



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

2/15/2024 10:00 AM
26 SOUTH B STREET, VIRGINIA CITY, NV

SPECIAL 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 - 37

In-Person - 11

Zoom - 26

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

Commissioner Carmona called the meeting to order at 10:04 a.m.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT (No Action): None

4. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the agenda for the February 15, 2024, special 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. CONSENT AGENDA FOR POSSIBLE ACTION:

I. Possible approval updating the list of county appointments to serve on state, county, and regional boards and committees 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.

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

Tourism Director Todd Tuttle

- Nearly 500 tickets were sold for the recent Devil Made Me Do It Saloon Crawl.
- The next event is the Mountain Oyster Fry and St. Patrick’s Day Parade on March 16.

Planning Manager Kathy Canfield

- The Planning Commission meeting at 6 p.m. Feb. 15 will cover a source water protection plan, with representatives from the Nevada Department of Environmental Protection to make a presentation.

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

Commissioner Carmona noted the passing of former Public Works employee Barbara Bowers.

8. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the final canvass of the results of the February 6th, 2024, Presidential Primary Election held in and for Storey County.

Clerk-Treasurer Jim Hindle said this canvass of the vote was for the Presidential Preference Primary held on Feb. 6, 2024. The canvass can’t be fully included in the meeting packet and notice due to timing, as ballots postmarked Feb. 6 have four days to arrive, and cured ballots have six days to be counted. Mr. Hindle gave an election summary report, indicating that the

vote was conducted as planned with no issues. It was a closed primary, so only Democrats and Republicans were allowed to vote. He said there was a very low turnout for both the county and the state, so there are no statistical trends to note. Mr. Hindle showed a presentation on the voting results, by precinct as well as by candidate, which are available on the Clerk's pages of the county website, under "Election Information".

Commissioner Carmona and Mr. Hindle thanked the staff and volunteers.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the final canvass of the February 6th, 2024, Presidential Primary Election held in and for Storey County and that the County Clerk make a copy of the abstract and make a mechanical report of the abstract to the Secretary of State. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 9. DISCUSSION ONLY:** Review, discuss, and provide comments and public review on Bill No. 139, Ordinance No. 24-327 amending Storey County Code 3.50 adding Economic Diversification District No. 2, and draft Government Services Agreement defraying county costs needed to provide government services to Economic Diversification District No. 2 related to Tesla, Inc.'s application to the Governor's Office of Economic Development for certain sales and use tax, real property tax, and personal property tax abatements for Gigafactory 2 and/or related expansion activities, and other properly related matters. This item does not pertain to Economic Diversification District No. 1.

County Manager Austin Osborne said this is a workshop to get public comment and commissioner input about creating an ordinance proposal to create Economic Diversification District No. 2. He said it is different from Economic Diversification District No. 1, which was passed in 2015 to accommodate the tax abatement requested by Tesla for its Gigafactory 1. There is also the issue of a Government Services Agreement to defray costs associated with serving the area. The draft ordinance, along with related documents are on Page 7 of the BOC packet, located on the Storey County Web Site under Agendas: Board of Commissioners.

Mr. Osborne said the ordinance defines the district and does not include real estate or personal property that was included in EDD1. Anything under EDD1 will be taxed as of June 30, 2024.

For the Milan and Viewshed sections, there is no land involved, but building expansion would be abated under EDD2. For the New West section, which was not part of EDD1, abatements would be effective Dec. 1, 2023. For the Electric section, land would not be abated, but expansions would be. The final section will be subject to abatement on July 1, 2024, with new parking lots, poles and other improvements being abated.

Mr. Osborne said discussions were still going on with the state Department of Taxation and the District Attorney's office.

On the Government Services Agreement, Mr. Osborne said that the draft includes Tesla paying for seven sheriff's deputies, including personal protective equipment, vehicles, and other equipment. The company would also provide a pilot car. Tesla will also pay 85 percent of the cost of a traffic signal at the intersection of Milan and Electric in TRIC. The Assessor's Office will be covered for appraisals and an independent auditor, and a 911 dispatcher will be funded. Mr. Osborne said the costs will be paid for a term of 10 years, with payments to begin in July 2024. The amount is \$11.2 million over two years, with \$2.1 million for Dispatch. The county will receive \$13.68 million over time, with an 8.8 percent penalty for failure to make payments on time. Mr. Osborne said there are re-openers in the draft GSA so that changes can be discussed.

Commissioner Gilman called the agreement a very workable baseline, and all the commissioners thanked county staff and Tesla representatives.

The second reading of this ordinance and the GSA will be voted on by the commissioners on Feb. 20, 2024.

Public Comment: None

10. PUBLIC COMMENT (No Action):

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

Commissioner Carmona adjourned the meeting at 10:50 a.m.

Respectfully submitted,



Jim Hindle
Clerk & Treasurer