



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

9/3/2024 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
√ Public Relations Officer Julia Moreno-Fritz
√ Tourism Director Todd Tuttle
Other:

Total Attendance: 35

In-Person: 16

Zoom: 19

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

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

2. CONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT (No Action)

5. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the agenda for the September 3, 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 June 4, 2024, meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the minutes from our June 4, 2024, meeting as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

7. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the minutes from the June 20th, 2024, Special Meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the minutes from our June 20, 2024, special 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 July 2nd, 2024, meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the minutes from our July 2, 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. Blue Collar Vending – Out of County / 1160 Damonte Ranch Parkway # 2168 ~ Reno, NV
- B. Classic Finishes LLC – Contractor / 708 University Way Ste. 300 ~ Reno, NV
- C. Fiber Telecom NV LLC – Contractor / 1580 Kleppe Ln. ~Sparks, NV
- D. Five Acre Construction Inc. – Contractor / 4205 Slide Mountain ~ Reno, NV
- E. Flodraulic Group Inc. – Out of County / 8510 Breen Rd. ~ Houston, TX
- F. Jamyta Home Improvement LLC – Contractor / 1930 Sweetgrass ~ Reno, NV
- G. Kingsland Properties, LLC – Out of County / 852 Marion Way ~ Gardnerville, NV

- H. Lexicon Inc. – Contractor / 8900 Fourche Dam Pike ~ Little Rock, AR
- I. Mills Roofing Inc. – Contractor / 57 Coney Island Dr. ~ Sparks, NV
- J. Taurus Construction – Contractor / 1529 Greg St. ~ Sparks, NV

II. Approval of claims in the amount of \$5,327,976.18.

III. Consideration and possible approval of the revised and updated Storey County Policy 048-Purchasing Procedures.

IV. Consideration and possible approval of late filed personal exemptions, resulting in corrections to 3 separate 2024-25 individual tax bills. 3-361-37, 3-442-05, 2-021-05.

V. Consideration and possible approval to delete 3 Sierra Pacific non-operating parcel tax bills totaling \$49,320.66 that were included in the asset list submitted to the Department of Taxation for Centrally assessed billing, resulting in double taxation of these parcels: 004-093-31 & 32, 005-071-19.

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 ONLY (No Action - No Public Comment): Committee/Staff Reports

Sheriff's Office

- Undersheriff Eric Kern noted that the Nevada off highway summit is going on this week at Piper's Opera House.

Fire District

- Fire Chief Jeremy Loncar said an engine has been sent to a fire in northern Idaho. There are also fires in Northern California, but the district is watching resources as this is high fire danger in Nevada.
- We will be participating in NOHV Summit's OHV trail ride along with sheriff's office.

Public Works

- Operations and Projects Manager Mike Northan said Electric Ave. was closed due to a water leak and roadway failure and would reopen shortly.
- In Virginia City there will soon be crack sealing throughout town.
- The pool is now closed, but served 77 persons per day, including 328 on July 4, and there were no accidents this year.

Operations and Projects

- Mr. Northan said demolition of part of the existing Lockwood Senior Center building construction begins today, and that Fairgrounds utility improvements also start today.

VCTC

Todd Tuttle

- There are a lot of media around with the Camel Races coming up.
- Many group tours are returning to Virginia City.
- The next Merchant Mix and Mingle will be at 6 p.m. Sept. 10 at Piper's Opera House.
- Last weekend's motorcycle rodeo did well until the rain came.
- There were 16 participants in Labor Day Parade.
- The Camel Races Saturday shows are sold out; the Camel Hump is at 12:30 p.m. that day. There is a show Friday at 5 p.m. at tickets are still available for \$10 at the Visitor's Center. Sunday there will be free camel rides for the first 100 kids. The VCTC will provide shuttles to the races, and an extra bus was added.
- From Sept. 11-15 a Model T club is coming to town.
- The Virginia City 100 Endurance Ride will be Sept. 21.
- Street Vibrations will be Sept. 26-29.

County Manager's Office

- County Manager Austin Osborne introduced Julia Moreno-Fritz as the County's new Public Relations Officer. He said the PR officer will work with social media and regular media and aid the Business Development Office.
- The recent town hall meeting in Lockwood showed the residents approved the County working with Washoe County on transfer of the land across the river. Nothing will happen until Oct. 22, when the property owner's appeal will be heard, but after the land-use decision we have until December for something to be submitted to the Legislature.

Clerk Treasurer

- Clerk & Treasurer Jim Hindle said his office was gearing up for a jury trial to be held in Carson City the end of September. He said jury summons's have already been sent out.
- Background checks from District Court have doubled in the last six months.
- Ballots go out before the end of the month and training for poll leaders and workers was beginning so our volunteers can get familiar with the new system.

11. BOARD COMMENT (No Action - No Public Comment)

- Commissioner Carmona said the Virginia City Highlands Volunteer Fire Department's annual Spaghetti Feed will be this Saturday, with the bar opening at 5 p.m. and dinner at 6 p.m., along with raffles.
- He also noted the passing of Carl Kuttel, longtime owner/operator of the Virginia City Tours bus tour.

12. RECESS TO CONVENE AS THE STOREY COUNTY HIGHWAY BOARD

13. 10:30 A.M. PUBLIC HEARING: Public Hearing on proposed Resolutions 24-744, 24-745, 24-746 and 24-747 as described: Resolution 24-744 proposes the identification of Storey County Road Number 910010, commonly known as UNNAMED, road segment length 3,021 feet (0.54 Miles), Overall Average Disturbed Width: Approximately thirty (30) feet. It is proposed that the road be identified as a minor county road. Resolution 24-745 proposes the identification of Storey County Road Number 910005, commonly known as UNNAMED, road segment length 1,289 feet (0.24 Miles), Overall Average Disturbed Width: Approximately sixteen (16) feet. It is proposed that the road be identified as a minor county road. Resolution 24-746 proposes the identification of Storey County Road Number 911005, commonly known as UNNAMED, road segment length 2,448 feet (0.46 Miles), Overall Average Disturbed Width: Approximately eight to twelve (8-12) feet. It is proposed that the road be identified as a minor county road. Resolution 24-747 proposes the identification of Storey County Road Number 910030 (2 Segments), commonly known as UNNAMED, (Segment 1), road segment length 5,894 feet (1.12 miles), road width approximately twenty-four (24) feet; and UNNAMED (Segment 2), road segment length 1,048 (0.2 miles), road width approximately eight (8) feet. It is proposed that the road be identified as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by the public at its own risk.

Planning Manager Kathy Canfield said this Public Hearing was noticed in the newspaper and no public comments were received.

Public Comment: None

Motion: I, Commissioner Mitchell, move close the public hearing on the proposed Resolutions 24-744, 24-745, 24-746, and 24-747. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

14. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of Resolution 24-744, which proposes the identification of Storey County Road Number 910010, commonly known as UNNAMED, road segment length 3,021 feet (0.54 Miles), Overall Average Disturbed Width: Approximately thirty (30) feet. It is proposed that the road be identified as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.

Ms. Canfield said this is a segment all on the same parcel of land managed by Bureau of Land Management. This segment is where the four counties, Storey, Lyon, Washoe and Carson City meet. It has unnamed road section, but looks like an extension of Goni Road in Carson City.

Public Comment: None

Motion: I, Commissioner Mitchell, move to adopt Resolution 24-744, identifying Storey County Road Number 910010, commonly known as UNNAMED, road segment length 3,021 feet (0.54 Miles), Overall Average Disturbed Width: Approximately thirty (30) feet, as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

15. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of Resolution 24-745, which proposes the identification of Storey County Road Number 910005, commonly known as UNNAMED, road segment length 1,289 feet (0.24 Miles), Overall Average Disturbed Width: Approximately sixteen (16) feet. It is proposed that the road be identified as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.

Ms. Canfield this is on the same BLM parcel, smaller, but also south of McClelland Peak.

Public Comment: None

Motion: I, Commissioner Mitchell, move to adopt Resolution 24-745, identifying Storey County Road Number 910005, commonly known as UNNAMED, road segment length 1,289 feet (0.24 Miles), Overall Average Disturbed Width: Approximately sixteen (16) feet. It is proposed that the road be identified as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

16. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of Resolution 24-746, which proposes the identification of Storey County Road Number 911005, commonly known as UNNAMED, road segment length 2,448 feet (0.46 Miles), Overall Average Disturbed Width: Approximately eight to twelve (8-12) feet. It is proposed that the road be identified as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.

Ms. Canfield said this road is just north of the Mound House industrial area and goes east-west. It is entirely in Storey County.

Public Comment: None

Motion: I, Commissioner Mitchell, move to adopt Resolution 24-746, Storey County Road Number 911005, commonly known as UNNAMED, road segment length 2,448 feet (0.46 Miles), Overall Average Disturbed Width: Approximately eight to twelve (8-12) feet, identifying as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

17. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of Resolution 24-747, which proposes the identification of Storey County Road Number 910030 (2 Segments), commonly known as UNNAMED, (Segment 1), road segment length 5,894 feet (1.12 miles), road width approximately twenty-four (24) feet; and UNNAMED (Segment 2), road segment length 1,048 (0.2 miles), road width approximately eight (8) feet. It is proposed that the road be identified as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.

Ms. Canfield said this section was just south of the 5-Mile Canyon Reservoir in Storey County.

Public Comment: None

Motion: I, Commissioner Mitchell, move to adopt Resolution 24-747, identifying Storey County Road Number, Number 910030 (2 Segments), commonly known as UNNAMED, (Segment 1), road segment length 5,894 feet (1.12 miles), road width approximately twenty four (24) feet; and UNNAMED (Segment 2), road segment length 1,048 (0.2 miles), road width approximately eight (8) feet, as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

18. DISCUSSION/FOR POSSIBLE ACTION: Report of Public Works Department regarding roads and highways throughout Storey County.

Operations and Projects Manager Mike Northan said that the Lousetown Road project was wrapping up; slurry sealing, and patch paving will begin in the coming weeks; and the 2025 Road Rehab project is in the design phase.

Public Comment: None

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

20. CONSENT AGENDA FOR POSSIBLE ACTION: Consideration and possible approval of the new Fire District Policy 048-Purchasing Procedures.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move to approve the new Fire District Policy A048-Purchasing Procedures. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

21. RECESS TO RECONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS

22. DISCUSSION/FOR POSSIBLE ACTION: Discussion and potential approval to establish a Memorandum of Understanding (MOU) with the Storey County Sheriff's Office Employees' Association/Nevada Association of Police and Sheriff's Officers (NAPSO). The MOU aims to amend Article 7, Section (14) to enable employees to receive milestone disbursements based on their continuous years of service with the Sheriff's Office.\

Comptroller Jennifer McCain said this amendment is related to a few issues overlooked in the contract that was approved July 1, and the financial impact was minimal.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the Memorandum of Understanding (MOU) with the Storey County Sheriff's Office Employees' Association/Nevada Association of Police and Sheriff's Officers (NAPSO). The MOU aims to amend Article 7, Section (14) to enable employees to receive milestone disbursements based on their continuous years of service with the Sheriff's Office. **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 second DOWL amendment for the Lead Siphon Phase I Project. This amendment would accept DOWL's 15% subconsultant markup that was already included in the fee for Task Order 64 but excluded from the language in the scope of work.

Business Development Officer Lara Mather said the project is being partially funded by The Nevada Department of Environmental Protection and they must be included contract. It does not change the amount of the contract.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the County Manager to sign and approve the second DOWL amendment for the Lead Siphon Phase I Project, accepting DOWL's 15% subconsultant markup. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

24. DISCUSSION/FOR POSSIBLE ACTION: Discussion and consideration authorizing the County Manager to approve and sign a contract between Storey County and Steven D. King, Attorney at Law for consultation in water resource planning with focus on potential negotiations with the State of Nevada regarding allocation and acquisition of water and/or water system components of the Marlette Water System, at an hourly rate of \$300 and not to exceed \$20,000 on a time and materials basis, for a period from September 3, 2024, to August 1, 2025.

County Manager Austin Osborne said Steve Walker of Walker and Associates, lobbyists for the County, has retired after representing us on water issues for many years. We are in the process of negotiating a successor agreement with the State, and Mr. King has an extensive background in water rights. This contract will go through the end of the legislative session.

Steven D. King listed his experience in water rights issues, including as a deputy city attorney with Fallon, as well as working with private clients. He has dealt with all utility matters for the City of Fallon, particularly water issues. He said he was involved in the settlement involving The Carson River, Truckee River and Pyramid Lake.

Public Comment: None

Motion: I, Commissioner Mitchell, move to authorize the County Manager to approve and sign a contract between Storey County and Steven D. King, Attorney at Law for consultation in water resource planning with focus on potential negotiations with the State of Nevada regarding allocation and acquisition of water and/or water system components of the Marlette Water System, at an hourly rate of \$300 and not to exceed \$20,000 on a time and materials basis, for a period from September 3, 2024, to August 1, 2025. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

Public Comment: None

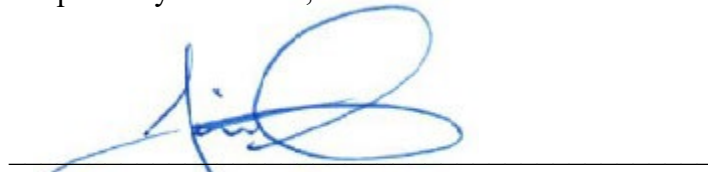
Motion: I, Commissioner Mitchell, move to approve the second readings of business licenses under Item #25 listed as A-H. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

26. PUBLIC COMMENT (No Action)

27. ADJOURNMENT OF ALL ACTIVE AND RECESSED BOARDS ON THE AGENDA

Commissioner Carmona adjourned the meeting at 10:56 a.m.

Respectfully submitted,



Jim Hindle
Clerk-Treasurer