



**STOREY COUNTY BOARD OF COUNTY  
COMMISSIONERS MEETING**

5/7/2024 10:00 AM

26 SOUTH B STREET, VIRGINIA CITY, NV

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**MEETING MINUTES**

JAY CARMONA  
*CHAIRMAN*

CLAY MITCHELL  
*VICE-CHAIRMAN*

LANCE GILMAN  
*COMMISSIONER*

ANNE LANGER  
*DISTRICT ATTORNEY*

JIM HINDLE  
*CLERK & TREASURER*

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**Roll Call**

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

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

√ Grants Manager Sara Sturtz  
√ Health & Community Services Director Stacy York  
√ Human Resources Director Brandie Lopez  
√ IT Director James Deane  
√ Operations and Project Manager Mike Northan  
√ Planning Manager Kathy Canfield  
√ Public Works Director Jason Wierzbicki  
√ Tourism Director Todd Tuttle  
Other:

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Total Attendance: 66

In-Person: 22

Zoom: 44

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

Commission Chairman Carmona called the meeting to order at 10:02 a.m.

**2. CONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS**

### 3. PLEDGE OF ALLEGIANCE

4. **PUBLIC COMMENT (No Action):** Candidate Gary Schmidt spoke about rules on political signs. He complained that Storey County code sections were not included in the filing packet. He said that made filing more difficult. He wants it addressed before the next campaign season.

5. **DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the agenda for the May 7, 2024, meeting.

Public Comment:

**Motion:** I, Commissioner Mitchell, move to approve today's agenda 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. A & A Construction Inc. – Contractor / 200 Day Lane ~ Smith, NV
- B. A Team Trash Hauling LLC – Out of County / 1755 E. Plumb Ln. Ste 101 ~ Reno, NV
- C. Brush Bros Painting, LLC – Contractor / 304 Rue De La Fauve ~ Sparks, NV
- D. Crazy Calamities – General / 420 S. B St. ~ Virginia City, NV
- E. Desert Valley Landscapes LLC – Contractor / 50 Freeport Blvd. # 18 ~ Sparks, NV
- F. DPR Construction, A General Partnership – Contractor / 1801 J St. Ste 200 ~ Sacramento, CA
- G. Eaton's Custom Works LLC – Handyman / 127 Deschutes Dr. ~ Dayton, NV
- H. Fulcrum Construction Inc. – Contractor / 441 E. 4th St. ~ Long Beach, CA
- I. Johnnie Gifford – Handyman / 334 7th St. ~ Sparks, NV
- J. La Toxica – Food Truck / 1408 Pinewood Dr. ~ Sparks, NV
- K. Las Vegas Crushing Inc. – Mining / 1030 Wigwam Pkwy. ~ Henderson, NV
- L. Linear Star Construction LLC – Contractor / 216 Lemmon Dr. # 321 ~ Reno, NV
- M. Medic Electric LLC – Contractor / 455 E. McLean Way ~ Sparks, NV
- N. Mountain West Industrial – Contractor / 1095 S. 800 E. ~ Orem, UT
- O. Outdoor Concepts LLC – Contractor / 3608 Cambrian Ct. ~ Reno, NV
- P. Royal Carpet One Floor & Home – Contractor / 780 E. Main St. ~ Fernley, NV
- Q. Small Strides 2 Inc. – General / 1140 Venice Way ~ Sparks, NV
- R. Victory Drywall LLC – Contractor / 2770 Beach River Dr. ~ Reno, NV

County Manager Austin Osborne said staff was looking at A Team Trash Hauling, but it would be done before the second reading.

II. Approval of claims in the amount of \$4,751,205.35.

Public Comment:

**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 Office**

- There were 415 traffic stops in April with 16 citations, as the deputies are focusing on educating the public.
- On May 11 at the Silverland Parking Lot, a child safety seat check will be held.
- From May 13-31 Joining Forces will have a "Click it or Ticket" campaign, which is grant funded.
- Speed bumps are coming back to Virginia City streets soon.

### **Fire District**

- There will be a Living with Fire presentation from 9 to 11 a.m. at Station 72 in the Virginia City Highlands.
- The district has added one inspector, and one plans examiner.

### **Operations and Projects**

- The Lockwood Senior Center went out to bid, which will be presented on July 2.

### **Planning Department**

- Storey County received a \$36,500 grant from the Carson Water Subconservancy District for drainage improvements to Six Mile Canyon Road including new culverts.
- CWSD received notice they are being funded for the Mark Twain Area Master Plan.
- CWSD also has a list of projects to submit to the Federal Emergency Management Agency for a Gold Hill, Divide, and Silver City drainage plan.

### **Emergency Management**

- The department held a special event planning session with Fire District and Sheriff's Office.
- The Safety Committee's safety plan will come before the commissioners soon.
- Next week there will be a rural preparedness meeting.
- Stop the Bleeding kits are being distributed.

### **VCTC**

- The recent Grand Prix had 968 racers.
- On Friday, May 10 the Mark Twain Train will travel from Carson City, arriving in Virginia City at 3:30 p.m. and will depart at 7:30 p.m. There will be events at St. Mary's Art Center, the Historic Fourth Ward School, the Territorial Enterprise, the Mark Twain Saloon and the Gallery of the West. Shuttles will be running to transport visitors, and

people not on the train, which is nearly sold out, are welcome at these events. The event will continue through Saturday and Sunday.

- May 18-19 will be the Chili Cookoff, with C Street closed from 10 a.m. to 4 p.m. both days, from Sutton to Taylor streets.
- The Reno-Tahoe Odyssey bicycle event will be on June 1. Watch for bikes 6 to 8 a.m. They will use the SR341 Truck Route rather than SR342 through Gold Hill
- The FAST rally, featuring Model A Fords will be held June 1 on D Street, from Mill to Taylor streets.

#### **Recorder**

- The Lands project deeds were recorded on April 22, and all impacted county land owners will receive notice and information by certified mail.

#### **IT Department**

- The website cutover will begin May 8.
- The access controlling camera for the Tahoe Reno Industrial Center office has full camera access. Courthouse access will follow.

#### **Chairman Carmona stopped the staff report section for the time-sensitive public hearing.**

**9. 10:30 A.M. PUBLIC HEARING:** Public Hearing for Second Reading of Bill No. 140 Ord No. 24-328 Zoning Code text amendments to amend the language of Storey County Code Title 17, Chapter 17.16 R1 Residential Zone, Sections 17.16.030 and 17.16.040; Chapter 17.20 R2 Multi-Family Residential Zone, Sections 17.20.025 and 17.20.070; Chapter 17.24 A Agricultural Zone, Section 17.24.025 and 17.24.070; Chapter 17.30 CR Commercial-Residential Zone, Section 17.30.030; Chapter 17.40 E Estate Zone, Sections 17.40.025 and 17.40.050; and 17.44 SPR Special Planning Review Zone, Section 17.44.030. The proposed amendments will allow 401 square-feet as the minimum area of a single-family dwelling with a special use permit in the above referenced zoning districts.

Planning Manager Kathy Canfield read the title for the public hearing. She said this is the 2<sup>nd</sup> reading to change the minimum dwelling size. No comments were made to the department.

Public Comment: Gary Schmidt supports the issue and wants the county to look at decreasing lot sizes and setback rules.

**Motion:** I, Commissioner Mitchell, hereby move to close the public hearing for the Second Reading of Bill No. 140 Ord No. 24-328, an ordinance amending provisions of Storey County Code Title 17, Chapter 17.16 R1 Residential Zone, Sections 17.16.030 and 17.16.040; Chapter 17.20 R2 Multi-Family Residential Zone, Sections 17.20.025 and 17.20.070; Chapter 17.24 A Agricultural Zone, Section 17.24.025 and 17.24.070; Chapter 17.30 CR Commercial-Residential Zone, Section 17.30.030; Chapter 17.40 E Estate Zone, Sections 17.40.025 and 17.40.050; and 17.44 SPR Special Planning Review Zone, Section 17.44.030. The proposed

amendments will allow 401 square-feet as the minimum area of a single-family dwelling with a special use permit in the above referenced zoning districts. **Seconded by:** Lance Gilman, **Vote:** Motion passed unanimously.

**10. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval for Second Reading of Bill No. 140 Ord No. 24-328 Zoning Code text amendments to amend the language of Storey County Code Title 17, Chapter 17.16 R1 Residential Zone, Sections 17.16.030 and 17.16.040; Chapter 17.20 R2 Multi-Family Residential Zone, Sections 17.20.025 and 17.20.070; Chapter 17.24 A Agricultural Zone, Section 17.24.025 and 17.24.070; Chapter 17.30 CR Commercial-Residential Zone, Section 17.30.030; Chapter 17.40 E Estate Zone, Sections 17.40.025 and 17.40.050; and 17.44 SPR Special Planning Review Zone, Section 17.44.030. The proposed amendments will allow 401 square-feet as the minimum area of a single-family dwelling with a special use permit in the above referenced zoning districts.

Ms. Canfield said this was to approve the zone changes in the hearing and read the title. Findings are on page 30 of the packet.

Public Comment: Gary Schmidt said variances should put the burden of proof on the county not the applicant. Setbacks should be reduced.

Commissioner Mitchell said the change would not impact the Virginia City Highlands.

**Motion:** In accordance with the recommendation by the Planning Commission and staff, I, Commissioner Mitchell, hereby move to approve the Second Reading of Bill No. 140 Ord No. 24-328, an ordinance amending provisions of Storey County Code Title 17, Chapter 17.16 R1 Residential Zone, Sections 17.16.030 and 17.16.040; Chapter 17.20 R2 Multi-Family Residential Zone, Sections 17.20.025 and 17.20.070; Chapter 17.24 A Agricultural Zone, Section 17.24.025 and 17.24.070; Chapter 17.30 CR Commercial-Residential Zone, Section 17.30.030; Chapter 17.40 E Estate Zone, Sections 17.40.025 and 17.40.050; and 17.44 SPR Special Planning Review Zone, Section 17.44.030. The proposed amendments will allow 401 square-feet as the minimum area of a single-family dwelling with a special use permit in the above referenced zoning districts. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**Commissioner Carmona returned to the staff reports.**

#### **Human Resources**

- The department is on target with the first phase of the online application process.

#### **Community Development**

- Drilling companies are telling customers it is harder to hit water in the Highlands.

### **Senior Services**

- The mobile medical clinic in Lockwood today, and will be in Mark Twain on May 14.
- Lockwood's temporary senior center is at 501 Rue De La Blanc.

### **County Manager**

- For National Public Service Recognition Week, Austin Osborne thanked and praised all county departments, noting their vast responsibilities and how important they are to the residents.

### **Clerk-Treasurer**

- The sign ordinance was not in the current packet, but previous clerks did have it in the packet. The Office is still working on getting that online, and will link to the ordinance on the website.
- Early Voting starts on Saturday, May 24, The Office is busy preparing for the election.
- A mock election of the new Voter Registration & Election Management System (VREMS) was done with the Secretary of State's Office and highlighted some functions that still need to be updated.
- The delinquent property tax list will be in the newspaper paper this week. There has been a 6 percent reduction in delinquencies from the previous fiscal year.

### **BOARD COMMENT (No Action - No Public Comment):**

- Commissioner Carmona said Virginia Highlands resident and former VCH road manager Bob Moore has passed away.

### **11. DISCUSSION ONLY: Storey County FY25 Tentative to Final budget update.**

Comptroller Jennifer McCain said this is just a discussion item, and went over the changes from the tentative budget approved in April to the final budget to be approved at the next meeting. She also discussed various special funds. The budget can be found on Page 72 of the Board of Commissioners packet under agendas on the Storey County website.

Ms. McCain said that the differences between the tentative and the final budgets include a 3 percent increase in revenues and a reduction in expenses of 4 percent and an increase in transfers out of 49 percent. The new ending fund balance is at about \$9.5 million, or a reduction of about 36 percent. The reduction in expenses is mainly due to the lower-than-expected insurance increase from 15 percent to 10 percent. She said the increase in transfers out was used for the Capital Improvement Program projects in the Capital and Roads funds as well as smaller changes in the county's other funds.

In response to a question by Commissioner Mitchell, Ms. McCain said she was comfortable with the amount of expected personal property tax revenue.

Public Comment: None

- 12. DISCUSSION/FOR POSSIBLE ACTION:** Approval of modification and extension of 2023-2024 Collective Bargaining Agreement between Storey County (Employer) and the Storey County Sheriff's Office Employees' Association/Nevada Association of Police and Sheriff's Officers (NAPSO).

County Manager Osborne asked to continue this item.

Public Comment:

**Motion:** I, Commissioner Mitchell, move to continue Item #12, which is about the collective bargaining agreement between Storey County and the Storey County Sheriff's Office Employees Association to our next regularly scheduled commission meeting on May 21 here at the courthouse and on Zoom. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 13. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and Possible Approval of Grant of Easement File No. 2024-017 to NV Energy for communication and gas facilities within a portion of the Waltham Way Right-of-Way and Alexandria Ct. Right-of-Way, McCarran, Storey County, Nevada.

Planning Manager Kathy Canfield said this request from NVEnergy for an easement has been reviewed by Public Works and staff recommended its approval. Findings are on Page 252 of the Board of Commissioners packet located on the Storey County web site under Agendas.

Public Comment: None

**Motion:** In accordance with the recommendation by staff, I, Commissioner Mitchell, move to approve a Grant of Easement (2024-017) to NV Energy for utilities within a portion of the Waltham Way Right-of-Way and Alexandria Ct. Right-of-Way, McCarran, Storey County, Nevada. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 14. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of Interlocal Agreement Between Storey County and Storey County Fire Protection District for the partial-grant-funded construction of and for the Fire District's purchase of Fire Station 71 located at 145 North C Street (APNs 001.094.03 and 001.094.02), Virginia City, Nevada.

County Manager Austin Osborne said the draft interlocal agreement is for Fire Station 71, which is owned by the county and operated by the Fire District. Lara Mather and Honey Coughlin have secured a federal grant of \$3.7 million for the project, but it has to be a county project, not a Fire District project. Fire Chief Jeremy Loncar wants to expand the station, adding dorms, office space, and additional bays. This interlocal agreement allows the county to work with the Fire District to help manage the project to completion, then the county

would sell the project to the Fire District at cost. Then it would be a Fire District-owned property. There is a similar item in the Fire District section.

Public Comment:

**Motion:** I, Commissioner Mitchell, move to approve the attached Interlocal Agreement between Storey County and Storey County Fire Protection District for the partial-grant-funded construction of and for the Fire District's purchase of Fire Station 71, located at 145 North C Street (APNs 001.094.03 and 001.094.02), in Virginia City, Nevada. **Seconded by:** Lance Gilman, **Vote:** Motion passed unanimously.

**15. RECESS TO CONVENE AS THE STOREY COUNTY HIGHWAY BOARD**

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

Public Works Director Jason Wierzbicki said there is an accepted bid for Lousetown Road, and work will begin soon, first with flaggers and culvert repair, then it goes to 1 lane only traffic. Work is expected to go to August 9.

He also said the 2024 Road Rehab Project is going to bid. There will be a full chip seal for Wild Horse Canyon Drive, Ireland Drive, London Drive, and a full reconstruction of Summitt Street. The department is also working on the Justice Court parking lot.

Public Comment: None

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

**18. DISCUSSION ONLY:** Storey County Water and Sewer FY25 Tentative to Final budget update.

Comptroller McCain said this regards changes in the Water and Sewer FY25 budget from the tentative to the final budget. Water and Sewer funds are a rocky situation, so we are asking for transfers from the Infrastructure Funds to help these enterprise funds pay the bonds off on upgrades to their systems. Ms. McCain described the amounts in the funds and the amounts needed to be transferred; \$98,568 for Water and \$210,000 for Sewer. The Water and Sewer budgets are on page 268 of the Board of Commissioners packet under agendas on the Storey County website.

Public Comment: None

**19. RECESS TO CONVENE AS THE STOREY COUNTY LIQUOR LICENSING BOARD**



**20. DISCUSSION/FOR POSSIBLE ACTION:** For consideration and possible approval of the First reading for On-Sale/Off-Sale Liquor License. Applicant is Jagmohan Dhillon, Sparks Hotel, LLC DBA Courtyard by Marriott-Reno/Sparks-McCarran located at 505 USA Parkway, McCarran, NV 89437

Deputy Frank Valdez said he did an extensive background check on the applicant, and said that while he had positive references and had been in the hotel business for about 20 years, there were disqualifiers such as had 51 tax liens for substantial amounts, civil judgements, and a foreclosure. When seeking criminal background information, the FBI did not give them any information.

Commissioner Gilman wants to make an exception to the disqualifiers and approve. He said he has known the applicant for many years, and he has struggled at times. Marriott has supported them in this project.

Commissioner Mitchell asked if there were other properties in which the owner is involved that are part of chains. Deputy Valdez said the applicant is listed as primary. Mr. Mitchell further asked how the liquor license should be used. Deputy Valdez said it would be off-sale for service in rooms and hospitality.

Sheriff Mike Cullen said this is only the first reading, and further investigation could be done at the second reading, where the applicant could come in and speak.

Public Comment: Gary Schmidt, who has held liquor licenses in the past, said he could not find the item in there. Asked if the report is included in the agenda item? It is on page 269. The item is included, not the report. He wanted things tabbed. Commissioner Gilman said he knew the person and could be a reference or it could be a conflict of interest.

**Motion:** I, Commissioner Mitchell, move to approve the First Reading On-Sale/Off-Sale Liquor License. Applicant is Jagmohan Dhillon, Sparks Hotel, LLC DBA Courtyard by Marriott-Reno/Sparks-McCarran located at 505 USA Parkway, McCarran, NV 89437.

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

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

**22. DISCUSSION ONLY:** Storey County Fire District FY25 Tentative to Final budget update.

Comptroller McCain said the changes between the Tentative and Final budgets are a 7 percent increase in revenues and a 6 percent increase in expenses. With added income from investment interest and the SAFER grant; and increase in wages and benefits, the ending fund balance is expected to be \$6,604,000. The Fire Capital Fund also increases due to

investment income. The ending fund balance for this fund is \$337,000. The Grant Fund includes three state grants and five federal grants, bringing the balance to \$1.5 million.

Public Comment: None

- 23. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval to proclaim May 2024 as Nevada Wildfire Awareness Month in Storey County.

Fire Chief Jeremy Loncar read the proclamation into the record.

Public Comment:

**Motion:** I, Fire Commissioner Mitchell, move to approve the proclamation of May 2024 as the Nevada Wildfire Awareness Month in Storey County. **Seconded by:** Lance Gilman, **Vote:** Motion passed unanimously.

- 24. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of disposal by means of auction, donation, sale, or trade-in, of one 2002 Chevrolet reserve ambulance.

Chief Loncar said this was the oldest ambulance in the fleet and would require considerable maintenance long-term.

Public Comment: None

**Motion:** I, Fire Commissioner Mitchell, move to approve the disposal of a Chevrolet reserve ambulance by means of auction, donation, sale, or trade-in. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 25. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of Interlocal Agreement Between Storey County and Storey County Fire Protection District for the partial-grant-funded construction of and for the Fire District's purchase of Fire Station 71 located at 145 North C Street (APNs 001.094.03 and 001.094.02), Virginia City, Nevada.

Chief Loncar said this interlocal agreement is a necessity as the current property is a county owned facility. To bring it up to the needs the district has, Lara (Mather) has procured a federal grant. The way this agreement is drafted, it would lead to the county funding the construction of this facility, and at the completion of that construction, the fire district would purchase it with money used in this construction. It was a collaborative effort between the county and the fire district.

Public Comment: None

**Motion:** I, Fire Commissioner Mitchell, move to approve the attached Interlocal Agreement Between Storey County and Storey County Fire Protection District for the partial-grant-funded construction of and for the Fire District's purchase of Fire Station 71 located at 145 North C Street (APNs 001.094.03 and 001.094.02), Virginia City, Nevada. **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:** Consideration and possible approval for the County Manager to sign a proposal with Universal Engineering Sciences (UES) for geotechnical and inspection services for the Fire Station 71 – Phase 1 project. Costs are not to exceed \$22,760.00.

Grants Manager Sara Sturtz said this engineering report is required by the USDA to obtain the federal grant to complete Phase I of the Fire Station 71 project. Universal Engineering Sciences (UES) would do the required inspection to assess the subsurface and environmental conditions at the proposed site of construction. After work is completed, UES will submit an engineering report to the County, which will be sent to the United States Department of Agriculture for review and approval.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve move to approve the County Manager to sign a proposal with Universal Engineering Sciences (UES) for geotechnical and inspection services for the Fire Station 71 – Phase 1 project. Costs are not to exceed \$22,760.00. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**28. DISCUSSION/FOR POSSIBLE ACTION:** Possible grant of easement to NV Energy for utilities within a portion of the Peri Ranch Road right-of-way as described in the attached Grant of Easement Request provided by NV Energy. This easement is part of the Lockwood Senior Center Project.

Operations and Projects Manager Mike Northan said the easement will enable NV Energy to provide and install underground electrical utilities for the Lockwood Senior Center project. The Line Extension Agreement (LEA) is provided to show the proposed utilities location.

Public Comment: None

**Motion:** In accordance with the recommendations by staff, I, Commissioner Mitchell, move to approve the Grant of Easement to NV Energy for utilities within a portion of the Peri Ranch right-of-way as described in the attached Grant of Easement request provided by NV

Energy for utilities associated with the Lockwood Senior Center Project. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 29. DISCUSSION/FOR POSSIBLE ACTION:** To possibly accept a proposal for the design of the Mark Twain Community Center – Phase 1, a metal building for the storage of fire apparatus submitted by Paul Cavin Design in an amount not to exceed \$246,500.00. This proposal includes architectural, structural, mechanical, civil, and electrical design.

Mr. Northan said This is a proposal for design services for a building to store fire apparatus in preparation for a remodel of the existing community center.

Commissioner Mitchell noted the high expense for the cost, and asked if it was the going rate. Mr. Northan said the increase in construction prices has outstripped other sectors. It would be less expensive for a skin-stretch building, but would only work for a short time.

Public Comment: Hugh Gallagher said this is a lot of money for a rebuild. Is there discussion of building something new for Mark Twain residents. This is an old building originally built for the fire department. Commissioner Carmona said the best concept the county has decided on, since we don't have the ability to staff this station, we would build this project. County Manager Osborne said a committee that included the fire chief and senior services director looked at all the options for this project, and what it would look like 10 years out. Senior services liked the existing building. A new building would cost \$5 million to \$7 million.

**Motion:** I, Commissioner Mitchell, move to accept the proposal for the design of the Mark Twain Community Center – Phase 1, a metal building for the storage of fire apparatus submitted by Paul Cavin Design in an amount not to exceed \$246,500.00. This proposal includes architectural, structural, mechanical, civil, and electrical design. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 30. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval accepting property appraiser Mark Stafford Real Estate Appraisers as a qualified appraiser from the list of Storey County appraisers to provide appraisal of vacant land located at 935 State Route 341 (Truck Route) APN 002.023.08 Virginia City, Storey County, Nevada, of which the county has expressed interest in potential purchase to facilitate improved access and parking area for the county jail facility.

Mr. Osborne said this parcel was near the jail, and we are looking at the potential purchase of the property, which is encroaching on jail property and could be used to expand the parking lot and provide drainage. The owners were contacted and were interested in selling. The county must appraise the property and Mark Stafford is the next appraiser on the rotation list. After the appraisal we will look at purchasing the property.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve accepting property appraiser Mark Stafford Real Estate Appraisers as a qualified appraiser from the list of Storey County appraisers to provide appraisal of vacant land located at 935 State Route 341 (Truck Route) APN 002.023.08 Virginia City, Storey County, Nevada, of which the county has expressed interest in potential purchase to facilitate improved access and parking area for the county jail facility. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 31. DISCUSSION/FOR POSSIBLE ACTION:** Discussion and possible direction to county staff and consultant regarding the final draft Storey County Strategic Plan. This draft reflects comments from the 04/16/24 board meeting.

Mr. Osborne said this final draft is in response to comments from the board at the last workshop. Once this is approved, we will get a three-to-five-year plan.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to accept the proposed final draft of the Storey County Strategic Plan with the changes noted in the draft, and for the draft to be brought to the board at its May 21, 2024, meeting for consideration for possible action. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 32. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the draft FY25 Storey County Capital Improvement Plan and to direct county staff to continue working on fiscal years 26-29.

Administrative Officer Honey Coughlin said she and Comptroller McCain have worked to ensure the FY25 projects listed in this CIP match the requested projects in the tentative FY24/25 budget. Upon approval, county staff will begin working on fiscal years 26-29 in the CIP to complete a 5-year Capital Improvement Plan to present for board approval. Many projects have changed and may be completed sooner, and others may be pushed to FY26 or later. She said some projects will begin in one year and will continue into another year. In the future she will note different phases stretching over more than one fiscal year, she will note that.

The proposed Capital Improvement Project Plan is on Page 415 of the Board of Commissioners packet under Agendas on the Storey County web site.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the FY25 Storey County Capital Improvement Plan as presented and direct county staff to continue working on fiscal years 26-29. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

- A. High Impact Sign & Design - Contractor / 820 Wigwam Pkwy. Ste 100 ~ Henderson, NV
- B. Huston High Desert Excavation LLC - Contractor / 1140 Larson Rd. ~ Reno, NV
- C. NJ Tool Sales LLC - Out of County / 1527 Riverpark Pkwy. ~ Dayton, NV
- D. TYG EXPRESS - Out of County / 1495 E. Prater Way Ste. 107 ~ Sparks, NV

Public Comment:

**Motion:** I, Commissioner Mitchell, move to approve second readings of business licenses under Item #33 listed as A-D. Seconded by: Lance Gilman, Vote: Motion passed unanimously.

**34. PUBLIC COMMENT (No Action):** Gary Schmidt said illegal campaign signs are around in Storey County. He said he has attended many meetings, and thinks the county is a failure at communicating with the public. He said we should go to 4 meetings a month and 2 of those should be evening meetings to reach out to the public.

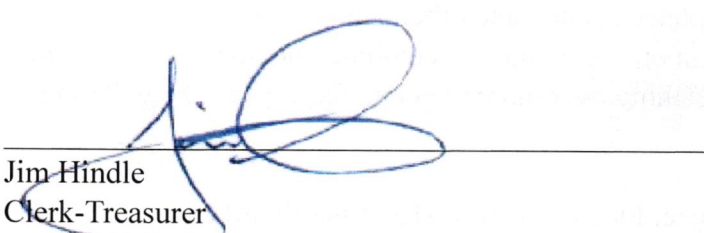
Commissioner Carmona said he talks to a good third of the population, and people are happy. Commissioners are available to people. If you have a complaint, please reach out to the commissioners. Campaign season is here, and you will hear a lot of things that are not true.

**35. CORRESPONDENCE/NO ACTION:** Correspondence

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

Commissioner Carmona adjourned the meeting at 12:47 p.m.

Respectfully submitted,

  
\_\_\_\_\_  
Jim Hindle  
Clerk-Treasurer

**Appendix to the Minutes  
Of May 7th, 2024**

**HANDOUTS IN PUBLIC COMMENT**

## Chapter 17.84 Signs and Billboards

### 17.84.110. Section M.

Signs associated with the national, state or local election processes shall be consistent with the following:

1. Signs, posters and banners shall not be displayed prior to the first day allowed for the filing of candidacies for election.
2. Signs, posters and banners may not be placed on private property without the private property owner's permission.
3. Unsuccessful primary candidates must remove, or cause to be removed, their signs or posters no later than 30 days after the primary election.
4. All signs, posters and banners associated with national, state or local elections shall be removed no later than 30 days after the general election.
5. Signs, posters and banners may not be affixed or placed on the public domain. The public domain placement restriction does not apply to signs placed on the county-owned property located as shown in Appendix A. Signs located in these public areas shown in Appendix A shall be permissible up to 32 square feet.
6. Sign, posters, and banners shall not exceed 32 square feet. Signs, posters and/or banners may have copy on both sides. Only one side is counted toward the overall allowable sign area.
7. The sign owner is responsible for knowing the location of the abutting state and county right-of-way and for complying with state and federal regulations.
8. The county is not responsible for state right-of-way non-compliance or penalties imposed against the sign owner for violation of those regulations.
9. There is no limit on the number of signs or posters that may be placed on a parcel.
10. Lighting installed specifically for signs, posters and banners is not allowed.
11. Signs, posters and banners located near property lines and intersecting driveways and public right-of-ways are allowed outside of the vision clearance triangle as demonstrated in section 17.84.080.G. Any sign located within the vision clearance triangle must have a base that is higher than 8 feet above street/grade level or a total height not exceeding 3 feet above street/grade level. In instances where a safety or traffic hazard is identified with regard to these requirements, additional or more restrictive conditions may be imposed. Otherwise, setback requirements apply as follows:
  - a. C, CR, E, and R zones - 7 foot clearance setback;
  - b. All other zones – 25 foot clearance setback.

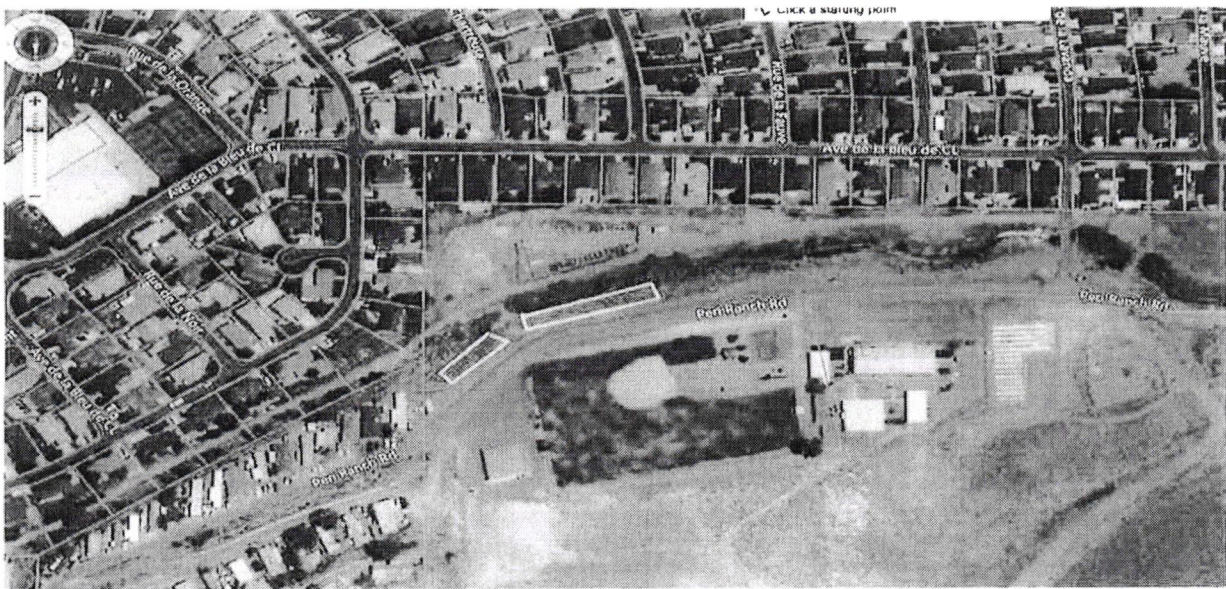
*Submitted during  
1<sup>st</sup> Public Comment by  
Gary Schmidt*



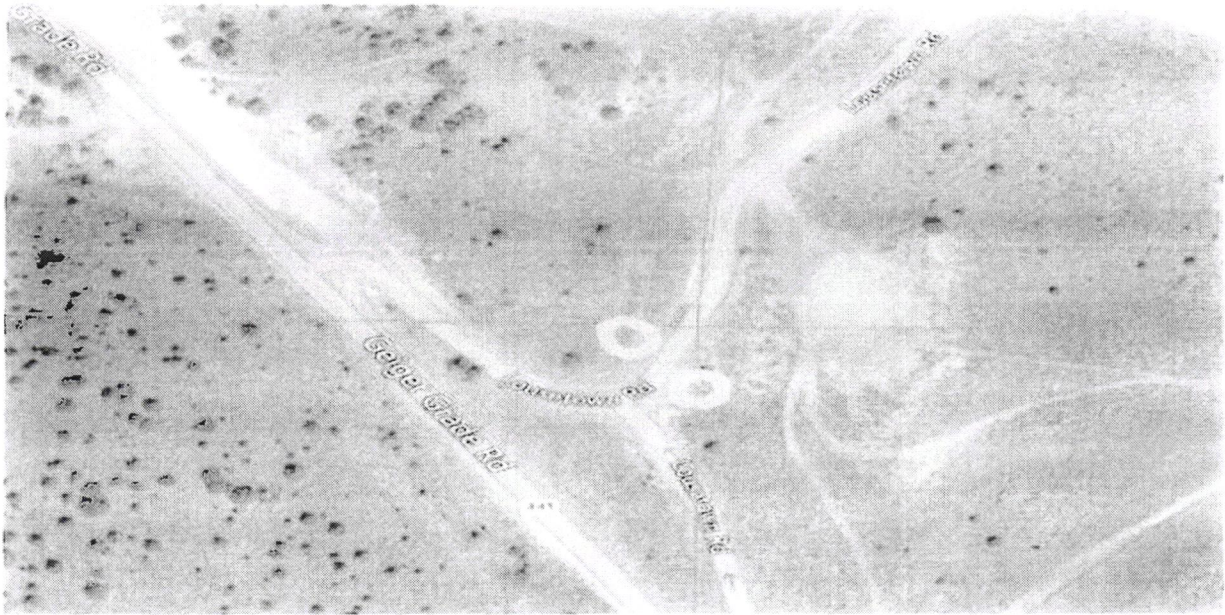
## Appendix A

### Locations for signs associated with national, state or local election processes within County-owned rights of way or property.

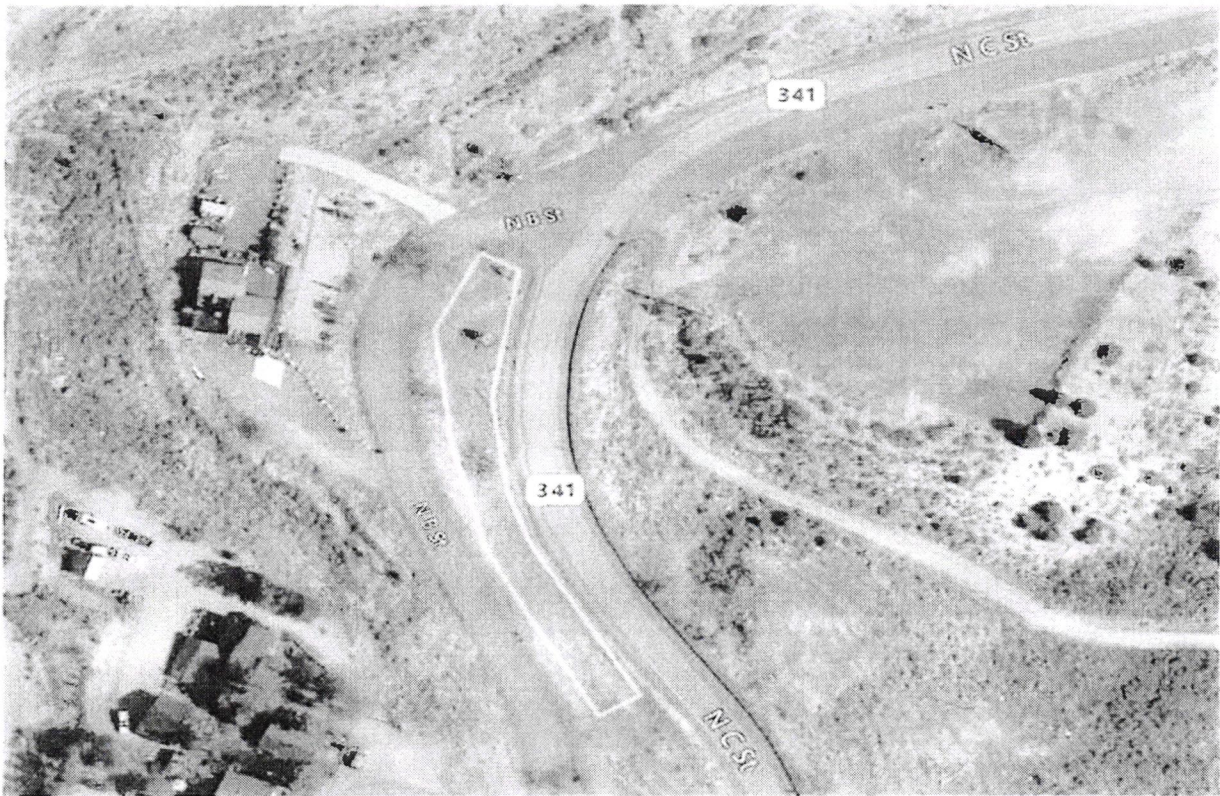
The identified locations are approximate only (indicated in yellow or blue on the following maps). Signs associated with the election processes may be located on Storey County public right-of-way/property only in the general locations shown. No signs may be located that impede pedestrian or vehicle visibility and may not be located within a vision clearance triangle. Signs located in these public areas shall be permissible up to 32 square feet regardless of the zoning district. It is the sign owner's responsibility to make sure signs are not on private property without permission from the property owner and not located in any other public right-of-way. Signs must be located a minimum of 100-feet from a polling location.



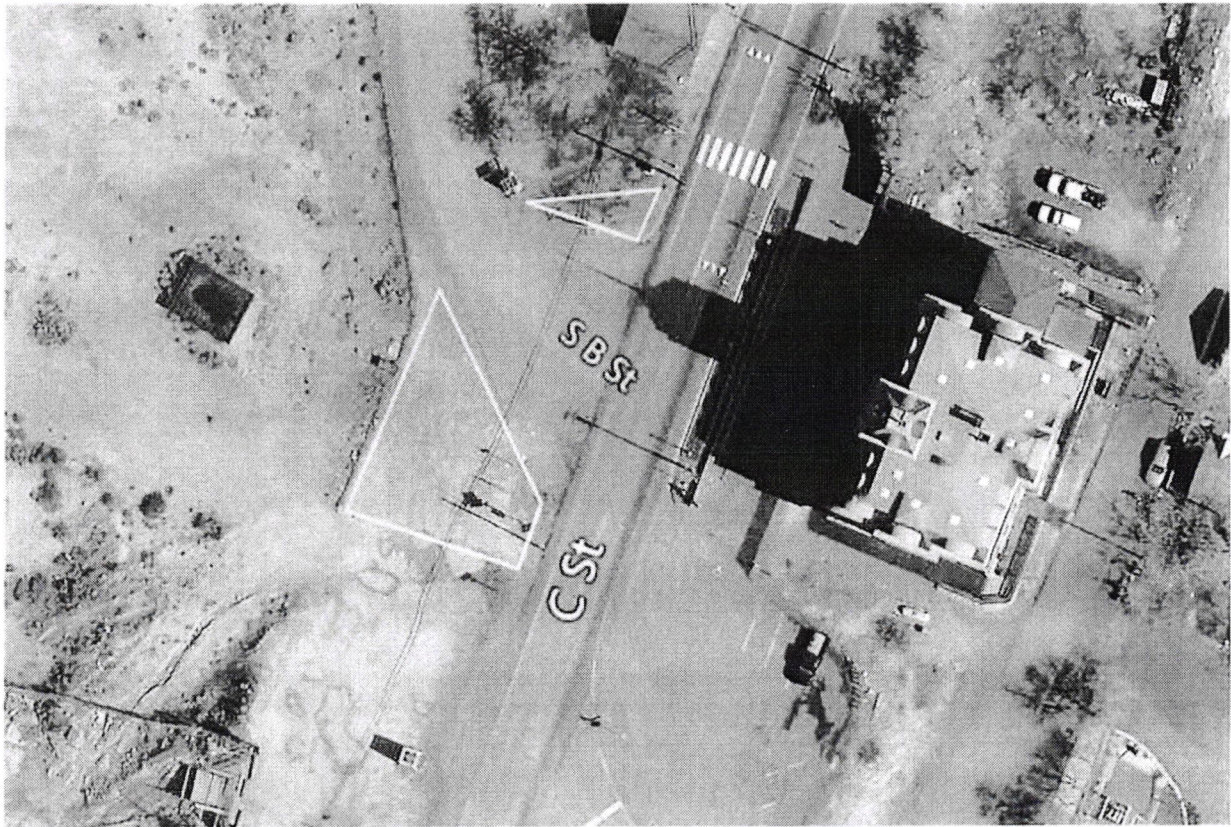
Lockwood Area



Lousetown Road



North C Street, Virginia City



South C Street, Virginia City



Mark Twain area – signs must be located a minimum of 100-feet from the entrance to the polling location.