated land always stays taxed. Buildings that are leaseholds will be taxed, but the contents will be abated.

Mr. Osborne read the title of the ordinance into the record.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve First Reading adding Article III District No. 2 to Chapter 3.50 to the Storey County Code creating Storey County Economic Diversification District No. 2 and providing for other properly related matters. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

28. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible action to approve the Governmental Services Agreement for Storey County Economic Diversification District No. 2 (EDD2) between Storey County and Tesla, Inc. defraying county costs providing law enforcement, administration, infrastructure, and other services to EDD2. This item will be continued to the next board meeting following discussion and public comment.

Mr. Osborne said the county is negotiating with Tesla on providing services that will allow the county sheriff, fire, and public works to respond with services to areas that have been abated.

Commissioner Carmona suggested asking Tesla to communicate with the state their recommendation it protect Storey County's tax revenue.

Mr. Osborne said this subject can be discussed at the special meeting Feb. 16 for a discussion-only workshop.

Public Comment: None

Motion: After discussion and comments, I, Commissioner Mitchell, move to continue to our Feb. 16, 2024, special meeting of the Board of Storey County Commissioners this Governmental Services Agreement for Storey County Economic Diversification District No. 2 (EDD2) between Storey County and Tesla, Inc. defraying county costs providing law enforcement, administration, infrastructure, and other services to EDD2. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

29. PUBLIC COMMENT (No Action): None

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

Commission Chairman Jay Carmona adjourned the meeting at 12:32 p.m.

Respectfully submitted,



Jim Hindle
Clerk & Treasurer