



STOREY COUNTY BOARD OF COUNTY
COMMISSIONERS MEETING

10/1/2024 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 Lisa Maciel
- 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:
 - Community Chest Executive Director Erik Schoen

Total Attendance: 24

In-Person: 22

Zoom: 2

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

Commission Vice Chairman Clay Mitchell called the meeting to order at 10:01 a.m. and noted for the record that, even with Chair Carmona's absence, a quorum was present.

2. CONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT (No Action): Gold Hill resident Sam Toll noted the discussion of the Hot August Nights incident at the Virginia City Tourism Commission meeting, and indicated the county could cancel the contract with Hot August Nights and allow his organization to put on a similar event that would fill the town.

5. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the agenda for the October 1, 2024, meeting.

County Manager Austin Osborne asked that Item #8 be moved to after Item #22. Sheriff Mike Cullen asked that Items #14, #15, #16, and #17 also be moved to after Item #22.

Public Comment: None

Motion: I, Commissioner Gilman, move to approve today's agenda as amended.

Seconded by: Clay Mitchell. **Vote:** Motion passed 2-0.

6. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the minutes from the September 17, 2024, meeting.

Public Comment: None

Motion: I, Commissioner Gilman, move to approve the minutes as presented. **Seconded by:**

Clay Mitchell. **Vote:** Motion passed 2-0.

7. CONSENT AGENDA FOR POSSIBLE ACTION:

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

- A. Concrete Works LLC – Contractor / 11670 Oregon Blvd. ~ Reno, NV
- B. D.C. Randall Corporation – Contractor / 551 White Eagle Ln. ~ Fernley, NV
- C. Del Sol Energy of Nevada Inc – Contractor / 124 Ridge St. Ste.
- D ~ Reno, NV D. DK Survey Inc. – Out of County / 2035 Woodhaven Ln. ~ Sparks, NV
- E. Hinoke Poke – Out of County / 7500 Rancharrah Pkwy Ste. 110 ~ Reno, NV
- F. NV Mobile Tire LLC – Out of County / 10300 Silver Spur Dr. ~ Reno, NV
- G. Steven Curtiss – Contractor / 447 Brock Way ~ Grantsville, UT

II. Possible approval of amending the list of county appointments to serve on state, county, and regional boards and committees for the 2024 calendar year by updating the Safety Committee chair and representative on the Western Nevada Development District.

III. Consideration and Possible Approval of Grant of Easement file 2024-049 from Storey County to NV Energy for communication and electric facilities within the Waltham Way Right-of-Way, in McCarran, Storey County, Nevada. IV Consideration and Possible Approval of Grant of Easement file 2024-050 from Storey County to NV Energy for communication

and electric facilities within a portion of Germany Circle, APN 005-061-51, parcel 2017-27, owned by Storey County, located in McCarran, Storey County, Nevada.

V. Consideration and Possible Approval of Grant of Easement file 2024-054 from Storey County to NV Energy for Utility Facilities within assessor's parcel number 001-135-06 (Fairgrounds), located in Virginia City, Storey County, NV as described in the attached Request for Grant of Easement from NV Energy for the installation of electrical utilities to provide power to the Fairgrounds as part of the Fairgrounds Improvements Project.

Public Comment: None

Motion: I, Commissioner Gilman, move to approve today's Consent agenda as presented.
Seconded by: Clay Mitchell. **Vote:** Motion passed 2-0.

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

None

10. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of Resolution No. 24-749, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 245.045 for appointed Storey County officials for the 2024-25 fiscal year and superseding prior year action by resolution for appointed Storey County employees with the addition of Civil/Records Division Manager, grade 130, for the Sheriff's Office.

County Manager Austin Osborne said this is to adjust the pay and salary for a non-appointed person, a Civil/Records Manager, in alignment with other positions in the County. They will be designating someone inside the office. This reclassification was approved in the 2024-2025 budget.

Public Comment: None

Motion: I, Commissioner Gilman, move to approve Resolution No. 24-749, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 245.045 for appointed Storey County officials for the 2024-25 fiscal year and superseding prior year action by resolution for appointed Storey County employees with the addition of Civil/Records Manager, grade 130, for the Sheriff's Office. **Seconded by:** Clay Mitchell.
Vote: Motion passed 2-0.

11. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval to authorize the County Manager to approve and sign a contract between Storey County and Cintas Corporation No. 2, doing business as Cintas First Aid & Safety. Under this contract, Cintas will supply Storey County with Automatic External Defibrillators, along with related

products and services, at a monthly rate of \$1,512, totaling no more than \$18,144 per year for three years.

Mr. Osborne said that the county maintained the purchase and service of AED machines, or defibrillators, in-house, but discovered that it would be less expensive to contract this responsibility to Cintas, which will handle the monitoring, maintenance, and replacement of any faulty units. Leasing the machines will cost the county approximately half of what it would to replace them outright. The fiscal impact of the contract was approved in the 2024-25 budget.

Public Comment: None

Motion: I, Commissioner Gilman, move to authorize the County Manager to approve and sign a contract between Storey County and Cintas Corporation No. 2, doing business as Cintas First Aid & Safety. Under this contract, Cintas will supply Storey County with Automatic External Defibrillators, along with related products and services, at a monthly rate of \$1,512, totaling no more than \$18,144 per year for three years. **Seconded by:** Clay Mitchell. **Vote:** Motion passed 2-0.

12. DISCUSSION/FOR POSSIBLE ACTION: 2024-045 Special Use Permit request to operate an automotive services business related to vehicle sales. The applicant is a classic car hobbyist and anticipates the possibility of selling more than three vehicles in a calendar year which Nevada state law defines as a vehicle dealer. The applicant will maintain APN 002-071-17 as a parking lot for the sale of personal vehicles and utilize the existing residence on APN 002-071-16 for associated business activities. The property is zoned CR Commercial-Residential and is located at 1747 and 1757 Main Street, Gold Hill, Storey County, Nevada, Assessor's Parcel Numbers (APN) 002-071-16 & 17.

Commissioner Mitchell disclosed that he owns property across the street but said it would not impact his vote.

Planning Manager Kathy Canfield said this was for personal vehicle sales that would involve two parcels, one lot and one with a single-family residence. As the applicant was not planning a car sales lot with signs and lights, staff decided no fencing or screening was necessary. Notices were sent and no public comment was received. The Planning Commission approved the Special Use Permit.

Commissioner Mitchell asked the applicant, Sam Toll, to confirm there were no plans to use lighting or large signs, and Mr. Toll so confirmed.

Public Comment: None

Motion: In accordance with the recommendation by the Planning Commission and staff, the findings of fact under Section 3.A of this report as read into the record by staff, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval, I, Commissioner Gilman, move to approve Special Use Permit File 2024-045 to operate an automotive services business related to vehicle sales. The applicant is a classic car hobbyist and anticipates the possibility of selling more than three vehicles in a calendar year which Nevada state law defines as a vehicle dealer. The applicant will maintain APN 002-071-17 as a parking lot for the sale of personal vehicles and utilize the existing residence on APN 002-071-16 for associated business activities. The property is zoned CR Commercial-Residential and is located at 1747 and 1757 Main Street, Gold Hill, Storey County, Nevada, Assessor's Parcel Numbers (APN) 002-071-16 & 17. **Seconded by:** Clay Mitchell. **Vote:** Motion passed 2-0.

Ms. Canfield read the Findings of Fact into the record.

- 13. DISCUSSION/FOR POSSIBLE ACTION:** 2024-053 A Parcel Map (merger and re-subdivision) to consolidate numerous parcels of land and abandoned rights-of-way within the Miner's Park property and to create a new parcel of land associated with the Community Chest building at the northeast corner of the project area. The property is located at 106 E. Carson Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number 001-156-02.

Planning Manager Kathy Canfield said this is a phase of the abandonment of part of Miner's Park that began in the summer. This changes property lines, but nothing physically changed at the site. One adjacent property owner had questions but was satisfied with the explanation.

Public Comment: None

Motion: In accordance with the recommendation by the Planning Commission and staff, the Findings under section 3.A of the Staff Report as read into the record by staff, and in compliance with all Conditions of Approval, I, Commissioner Gilman, hereby move to waive the requirement for a Tentative Map and move to approve the Parcel Map (merger and re-subdivision) to consolidate numerous parcels of land and abandoned right-of-way within the Miner's Park property and to create a new parcel of land associated with the Community Chest building at the northeast corner of the project area. The property is located at 106 E. Carson Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number 001-156-02. **Seconded by:** Lance Gilman. **Vote:** Motion passed 2-0.

Ms. Canfield read the Findings of Fact into the record.

- 18. DISCUSSION/FOR POSSIBLE ACTION:** To approve a contract for design services from Tectonics Design Group for preliminary architectural design to support the development of plans for the addition to Fire Station 71 in Virginia City and to authorize the County Manager to sign the contract in an amount not to exceed \$39,000.00.

Operations and Projects Manager Mike Northan said this contract was to address the proposed site change and the required preliminary design, scoping, and cost estimating to move into the RFQ for full design phase of the project.

Public Comment: None

Motion: I, Commissioner Gilman, move to approve the contract for design services from Tectonics Design Group for preliminary architectural design to support the development of plans for the addition to Fire Station 71 in Virginia City and to authorize the County Manager to sign the contract in an amount not to exceed \$39,000.00. **Seconded by:** Clay Mitchell.

Vote: Motion passed 2-0.

19. DISCUSSION/FOR POSSIBLE ACTION: In accordance with land appraisal and acceptance of conditional offer of purchase, consideration and possible approval opening escrow, completing title search, and after determination of clean title, purchasing vacant land located at 935 State Route 341 (Truck Route) APN 002.023.08 Virginia City, Storey County, Nevada, for the appraised value of \$41,000 to facilitate improved access to the county jail facility.

County Manager Austin Osborne said this is a small triangle parcel by the county jail. An appraiser was hired per county ordinance, which set the value at \$41,000. The offer was made to and accepted by the owners, and staff are looking to proceed with escrow. Upon clean title, the County plans to purchase the property.

Public Comment: None

Motion: In accordance with land appraisal and acceptance of conditional offer of purchase, I, Commissioner Gilman, move to approve opening escrow, completing title search, and after determination of clean title, purchasing vacant land located at 935 State Route 341 (Truck Route) APN 002.023.08 Virginia City, Storey County, Nevada, for the appraised value of \$41,000 to facilitate improved access to the county jail facility. **Seconded by:** Lance Gilman.

Vote: Motion passed 2-0.

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

- A. Blue Collar Vending – Out of County / 1160 Damonte Ranch Parkway # 2168 ~ Reno, NV
- B. Capriotti's Sandwich Shop – Out of County / 6056 S. Durango Dr. Ste. 100 ~ Las Vegas, NV
- C. Classic Finishes LLC – Contractor / 708 University Way Ste. 300 ~ Reno, NV
- D. Clint Jensen Construction LLC – Contractor / 623 Windmill Dr. ~ Fallon, NV
- E. Delta Saloon Gift – General / 18 S. C St. ~ Virginia City, NV
- F. Fiber Telecom NV LLC – Contractor / 1580 Kleppe Ln. ~ Sparks, NV

- G. Five Acre Construction Inc. – Contractor / 4205 Slide Mountain ~ Reno, NV
- H. Flodraulic Group Inc. – Out of County / 8510 Breen Rd. ~ Houston, TX
- I. Jamyta Home Improvement LLC – Contractor / 1930 Sweetgrass ~ Reno, NV
- J. J.S. Services LLC – Home Based / 21875 Adobe Rd. ~ Reno, NV
- K. Kingsland Properties, LLC – Out of County / 852 Marion Way ~ Gardnerville, NV
- L. Lexicon Inc. – Contractor / 8900 Fourche Dam Pike ~ Little Rock, AR
- M. Mills Roofing Inc. – Contractor / 57 Coney Island Dr. ~ Sparks, NV
- N. My TRI Suites – General / 1103 Venice Dr. ~ McCarran, NV
- O. Northwoods Construction – Contractor / 1617 C St. ~ Sparks, NV
- P. Taurus Construction – Contractor / 1529 Greg St. ~ Sparks, NV

Public Comment: None

Motion: I, Commissioner Gilman, move to approve. **Seconded by:** Clay Mitchell. **Vote:** Motion passed 2-0.

21. RECESS TO CONVENE AS THE STOREY COUNTY HIGHWAY BOARD

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

Operations and Projects Manager Mike Northan, speaking for Public Works Director Jason Wierzbicki, reported:

- NDOT is core sampling at the lower bridge on 6-Mile Canyon Rd. in preparation for replacement of the bridge. There has been discussion about box culverts in lieu of a traditional bridge, but the hydrology is critical here so staff will be monitoring.
- Salt/sand is being ordered and delivered
- Plows are being fitted to the plow trucks and the trucks are being chained, fueled and brought up to a high state of readiness. Once night temperatures dip below 40F, the F600 dump truck will be outfitted with a plow and loaded with a sander.
- The speed bumps on Mill Street will be removed this week to prepare for plowing.

Public Comment: None

14. RECESS TO CONVENE AS THE STOREY COUNTY LIQUOR LICENSING BOARD

15. DISCUSSION/FOR POSSIBLE ACTION: For consideration and possible approval of the First reading for On-Sale Liquor License. Applicant is Mandeep Kaur, Roots Indian Restaurant & Bar, 420 USA Pkwy, Mc Carran, NV.

Sheriff Mike Cullen said there were no issues or concerns with this investigation.

Public Comment: None

Motion: I, Commissioner Gilman, move to approve the First reading for On-Sale Liquor License. Applicant is Mandeep, Kaur, Roots Indian Restaurant & Bar, 420 USA Pkwy, Mc Carran, NV. **Seconded by:** Mike Cullen. **Vote:** Motion passed unanimously.

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

Sheriff Cullen said there were no concerns or issues with this application.

Public Comment: None

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

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

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

Sheriff's Office

- Sheriff Mike Cullen said Street Vibrations went off flawlessly, with three arrests a few traffic citations, and the eventgoers were great.
- Commissioner Mitchell recognized the local motorcycle club for helping clean up the town afterward.

Fire District

- Chief Jeremy Loncar said that on Oct. 17 at 3:30 at the community center the fire district and sheriff's office will host a car seat safety checkpoint.
- He said the district was finalizing its ISO review, with an audit on Monday, with results of the audit to come in around December.
- The district has hired a fire apparatus repair company from Pennsylvania, which may have a used ladder truck for us to replace our 1982 model.
- There is no date set for open burning, but the district is looking at the first part of November.

Public Works

- Operations and Projects Manager Mike Northan said the department was working to winterize buildings and parks.

- The department is preparing insulation bags for water meters, to be installed shortly.
- A new style of tire chain is being used for heavy equipment that will reduce lateral slip during snow operations. Those are being fitted to the grader, loader, skid steer, and backhoe, and should provide for safer operation on icy or packed snow surfaces.

Operations and Projects

- Mr. Northan said that the Station 71 environmental report is underway.
- On the Fairgrounds project, all plans have been reviewed and approved by the Fire District and are currently in the Building Department. There is a Safe Drinking Water Act permit to file and Mr. Northan will meet with CHD personnel to review the plans this week. Bid documents are being assembled.
- Bid documents are being prepared on the Water Storage Tank Maintenance contract, fuel tanks and pump replacement at the Public Works Main Station and at Station 75 in TRI. Multiple other projects are in design.
- The Divide building fiber infrastructure is being installed, trenching is complete, and the concrete equipment pad will be complete this week. The slope will be pushed back, pre-cast concrete blocks will be installed, and a striping plan is ready.
- The Lockwood Senior Center project is moving along, with the existing building removed and the structural pad for the new building is in place. Utility work is ongoing. We have 45 of 80 submittals that have been approved.

Planning Department

- Planning Manager Kathy Canfield said applicants for an at-large position on the Planning Commission are being sought.
- At the next two Planning Commission meetings, the Master Plan will be discussed.

Administration Officer

- The new administration officer Lisa Maciel introduced herself and said she is happy to be here and is looking forward to working with everyone. She served for 20 years in the Air Force and previously was deputy director for benefits for the State of Nevada Department of Veterans Services. She has served with military police and logistics for the Air Force where she was a hospital administrator, also worked for the Churchill County Assessor's Office and has a real estate license.

VCTC

- Tourism Director Todd Tuttle said there was a great response from the media during the Camel Races, and the same interest is indicated for the upcoming Outhouse Races.
- Members of a film festival convention came up to town to look at potential filming sites, and the VCTC is already getting calls from them with interest in projects.
- A Model T club was here on Sept. 17.
- The 100-mile endurance race had a great response.

- Street Vibrations attendee numbers were over 20,000. 12 business moved onto C street for the event.
- The VCHS homecoming parade is on Friday.
- The 35th World Championship Outhouse Races are this weekend and will be assembled on the South side of town. C Street will be closed from Sutton to Taylor, 6 a.m. to 6 p.m.
- The Statehood Ball will be Nov. 1 at Piper’s Opera House.

Health and Community Services

- Community Resource Coordinator Bob Hastings said the Oct. 2 Resource Fair will be at Piper’s Opera House from 2-6 p.m. with 50 vendors, and a section for high school and young adult populations. There will be flu shots from 2-4 p.m.
- The last flu shot clinic is Oct. 11 from 10 a.m. to noon at the Mark Twain Community Center.

Community Development

- County Manager Austin Osborne, speaking for Director Pete Renaud, said staff have processed 1,223 plan reviews, both commercial and residential.
- The department is hiring a code enforcement officer.
- The new Waste Management agreement provides for 12 large dumpsters to be available to bring to properties at no cost for seniors and disabled residents.

Community Chest

- Director Erik Schoen said that October is Domestic Violence Awareness Month, and that purple ribbons will be tied around town.

County Manager

- Mr. Osborne said the staff is working on the Strategic Plan and there will be an agenda item at the next meeting.

Clerk & Treasurer

- Clerk & Treasurer Jim Hindle said mail-in ballots are out, and if residents get one for a person no longer living in Storey County, please return it to the post office as undeliverable. There will be a bin at the post office for unwanted ballots. Don’t discard ballots in the trash cans; please put them in the bin for safe handling and disposal.
- Sample ballots will go out next week. The polls open Oct. 19 and in Lockwood. Early voting will be open for 2 weeks in the Slammer and on Saturdays in Lockwood.
- Second installment of property taxes are due Oct. 7.

23. PUBLIC COMMENT (No Action): Commissioner Lance Gilman thanked everyone who helped with the meeting after the last meeting’s technical difficulties.

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

Commission Vice-Chairman Mitchell adjourned the meeting at: 11:04 am.

Respectfully submitted,



Jim Hindle
Clerk & Treasurer