



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

5/21/2024 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: 49

In-Person: 21

Zoom: 28

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

Commissioner 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):** Karen Gysen of the 109 Ladies nonprofit organization, said they have had a successful year and raised nearly \$19,000 and raised \$7,000 at the annual barbecue. They have given \$9,500 to student scholarships and more than \$8,000 to various school programs and community programs. Will have the third barbecue on July 6 and a live auction for a trip for 4 to Georgia as a prize during the concert on July 4. Also, we received a donated hot dog cart so we can raise money all year.

Gary Schmidt was concerned about how few people spoke during Public Comment. He also complained about having to submit a written request for public documents. He was unhappy about staff training on public records online. He said state law required public records to be provided.

5. **DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the agenda for the May 21, 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 March 19, 2024, meeting.

Commissioner Mitchell noted several corrections: he highlighted a change to the words "Preceded by" instead of "proceed by", noted that an extra digit in the date and a correction to the tax cited.

Public Comment: Gary Schmidt said he wanted his comments printed verbatim in the minutes. He said it is required if requested by a citizen.

**Motion:** I, Commissioner Mitchell, move to approve the minutes from March 19 as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

### 7. CONSENT AGENDA FOR POSSIBLE ACTION:

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

- A. Desert Rose Ranch LLC – General / 1035 Hwy 341 ~ Gold Hill, NV
- B. Envy Concrete LLC – Contractor / 11820 Claim Stake Dr. ~ Reno, NV
- C. Fast Eddie's Grill LLC – Food Truck / 1729 Sabatino Dr. ~ Sparks, NV
- D. Heavy Equipment Movers & Installation LLC – Contractor / 126 Industrial Dr. ~ Maysville, GA
- E. The Cider House – General / 110 N. C St. Virginia City, NV

F. Thomas Hayward Auctioneers LLC – Out of County / 1610 Brightstone Ct. ~ Reno, NV

II. Approval of claims in the amount of \$2,242,493.42.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve today's Consent agenda as presented.

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

## **8. DISCUSSION ONLY (No Action - No Public Comment): Committee/Staff Reports**

### **Sheriff's Office**

- There was a fatal OHV rollover in Virginia City on Sunday, May 19.

### **Fire District**

- The car safety seat event held in conjunction with the Sheriff's Office was very successful.
- The Living with Fire event in the Virginia City Highlands also went well.
- The district received three grants for the Wildland Division totaling \$658,350. One was for work near Calaveras, one for work near Prospect, and the third was to update and modernize the wildland fire plan.

### **Public Works**

- The Lousetown Road Rehabilitation project has begun and will have single lane traffic until repairs are completed. Residents should expect delays and consider alternate routes.

### **Operations and Projects**

- The Lockwood Senior Center Project had a pre-bid conference on May 23.
- The Fairgrounds Project needs Fire and USDA approvals.
- The Lockwood Senior Center work is progressing.
- Mark Twain Community Center is progressing
- The Divide paving is moving along.
- The Electric/Milan traffic light is being designed.
- A traffic study of the Fairgrounds is in the works.

### **Administrative Officer**

- Work is proceeding with department heads on the 2026 Capital Improvement Project Plan, and to update administrative policies.
- We are rewriting the policies for the Western Nevada Development District.

### **Emergency Management**

- The department is working on continuity of government plans.

- The Hazard Mitigation Plan involves working with Staff in June and doing an online survey for the public in July.
- The Rural Preparedness conference was held in Elko recently and Senior Services Director Stacy York was praised for her efforts by top state officials.

### **VCTC**

- Mark Twain Days showed great success. Thanks to all those who participated.
- Chili Cookoff went well, with attendance up 12 percent, and lots of media.
- The Celebration of Heroes Parade was at noon Saturday, May 25. There were lots of Model As in town.
- The Black Irish Band performed at Piper's Opera House May 25.
- The Reno Tahoe Odyssey foot race will be June 1 from 6 to 10 a.m. Watch on Geiger Grade for runners and their escort vehicles.
- The FAST event, with Model A cars will race on D Street from 10 a.m. to 2 p.m. The cars will do timed races and will be of pre-1936 vintage. D Street will be closed from Mill to Taylor streets.

### **IT**

- Working with Public Works on linking the pool, community center and senior with fiber optics.
- The camera project on the 5 Mile Reservoir will be finished soon.

### **County Manager**

- More than 2,000 business license applications were sent out by Community Development and many were surprised at the new lower the \$25 fee and inquired if this was correct.
- Mr. Osborne attended a County Managers' meeting in Tonopah and discussed housing, transportation and legislative actions.

### **Clerk-Treasurer**

- Early voting starts Saturday, May 25, in the Slammer and in Lockwood. It will also be held 8 a.m. to 6 pm Tuesday May 28th to Friday May 31<sup>st</sup> in the Slammer. Voting will be held in both the Slammer and Lockwood on Saturday June 1<sup>st</sup>; and then again 8 a.m. to 6 pm Monday June 3rd to Friday June 7<sup>th</sup> in the Slammer. On Election Day, June 11th, voting will be from 7 a.m. to 7 pm in the Slammer, the Lockwood Fire Station, Virginia City Highlands Fire Station, and Mark Twain Community Center. Mailed ballots should be in people's mailboxes. Ballot drop boxes are at the early voting centers and on Election Day at polling centers.

### **9. BOARD COMMENT (No Action - No Public Comment)**

- Commissioner Mitchell praised 109 ladies and other organizations that provide scholarships to local students.

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

- 11. DISCUSSION/FOR POSSIBLE ACTION:** Review and possible approval of the 2024-2025 Storey County Water and Sewer Final Budget for submission to the Nevada Department of Taxation.

Comptroller Jennifer McCain said the Water Fund is included in the Storey County budget. The rest is a compilation of discussions over the past few months. The Water cash balance is ending at \$1 million; the revenues are about \$790,000; expenses are \$885,000; therefore, we must dip into those funds, at \$250,000 less than 2024 projection. The Sewer Fund ending cash balance is anticipated to be \$1.2 million, revenues are at \$523,000 and expenses are at about \$455,000. Both funds have transfers in from the Infrastructure Fund to help them pay the bonds. She requested that the forms be signed so the budget could be sent to the state Department of Taxation. The Water and Sewer budgets are available on Page 31 of the Board of Commission packet under Agendas on the Storey County website.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the 2024-2025 Storey County Sewer Final Budget and direct the Storey County Comptroller to submit the final budget to the Department of Taxation. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

- 13. DISCUSSION/FOR POSSIBLE ACTION:** Review and possible approval of the 2024-2025 Storey County Fire Protection District Final Budget for submission to the Nevada Department of Taxation.

Ms. McCain said this is a compilation of discussions. The Fire District Budget has no changes from May 7. The revenues are projected to be \$14 million, with 52 percent is from property tax and 18 percent Intergovernmental fund. The expenditures are about \$13.7 million which is 55 percent wages, 29 percent benefits and 15 percent service and supplies. The revenues from all the other funds are covering or exceeding their expenses. In the Capital project fund the ending fund balance is projected to be \$380,000. This includes the equipment purchased the past several years and moving into the next fiscal year. We don't anticipate spending all that money next year. Those orders are slow to come in. The Fire District is seeking \$1.5 million in grants, and some are starting to be approved. She requested that the forms be signed so the budget could be sent to the state Department of Taxation. The Fire District budgets are available on Page 63 of the Board of Commission packet under Agendas on the Storey County website.

Commissioner Mitchell asked why the SCCRT was down from last year's budget. Ms. McCain responded that Taxation's calculations use the first six months of the year we are in and last year. They are projecting things to be a little bit different for Fire, and it is not following through. Ms. McCain explained that these are their numbers, and that they are a little more conservative.

Commissioner Mitchell also asked about a significant increase in service and supplies from the tentative to the final budget. Fire Chief Loncar said there was minimal change between the tentative and some were computer software, added website and email items, and also under professional services there was an increase, for third-party plan review assistance. We didn't have that in the earlier versions of the budget. Commissioner Mitchell said it went from 1.6 to 6.1. Ms. McCain said she would update it. Fire Chief Loncar asked for a specific line item and Commissioner Mitchell said it was in the summary. They said the difference is around \$4.5 million. Upon checking, Ms. McCain discovered that she transposed the numbers; the actual difference was just under \$300,000. She suggested approving the budget with the correction that that is \$1.6 million in service and supplies, and she will provide updated paperwork.

Public Comment: Gary Schmidt complained about noncompliance with the Open Meeting Law, as the Water and Sewer and Fire District are separate bodies and should have early public comment. They are separate public meetings, and needed early and closing public comments. He thinks he should file complaints. He wanted separate meetings and separate agendas.

**Motion:** I, Commissioner Mitchell, move to approve the 2024-2025 Storey County Fire Protection District Final Budget with the noted correction under services and supplies, and direct the Storey County Comptroller to submit the final budget to the Nevada Department of Taxation. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

#### **14. RECESS TO RECONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS**

#### **15. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the acceptance of the renewal from the Nevada Public Agency Insurance Pool (POOL) for liability and casualty insurance along with the deductible option for FY24-25.

Jared Rossi with LP Insurance and Wayne Carlson, executive director of POOL, reviewed coverages and deductible options ranging from \$5,000 to \$25,000. He listed coverages, deductibles, liability and loss for different coverages. Currently the deductible is \$5,000. They explained rate increases as well.

Commissioner Mitchell asked about 24-41 law enforcement personnel. Sheriff Cullen said the Office has absorbed the Dispatch Center, brought on 6 reserve officers and was fully staffed. He said the total number of deputies including the jail is now at 35.

Ms. McCain said that discussions with the county manger and Mr. Rossi was to recommend going with the \$25,000. There is a savings looking at the 10-year period and will work with POOL on risk management. Mr. Osborne agreed.

Public Comment:

**Motion:** I, Commissioner Mitchell, move to approve the renewal from the Nevada Public Agency Insurance Pool (POOL) for liability and casualty insurance with a deductible of \$25,000, not to exceed \$640,000 for FY24-25. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**16. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the selection of Auditor for fiscal year ending June 30, 2024.

Comptroller McCain said staff recommended we keep DiPietro & Thornton and praised Joe Costanza for his prior work and support.

DiPietro & Thornton has completed our fiscal audits in a timely and accurate manner for several years. They have provided audit compliance, guidance, and most importantly a clear annual financial statement. It is the Comptroller's opinion that Storey County continue this relationship for another year.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the selection of DiPietro and Thornton CPA, LTD as the auditor for Storey County for fiscal year ending June 30, 2024. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

Ms. McCain said this budget is also a compilation of the previous meetings. Some changes have been made. Salaries in the Communications Department will change with the completion of training, raising the line item \$80,000. Also, in the Equipment Acquisition Fund, one mobile-reader-board was added at \$22,000, and another was budgeted for the next fiscal year. The General Fund revenues are increasing about 57 percent, and the expenses are increasing about 24 percent. Transfers out are increasing about 19 percent. This makes the General Fund revenues to be about \$43 million, of which 64 percent is from property tax and 15 percent is from permits and licenses. The General Fund expenses are expected to be \$33

million, of which 41 percent is General Fund government. The Capital Projects fund is expected to have an ending fund balance of about \$3.5 million, earmarked for future projects within the Capital Improvement Plan. Our Equipment Acquisition Fund balance is projected to be about \$890,000. The Road Department numbers, though looking a bit high, cover \$661,000 for salaries and wages, and \$492,000 for employee benefits. Service and supplies budget increased from \$400,000 to about \$1 million, this is where we changed how road maintenance is done. We created a new account for road maintenance of about \$500,000. Capital outlay increased from \$2 million to \$7 million and that is because we have chosen to put all the road capital projects to be funded into Roads. She requested that the forms be signed so the budget could be sent to the state Department of Taxation.

Commissioner Mitchell said the subtotals appear to be correct. Ms. McCain agreed the formulas were correct.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the Storey County 2024-2025 Final Budget as presented with the noted corrections on Page 22, and direct the Storey County Comptroller to submit this budget to the Nevada Department of Taxation. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**18. 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).

Human Resources Director Brandie Lopez, said that after four negotiating sessions with the union, and we agreed to a 3-year contract. The union has ratified the contract. She gave an overview included a 0 percent COLA in the first year, then a 3 percent COLA in year 2 and a 2 percent increase in year 3. An increase was provided in shift differential and milestone pay.

Comptroller McCain said the contract would increase cost by more than \$300,000 over the term of the contract.

Public Comment: None

**Motion:** In accordance with the recommendation by staff and the tentative agreement between Storey County (Employer) and the Storey County Sheriff's Office Employees' Association/Nevada Association of Police and Sheriff's Officers (Union), I, Commissioner Mitchell, move to approve the successor 2024-2027 collective bargaining agreement between the parties. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.



**19. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and Possible Approval of Grant of Easement File No. 2024-019 to NV Energy for communication and electric facilities within the Venice Drive Right-of-Way, McCarran, Storey County, Nevada.

Planning Manager Kathy Canfield said this is a request for easement from NVEnergy, and in working with NVEnergy, we discovered that there has not been an easement there. Public Works and the Planning Department recommends approval.

Public Comment: None

**Motion:** In accordance with the recommendation by staff, I, Commissioner Mitchell move to approve a Grant of Easement (2024-019) to NV Energy for communication and electric facilities within the Venice Drive Right-of-Way, McCarran, Storey County, Nevada.

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

**20. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval to accept Sierra Nevada Construction as the only bidder for the 2024 Road Rehab Project at a bid amount of \$581,007.00.

Public Works Director Jason Wierzbicki said that DOWL Engineering held an electronic bid on the 2024 Road Rehab Project, and that Sierra Nevada Construction was the only bidder at \$581,007. This consists of a full reconstruct on Summit Street in Virginia City and drainage improvements on Wild Horse Canyon, London and Ireland Roads in the industrial park.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the Public Works Director to sign the contract with Sierra Nevada Construction in the amount of \$581,007.00 for the 2024 Road Rehab Project. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**21. DISCUSSION/FOR POSSIBLE ACTION:** Discussion and consideration for approval of the Storey County Strategic Plan for Fiscal Year 2024 and 2025.

County Manager Austin Osborne said after hearing from the communities and after several workshops with the Board of Commissioners, there have been no changes to the Strategic Plan. This is a 1-year plan, and upon adoption, a 3-year and 5-year plan will be developed. The Strategic Plan is available on Page 249 of the Board of Commission packet under Agendas on the Storey County website.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the FY 2024 through 2025 Storey County Strategic Plan. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

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

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the second readings under Item #22 listed as A-Q. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**23. PUBLIC COMMENT (No Action):** Gary Schmidt said how he defined corruption. He said he believed corruption runs rampant on the commission and elsewhere in the county. He complained about requirements for public records requests. He read part of the Open Meeting Law. He said he has seen gathering of a quorum of this body discussion county business. He complained about the minutes.

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

Commissioner Carmona adjourned the meeting at 11:52 a.m.

Respectfully submitted,

  
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Jim Hindle  
Clerk-Treasurer