



# Board of Storey County Commissioners Agenda Action Report

Meeting date: 9/17/2024 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 August 20, 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:**
- **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

8/20/2024 10:00 AM  
26 SOUTH B STREET, VIRGINIA CITY, NV

---

## MEETING MINUTES

JAY CARMONA  
*CHAIRMAN*

CLAY MITCHELL  
*VICE-CHAIRMAN*

LANCE GILMAN  
*COMMISSIONER*

ANNE LANGER  
*DISTRICT ATTORNEY*

JIM HINDLE  
*CLERK & TREASURER*

---

### Roll Call

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

√ Assessor Jana Seddon  
□ Justice of the Peace Eileen Herrington  
√ Recorder Dru McPherson  
√ Sheriff Mike Cullen  
√ 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:

Total Attendance: 80

In-Person: 30

Zoom: 50

---

### 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):** Jeanette Metz, owner of Smash My Trash, a compacting service that has been operating since 2021, said her company helps people to save money on trash disposal. She said the language added in the Solid Waste Management Agreement that limits waste compaction will harm their business. She said it is Storey County's responsibility to change the language or grandfather-in her company.

**5. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the agenda for the August 20, 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 May 7th, 2024, meeting.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the minutes from our May 7, 2024, meeting. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously

**7. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the minutes from the May 21st, 2024, meeting.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the minutes from our May 21, 2024, meeting. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously

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

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

- A. AK Rebar Services LLC – Contractor / 4140 Novato Ct. ~ Reno, NV
- B. CFA, A Bowman Company – Professional / 12355 Sunrise Valley Dr. Ste. 520 ~ Reston, VA
- C. CMB407 Cleaning Services, LLC – Out of County / 2880 Kietzke Ln. Trlr. #23 ~ Reno, NV
- D. Coventry Administrator, LLC - Out of County / 1001 Gayley Ave. # 24330 ~ Los Angeles, CA
- E. CRP IV USA Parkway NV, LLC – Out of County / 1300 Dove St. Ste 200 ~ Newport Beach, CA
- F. Maxwell Mechanical LLC – Contractor / 8050 W. 4th St. ~ Reno, NV
- G. Powerhouse Construction Inc. – Contractor / 5250 Coggins Rd. ~ Reno, NV
- H. Talent Framework – Out of County / 5596 Longley Ln. ~ Reno, NV 89511

II. Approval of claims in the amount of \$9,190,466.99.

Public Comment: None

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

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

**9. DISCUSSION ONLY:** Congressman Mark Amodei to provide and discuss with the board updates regarding Congress and other public issues.

U.S. Rep. Mark Amodei reported on community and project funding, and that Storey County received \$2.5 million this fiscal year.

This year \$1 million is expected to be approved for the Divide Water Line Replacement Program.

On the Post Office, Rep. Amodei said the distribution center debacle of moving it from Reno to Sacramento, which would require local Northern Nevada Mail to be shipped to Sacramento and then back to Nevada, is still in the works, but there will be no changes for the rest of this year. He said as chairman of the subcommittee on Appropriations, he called on the Controller General to audit the whole plan. The audit will be done in three months. He said the Controller General asked for a letter requesting and audit of the entire plan. He said that fight is far from over as long as he has the responsibility of representing this district, this is a fight to the death thing. He also said since Nevada is a mail-in state for the elections, who has control of those ballots when they are in California and in transit? He said this is not a way for the USPS to save money.

On lands bills, Rep. Amodei said the Northern Nevada Economic Development package creates TRIC-2, near Fernley, east of the existing development. This will come out of the Natural Resources Committee. He said there are two lands bills, one for Clark County and one for Washoe County. He said it would be a challenge to pass the Washoe bill.

Rep. Amodei said that as of April, he has been Chair of the subcommittee for Homeland Security, which covers FEMA, the Border Patrol, ICE and the Coast Guard, so he can have a direct impact on how things go on the border. He would also impact cybersecurity, which allowed assistance to MGM, when a hacker tried to hold the company hostage.

**10. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of Resolution No. 24-748 recognizing and commending a Storey County employee who has served 10 years of service to the county.

HR Director Brandie Lopez said the proposed resolution recognizes and commends Brooke Beaumont, a Storey County employee who has served 10 years of service to Storey County. Ms. Lopez read resolution, a plaque was presented, and photos were taken.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve Resolution No. 24-748 recognizing and commending a Storey County employee who has served 10 years of service to the county, namely Brooke Beaumont. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

### Sheriff's Office

- Sheriff Mike Cullen thanked Stacy York and Brooke Beaumont for help with recent events.
- The Office recently filled 6 six open positions.
- There will be an Off-Road Summit at Piper's Opera House on Sept. 3-5. It is open to the public.

### Fire District

- Fire Chief Jeremy Loncar said seven staffers will go to Susanville, CA, to participate in a joint effort to teach people how to use child safety seats.
- There is firefighter testing going on for 3 positions.
- A factory inspection is ongoing of a Type 6 brush truck, a pickup model, which is good for our terrain.
- The District will be getting a side-by-side stationed in the Virginia City Highlands.
- The district also has a cooperative agreement with the Red Cross to provide smoke detectors to the public.

### Public Works

- County Manager Austin Osborne, speaking for Public Works Director Jason Wierzbicki, said that a staffer is on the way to Elko to pick up a new vehicle.
- Lousetown Road repair is coming to an end; the completion of shoulder work is going on now.
- In the next few weeks there will be slurry seals on streets in Virginia City.
- The Road Rehab CIP is in phases with DOWL Engineering.
- The Lead Siphon Replacement Project is on hold as waiting on BLM, from whom no movement is being seen,....

### Business Development Office

- Director Lara Mather said that on federal appropriations grants, the Divide Water main and Mobile Command Center requests have moved forward, but the Piper's Opera House

wall repair may not make it. They are still monitoring the Lockwood Community Center application.

### **Emergency Management**

- Director Adam Wilson introduced Tristian Wadsworth as new member of the department.
- His department has completed a program with the school district on emergency training.
- Next Tuesday there will be a meeting for the hazard mitigation plan. They had good feedback from the public and will get the final draft in October.
- He met with emergency managers from Kansas on dealing with lithium battery hazards.
- Sept. is national preparedness month.

### **VCTC**

- Tourism Director Todd Tuttle said the Motorcycle Roundup will begin on Friday with a dance and party at Piper's Opera House. The rodeo is at 10 a.m. Saturday.
- The Labor Day Parade will be at noon Monday and we will have viewing areas.
- Camel Races have tickets available for \$10 for Friday only, with Saturday sold out and Sunday nearly sold out. The Camel Hump will be at noon Saturday. Get tickets for Friday at the Visitor's Center.

### **Comptroller's Office**

- Comptroller Jennifer McCain said the audit is in full swing.

### **Assessor's Office**

- Assessor Jana Seddon said the physical office would be closed Sept. 9-13 for new carpet installation. Staff will be working in different areas, but if the public needs to see someone, the best way to contact staff is via email, or check at the Commissioner's Office.
- If corrections on personal exemptions are not received by the end of September, call the office.

### **Recorder's Office**

- Dru McPherson said an update now allows all public and recorded documents from 1859 to the present, to be available online

- 

### **IT**

- Director James Deane said he was working with Stacy York to get the Mark Twain Community Center wired, along with three camera projects for the sheriff's locations at the jail and Lockwood.

### **Community Development**

- Pete Renaud said the permitting process, plans and submittals are going great. No problems. Staff in training for a system that ties permits to inspections.

### **Health and Community Services**

- Director Stacy York thanked the Commissioners for National Night Out and Sheriff's Night Out.
- There will be flu shot clinics coming up in all communities. Call the senior center at 775-847-0957 for times, dates and locations.

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

- County Manager Austin Osborne said there will be a town hall meeting on the Master Plan at 5:30 p.m. Thursday.

### **Community Chest**

- Director Erik Schoen said his organization identified the top priorities they have for the county, which are affordable housing, early childhood programs and food insecurity.

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

- Commission Chairman Jay Carmona mentioned the passing of Carlos Ordaz of Virginia City, Mark Twain residents Keith Hartman and Gregory Bochat, Charlotte Halterman in Lockwood, and Jim Stewart, of the Virginia City Highlands.

### **13. DISCUSSION ONLY:** Presentation by Bill Teel-LVMPD Captain (Ret.) with GROWLER Consulting about the Storey County Jail MOUD & Community Continuation of Care Model Development.

Mr. Teel said he works with the state department of Health and Human Services, and is currently working with the Storey County Sheriff's Office on jail issues. MOUD is Medications for Opioid Use Disorder, and the purpose is, for those who have started a program in the community, to ensure they continue in the jail. There must be risk needs assessment on all county jails to mitigate risk and provide services. He said Community and Health Services Director Stacy York, Sheriff Cullen, Community Chest Director Erik Schoen and state representatives are involved. The program uses a model to identify gaps and needs. This is a state-funded program with no cost to the County, though there may be costs to implement Medicaid and Medicaid-assisted treatment.

Public Comment: None

### **14. DISCUSSION ONLY:** Presentation by David Smith of the U.S. Geological Survey (USGS). An update on the Highlands Groundwater Investigation (15 minutes). Topics will include status of the current monitoring network, water-level changes observed in from 2023 to 2024, how to access data, planned project tasks, update on the study report, and general question and answer session. County staff has and will continue to collaborate with the USGS and other federal, state, and/or local agencies, as well as residents and stakeholders of the Highlands and recommendations from the board and planning commission to develop

recommendations based on findings, and to prepare to report findings upon conclusion of the study. Public questions and comments are encouraged. The Planning Department may be reached at 775.847.1144 or [planning@storeycounty.org](mailto:planning@storeycounty.org) with question.

David Smith of USGS gave a presentation from 2023-2024. He said in 2017, we had two monitoring wells in highlands and saw declines. In Oct. 2018 we added more wells. seeing trends. This is an ongoing project, and we extended monitoring in 2023.

He said in 2023 there were big precipitation years, so we have report that will be published this year analyzing data collected.

In July 2023 we were monitoring 63 wells. There were clusters of wells with issues, mostly in the one-acres. Of 730 wells, 16 percent were replaced or deepened, potentially indicating water level decline or earthquakes causing cave-ins.

Commissioner Mitchell asked that after significant precipitation in 2018 and 2024, does that indicate a cycle. Mr. Smith said it did, and when the study is complete, we will be able to better forecast when recharge occurs. Commissioner Mitchell noted that 60 residents were receiving water delivered, which could also be due to poor water quality. Mr. Smith said very few individuals that have come forward had wells where water is being delivered. He said that if a well is going dry, residents should reach out to him.

Public Comment: None

- 15. DISCUSSION/FOR POSSIBLE ACTION:** Discussion and possible approval for the Assessor's Office to review and apply corrections to the American Battery CM000528 2023-24 tax bill in the amount of \$156,784.01 due to the company's non-reporting of personal property declaration.

Assessor Jana Seddon said state reporting of personal property is sent to all companies. For new companies, which have purchased older companies, staff doesn't don't know what is going on. American Battery took over Auqametals and their equipment. Our Office sent out letters, got some contact but nothing happened. Per NRS we add an estimate of an assessment. American Battery still did not reach out. If a company has any taxes owing, they can't renew their business license. Then we get a call. They asked for the correction, since the previous estimate with Aquametals. They missed every deadline. We do strive to make every effort to help new business, so we support approval of this tax bill.

Commissioner Mitchell said taxable values are not the tax bill and asked if the company representatives have an understanding of how it works. She said she is working with Business Development Officer Lara Mather to improve communications with businesses on the requirements for personal property tax.



Public Comment: None

**Motion:** I, Commissioner Mitchell move to approve the Assessor's Office to review and apply corrections to the American Battery CM000528 2023-24 tax bill in the amount of \$156,784.01 due to the company's non-reporting of personal property declaration. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**16. DISCUSSION/FOR POSSIBLE ACTION:** Discussion and possible approval of Assessor's removal of tax bill for International Paper Molded Fiber LLC CM000476 in the amount of \$52,571.65 due to double billing.

Jana Seddon said International Paper Molded Fiber LLC purchased Berkeley MF LLC. Berkeley had filed as did International Paper Molded Fiber LLC, but did not inform the Assessor's Office about the purchase, which led to double billing.

Public Comment: None

**Motion:** I, Commissioner Mitchell move to approve the Assessor's removal of tax bill for International Paper Molded Fiber LLC CM000476 in the amount of \$52,571.65 due to double billing. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

**18. DISCUSSION/FOR POSSIBLE ACTION:** Discussion and possible consideration to approve Storey County Fire Protection District's Revisions/As-Built submittal guidelines outlining the process and associated fees for submitted construction plan revisions and as-built construction submittals.

Chief Jeremy Loncar said this is some transparency and housekeeping. We wanted to find a way better than what we were currently doing. We already adopted a fee structure. This does not add additional fees. This was a collaborative effort with building department to get submittals from companies. The Fire District does not have an established procedure to process building plan revisions and as-builts. This guideline provides the necessary guidance to ensure both revisions and as-builts are processed and billed appropriately and in a timely manner. This guideline closely follows current practices conducted within Storey County Community Development and implements rates currently established and previously approved by the board.

Public Comment: None

**Motion:** I, Fire Commissioner Mitchell, move to move to approve the Revision / As-built Submittal Guidelines for implementation. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

**20. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval to appoint Stacy York to the Storey County School District's Emergency Operations Plan Development Committee as a county representative.

Community and Health Services Director Stacy York said Kim Hames requested she be appointed to this committee. asked she be appointed to this. The Storey County School District is required to have an Emergency Operations Plan Development Committee per NRS 388.241. That NRS also requires the committee to have at least one representative of the county or district Board of Health in which the school district is located, designate by the county or district Board of Health. The school district is requesting the appointment of Stacy York to this committee.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the appointment of Stacy York to serve on the Storey County School District's Emergency Operations Plan Development Committee as a county representative. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**21. 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 Officer Lara Mather said the CPACE Financing program was available to commercial business and commercial residential development for clean energy projects. Legislation must be passed by the state, and Nevada passed the program through NRS 271 in 2017. She described the program as one in which private financing was provided by placing a lien on the property, and the loan assumes senior status above other loans. Any other lender can reject the proposed financing and refuse to be subordinate to the CPACE loan. So far, Reno, Sparks, Washoe County, Pershing County, Las Vegas, North Las Vegas, and Henderson have approved CPACE projects. Repayment of the loan is secured by the lien and it stays with the property and not the business, so if the business is sold, the loan is paid off or the new owner assumes the loan. The County could hire a third party to administer CPACE loans.

Commissioner Gilman said he was opposed to moving forward with this but will follow the other board members' approach.

Commissioner Mitchell asked if the county was involved in the collection of payments, and Ms. Mather said it would not be.

Commissioner Mitchell said the program would attract new businesses, but he could go either way with approval. Commissioner Mitchell pointed out that a buyer could assume the loan.

Commissioner Carmona asked where the County falls on the list of getting paid, and Ms. Mather said taxes were at the top.

Commissioner Carmona also asked if a purchaser of a property with a CPACE loan had to pay it all. Ms. Mather said yes, and noted that land is at a premium in the industrial park. She said proponents feel that since the loan can only be 25 percent to 30 percent, it will be small compared to all the other loans. He also mentioned that since all lenders have to agree, there are few applicants.

Public Comment: Shelby DuPont, manager at Nuveen Green, which provides capital for commercial properties, said CPACE drives private capital, and her company is working with several companies who would be eligible to apply, anticipating over \$15 million in investment. Delinquency is rare. There is no risk to the government and no cost to the government. Storey County will enable property owners to have lower costs and improve the local tax base.

Randy Soule, principal of the New Rise Renewables Aviation Fuel plant in TRIC, said his company was seeking CPACE loans, has a primary lender and a facilitator. He said these projects are difficult and are risk programs, but this can be done successfully and they can avoid any burden on the county.

John Kinney, founder of Clean Fund, said the risk posed by CPACE financing is lower than other financing, and the real risk is in the senior lender, which allows CPACE financing to be the top lender. It makes it difficult to get senior loans done. Greater Nevada Credit Union is part of his arrangement with a developer and said it would increase the value. If there is a property tax delinquency, the senior lender would make the late property tax payment.

Pierre Herring, a CPACE finance broker with Green Point, said he never had an issue with the salability of property with CPACE loan attached to it. CPACE financing is a less expensive form of capital than traditional loans. He said this would be a benefit to the county.

Brent Wright with Bravestar Capital said this is a big project that will bring a lot of jobs. This is a bold idea that will fit into creating more jobs in your area.

Commissioner Carmona asked Ms. Mather if a green energy project just meant windows or the whole facility. Ms. Mather said it was for both.

In response to a question from Commissioner Mitchell, Ms. Mather said the county can opt out of any collection responsibilities, which most jurisdictions have done.

**Motion:** I, Commissioner Mitchell move to approve staff to proceed with the steps necessary to create a Commercial Property Assesses Clean Energy (CPACE) Program in Storey County. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**22. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the updated Storey County Nonprofit Application for Program Support Funds.

Grants Manager Sarah Sturtz recommended the Board place a cap at \$1.1 million for the year 2025-26. The committee will create a scoring system, and update plans on an annual basis. This is for next fiscal year. The board provided \$1 million last year and added \$100,000 this fiscal year.

Commissioner Mitchell asked if this would reduce individual asks or deter someone from getting a grant.

Ms. Sturtz said the committee would decide that if more funds were asked for than were available, some might get less and some might not get any. She said a cap would prevent an applicant from believing decisions to be capricious and arbitrary if they were refused.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the updated Storey County Nonprofit Application for Program Support Funds. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**23. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval for the County Manager to sign and approve the DOWL amendment for the Lead Siphon Phase I Project, accepting DOWL's 2024-2025 fee schedule.

Ms. Sturtz said this is funded by principal forgiveness, and that DOWL's fee schedule must be added to the existing agreement.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the County Manager to sign and approve the DOWL amendment for the Lead Siphon Phase I Project, accepting DOWL's 2024-2025 fee schedule. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**24. DISCUSSION/FOR POSSIBLE ACTION:** Consideration of approving the Emergency Management Director to remove the A Street "Slope Failure" damages from the 2023 Storm Damage project claim with FEMA and other properly related matters.

Emergency Management Director Adam Wilson said there were damages on Taylor, B and A streets. We have a \$77,131.51 reimbursement, of which FEMA would pay 75 percent. FEMA officials think this is not a priority to the County and reimbursement is not necessary. We are on a time schedule to have it 100 percent complete by October, and we can't get A Street done in time. B Street is a higher priority, and it is not worth risking the other two reimbursements for the smaller one. We are still in progress on Taylor Street; we negotiated that and have a subcontractor through DOWL design, with an architectural historian or engineer to describe what was on that site. We are working with the VCTC, and FEMA has approved DOWL subcontracting.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to proceed with approval for the Emergency Management Director to remove the A Street "Slope Failure" damages from the 2023 Storm Damage project claim with FEMA and other properly related matters. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**25. DISCUSSION/FOR POSSIBLE ACTION:** Discussion and possible consideration to approve Storey County Revisions/As Built submittal guidelines outlining the process and associated fees for submitted construction plan revisions and as-built construction submittals.

Community Development Director Pete Renaud said this is a mirror of Item 18. We want to be consistent with our fees, with the revisions.

Public Comment: None

**Motion:** I, Commissioner Mitchell move to approve the Revision / As built Submittal Guidelines for implementation. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**26. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval directing county staff and lobbyists to scope interests of the Lockwood community and other stakeholders, and as appropriate prepare a legislative bill, seek a sponsor, and submit to the sponsor or to the legislature a bill enabling Storey County and Washoe County to cooperate in the transfer of approximately 6 acres of vacant land located at 10705 Lockwood Drive (Washoe APN 084.080.15) situated approximately between Lockwood/Rainbow Bend and

Interstate-80 from Washoe County to Storey County in accordance with Chapter 3 of the Storey County Master Plan.

County Manager Austin Osborne said we are looking for direction from the Board, regarding an area immediately north of Lockwood. It has been a nuisance, with junk on it, but it is in Washoe County, which has a hard time controlling it because it is sandwiched between an area east of Sparks and is isolated. Storey County has no control. We are looking to see it transferred to Storey and we could zone it and work with property owners and transportation issues in the Master Plan. The owner has requested Washoe County to change the zoning from Rural/General to Light Industrial and Open Space. Storey County officials offered comments regarding truck traffic. It is right up against Rainbow Bend, and there was a proposal to park trucks and trailers in the open space along the Truckee River. Mr. Osborne said he submitted a letter to Washoe County Manager Eric Brown and proposed the transfer. The property owner still wants to work with Washoe County, but he got full denial from Washoe Planning Commission. He is interested in possibly working with Storey County. This would be similar to the action taken in 2016 or 2017 for property over in Patrick.

Commissioner Gilman said we have to move forward and support our Lockwood community and said it could be a simple process.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to direct county staff and lobbyists to scope interests of the Lockwood community and other stakeholders, and as appropriate prepare a legislative bill, seek a sponsor, and submit to the sponsor or to the legislature a bill enabling Storey County and Washoe County to cooperate in the transfer of approximately 6 acres of vacant land located at 10705 Lockwood Drive (Washoe APN 084.080.15) situated approximately between Lockwood/Rainbow Bend and Interstate-80 from Washoe County to Storey County in accordance with Chapter 3 of the Storey County Master Plan. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve second readings of business licenses under Item #27 listed as A-S. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

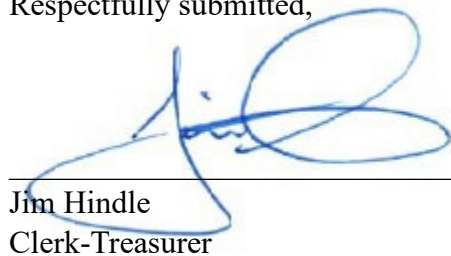
**29. ADJOURNMENT OF ALL ACTIVE AND RECESSED BOARDS ON THE AGENDA.**

Commissioner Carmona adjourned the meeting at 12:55 p.m.

**30. CLOSED SESSION**

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 Sheriff's Office Employees' Association NAFSA Local 9110. This meeting will commence immediately following the regular commission meeting.

Respectfully submitted,



---

Jim Hindle

Clerk-Treasurer