



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

4/2/2024 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
√ Grants Manager Sara Sturtz

√ 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:
√ Community Chest Executive Director Erik Schoen
√ St. Mary's Art Center Executive Director Arika Perry

Total Attendance: 62

In-Person: 30

Zoom: 32

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

Commissioner Carmona called the meeting to order at 10:03 a.m.

2. CONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS

3. PLEDGE OF ALLEGIANCE

4. **PUBLIC COMMENT (No Action):** Gary Schmidt said he was known as the Trumpmobile, but has extensive experience in business and tourism and is an expert on the Open Meeting Law. He does not want to request public records in writing, and cited a law he said that shows oral requests are permitted, and that public records should be supplied as expediently as possible. He added that the District Attorney's Office should be monitoring the Legislature and advising the county when laws change, to which he cited an example of obsolete fees per revised NRS on posted department fee schedules.

5. **DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the agenda for the April 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.

6. **DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the minutes from the February 20, 2024, meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the minutes for our Feb. 20, 2024, meeting as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

7. **DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the minutes from the March 5, 2024, meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the minutes for our March 5, 2024, meeting as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

8. CONSENT AGENDA FOR POSSIBLE ACTION:

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

- A. Bab Cafe – Out of County / 303 W. 3rd St. Ste. 130 ~ Reno, NV
- B. HITT Contracting Inc. – Contractor / 2900 Fairview Park Dr. ~ Falls Church, VA
- C. JCCORD LLC – Contractor / 261 Sunpac Ave. ~ Henderson, NV
- D. Miller Concrete LLC – Contractor / 9215 Moonset Ct. ~ Reno, NV

- E. OneStudio D+A – Professional / 6151 Lakeside Dr. Ste 1100 ~ Reno, NV
- F. Silver Strike Concrete – Out of County / 3401 Fitzgerald Rd. ~ Rancho Cordova, CA

Public Comment: None

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

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

Fire District

- Dozer 74 is still outside Amarillo, TX, where the weather is expected to change, but the dozer won’t be back until the 15th.
- Open burning is closed in Mark Twain and River District.

Public Works, Operations and Projects

- Taylor Street is nearing completion.
- The Department is working on right-of-way abandonments in the Fairgrounds Improvement Project.
- April 8 is the final review for the Lockwood Community/Senior Center project. Bid advertisements could start at the end of next week.

Business Development Office

- The 2025 federal appropriations request has been formally submitted: included are the Divide Water Main Project, an Emergency Command Center, Piper’s Opera House, and Lockwood Flood Mitigation
- Every department head has assisted with the federal appropriations projects plans.

Emergency Management

- Last week the county and school district had tabletop exercise on active shooters. There will be a report to establish parameters for a real drill.
- Wednesday at 10 a.m. the local emergency planning commission meeting.

VCTC

- The next Mix and Mingle is Tuesday, April 9 at 6 p.m.
- The April 13 Father-Daughter event is sold out.
- The Virginia City Grand Prix will be April 27-28.
- Reno-Tahoe Comedy returns on April 27.

Human Resources

- Annual Healthcare Benefits Open Enrollment for county workers will be April 3-11. The county is changing insurance carriers this year.

Community Development

- Union Street is closed from B to C, due to an unsafe building on the southwest corner. If the closure lasts longer than 60 days, a more ornamental fence will be installed.

Senior Services

- A new agreement with Nevada Health Centers will provide a mobile medical unit to serve Mark Twain and Lockwood. It will be in Lockwood on April 9 and 23 from 9:30 a.m. to 3:30 p.m., and in Mark Twain on April 16 and May 3 from 9:30 a.m. to 3:30 p.m.
- There will be a town hall in Lockwood at 5:30 p.m. at the community center.

County Manager

- The county sought bids on providing employee health insurance, and received three different bids. To create balance between costs and benefits, Anthem was the chosen bid, at an 8 percent increase – a 2 percent decrease if dental is included. The others were increases of at least 15 percent.

Clerk/Treasurer

- Election analyst Mark Allen was welcomed.
- Sample ballots will go out at the end of the month as well as ballots to Military/Overseas/Out-of-State voters.
- The Office is looking for more monitors to use in the Courtroom during meetings. There are limitations as the Courtroom is controlled by the First Judicial Court and is a historic space.

Community Chest

- Director Erik Schoen encouraged parents to reach out early for summer programs to ensure there is space. There are 30 Early Childhood Program spaces.
- The Community Chest took over the building next to the pink house and are doing dirt work. We hope to double the space by the end of the summer.
- County staff, in particular the road crews and IT were shown appreciation for their good work. Also, Donnie Gilman provided considerable after-school program contributions for Hillside Elementary.

St. Mary's Art Center

- Thanked everyone who participated in the “snowy” Easter Egg Hunt. Boy Scouts Troop 847 stuffed 1000 eggs for the hunt. Public Works cleared the area of snow, and the Fire Department, Sheriff's Office and volunteers made it a very successful event.
- The Center opened for the season on April 3, and will be open Tuesdays through Sundays.
- There are two new programs, Art after Dark, one Friday night per month, and Art Lab, with self-guided art stations.

- A scout with Troop 847 is creating a QR code tour of the Center and adding to it a tour in Spanish option.
- Visit the Art Center’s web site for more and current information.

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

Commissioner Mitchell said he and staff members attended the Western Nevada Development District summit in Fallon and gained good information and insight.

11. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval to direct county staff to begin researching the process of subdividing the county-owned land adjacent to Miner’s Park which is occupied by the Virginia City Community Center operated by Community Chest, Inc. and located at 175 Carson Street, Virginia City, Nevada, and for potential future transfer of ownership of said property to the Community Chest.

Business Development Officer Lara Mather said that Community Chest leases the property, which is part of the Miner’s Park property. Because of this, private foundation donations to Community Chest are restricted. This item will fix that problem.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve directing county staff to begin researching the process of subdividing the county-owned land adjacent to Miner’s Park which is occupied by the Virginia City Community Center operated by Community Chest, Inc. and located at 175 Carson Street, Virginia City, Nevada, and for potential future transfer of ownership of said property to the Community Chest, Inc. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

12. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of an expenditure not to exceed \$10,400 to the Nevada Division of Water Resources for the assessed value of taxable property situated within the confines of the Groundwater Basin located in Storey County for FY2024/25 pursuant to NRS 534.040.

Administrative Officer Honey Coughlin said that if the assessment is less than the cost of collection, county can pay the cost of assessment, which has been done in the past.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve an expenditure not to exceed \$10,400 to the Nevada Division of Water Resources for the assessed value of taxable property situated within the confines of the Groundwater Basin located in Storey County for FY2024/25 pursuant to NRS 534.040. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

13. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval to remove the 2022-23 & 2023-24 Personal Property unpaid tax bills for MH001114 in the amount of \$24.50. This Mobile Home burned in 2019 and the Assessor's office was not notified. This structure is unlivable/unrepairable.

County Manager Austin Osborne asked the commissioners to continue to the April 16 meeting.

Public Comment: Gary Schmidt said he supports this rebate but noted that he doesn't know if the mobile home has been removed or not, but a burned-out structure could cause problems for real property owners. He said the real property should then be re-evaluated.

Motion: I, Commissioner Mitchell, move to continue Item #13 from today's agenda to our next regularly scheduled meeting on April 16, here at the courthouse and on Zoom.

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

14. DISCUSSION/FOR POSSIBLE ACTION: File 2024-002 Division of Large Parcels map. The applicant is requesting a Division of Land into Large Parcels. Two existing large parcels of land with a total of approximately 1,530 acres will be merged and subdivided into seven new large parcels, all over 40 acres in size. The subject property is located west of USA Parkway at the Storey/Lyon County boundary, having Assessor's Parcel Numbers 004-171-20 and 004-181-10, Storey County, Nevada. Findings can be found on Page 39 of the Board of Commissioners packet on the Storey County website under Agenda/Board of Commissioners.

Planning Manager Kathy Canfield said this is a division of large parcels. All the new parcels will be over 40 acres. This was rezoned from forestry to heavy industry. The roads are being altered so all parcels have access to the USA Parkway. This is part of the Tahoe Regional Industrial Center's General Improvement District, but not the park itself. Staff is requesting a waiver of tentative map requirements. Staff is comfortable with waiving that.

Commissioner Gilman supported this item.

Public Comment: None

Motion: In accordance with the recommendation by the Planning Commission and staff, the Findings under section 3.A of the Staff Report, and in compliance with all Conditions of Approval, I, Commissioner Mitchell, hereby move to waive the requirement for a Tentative Map and approve the Division of Land into Large Parcels, File 2024-002. Two existing large parcels of land with a total of approximately 1,530 acres will be merged and subdivided into seven new large parcels, all over 40 acres in size. The subject property is located west of USA Parkway at the Storey/Lyon County boundary, having Assessor's Parcel Numbers 004-171-20 and 004-181-10, Storey County, Nevada. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

15. DISCUSSION/FOR POSSIBLE ACTION: Special Use Permit 2024-004. The applicant requests additional building height beyond the 75-feet allowed by the applicable zoning ordinance. The applicant anticipates the maximum proposed building height to be approximately 105- feet to accommodate manufacturing equipment. This Special Use Permit request is for a maximum height of 115-feet to allow for a buffer as final equipment and building design have not yet been completed. The property is located within the Tahoe Reno Industrial Center, at 875 Innovation Way, McCarran, Storey County, NV, Assessor’s Parcel Number 005-012-08.

Ms. Canfield said this is a request for additional height of a building, and staff added 10 additional feet to provide room, as a design is not completed. The area has had similar heights approved. Findings can be found on Page 49 of the Board of Commissioners packet on the Storey County website under Agenda/Board of Commissioners.

In response to a question from Commissioner Mitchell, Fire Chief Jeremy Loncar said that discussions with the developer indicate a need to ensure the ladder truck is sufficient, but without designs, he can only watch how the development works out. He said there were provisions put in for fire services. He referred the commissioner to the Planning Commission about what mechanisms were in place.

Ms. Canfield said that construction plans will be submitted to other departments and will ensure plans will be conditioned. The department has conditions with the fire district, which will go to both the Planning Department and the Fire District.

Public Comment: None

Motion: In accordance with the recommendation by the Planning Commission and staff, the Findings of Fact under Section 3.A of this report, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval, I, Commissioner Mitchell, move to approve Special Use Permit 2024-004 for additional building height beyond the 75-feet allowed by the applicable zoning ordinance. The applicant anticipates the maximum proposed building height to be approximately 105-feet to accommodate manufacturing equipment. This Special Use Permit request is for a maximum height of 115-feet to allow for a buffer as final equipment and building design have not yet been completed. The property is located within the Tahoe Reno Industrial Center, at 875 Innovation Way, McCarran, Storey County, NV, Assessor’s Parcel Number 005-012-08.

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

16. RECESS TO CONVENE AS THE STOREY COUNTY HIGHWAY BOARD

17. DISCUSSION/FOR POSSIBLE ACTION: Report of Public Works Department regarding roads and highways in Storey County.

Public Works Director Jason Wierzbicki said the department is close to completing the road Capital Improvement Projects, and bid openings were planned for Lousetown Road.

Public Comment: Gary Schmidt said this item was a failure to comply with open meeting law, as it was not presented as a meeting of a separate board. He said it was not properly agendized or noticed as is required by state law. He said he anticipated three other public meetings were not properly posted including not providing for general public comment portions. He said NRS provides that any official duly warned, and found in of violation of the Open Meeting Law, would automatically be removed from office as a matter of law. He said this commission and this county, which is generally well-run, is not in compliance with open meeting law and the public records law.

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

19. DISCUSSION/FOR POSSIBLE ACTION: For consideration and possible approval of the First Reading On-Sale/Off-Sale Liquor License. The applicant is Arturo Valadez, Bonanza Cantina located at 27 North C Street, Virginia City, Nevada.

Deputy Frank Valdez, said that after completing the background investigations, the applicant is in good standing with no legal or civil issues found. As to financials, one account was charged off, but there was no record of collections or garnishments.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the First Reading On-Sale/Off-Sale Liquor License. The applicant is Arturo Valadez, Bonanza Cantina located at 27 North C Street, Virginia City, Nevada. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

20. DISCUSSION/FOR POSSIBLE ACTION: For consideration and possible approval of the Second Reading for On-Sale/Off-Sale Liquor License. The applicant is Mitanshu Chandna, VC Mart Gas, Liquor & Grocery located at 351 North C Street, Virginia City, NV 89440.

Deputy Valdez said that after background check, applicant is in good standing with no financial, civil or legal issues found.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the Second Reading On-Sale/Off-Sale Liquor License. The applicant is Mitanshu Chandna, VC Mart Gas, Liquor & Grocery

located at 351 North C Street, Virginia City, NV 89440. **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 a change to the Fire District non-represented pay chart to compress the steps from 10 to 7.

Fire Chief Jeremy Loncar said the department came up with a seven-step program to help in recruitment and retention of non-represented staff, and there would be no impacts to the budget. He said non-represented staff comprised about 1/3 of the Department.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, hereby motion to approve the Fire District to compress the steps in their non-represented pay chart to 7, effective the first full pay period in July. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

23. DISCUSSION/FOR POSSIBLE ACTION: Review and possible approval of the 2024-2025 Storey County Fire District Tentative Budgets for submission to the Nevada Department of Taxation.

Comptroller Jennifer McCain said this is the tentative budget and, the final version is due to Taxation on April 15. There are a few accounts staff is still working on, including interest income, unsecured personal property tax and SAFER grants. There is \$144,000 extra in revenue. The ending fund balance with transfers in and out, and the contingency show a decrease of about 68 percent, with an ending fund balance of \$6.2 million. Transfers to other funds will be about \$4,142,640, with most going to the Fire Capital Projects Fund for fire equipment and projects. The full budget is on page 74 of the Board of Commissioners packet.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, approve the 2024-2025 Storey County Fire District Tentative Budgets for submission to the Nevada Department of Taxation. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

25. DISCUSSION/FOR POSSIBLE ACTION: Review and possible approval of the 2024-2025 Storey County Water and Sewer Tentative Budgets for submission to the Nevada Department of Taxation.

Ms. McCain said water and sewer are unique, as they are enterprise funds, which must be paid for by the users of the service. She said it was necessary to dip into the ending fund balances. Although both funds project positive ending fund balances, their revenues do not adequately cover operational costs and the bond payments. The Water fund ending fund balance is dropping \$134,000, but does include \$25,000 for water meters. She said it is not good to use the ending fund balances for daily operations. She added that there may be significant changes in the Final Budget.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the 2024-2025 Storey County Water and Sewer Tentative Budgets for submission to the Nevada Department of Taxation.

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

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

27. DISCUSSION/FOR POSSIBLE ACTION: Review and possible approval of the 2024-2025 Storey County Tentative Budget for submission to the Nevada Department of Taxation.

Ms. McCain said General Fund revenues were about \$40 million, with some updates unsecured, such as personal property tax, interest income and utility income. The amounts were adjusted to match historical actuals. She said \$34 million was budgeted for expenses, with all departments seeing increases, plus a 15 percent increase for health insurance. She said the revenues are sufficient to cover those expenses. Increases include pay schedule and increased staff. Transfers to other funds are about \$15 million for projects for the county's Capital Improvements Plan. The projected ending fund balance for the General Fund is about \$16,800,000.

County Manager Austin Osborne discussed the professional service budget. With the Legislative climate, we engage lobbyists to protect our interests, plus we may need to retain special legal counsel to defend against bills with adverse effect on the county. The total of the money budgeted may not be spent. There is regional push for housing assessment necessary to address to potential legislation in the next session. Also branding, to attract companies, and to let other government entities around the state understand what we do. The services covered by this budgeted account include public relations, managing records, managing documents. It is possible that positions may not be filled. Due to demands being put on us by regional governments and agencies, staff will be expected to perform at a high level of service.

Sheriff Mike Cullen, Judge Eileen Herrington, District Attorney Anne Langer, IT Director James Deane described the reasons for the increases in their budgets. The Sheriff described his budget needs highlighting animal control, K9 program, search and rescue, ticket-writing

program, crime scene trailer, replacement of broken equipment, and evidence management. Sheriff Cullen listed items not covered by grants.

Ms. McCain said the TRIC Sheriff's substation was funded out of Capital Improvements and grants.

Justice Eileen Herrington said her budget increases were because of the traffic violation conversion required by the state.

Public Comment: Gary Schmidt expressed his strong support for the continued expansion of the fairgrounds and the senior and community centers.

Motion: I, Commissioner Mitchell, move to approve the 2024-2025 Storey County Tentative Budget for submission to the Nevada Department of Taxation. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 28. DISCUSSION/FOR POSSIBLE ACTION:** Discussion and possible action enabling staff to remove Taylor Street Repair Project, if necessary, from the FEMA disaster mitigation claims from the April 2023 disaster event due to potential delays caused by federal Section 106 compliance requirements and other relevant matters, which may lead to previously board-approved funds to not exceed \$220,000 to possibly be non-reimbursable. As a result, these funds would be paid from the existing Roads maintenance budget.

Public Comment: None

Motion: I, Commissioner Mitchell, move to enable staff to remove the Taylor Street Repair Project, if necessary, from the FEMA disaster mitigation claims from the April 2023 disaster event due to potential delays caused by federal Section 106 compliance requirements and other properly related matters, causing previously board-approved funds to not exceed \$220,000 to be non-reimbursable and instead paid out of already budgeted roads funds. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

- A. 775 Electric LLC – Contractor / 130 Alamosa St. ~ Dayton, NV
- B. A Affordable Striping & Sealing – Contractor / 4440 E. Alexander Ste. A ~ Las Vegas, NV
- C. Criterion Construction LLC – Contractor / 2175 Lakeside Dr. ~ Reno, NV
- D. LeafFilter North, LLC – Contractor / 1595 Georgetown Rd ~ Hudson, OH
- E. Legion Solar Power LLC – Contractor / 2645 W. Cheyenne Ave ~ North Las Vegas, NV
- F. LTI Contracting – Contractor / 22631 N. 18th Ave. ~ Phoenix, AZ
- G. MMI Tank Inc. – Contractor / 3240 S. 37th Ave. ~ Phoenix, AZ
- H. Pavers by Porter – Contractor / 645 Tranquil Dr. ~ Sparks, NV
- I. Redline Technical Services LLC – Contractor / 5595 Tarzyn Rd. ~ Fallon, NV

J. Tahoe Mini Crane Service – Contractor / 213 W. Gardengate Way ~ Carson City, NV

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the second readings of business licenses listed under Item #29 as A-J. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

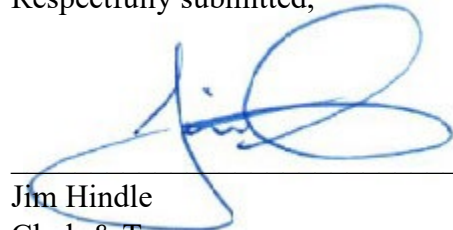
30. PUBLIC COMMENT (No Action): Gary Schmidt said Public Records fees must be posted and that a section of NRS was repealed over 5 years ago made fees on most offices Fee Schedules obsolete. He said it is the District Attorney's responsibility to inform the county manager and county commissioners of any changes. He was unhappy with the type size on the forms.

31. CORRESPONDENCE/NO ACTION: Letter to the GOED per direction of the Storey County Board of County Commissioners on 03/19/24.

Public Comment: None

32. ADJOURNMENT OF ALL ACTIVE AND RECESSED BOARDS ON THE AGENDA
Chairman Carmona adjourned the meeting at 1:00 pm.

Respectfully submitted,



Jim Hindle
Clerk & Treasurer