



# Board of Storey County Commissioners Agenda Action Report

Meeting date: 9/3/2024 10:00 AM -  
BOCC Meeting

Estimate of Time Required: 5 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the minutes from the July 2nd, 2024, meeting.
- **Recommended motion:** Approve or amend as necessary.
- **Prepared by:** Jim Hindle

**Department:** Clerk & Treasurer

**Contact Number:** 7758470969

- **Staff Summary:** See attached.
- **Supporting Materials:** See Attachments
- **Fiscal Impact:** none
- **Legal review required:** False
- **Reviewed by:**

\_\_\_\_ Department Head

**Department Name:**

\_\_\_\_ County Manager

**Other Agency Review:** \_\_\_\_\_

- **Board Action:**

<input type="checkbox"/> Approved	<input type="checkbox"/> Approved with Modification
<input type="checkbox"/> Denied	<input type="checkbox"/> Continued



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

7/2/2024 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

- |   |   |
|---|---|
| <input type="checkbox"/> Assessor Jana Seddon                         | √ Health & Community Services Director Stacy York               |
| <input type="checkbox"/> Justice of the Peace Eileen Herrington       | √ Human Resources Director Brandie Lopez                        |
| √ Recorder Dru McPherson  | <input type="checkbox"/> IT Director James Deane                |
| √ Sheriff Mike Cullen   | √ Operations and Project Manager Mike Northan                   |
| √ Business Development Manager Lara Mather                            | √ Planning Manager Kathy Canfield                               |
| <input type="checkbox"/> Comptroller Jennifer McCain                  | <input type="checkbox"/> Public Works Director Jason Wierzbicki |
| <input type="checkbox"/> Community Development Director Pete Renaud   | √ Tourism Director Todd Tuttle                                  |
| <input type="checkbox"/> County Administrative Officer Honey Coughlin | Other:  |
| √ Emergency Management Director Adam Wilson                           |   |
| √ Fire Chief Jeremy Loncar  |   |
| <input type="checkbox"/> Grants Manager Sara Sturtz                   |   |

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Total Attendance: 38

In-Person: 21

Zoom: 17

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**1. CALL TO ORDER CLOSED SESSION MEETING COMMENCING AT 9:00 A.M.** Call to Order Closed Session meeting pursuant to NRS 288.220 for the purpose of conferring with county management and legal counsel regarding labor negotiations with the Storey County Firefighters' Association IAFF Local 4227. This closed session meeting is scheduled to commence at 9:00 AM, immediately before the regular commission meeting.

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

Commission Chairman Jay Carmona called the meeting to order at 10:01 a.m.

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

**4. PLEDGE OF ALLEGIANCE**

**5. PUBLIC COMMENT (No Action):** None

**6. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the agenda for the July 2, 2024, meeting.

County Manager Austin Osborne asked that Item #25 be removed, and that Item #26 be continued to the July 16, 2024, meeting.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the agenda for today's agenda with the two noted changes to remove Item #25 and continue Item #26 to our July 16, 2024, meeting. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**7. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the minutes from the April 2nd, 2024, meeting.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the minutes of our April 2, 2024, meeting as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously,

**8. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the minutes from the April 16, 2024, meeting.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the minutes of our April 16, 2024, meeting as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**9. CONSENT AGENDA FOR POSSIBLE ACTION:**

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

- A. Americom Technology LLC – Contractor / 5305 W. 2400 S. England Ct. ~West Valley City, UT
- B. K7 Construction Inc. – Contractor / 5985 Home Gardens Dr. Unit D ~ Reno, NV
- C. LC Paint, Drywall & Carpentry – Contractor / 573 E. Second St. ~ Reno, NV
- D. NRD Nevada Roofing Division LLC – Contractor / 1277 W. 7th St. Ste. 9 ~ Reno, NV
- E. Outpost Coffee – General / 5 N. C St. ~ Virginia City, NV
- F. Pinyon Farm & Nursery LLC – Home Based / 2431 Grizzley Rd. ~ Reno, NV

- G. Plumbing NV LLC – Contractor / 1125 Broadview Ct. ~ Reno, NV
- H. Pulido & Sons Construction – Contractor / 2575 Muddy Rd. ~ Winnemucca, NV
- I. Rainbow Sounds USA – Out of County / 5421 Kietzke Ln. Ste 100 ~ Reno, NV
- J. Stericycle Inc. – General / 1655 Milan ~ McCarran, NV
- K. Terracon Consultants Inc. – Professional / 16841 S. Ridgeview Rd. ~ Olathe, KS
- L. Tesla Inc. – General / 450 Pittsburgh ~ McCarran, NV
- M. Trojan Wall Products – Contractor / 2219 Grand Ave. ~ Sacramento, CA

II. Approval of claims in the amount of \$850,726.59.

III. For consideration and possible approval, licensing board first reading, General Business License-Pope Technologies LLC, 5661 S. Cameron Road, Las Vegas, NV 89118.

Commissioner Mitchell asked why III item was separate from other first readings. Mr. Osborne said because it needed approval by the Sheriff’s Office.

Public Comment: None

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

**10. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of Resolution No. 24-732 recognizing and commending a Storey County employee who has served 10 years of service to the county.

Human Resources Director Brandi Lopez presented a resolution honoring Clerk-Treasurer Jim Hindle for 10 years of service. Ms. Lopez read the resolution. Photo was taken.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve Resolution No. 24-732 recognizing and commending a Storey County employee who has served 10 years of service to the county, namely Jim Hindle. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously,

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

**Sheriff’s Office**

- Sheriff Cullen reported the public safety awareness meeting held in the Virginia City Highlands was successful.
- Three deputies are going to the POST academy for patrol training.
- He thanked the Veterans of Foreign Wars Post 8071 for a \$1,000 donation to the Explorers program.

## **Public Works**

- Operations and Projects Manager Mike Northan said street sweeping has begun.
- The Union Street fencing has been removed.
- The water storage tanks are being inspected and cleaned.
- The Fairgrounds project is in plan review.
- The semi-annual inspections of traffic signals will begin shortly.
- The Station 71 project RFP is out, and we hope to have qualified responses soon.

## **Business Development Office**

- Lara Mather said the county's community project grant is open for communities. Each of the four communities in Storey County can apply for \$10,000 for projects that benefit the community. Applications are due August 23. Contact Sara Sturtz at 775-847-0986.
- On the federal grants, Rep. Amodei submitted the Water Divide Project, Sen. Cortez-Masto submitted the Long Valley Creek Hazard Mitigation project and the Piper's Opera House west wall repair.

## **Planning Department**

- Planning manager Kathy Canfield said that there will be a town hall meeting at 6:15 p.m. at the Virginia City Senior Center. Future town halls are 5:30 p.m. at the Mark Twain Community Center on July 18, 5:30 p.m. at the Lockwood Senior center August 1, and 5:30 p.m. at the Fire Station in the Virginia City Highlands on August 8.
- County staff met with representatives of the Nevada Division of Environmental Protection and the Environmental Protection Agency on mercury testing, and officials will due testing in the area in July.

## **Emergency Management**

- Residents who signed up for the RAVE alert system should check it on the county web site or social media pages. The system can alert residents in case of emergencies such as wildfires.

## **VCTC**

- Tourism Director Todd Tuttle said the next Mix and Mingle at Piper's Opera House will be reviewing the plan for the weekend of the camel races.
- The Fourth of July has 66 entries for the parade and a lot of TV interviews scheduled.
- The concert is at 6 p.m. with the fireworks starting at about 9:15 p.m., launching from the Ophir dump near the ballfield.
- Hot August Nights kickoff will be Aug 2-3, with 400 cars. C Street will be closed to traffic from 6 a.m. to 6 p.m. The shuttle will operate from Flowery St. to the post office.
- Camel Races will be Sept. 6-8. Tickets are \$10 on Friday. The two Saturday shows are selling out quickly. The Camel Hump will be at about 12:30 p.m. Sunday's show will be at 12:00, and there will be shuttles all three days.

### **Health and Community Services**

- Director Stacy York said the department was being re-branded from Senior Services to Health and Community Services so that more people can be helped, but there is still an emphasis on senior citizen needs.
- Grant funding was obtained for the Transportation and Homemaker programs. The department has traveled more than 40,000 miles providing transportation for seniors since its inception.
- With the heat wave, the center has fans for anyone in need.
- National Night Out is August 6 at Peri Ranch Park, 5-8 p.m.
- Sheriff's Night is August 13 at Miners Park, 5-8 p.m.

### **County Manager's Office**

- County Manager Austin Osborne said there were a series of town halls scheduled, with the first at the Virginia City Senior Center on Thursday, July 11 at 6:00 p.m. The rest will be posted.

### **Clerk & Treasurer's Office**

- Clerk & Treasurer Jim Hindle said residents will be seeing tax bills by the third week of July and should call the office if they don't receive one by month's end.
- Court schedules are busy, and the new jury management system is live.
- The Office will be implementing DocuSign to improve the management of documents.
- The Office is also implementing a new election software system and did a mock election in the slammer. Final testing and trouble-shooting is ongoing to the anticipated "Go-Live" date of 8/19/2024.

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

- Commissioner Clay Mitchell said he attended three town hall meetings on fire issues, which included information on large animal rescue, public safety and insurance access. He said insurance companies have been canceling policies and he will investigate that.

### **13. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval authorizing the County Manager to sign and approve a contract between Storey County and Silver State Government Relations for lobbying and government affairs services during the Nevada legislative interim and general sessions, effective July 1, 2024, through June 30, 2025, for \$6,500 per month.

County Manager Austin Osborne said this is to continue a contract with Silver State Government Relations (SSGR) for a full range of lobbying services in the Legislature, and has been active not just during the session but all year long. They advise us of potential legislation. This is for one-year. The company plans to build up their efforts with water resources.

Will Adler of SSGR said he expects plenty of twists and turns, but he is honored to have represented Storey County for the past three years and into the future.

The three commissioners praised the work of the company.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to authorize the County Manager to sign and approve a contract between Storey County and Silver State Government Relations for lobbying and government affairs services during the Nevada legislative interim and general sessions, effective July 1, 2024, through June 30, 2025, for \$6,500 per month. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously,

**14. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of Resolution No. 24-739, a resolution setting the grade and salary range of employees fixed by ordinance or resolution per NRS 245.045 for appointed Storey County officials for the 2024-25 fiscal year and to supersede prior year actions by resolution for appointed Storey County employees with the allocation of the Kitchen Aide to Grade 110, Intermittent Part-Time Homemaker to Grade 110, Intermittent Part-Time Transportation Driver to Grade 110, and change the Program Coordinator from intermittent part-time to a full-time position allocated to Grade 113.

Human Resources Director Brandie Lopez said this replaces a resolution for updated compensation for appointed officials. These are based on external salary data and internal alignment and have been approved in the budget process.

Commissioner Mitchell asked about the hourly equivalent and Ms. Lopez said it would go from about \$17 per hour to about \$20 per hour.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve Resolution No. 24-739, a resolution setting the grade and salary range of employees fixed by ordinance or resolution per NRS 245.045 for appointed Storey County officials for the 2024-25 fiscal year and to supersede prior year actions by resolution for appointed Storey County employees with the allocation of the Kitchen Aide to Grade 110, Intermittent Part-Time Homemaker to Grade 110, Intermittent Part-Time Transportation Driver to Grade 110, and change the Program Coordinator from intermittent part-time to a full-time position allocated to Grade 113. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**15. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the Statement of Work and Managed Services Agreement between Storey County and Navient

for the provision of Hyland OnBase services for a term of twelve (12) months not to exceed \$90,000.

Ms. Lopez said this is to provide management services to Storey County. Naviant will monitor and manage Naviant-supported software solutions to ensure performance and will address any issues that arise. Naviant provided two options in the services agreement and HR chose 10 standard hours of management services per week for 12 months for a total of \$7,500 monthly. The total cost of the agreement will not exceed \$90,000 for the 12-month term. She said this is to manage the OnBase system for agendas, records requests and document management.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the Statement of Work and Managed Services Agreement between Storey County and Naviant for the provision of Hyland OnBase services for a term of twelve (12) months not to exceed \$90,000. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**16. DISCUSSION/FOR POSSIBLE ACTION:** Approval of the final draft of the Integrated Source Water Protection Plan (ISWPP). ISWPP is a comprehensive, voluntary approach designed to help local governments and communities develop and implement a plan that protects their drinking water supplies with an emphasis on groundwater resources. See Final Draft ISWPP Plan on the county website. Go to <https://www.storeycounty.org/517/Planning-Updates> then see Integrated Source Water Protection Plan under the Planning Updates list.

Planning Manager Kathy Canfield said this is the draft of the water protection plan created with Canyon GID, TRIGID and industrial partners to protect source water. Working with NDEP and their consultants. Everything is voluntary and non-regulatory, and matches up with the Master Plan.

Public Comment: None

**Motion:** In accordance with the recommendation by staff, I, Commissioner Mitchell, hereby move to approve the final draft of the Integrated Source Water Protection Plan. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**17. DISCUSSION/FOR POSSIBLE ACTION:** ROW Abandonment (File 2024-022). A request to abandon a portion of F Street and G Street rights-of-way located between Mill Street and Carson Street within the Miner's Park property in Virginia City, Storey County, Nevada. The rights-of-way to be abandoned will be consolidated into the adjacent parcels of land owned by Storey County and become one parcel. The rights-of-way to be abandoned are contained within APN 001-156-02, Virginia City, Storey County, NV.



Ms. Canfield said this is similar to the one done previously this year in the Fairgrounds. The objective is to consolidate this into one parcel and it gives the County the flexibility to do things without worrying about property lines, as it is all public property. Planning Commission supported this action. Ms. Canfield read the Findings of Fact, which can be found on Page 93 in the Board of Commissioners packet on the Storey County website under Agendas.

Public Comment: None

**Motion:** In accordance with the recommendation by the Planning Commission and staff, the Findings of Fact under section 3.A of the Staff Report read into the record by County staff, and in compliance with all Conditions of Approval, I, Commissioner Mitchell, hereby move to approve to abandon a portion of F Street and G Street rights-of-way located between Mill Street and Carson Street within the Miner’s Park property in Virginia City, Storey County, Nevada. The rights-of-way to be abandoned will be consolidated into the adjacent parcels of land owned by Storey County and become one parcel. The rights-of-way to be abandoned are contained within APN 001-156-02. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

**19. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of modifications to the collective bargaining agreement between the Storey County Fire Protection District (Employer) and Storey County Fire Fighters’ Association Local 4227 (Union).

HR Director Brandie Lopez said the negotiations went well. The wildland positions were added that had been grant-funded. Step increases were negotiated; other issues remained the same.

Public Comment: None

**Motion:** In accordance with the recommendation by staff and the tentative agreement between Storey County Fire Protection District (Employer) and Storey County Fire Fighters’ Association Local 4227 (Union), I, Fire Commissioner Mitchell, hereby move to approve the modifications to the 2023-2026 collective bargaining agreement between the parties. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**20. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of Resolution No. 24-722, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 474.470 for appointed and non-represented Storey County

Fire Protection District employees for the 2024-25 fiscal year and superseding prior year action by resolution for appointed Storey County Fire Protection District employees with the adjustments of removing the Wildland grant-funded positions and adjusting the salary schedule to seven steps.

Ms. Lopez said the Resolution will replace Resolution 23-692 and remove the Wildland grant-funded positions and adjust the salary schedule to seven steps. The Wildland positions were approved in the Fire District budget and will no longer be grant funded. These positions will now be represented in the SCFFA Collective Bargaining Agreement. The general salary schedule is being adjusted to a seven-step chart to be consistent with the SCFFA salary schedule. She said it complies with NRS requirements and the Board-approved final budget for the 2024-25 fiscal year. The wage adjustments are currently accounted for in the approved 2024-25 budget.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve Resolution No. 24-722 a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 474.470 for appointed and non-represented Storey County Fire Protection District employees for the 2024-25 fiscal year and superseding prior year action by resolution for appointed and non-represented Storey County Fire Protection District employees. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**21. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of Resolution No: 24-731, annually updating mitigation rates for the deployment of emergency and non-emergency services by the Storey County Fire Protection District for incidents outside of Storey County, large-scale hazardous materials incidents, motor vehicle accidents, and negligent or criminal fires.

Fire Chief Jeremy Loncar said this proposal is to update Resolution 23-702, which declares our current apparatus and personnel rates for wildland fires and other emergency responses outside of Storey County. This is an annual update, and it is where we declare the costs for outside assistance, hazardous waste, motor vehicle accidents and criminal actions. These rate updates have no financial effects on Storey County residents except for negligent or criminal fires. These rates separate from fees associated with our Ambulance and Prevention programs. The current resolution uses rates set in 2023 and is regularly updated annually to account for the rising costs of fuel, equipment, and staffing due to inflation

Public Comment: None

**Motion:** I, Fire Commissioner Mitchell, move to approve Resolution No: 24-731, updating mitigation rates for the deployment of emergency and non-emergency services by the Storey County Fire Protection District for incidents outside of Storey County, large-scale hazardous

materials incidents, special operating, and negligent or criminal fires. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

**23. DISCUSSION ONLY/NO POSSIBLE ACTION:** Report of Public Works Department regarding roads and highways throughout Storey County.

Operations and Projects Manager Mike Northan, speaking for Public Works Director Jason Wierzbicki, said the Lousetown project is full speed ahead with lime being put on the road. The 2024 Road Rehab project is complete, and the 2025 Road Rehab plan has begun.

Commissioner Carmona asked why lime was used, and Mr. Northan said it worked with the soils and was better than taking the road down to the base.

Public Comment: None

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

**25. DISCUSSION/FOR POSSIBLE ACTION:** Possible grant of easement to NV Energy for utilities within a portion of parcel number 001-135-06 (a county-owned parcel) in Virginia City, as described in the attached Request for Grant of Easement provided by NV Energy. This easement is part of the Fairgrounds Improvement Project to provide electrical power to the Fairgrounds.

This item was removed.

**26. DISCUSSION/FOR POSSIBLE ACTION:** Possible acceptance of bid and award of contract for the construction of the Lockwood Senior Center Project in Lockwood Nevada to K7 Construction in an amount not to exceed \$5,316,586.00 and to authorize the County Manager to sign the contract for construction.

This was continued to the July 16 meeting.

**27. DISCUSSION/FOR POSSIBLE ACTION:** First reading of Bill No. 142, Ordinance No. 24-330, amending Storey County Code Title 8 - Health and Safety, Chapter 8.01 Nuisances to allow appeals of a final decision of the hearing officer to proceed under a process for Judicial Review in district court after the final Hearing Officer decision.

District Attorney Anne Langer said we had a first reading a few months ago, and due to the questions by the board, we looked at the ordinance again. Informal hearings with pro tems serving as hearing officers. We went back to look at administrative hearings, and there are a

lot of different methods for the appeal process. So, we have a process for judicial review, which is not looking at it anew, it is a review, and people can represent themselves.

In response to a question from Commissioner Mitchell, Ms. Langer said the process of having a hearing officer already existed, but the county had not designated hearing officers, so pro tems from outside the county were used. With this, potential pro tems will come before the Board of Commissioners.

Commissioner Mitchell asked about the advantages and disadvantages of having the Board of Commissioners to hear appeals, vs. a judicial review, and can there be an either/or scenario. Ms. Langer said there is one process that will take place, and the Board of Commissioners comes into play from an HR decision, licensing processes. In this situation, it is more of a standard that the judicial review is the course of conduct.

Commissioner Mitchell was concerned that citizens will feel they must have attorneys in a court system, but Ms. Langer said the ordinance has been in effect since 2017, and more and more people are represented by attorneys. She said pro per people do represent themselves, so it would be the same thing in the informal hearings. The judge would be ruling from the record.

Commissioner Mitchell wondered if it would be better service to the public to go to the Board of Commissioners rather than the courts.

Commissioner Gilman said if the appeals went to the board, it would appear to be a political decision, and he was opposed to the Board's involvement.

Commissioner Mitchell said he agreed with that argument, but was concerned that the Board of Commissioners would provide better service. Ms. Langer said in this resolution, judicial appeals can look at is the record.

Commissioner Carmona said he preferred keeping this out of the Board of Commissioners jurisdiction and asked if it could be reversed. Ms. Langer said the resolution could be amended.

Commissioner Mitchell asked about criminal penalties, and each day is considered a separate misdemeanor, and is that heavy-handed. Ms. Langer said Community Development has a deferred prosecution program, where residents work with Community Development to cure the nuisance prior to going on the criminal complaints. She said that part has not been used.

Commissioner Mitchell said he preferred having the criminal part there without having the "each day" wording. Ms. Langer said going to the criminal was a last resort and didn't believe that section to be "heavy handed". Most cases don't get to her office, and residents

have every chance to alleviate the nuisance before that step. Most go into the 18-month pre-prosecution program.

County Manager Austin Osborne read the title of the ordinance.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the First Reading amending Storey County Code Title 8 - Health and Safety, Chapter 8.01 Nuisances to allow appeals of a final decision of the hearing officer to proceed under a process of Judicial Review in district court after the final Hearing Officer decision. I further move to amend section 8.01.110 to eliminate the last line which reads “each day of any violation constitutes a separate offense.”  
**Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**28. DISCUSSION/FOR POSSIBLE ACTION:** First reading of Bill No. 143, Ordinance No. 24-331, amending Storey County Code Title 15 – BUILDINGS AND CONSTRUCTION to more efficiently hear and decide appeals of orders, decisions, or determinations made by the building official or determinations made by the fire marshal about the International Fire Code, the Wildland Urban Interface code or any amendments by adding an option for appeals to be heard by Hearing Officers in situations where the full Board of Appeals is not seated and by adding a process for Judicial Review after the Board of Appeals/Hearing Officer decision.

Mr. Osborne read the title.

Public Comment: Amanda Hunt highlighted NRS 233b, so why was that statute just not implicitly brought in by reference?

Ms. Langer said the NRS language was too broad, and this amended ordinance provides needed focus. Deputy District Attorney Brian Brown said the reason the Office mirrored that NRS, if you look at the specific language, it is jurisdictionally limited to agencies of the State of Nevada. He said it needed to be clear that it applies to Storey County and not just state agencies.

Mr. Osborne said there is opportunity for modifications to be made, and there was a question from the staff: should the issue be modified with the International Fire Code?

Ms. Langer said we would change the language for the International Codes to be included in the motion.

Commissioner Mitchell said there has been trouble filling the Board of Appeals, with people with certain experience. If we shift it into people with more of a background in the legal field, do we shift it to more of a legal question.

Ms. Langer said she didn't think so. If you can't get three people to hear the case, then the case is dismissed, and nothing gets done at all. Pro-tems are judges, who hear many different types of cases.

Commissioner Mitchell said judges' way of processing information is different from people in building trades. Can we make it a paid position rather than volunteer position. Ms. Langer said licensed people in trades and fire already have procedures they must follow. The thought processes is that all will be governed by the same statutes. Compensation could be added. Commissioner Mitchell said he still thought the thought process for building and fire professionals would be different than that of a judge.

Commissioner Gilman supported continuing this motion, because if there are far-reaching consequences that aren't apparent today. He said he was not prepared to vote to approve this today.

Commissioner Carmona said the board could approve the first reading, then if they are not comfortable with changes between the first and second readings, the board could not approve the second reading.

Ms. Langer said it could be done either way. We need to ensure people put in these positions should be outside the jurisdiction, so there is no conflict of interest.

Commissioner Mitchell said he was looking for uniformity and predictability in the process.

**Motion:** I, Commissioner Mitchell, move to continue Item #28 to our next regular meeting July 26, 2024, here at the Courthouse and on Zoom. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

A. Tellworks Communication LLC – General / 75 Pittsburgh ~ Sparks, NV

Public Comment: None

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

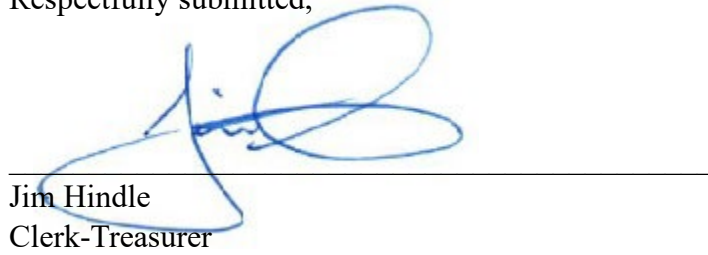
**30. PUBLIC COMMENT (No Action):** Gary Schmidt spoke about the election. He said there are people unhappy with the county, with corruption going back a century and a half. Candidates file by district but run county-wide. He said it is flawed, that District 1 position

was voted in by Districts 2 and 3. Other places you file by district, and you are voted on by district.

**31. 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