



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

8/6/2024 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: 79

In-Person: 39

Zoom: 40

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

Commission Chairman Jay Carmona called the meeting to order at 10:00 a.m.

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

### 3. PLEDGE OF ALLEGIANCE

**4. PUBLIC COMMENT (No Action):** Virginia City resident Michelle Buckman addressed the terrible incident that kicked off Hot August Nights. VC's past is strong. She said she belongs to two re-enactment groups. I have pride in sharing the incident. Others don't know, care, or apply their own set of opinions. There are five freedoms in First Amendment. It is their right to be ignorant and insulting, but it is my right to object. It has affected me. Statements disavowing their actions are good, but we need actions.

Virginia City resident Alexia Sober, said she supported Ms. Buckman's comments. The actions of one man do not represent the entire community of Virginia City. For all of our parts, we are somehow allowing this messaging to continue and grow and their actions, maybe unintentionally, are showing condemnation for this entire community, and not for a single man and his bad choices, his inexcusable choices. I ask the county to help citizens and business owners to find the right message to share and speak with state leaders and help us repair the damage caused by this man's inexcusable actions.

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

County Manager Austin Osborne requested the board continue Item #24, rendering Item #23 moot, and also that Item #33 be moved up in the agenda to just after Item #17.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve today's agenda with those noted changes, to continue Item #20 to our August 20, 2024, meeting, which removes Item #23, and moving Item #33 to before Item #18. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

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

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

- A. Blend Catering – Out of County / 615 Spice Island Dr. #4 ~ Sparks, NV
- B. Cheryl Berry – Home Based / 470 E. Mill St. ~ Virginia City, NV
- C. Comstock Family Fun – Home Based / 138 S. A St. ~ Virginia City, NV
- D. Daddy's Tacos NV – Food Truck / 4840 Mill St. Ste 8 ~ Reno, NV
- E. Education Almanacs – Home Based / 138 S. A St. ~ Virginia City, NV
- F. Frydays – Food Truck / 104 Double Eagle Dr. ~ Fernley, NV
- G. ImCon – Home Based / 2230 Agate Rd. ~ Reno, NV
- H. Metcalf Builders Inc. – Contractor / 1900 S. McCarran Blvd. Ste. 270 ~ Reno, NV
- I. Redwood Materials Inc. – General / 675 Innovation Way ~ McCarran, NV
- J. Redwood Materials EPC LLC – Contractor / 675 Innovation Way ~ McCarran, NV
- K. RESA Service LLC – Out of County / 8723 Fallbrook Dr. ~ Houston, TX
- L. S & L Plumbing LLC – Contractor / 235 E. Surge St. ~ Reno, NV

- M. Sierra Construction Services – Contractor / 1155 Watson Way #7 ~ Sparks, NV
- N. Sierra Drywall, Inc. – Contractor / 550 Seattle Slew Ct. ~ Reno, NV
- O. Sierra Gate & Control – Contractor / 1125 Mill St. ~ Gardnerville, NV
- P. Silver & Sage Rental Company LLC – Home Based / 398 N. B St. ~ Virginia City, NV
- Q. The Biggest Little Vape Shop – General / 440 USA Parkway Ste. 109 ~ Sparks, NV
- R. Trihydro Corporation – Professional / 1252 Commerce Dr. ~ Laramie, WY
- S. Western States Fire Protection – Contractor / 7020 S. Tucson Way ~ Centennial, CO

II. Approval of claims in the amount of \$5,943,832.26.

III. Approval of Tax Bill correction for Community Chest parcel 002-033-09 in the amount of \$2058.67. Community Chest is an exempt organization. They purchased this property in October of 2023. Assessor staff did not put the property into exempt status upon sale of property, therefore a tax bill generated. This tax bill needs to be deleted.

IV. Approval for Tax Bill correction for Ryan Magera parcel 003-522-22 due to late filing of personal exemption. Tax bill correction is a reduction of \$595.24.

V. Approval of Tax Bill correction for Lancer and Lisa Maciel parcel 1-255-03 due to incorrect input of Personal Exemptions. Assessor staff input the full exemption for Lisa on the parcel instead of the split amount she asked for. This tax bill increased in amount by \$631.92.

Public Comment: None

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

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

**7. DISCUSSION ONLY (No Action - No Public Comment): Committee/Staff Reports**  
**Sheriff’s Office**

- Sheriff Mike Cullen said National Night Out is tonight in Lockwood and next Tuesday is the Sheriff’s Night Out in Virginia City.

**Operations and Projects**

- Operations and Projects Manager Mike Northan said 800 South C St. parking lot paving is complete and installation of lighting is under way. Next will be a striping plan for the parking lot.
- There was a town hall meeting in Lockwood to introduce the contractors on the new Community Center to the public, and discuss traffic, student traffic, site fencing and more.

### **Planning Department**

- Planning Manager Kathy Canfield said the department has received surprise recognition from FEMA for participating in flood programs.

### **VCTC**

- Tourism Director Todd Tuttle said the normal Mix and Mingle will not be held at Piper's Opera House next Tuesday in support of the Sheriff's Night Out in Virginia City.
- In regard to the Hot August Nights incident, we are trying to organize a merchants roundtable to put an action plan together to address the issue.
- The VCTC board meeting will be at 10 a.m. August 8 in the Courthouse.
- A lot of media is in town, and his office is open and available.
- Many bus tour groups are coming in over the next few weeks.
- Hot August Nights brought more than 300 cars on Friday and nearly 400 on Saturday.
- August 23-24 is the Motorcycle Roundup, bulls and all, along with a dance at Piper's Opera House.
- Virginia City will have an Art Walk on August 24-25.
- Camel Races are Sept. 6-8, with most Saturday and Sunday shows sold out. Friday is locals nights with \$10 tickets at the Visitor's Center. The Camel Hump will be at noon Saturday. And there will be shuttles to and from the Fairgrounds.

### **Assessor's Office**

- Assessor Jana Seddon said there were a lot of corrections due to property tax cap applications and asked the public for patience. She said the first installment of taxes must be made on time or the taxpayer will be hit with late fees.

### **IT Department**

- IT Director James Deane said the fiber project with Senior Center, Community Chest building, park gazebo and swimming pool was completed.

### **Community Development**

- Director Pete Renaud said the department is self-sufficient with planning documents and no longer need third-party assistance. He credited staff with spearheading the project and writing policy. He said everything can be scanned and it will be faster.

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

- County Manager Austin Osborne said the next town hall on the Master Plan is this Thursday at 4:30 p.m. in the Virginia City Highlands. He said the last town hall in Mark Twain had a good turn-out.

### **Clerk/Treasurer's Office**

- Clerk/Treasurer Jim Hindle said the Office is going live with the new voter registration management system. There will be another mock election, and he invited the

commissioners to participate. The Office's interaction with the Secretary of State's Office and contractors to test and prepare the new system for the November election is ongoing.

- A jury trial in the District Court is scheduled for this month and the Office is using a new jury management system to inform and schedule residents for jury duty.
- Tax payments are due August 19th. That will make it busy in the office as it coincides with a jury trial; and election system prep. Residents impacted by the tax-cap corrections should pay the first installment, as emphasized earlier by the Assessor, and the other three installments will be adjusted per the tax-cap corrections.

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

- Commission Chairman Jay Carmona noted the passing of Charlotte Halterman of Lockwood and William Emerest of the Virginia City Highlands.
- Commissioner Carmona also said the county was aware of the racial comments in the Hot August Nights incident, and that those involved are not staff, volunteers or associated with Storey County government in any way. The comments are abhorrent and not reflective of our community. Virginia City was built by people of all races, ethnicities and background. We are supportive of the sheriff's investigation.

#### **9. RECESS TO CONVENE AS THE STOREY COUNTY BOARD OF HEALTH**

#### **10. PUBLIC COMMENT (No Action):**

#### **11. DISCUSSION ONLY:** Presentation by Stacy York about the nature and purpose of the Board of Health including, but not limited to, a description of the members of the board, a history of the Storey County Board of Health, and the vision for the future activity of the Storey County Board of Health

Director of Health and Community Services Stacy York said the Board of Health is governed by NRS 439, for the prevention and control of diseases, with the board made up of the County Commission Chairman, Health Director Dr. Scott Shepherd and the sheriff. Dr. Shepherd was elected Board Chair at their organizing meeting.

Public Comment: None

#### **12. DISCUSSION ONLY:** Quad-County Public Health Preparedness Update. This item will include an update for the hospital sector status for the State of Nevada, an overview of recent extreme heat watches and warnings, hospital workforce information, medical cost growth, an update on CrowdStrike, and other health-related information.

Ms. York gave a PowerPoint presentation on the history and purpose of the Board of Health.

Storey County participates in the Quad County Public Health group with Douglas and Lyon counties and Carson City, which puts out weekly updates. Issue examples the board covers

are incident planning for events like extreme heat, a decrease in the health care workforce and a shortage of culture vials.

Public Comment: None

Dr. Shepherd introduced himself as an emergency physician at Renown Medical Center, the health officer for the Storey County Fire District, and an Air Force veteran, currently serving as disaster manager for the West Coast.

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

**14. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of Resolution No. 24-741 designating Derek Dreiling as a pro tem judge in Nevada to serve as a hearing officer for appeals of decisions made by the authorized inspector pursuant to Storey County Code 8.01 Nuisances regarding abatement of nuisances, and other properly related matters.

County Manager Austin Osborne said in an earlier meeting Storey County Code 8.01 was updated by this board addressing nuisances and related matters. A nuisance is defined as dangerous buildings, debris, rubbish refuse, litter, garbage, abandoned or junk vehicles or junk appliances, weeds and noxious plant growth. It is not focused on construction. When there is a complaint an authorized inspector will address the issue, and when a decision is made, the property owner can appeal the decision to court pro tem to hear the case at a fee of \$100 per hour. He recommends Derek Dreiling be appointed.

Public Comment: None

Mr. Osborne read the title.

**Motion:** I, Commissioner Mitchell, move to approve Resolution No. 24-741 designating Derek Dreiling as a pro tem judge in Nevada to serve as a hearing officer for appeals of decisions made by the authorized inspector pursuant to Storey County Code 8.01 Nuisances. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

**15. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of Resolution No. 24-742 designating John Springgate as a pro tem judge in Nevada to serve as a hearing officer for appeals of decisions made by the authorized inspector pursuant to Storey County Code 8.01 Nuisances regarding abatement of nuisances, and other properly related matters.

County Manager Austin Osborne said in an earlier meeting Storey County Code 8.01 was updated by this board addressing nuisances and related matters. A nuisance is defined as

dangerous buildings, debris, rubbish refuse, litter, garbage, abandoned or junk vehicles or junk appliances, weeds and noxious plant growth. It is not focused on construction. When there is a complaint an authorized inspector will address the issue, and when a decision is made, the property owner can appeal the decision to court pro tem to hear the case at a fee of \$100 per hour. He recommends John Springgate be appointed.

Public Comment: None

Mr. Osborne read the title.

**Motion:** I, Commissioner Mitchell, move to approve Resolution No. 24-742 designating John Springgate as a pro tem judge in Nevada to serve as a hearing officer for appeals of decisions made by the authorized inspector pursuant to Storey County Code 8.01 Nuisances. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

**16. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible action to approve Resolution 24-743 to lease a portion of 800 South C Street, Virginia City, Nevada to Divide Fitness LLC, for a monthly rental of \$1,500.00 per month until July 31, 2026.

Deputy District Attorney Brian Brown said this matter was heard at the last meeting at a public hearing. The commission voted to direct staff to direct a resolution to lease property at less than fair market value. this was as directed by the commission to lease at \$1,500 total per month.

Commissioner Mitchell said he does not agree, though he will make the motion but will vote against it.

Public Comment: Alexia Sober said ask the chair about helping a for-profit business and said the commission should ask for public comment one more time.

Mr. Brown, prior to the execution of the resolution, Divide Fitness is an INC, not LLC. There will be a modification to the lease before execution.

Commissioner Carmona said there was a two-hour discussion at the previous public hearing, but Commissioner Mitchell said the motion considered now was different.

**Motion:** I, Commissioner Mitchell, move to approve Resolution 24-743 to lease a portion of 800 South C Street, Virginia City, Nevada to Divide Fitness LLC, for a monthly rental of \$1,500.00 per month until July 31, 2026. **Seconded by:** Lance Gilman. **Vote:** Motion passes with 2 for and 1 against.

**17. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible action to approve the lease for a portion of 800 South C Street, Virginia City, Nevada to Divide Fitness LLC for a monthly rental of \$1,500.00 per month until July 31, 2026.

Mr. Brown said that in following up with the resolution, this is the lease agreement.

Commissioner Mitchell asked about any changes and Mr. Brown said he is unaware of any changes.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the lease for a portion of 800 South C Street, Virginia City, Nevada to Divide Fitness LLC for a monthly rental of \$1,500.00 per month until July 31, 2026. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

**33. DISCUSSION/FOR POSSIBLE ACTION:** Consideration for approval of a release of liability presented by the State of Nevada to Storey County in order to be able to participate in the national Kroger Settlement Agreement dated March 22, 2024.

Mark Krueger, State Deputy Attorney General for Consumer Protection, said that everyone who was party to the agreement will receive funds. The agreement stipulates that those who signed the agreement agrees to give up claims against Kroger. The Department of Health and Human Services is creating a dashboard so everyone can go online and see which counties have received funds and the amount. It will also show what the funds are used for; they are restricted to programs and services to fight addiction. Storey County agreed to participate in March 2024.

County Manager Austin Osborne said future items can be expedited by him to the commission.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve release of liability presented by the State of Nevada to Storey County in order to be able to participate in the national Kroger Settlement Agreement dated March 22, 2024. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

**18. DISCUSSION/FOR POSSIBLE ACTION:** For consideration and possible approval, licensing board second reading, General Business License-Pope Technologies LLC, 5661 S. Cameron Road, Las Vegas, NV 89118.

Deputy Frank Valdez said after conducting background investigation, he found their business license in good standing and found no negative information.



In response to a question from Commissioner Mitchell, Deputy Valdez said the company had no physical location in the county.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the second reading, General Business License for Pope Technologies LLC, 5661 S. Cameron Road, Las Vegas, NV 89118.

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

**19. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval to direct staff to proceed with the steps necessary to create a Commercial Property Assessed Clean Energy (CPACE) Program in Storey County.

Business Development Director Lara Mather CPACE financing is secured by an assessment lien on real property in which the assessment is senior to all other liens and all other lenders must consent to a subordinate position before final approval. The lien shall run with title and not be extinguished by the sale of any property. CPACE offers a financing amount used to improve existing structures and a new structure up to 25 percent of value of property. Repayment is secured by the assessment and assessment lien.

Commissioner Gilman asked what staff's position was, and Ms. Mather replied it was fairly neutral. She said there are concerns if companies are aware of the long-term loan. She said most commercial loans are 5-8 years, where the CSPACE loan could last up to 25 years. She said the applicant must realize that will extend the amount that will be paid.

Commissioner Mitchell asked if senior status is in conflict with other lenders. Ms. Mather said other lenders would have to agree to that, and most don't. She said she spoke to businesses in Colorado, Nevada and Oregon, and many could not qualify because senior lenders did not agree. Commissioner Mitchell also asked if it was used for nonprofits, and Ms. Mather said she didn't have information on that. She said CPACE did not have a lot of applicants. Commissioner Mitchell asked if other jurisdictions in Nevada had passed this, and Ms. Mather said John Martini of Sparks said his city has had it for more than a year and has not had an applicant.

Public Comment: Randy Soule with New Rise Renewables said his company was a candidate for this type of loan and brought it to Storey County. He said lead lenders are banks such as Greater Nevada Credit Union and are backed by the federal government. This will be very demanding, especially in solar fields, but we think it is a loan program we can benefit from.

Brian McCarter, CEO of Sustainable Real Estate Solutions said that nine jurisdictions have approved this plan, and there have been five applicants, with a value of \$40 million. He said he has had 3-4 inquiries to date about Storey County adopting this. It provides a means for developers who would otherwise have to raise equity. It will benefit county by attracting

development to county. He said all of the nine jurisdictions have engaged a third-party administrator, which limits county involvement. The County would facilitate the assessment interest.

Michael Yaki, Senior Vice President of Petros Pace Finance, worked with Sen. Chris Brooks on drafting legislation, which was adopted in Washoe County, for projects in Storey. He said this legislation is done to minimize the burden on local governments. Mr. Yaki said this is a financial transaction that can be complicated. The county can enact and administer it. He said there is interest in the Storey County in industrial park area.

County Manager Austin Osborne said that Ms. Mather had put in a lot of research looking at the cost vs. benefit of the program. The research is neutral as we don't have people, so there will be a cost to the county. He suggested staff outline the cons as well as the pros.

Commissioner Mitchell asked if the board approves the recommended motion, does that create the program, or would there need to be another resolution designating the area where these developments could be? Commissioner Gilman said he was concerned about contingent liability. Commissioner Mitchell suggested delaying for two weeks to go over this with the District Attorney's Office.

Commissioner Carmona said if this is approved, a circle will be drawn around a piece of land and it will be encumbered permanently. Ms. Mather said, she didn't know, and that if the county did implement this program, it could also be used for commercial/residential.

Mr. Osborne said it should be allowed county-wide, if approved. He asked if there was a district that applies, and Ms. Mather said the second resolution would create that jurisdiction. She said it can't be restricted to the company; it has to be a jurisdiction.

Mr. Osborne said Storey County has abated programs, and asked how that would interact with CPACE properties. Ms. Mather said CPACE is tied to property, but the abatements were tied to the company.

Commissioner Gilman said he didn't know enough to put forth questions. Commissioner Mitchell said he wanted a motion to continue, to dig a bit deeper.

**Motion:** I, Commissioner Mitchell, move to continue this item to our Aug. 20 meeting here at the courthouse and on Zoom. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

- 20. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and Possible Approval of Grant of Easement File No. 2024-041 to NV Energy for communication and electric facilities within the L Street Right-of-Way, Virginia City, Storey County, Nevada to facilitate construction of a single-family residence.

Planning Manager Kathy Canfield said this is an easement request for NVEnergy, located south of Washington St. and is to facilitate construction on an adjacent property.

Public Comment: None

**Motion :** In accordance with the recommendation by staff, I, Commissioner Mitchell, move to approve a Grant of Easement (2024-041) to NV Energy for communication and electric facilities within the L Street Right-of-Way, Virginia City, Storey County, Nevada to facilitate construction of a single-family residence. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

- 21. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible authorization for the County Manager to sign and approve the DOWL 2024-25 Contract for County GIS services in the amount of \$78,000. This amount is divided and budgeted for 10 different task items. \$37,200 of this budget is attributed to the Assessor Office for mapping, and monthly GIS updates.

Assessor Jana Seddon said this is formerly Farr West Engineering, now DOWL, and this will be used by eight different departments. All items are divided among departments that use GIS, with the majority in the Assessor's Office. This has been budgeted.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the contract with DOWL for a total of \$78,000 as outlined in the agenda. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

- 22. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible authorization for the County Manager to sign and approve the Addendum to the Pictometry International Contract signed 3/24/24 in the amount of \$9,585 to be paid out of the Assessor Tech Fund for Future View training.

Ms. Seddon said this this is an addendum to a contract signed in March, and it is to allow department heads and elected officials to training so they can successfully interact with officials in other counties. This would occur in 2025.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve authorization for the County Manager to sign and approve the Addendum to the Pictometry International Contract signed 3/24/24 in the amount of \$9,585 to be paid out of the Assessor Tech Fund for Future View training. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

**23. (rendered moot by the earlier continuance of Item #24) RECESS TO CONVENE AS THE STOREY COUNTY FIRE PROTECTION DISTRICT BOARD**

**24. DISCUSSION/FOR POSSIBLE ACTION:** To approve guidelines for Revisions and As-Built construction submittals outlining the process and associated fees.

This item was continued to the August 20, 2024, meeting.

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

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

Operations and Projects Manager Mike Northan said that the top layer of paving of Lousetown Road has begun; and that, the County is just starting the design phase of the Road Rehab Plan with DOWL.

Public Comment: None

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

**28. DISCUSSION/FOR POSSIBLE ACTION:** For consideration and possible approval of the First reading for On-Sale Liquor License. Applicant is Edward Lee Feriance, Champagne & Chocolate located at 5 North C Street, Virginia City, NV 89440.

Deputy Frank Valdez said after an intensive investigation on Edward Lee Feriance, he found all input to be positive. No financial, legal or criminal issues were found. Mr. Feriance operates four businesses in good standing and has a liquor license in Washoe County in good standing.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the First reading for the On-Sale Liquor License. Applicant is Edward Lee Feriance, Champagne & Chocolate located at 5 North C Street, Virginia City, NV 89440. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

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

**30. DISCUSSION/FOR POSSIBLE ACTION:** To accept a proposal for the completion of an environmental report to comply with USDA requirements for the Fire Station 71 project from DOWL and to authorize the County Manager to sign the DOWL task order in an amount not to exceed \$31,132.50.

Operations and Project Manager Mike Northan said at the deadline on July 10, Storey County received three proposals to produce an environmental report compliant with USDA requirements. Of the three proposals, one was deemed to be non-responsive as it did not contain any mention of the archeological requirements. Another was similar in that there was no demonstration of NEPA compliance experience. The remaining proposal was responsive, included discussion of all required areas of the USDA Environmental Report, demonstrated experience with each of these areas, and expressed an ability to start work immediately. The submitting firm also has a track record of successful projects with the county. With a tight deadline from USDA for this environmental report to obligate the funds for this project, staff placed some emphasis on the ability to start immediately and ability to complete the report within a very short timeframe. Due to the above factors, staff recommends acceptance of the proposal from DOWL for the completion of the Environmental Report in the amount of \$31,132.50. Authorization of this contract at the August 6 meeting and a four-week work period will mean a completion date of September 6 at the earliest.

Public Comment: None

**Motion:** In accordance with staff recommendations, I, Commissioner Mitchell, move to accept and approve the proposal for the completion of the environmental report for the Fire Station 71 project from DOWL and to authorize the County Manager to sign the DOWL task order in an amount not to exceed \$31,132.50. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

**31. DISCUSSION/FOR POSSIBLE ACTION:** Possible approval of amendment 1 to DOWL task order 62 to provide construction phase support for the Fairgrounds Improvement Project to include construction surveying, staking and observation, project closeout, parcel consolidation survey and map, as-built record drawings, contractor coordination and meetings, and general administration of the contract for construction. This amendment also includes bid support services which were in the original task order but moved to the current fiscal year. The task order amendment proposes the listed services for a total amount not to exceed \$139,000.00.

Mr. Northan said this complements the original task order, by providing construction management services, ensures oversight and that they are at 100 percent on plan. He said the project will go to bid very shortly. This Task Order is for the design phase of the Virginia City Fairgrounds Upgrade Project. DOWL completed the preliminary architectural and

environmental reports. The cost of \$180,000 is in line with the typical percentage of 18- 20% of the total project for design services. The 2024 estimated project total is \$993,000

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve amendment 1 to DOWL task order 62 to provide the enumerated services for the Fairgrounds Improvements Project for an amount not to exceed \$139,000.00. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

**32. DISCUSSION/FOR POSSIBLE ACTION:** Possible approval of proposal from Paul Cavin Architect, LLC for a site evaluation and project feasibility report for the Virginia City Highlands Community Center in an amount not to exceed \$24,000.00, and to authorize the County Manager to enter into an agreement with Paul Cavin Architect LLC for these services.

Mr. Northan said this is the beginning of Phase 2. This is a proposed use of the metal building, and an investigation into its existing condition and attempt to provide a comprehensive design.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the proposal from Paul Cavin Architect, LLC for a site evaluation and project feasibility report for the Virginia City Highlands Community Center in an amount not to exceed \$24,000.00 and to authorize the County Manager to enter in to an agreement with Paul Cavin Architect LLC, for these services. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

**34. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval authorizing the County Manager to approve and sign a contract between Storey County and Foley Public Affairs for lobbying and government affairs during the 2024 interim legislative period and 2025 general legislative session in the amount of \$4,000 per month.

County Manager Austin Osborne said this is a 12-month contract with Foley Public Affairs to continue lobbying and related government services. Contract expired at the end of the last fiscal year. All contracted and employed lobbyists will coordinate as a team to address issues in the Interim session as well as the next Legislative session. Issues include abatements, water and land use and Justice Court reform.

Helen Foley said it is great to work with Storey County. She likes the approach, and we work cooperatively with other lobbyists, and we work together to protect Storey County.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to authorize the County Manager to approve and sign a contract between Storey County and Foley Public Affairs for lobbying and government affairs during the 2024 interim legislative period and 2025 general legislative session in the amount of \$4,000 per month. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

**35. DISCUSSION/FOR POSSIBLE ACTION:** Review draft, conduct workshop, and consider possible approval directing county staff and lobbyists to submit to the Nevada Legislative Counsel Bureau a draft legislative bill addressing a local jurisdiction's authority and ability to be noticed, comment on, participate in, negotiate terms of, and to determine the outcome of Governor's Office of Economic Development (GOED) applications involving \$3.5B and \$1.0B tax abatement categories under Senate Bill 1 (2014 session), and matters involving assessor appraisals, taxation, and auditing of taxes for other State GOED tax abatement category applications, and other properly relate matters.

Mr. Osborne said County staff seek to amend NRS that are applicable to abatements. This draft will enable local jurisdictions to be treated as stakeholders in the process in which abatements are decided. It means small jurisdictions can comment and be involved at GOED board level and can negotiate a Government Services Agreement, that is mandatory, not discretionary. If a small county can't handle the needs of a company, it should be at the table. When applications are approved, it is not retroactive, causing difficulties for local counties. The proposal creates a balance between economic development and local responses.

Will Adler with Silver State Government Relations said had success in last session. One opportunity to change that and compiled that bill draft request. It will be submitted to LCB and they will submit a draft back. We will bring it back to you and redraft or resubmit in February 2025.

Commissioner Gilman said this is timely and important, and that having a seat at the table is critical.

Commissioner Mitchell asked about notification, and said first layer is we should be notified on receipt of application and 15 days out full disclosure and third is requesting participating. from a strategic perspective? He asked if resistance was anticipated. Mr. Adler said you can't anticipate resistance prior to introduction. With the things we know now, once we introduce this, other counties will support us. There is notification in other areas with the state; this should be much the same. there is notification in other areas with the state. this should be much the same.

Commissioner Mitchell asked if a recipient is disqualified, what is their liability on repayment on some of the benefits they have received.

Mr. Osborne said we purposefully put language in for a company that has 10-year abatement, does county have ability to influence it or recover that for infrastructure. The language does address that.

Mr. Adler said he tried to incorporate some of that language. The county has to come to the table with infrastructure, the risk is out there.

Commissioner Mitchell asked about state loan caps. Mr. Osborne said that warrants further research, when you start getting into bonds. We are keeping it narrowly focused on being a stakeholder.

Commissioner Mitchell asked if approvals could be locked down to a specific date, and should that be in the BDR?

Will Adler said there was language in there that says all abatement approval, no language about retroactivity. We will work with LCB on that.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to direct county staff and lobbyists to submit to the Nevada Legislative Counsel Bureau (LCB) a draft legislative bill addressing the matters described at this meeting including the items brought forth and directed hereby at this public workshop. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

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

- A. Applied Staffing Solutions LLC – Out of County / 449 S. Virginia St. 4th Fl. ~ Reno, NV
- B. Cheryl’s Country Cottage – Home Based / 2300 Enterprise Rd. ~ Reno, NV
- C. Delta Dirtwork – Contractor / 1300 Starview Cir. ~ Reno, NV
- D. Goettl – Contractor / 5330 S. Durango Ste 100 ~ Las Vegas, NV
- E. Jaxan Electric – Contractor / 6041 McLeod Dr. ~ Las Vegas, NV
- F. Lacy J Dalton Productions LLC – Home Based / 820 Cartwright Rd. ~ Reno, NV
- G. Lake Tahoe Overlanding – Home Based / 300 Eagle View Trl. ~ Dayton, NV
- H. Lost in Time Ranch Art – Home Based / 2380 Wildrose Rd. ~ Reno, NV
- I. Nextek Construction Inc. - Contractor / 890 Patriot Blvd. Ste. E ~ Reno, NV
- J. Pavement Recycling Systems Inc. – Contractor / 10240 San Sevaine Way ~ Jurupa Valley, CA
- K. SGS Silver State Analytical Laboratories Inc. – Out of County / 3626 E. Sunset Rd. Ste. 100 ~ Las Vegas, NV
- L. Simpson Gumpertz & Heger Inc. – Professional / 480 Totten Pond Rd. ~ Waltham, MA
- M. Site Services of Nevada LLC – Out of Couty / 100 Sunshine Ln. ~ Reno, NV
- N. Sun Mountain Hideaway – Home Based / 81 S. B St. ~ Virginia City, NV
- O. Tesla Inc. – General / 2777 USA Parkway Ste. 101 ~ McCarran, NV



- P. The Kitchen Sink Bakery & Rotisserie - General / 32 N. C St. ~ Virginia City, NV
- Q. TVC – Out of County / 150 Brantingham Ct. ~ Dayton, NV
- R. West Springs Heating & Air Conditioning LLC – Contractor / 565 Valle Verde Dr. ~ Sparks, NV
- S. WTR Electric Inc. – Contractor / 1655 C St. ~ Sparks, NV 37.

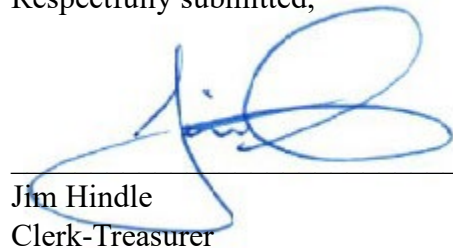
Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the second readings of business licenses under Item #36 listed as A-S. **Seconded by:** Lance Gilman. **Vote:** Motion passes unanimously.

**37. PUBLIC COMMENT (No Action):** Hugh Gallagher said Commissioner Mitchell's “no” vote on Agenda Item #16 demonstrates his disconnect with stakeholders of county, especially in District 1. It was an attempt to discontinue the business. He asked why there was no resolution in 2009. He said there was no discussion in opposition at the workshop so there would not likely be any today.

**38. ADJOURNMENT OF ALL ACTIVE AND RECESSED BOARDS ON THE AGENDA**  
Commissioner Carmona adjourned the meeting at 12:07 pm.

Respectfully submitted,



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Jim Hindle  
Clerk-Treasurer