



Board of Storey County Commissioners Agenda Action Report

Meeting date: 11/5/2024 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 October 15, 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

10/15/2024 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: 36

In-Person: 35

Zoom: 1

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): Adam Wilson, speaking as the middle school football coach, said the team is undefeated, and the last game is vs. Tonopah on Saturday, Oct. 26 – “The Mucker Bowl”. He invites any and all to come out and support this exceptional team.

5. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the agenda for the October 15, 2024, meeting.

Public Comment: None

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

6. CONSENT AGENDA FOR POSSIBLE ACTION:

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

- A. Bonanno Concrete Inc. – Contractor / 589 London Dr. ~ McCarran, NV
- B. Crown Painting Inc. – Contractor / 5309 Riggins Ct. #A ~ Reno, NV
- C. Freedom Espresso LLC -Food Truck / 800 E. Main St. ~ Fernley, NV
- D. High Country Commercial Refrigeration – Contractor / 9555 Benedict Dr. ~ Sparks, NV
- E. JWC/Justin Wilson Construction – Contractor / 1071 Haskell St. ~ Reno, NV
- F. Malaya Eats – Food Truck / 11535 Desert Bloom Dr. ~ Reno, NV
- G. MDB Trucking LLC – General / 589 London Dr. ~ McCarran, NV
- H. National Storage Tank, Inc. – Contractor / 4137 Santa Rosa Ave ~ Santa Rosa, CA
- I. New Life Industries, LLC – Contractor / 7 Lynlee Ln. ~ Yerington, NV
- J. Plastic Welding and Fabrication LTD – Out of County / 1601 McCowen St. ~ Snyder, TX
- K. Premier Performance, LLC – General / 675 Waltham Way ~ McCarran, NV
- L. S&S Roofing of America Inc. – Contractor / 2 Self Blvd ~ Carteret, NJ
- M. Sunstate Companies LLC – Contractor / 3101 E. Craig Rd. ~ N. Las Vegas, NV
- N. T&D Power Inc. – Contractor / 800 S. Douglas Rd. # 200 ~ Coral Gables, FL
- O. T F P Inc. – Contractor / 1696 Ghetts Way ~ Reno, NV

II. Notification to the board of administrative approval of contract task order with Civic Plus for the purpose of archiving social media materials in accordance with NRS records retention requirements.

III. Consideration and Possible Approval of Grant of Easement file 2024-058 from Storey County to NV Energy for Utility Facilities within the Carson and Howard Street Rights-of-Way, Virginia City, Storey County, Nevada to facilitate construction of a single-family residence.

Public Comment: None

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

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

Sheriff's Office

- Undersheriff Eric Kern said that Coffee with Cops will be on Oct 23 at 9 a.m. at Lockwood substation, and another on Oct. 24 at senior center in Virginia City.

Fire District

- Fire Chief Jeremy Loncar said he was processing the acquisition of an additional D7 dozer from the Nevada Division of Forestry. It will be positioned at the north end of the county. The SCFPD will now have one in the north and one in the south.
- Several members of the Fire District will be attending an appreciation event at the Reno Aces stadium in appreciation for work on the Davis Fire.
- On Thursday, Oct. 17, from 3:30 to 6 p.m., there will be a car seat safety check at the community center.

Public Works

- Operations and Projects Manager Mike Northan said a freeze is coming and the department is working on winter preparation.
- The department now has an account with EquipmentShare, which provides access to additional equipment as needed.
- A drainage issue on Peri Ranch Road in Lockwood and at the bridge on Canyon Way, is undergoing plan development with the Planning Department and Canyon GID.
- Director Wierzbicki will be off until Oct. 30, recovering from shoulder surgery.

Operations and Projects

- Mr. Northan said The Lockwood Senior Center Project is moving smoothly, with the building pad nearing completion, the corners marked, footing excavation and slope work.
- Documents for the fuel tank and pump replacement project have been sent to the District Attorney's office for review. The department is still working on water tank replacement project documents.
- The department is looking at sidewalk widening at 800 South C Street, where the Justice Court is located, as well as flagpole and vehicle barriers.

Business Development Office

- Lara Mather praised the entire county staff, in particular the Community Development Department, after attending a conference where she met contractors and others who have worked with the county and was very impressed with the team.

Commissioner Gilman praised the esprit de corps of Storey County staff.

Planning Department

- Planning Manager Kathy Canfield said the department was still seeking applications for an at-large planning commissioner.
- The next Planning Commission meeting will discuss the Master Plan and the draft chapters.

Emergency Management

- Director Adam Wilson said the department was working with the Storey County School District on “reunification” training: the plan to get students safely back to parents after an emergency.
- The department is planning a hazmat drill.
- Staff will be in Carson City for the Nevada Day Parade.
- The Starlink system is being tested.
- Oct. 17 is the Nevada Shakeout Earthquake Safety drill at 10:17 a.m.
- Bear and mountain lions have been seen in Virginia City at night. Bring pets in, don’t leave food outside and be very careful while walking.

VCTC

- Tourism Director Todd Tuttle said media events and morning news spots were planned for the promotion of October events.
- Bus traffic is picking up, with an increased number of tour groups planning to visit Virginia City.
- There was a good turnout for the last Mix and Mingle, the next one is 6 p.m. Nov. 12 at Piper’s Opera House.
- The 35th Outhouse Races had a good turnout with 23 entries.
- The Off-Road Race technical inspection on Friday went well.
- Haunted Houses are at the Delta Saloon, the Gold Hill Depot and Mackay Mansion. The Haunted hay wagon goes to the cemetery and the Spirits Made Me Do It Saloon Crawl is on Oct. 26. Oct 31 will be the parade and costume contest.
- The Statehood Ball featuring the Renegade Orchestra will be Nov. 2 at Piper’s Opera House. Included will be a bone-throwing fortune-teller and a tintype photographer.
- Plans for appearances at the Governor’s Conference on Tourism, Nevada Travel Association and American Bus Association are planned.
- TravelNevada has awarded the Carson City/Virginia City/Carson Valley a special grant of \$630,000 to develop arts.

Grants Manager

- Sara Sturtz said the county was awarded roughly \$107,000 from the Commission for Cultural Centers and Historic Preservation, through the State Historic Preservation Office, for Piper’s Opera House, as part of a state bond program. This is to replace the front doors and south-facing windows.

- The Water Resources Bill includes \$10 million in Federal appropriations for Storey County to complete the Lead Siphon project. The bill is going to a House-Senate Conference, and may become part of a defense bill. Originally that project was split into five phases because it was difficult to find the \$12 million funding. Phase 1 is being worked on right now, so hopefully with this funding that project can be finished.

Comptroller's Office

- Comptroller Jennifer McCain said her office is on track for the audit to be completed on time.

Health and Community Services

- Director Stacy York said the senior center is celebrating Halloween week with a Jeopardy game and costumes.
- The department received a \$250,000 grant for a program to fight opioids in the jail.
- Another grant is in the works to provide for pet care and pet food for seniors.

IT Department

- Director James Deane said the wiring and Internet for the Mark Twain Community Center was completed, as was the camera project for the Sheriff's Office and Jail, and the state background check update.

Administrative Officer

- Lisa Maciel said escrow for the parcel near the county jail were opened yesterday.

Community Development

- Director Pete Renaud said the search for a new code enforcement officer has been narrowed to six applicants.

Public Relations

- Director Julie Moreno-Fritz said she was launching a new billboard project with Lamar Advertising. This billboard in south Reno will maximize visibility and impact during the 2025 Legislative Session, with the billboard scheduled to run from February to May.
- The eblasts are being revamped.

County Manager

- The county had put out an RFP for a nonprofit to take over Piper's Opera House operations, and interviews will be this week.

Clerk-Treasurer

- Clerk-Treasurer Hindle said early voting will be in the Courthouse Slammer and the Lockwood Fire Station on Saturday Oct 19, and Saturday, Oct. 26, from 10 a.m. to 2

p.m.; and Monday, Oct. 21 through Friday, Oct. 25 and Monday, Oct. 28 through Friday Nov. 1 in the Slammer from 8 a.m. to 6 p.m.

- Mr. Hindle said people have received a voter registration card and a signature update card, which has been a contentious issue between his office and the Secretary of State's Office. Those receiving them should not return them by mail as there is personal information on the card, but should bring it into the Clerk's Office. It is voluntary, so if people are concerned, they don't have to do it.
- There have been calls about missing mail-in ballots. Those who have not received their ballots by this week should call the office at 775-847-0969.
- Election Day is Nov. 5, and the office will have preliminary unofficial results. Ballots returned by mail must be postmarked by Nov. 5. He said a special meeting the week of 11/11 will be needed to canvass the vote, when an official result will be posted.

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

- Commission Chairman Jay Carmona said there was a town hall meeting in Lockwood with a good turnout.

9. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the Schedule of Project Revenue and Net Revenue for the TRI Public-Private Partnership for fiscal year ending June 30, 2023, and the payment to Tahoe Reno Industrial Center, LLC in the amount of \$5,734,107 towards the infrastructure liability.

Commissioner Gilman recused himself due to a pecuniary interest.

Comptroller Jennifer McCain said the payment has grown more than expected. A change in the audit, a stipulation to calculate extra streams of revenue, gas and electricity payments and utility fees which have not been calculated in the past, and gathering the information has been difficult. An alternative method of calculations will take an average, using 11.5 percent to calculate the amount due, looking at the totals from 2017-2023, or \$28,275. For utility fees, an average of 10 years of total fees was used. All payments are based only off revenue from the industrial park. As of June 30, 2022, the vouchers totaled \$31,948,705. The current payment due according to the audit is \$5,734,107, This payment will bring this line-item account over budget by \$1,515,209, causing a transfer or augment at the end of the current fiscal year. This is also attributed to the \$781,101 paid to Dermody Property in July of this year.

Public Comment: Hugh Gallagher asked why the Fire District was not allocated expenses when it did receive revenue.

Motion: I, Commissioner Mitchell, move to approve the Schedule of Project Revenue and Net Revenue for the TRI Public-Private Partnership for fiscal year ending June 30, 2023, and the payment to Tahoe Reno Industrial Center, LLC in the amount of \$5,734,107 towards the infrastructure liability. **Seconded by:** Jay Carmona. **Vote:** Motion passed 2-0.

10. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of Resolution 24-750, a resolution requiring the County Assessor to prepare a list of all taxpayers on the secured roll in Storey County and the total valuation of property on which they severally pay taxes, be posted on the County website instead of the County newspaper of record.

County Manager Austin Osborne said this resolution allows staff to post on the county website in lieu of newspaper. He said this is the fifth year this has been done, and then read the resolution into the record.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve Resolution 24-750, a resolution requiring the County Assessor to prepare a list of all taxpayers on the secured roll in Storey County and the total valuation of property on which they severally pay taxes, be posted on the County website instead of the County newspaper of record. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

11. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval to direct staff on the ways, means, and oversight of the implementation of the Commercial Property Assessed Clean Energy (CPACE) program.

Business Development Officer Lara Mather said she has a list of things needed to implement since the BOC approved moving ahead with this program. She said the application fee goes to the county, but it does not cover staff time. Sparks has a fee of 2.6 percent of the loan amount. She said later it will be based off staff time tracked. The application process includes project interest form, fee application, and with each application the company applying must do an energy audit, renewable energy study and water study as well as a labor study. The county then signs off on the lien. Staff will have RFP to seek a qualified administrator. Then two resolutions will be drafted.

Ms. Lather said Storey County is required to develop a Program Guide to provide a clear, comprehensive framework for all stakeholders involved, ensuring that the program operates efficiently, consistently, and in compliance with NRS. Some of the decisions that the county will need to make are: Charging an application fee that goes to the county and, although this fee does not cover staff time, it helps to encourage applicants to be ready for the process and not waste valuable county resources.

Ms. Lather and County Manager Austin Osborne said the county's name will be on anything produced and could impact on the County's reputation. Commissioner Gilman said he is not ready to sign off on the program.

Ms. Mather said she is under tremendous pressure from the companies interested in CPACE to hurry up, and she wants to take her time, fully vet the program and wants the commissioners to support her in taking all the time she needs to create a good program. She reminded the board that the District Attorney's office must approve anything her office creates. She wants the BOC to ensure she can take all the time she needs, and allow her to tell callers that.

Commissioner Mitchell said it does take a lot of county resources. He asked what she needed, and Ms. Lather said she needed sufficient time to put a comprehensive package together. Commissioner Carmona told her to take all the time she needed.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve staff to proceed with implementing the CPACE program in accordance with the data and methodologies researched and recommended by staff. This will include developing a comprehensive guidebook, issuing a Request for Qualification to select the most qualified program administrator, and drafting two resolutions, one to establish the program and the other to designate the program area, and working closely with the District Attorney's office for legal guidance in developing the program. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

12. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval to award the Virginia City Highlands \$10,000 of community project funding for fiscal year 2024-2025 to extend existing concrete pad approximately 1,500 feet at Virginia City Highlands Park, 2141 Empire Rd, Virginia City Highlands, NV. This approval is contingent upon an appropriate quote from a contractor and/or business that is in good standing and has a business license in Storey County.

Grants Manager Sara Sturtz said that the county received no applications from Mark Twain or Lockwood for funding. The Virginia City Highlands requested \$10,000 to extend the existing concrete gazebo pad about 1,500 feet at the Virginia City Highlands Park.

Public Comment: None

Motion: I, Commissioner Mitchell, move to award the Virginia City Highlands \$10,000 of community project funding for fiscal year 2024-2025 to extend existing concrete pad approximately 1,500 feet at Virginia City Highlands Park, 2141 Empire Rd, Virginia City Highlands, NV. This approval is contingent upon an appropriate quote from a contractor and/or business that is in good standing and has a business license in Storey County. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

13. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval to award the Virginia City Mighty Mites the requested \$6,525 of the community project funding for

fiscal year 2024-2025 to purchase sports equipment for their sports program and the remaining \$3,475 to purchase equipment for lighting the “V” on the hill in Virginia City.

Commissioner Mitchell abstained as he was part of an application for this grant.

Grants Manager Sara Sturtz said the County received 4 applications; a Culture Building Project submitted by Alexia Sober; FYI Tags Project submitted by Alexia Sober; Mighty Mites Community Athletic Program Equipment submitted by Clay Mitchell on behalf of Coach Jason and Brittany Alvear; and “V” over Virginia City Lighting Project submitted by Anthony Jones. The Community Project Funding Committee, made up of Comptroller Jennifer McCain, Recorder Dru McPherson, Business Development Officer Lara Mather and Ms. Sturtz, reviewed the applications and given the scope and funding restraints of the community project funding, the committee recommends awarding the Mighty Mites \$6,525 to purchase sports equipment for their sports program and the remaining \$3,475 to purchase equipment for lighting the “V” over Virginia City.

Public Comment: None

Motion: I, Commissioner Carmona, move to award the Virginia City Mighty Mites the requested \$6,525 of the community project funding for fiscal year 2024-2025 to purchase sports equipment for their sports program and the remaining \$3,475 to purchase equipment for lighting the “V” on the hill in Virginia City. **Seconded by:** Lance Gilman. **Vote:** Motion passed 2-0.

- 14. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval authorizing the County Manager to approve and sign a contract between Storey County and CaseWorthy for ServTracker for data and service tracking for aging service agencies for three (3) years in the amount of \$30,911.00.

Healthy and Community Services Director Stacy York said this allows for electronic data, changing from electronic touch screen forms, and seniors can keep track of driver’s routes. It will impact Meals on Wheels, Congregate Dining and Transportation. The program will export data for state required record keeping and ease the yearly auditing process with the Aging and Disability Services Division.

Public Comment: None

Motion: I, Commissioner Mitchell, move to authorize the County Manager to approve and sign a contract between Storey County and CaseWorthy for ServTracker for data and service tracking for aging service agencies for three (3) years in the amount of \$30,911.00. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

15. DISCUSSION/FOR POSSIBLE ACTION: Discussion and possible approval of Storey County Resilient 8 Opioid Response Reporting Plan.

Stacy York said the Storey County Resilient 8 Opioid Response Plan is a document that was put together in collaboration with Storey County offices and Community Chest. This plan will keep the agencies on track when it comes to efforts addressing opioid-related issues in the county. This plan is consistent with other rural counties participating in the Resilient 8 project and will focus on investment and utilization of Community Health Workers.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the Storey County Resilient 8 Opioid Response Reporting Plan. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

16. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible action to execute Amendment No. 3 to the One Nevada Agreement which amends the list of potential and actual defendants the State of Nevada has identified as having contributed to the opioid epidemic and its impact on Nevada.

Deputy District Attorney Brian Brown said the One Nevada Agreement on Allocation of Opioid Recoveries listed numerous defendants in Exhibit C. However, those defendants were known defendants named in one or more of the signatories' litigations at the time the State of Nevada entered into the One Nevada Agreement. Because the State has identified additional potential and actual defendants who it alleges have contributed to the opioid epidemic and its impact on Nevada, and because there are unnamed Sackler entities, it has become necessary to amend the One Nevada Agreement.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the execution of Amendment No. 3 to the One Nevada Agreement on Allocations of Opioid Recoveries. **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: Consideration and possible approval to make a conditional offer to purchase the property adjacent to the existing fire station 71, located at 175 North C Street, APN 001-094-04, based upon the appraisal dated March 8, 2024, by Mark Stafford Real Estate Appraisers, including approval of opening escrow, and completing title search, not to exceed \$173,000.

Fire Chief Jeremy Loncar said obtaining this property will open opportunities for growth. He said an offer has been made and submitted under the Fire District rather than the County.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move to approve a conditional offer to purchase the property adjacent to Fire Station 71, located at 175 North C Street, APN 001-094-04, based on the appraisal dated March 8, 2024, conducted by Mark Stafford Real Estate Appraisers. This motion also includes approval to open escrow and initiate a title search for the property, with the total purchase cost not to exceed \$173,000. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

19. DISCUSSION/FOR POSSIBLE ACTION: Discussion and possible approval of the District Fire Chief’s authority to explore and present capital improvement items identified for Fiscal Years 2025, 2026, and recent needs which were not included in the current fiscal year’s budget. The Fire Chief may seek approval to purchase these items using funds from the District's Capital Purchase Fund, provided that the purchases will be received during the current budget year and do not exceed a total of \$2 million.

Chief Loncar said it was a problem budgeting and putting items on order 2-3 years before they will be delivered. He said he wanted to order and get the district’s name on the list for already approved items and get purchases made early. He said the districts compressor is so dated that they can’t find parts to repair. It will cost \$45,000 to replace. He wanted to use funds from the CIP fund if items become available for purchase prior to the end of the current budget year. The items, will of course, be presented to the Board for approval before any commitments are made. The total combined purchases shall not exceed \$2 million.

Commissioner Mitchell asked if these items were new or already on the CIP? Chief Loncar said this would more often than not cover items already identified as needs but allows more flexibility to pull-up or push-out based on market availability. Commissioner Mitchell mentioned he would like to, therefore, revisit the CIP regularly given potential changes.

Comptroller McCain said that anything purchased could be out of budget, and while an update to the CIP would be sufficient, it would still be out of budget.

Public Comment: None

Motion: I, Fire Commissioner Mitchell, move to approve the District Fire Chief’s authority to explore and present capital improvement items identified for Fiscal Years 2025 and 2026, which were not included in the current fiscal year’s budget. The Fire Chief may seek approval to purchase these items using funds from the District's Capital Purchase Fund, provided that the purchases will be received during the current budget year and do not exceed a total of \$2 million. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

20. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval to explore the purchase of a building located at 300 Italy, APN 005-091-68, within the Tahoe Reno Industrial Center, to serve as a replacement for the existing Fire Station 75. An appraisal will be required, to be conducted by the next appraisal service in the county's rotation, with costs not to exceed \$10,000.

Chief Loncar said the district has been looking at properties in the most central locations. This building is partially done and looks like a fire station, with 8 bays and room for living quarters. He said it would improve response times as well as offer better insurance rates for companies. In response to a question from Commissioner Mitchell, the chief said the size has been shaved to 5 acres. He also said a second fire station was still needed.

Ms. McCain said this expense is not in the budget.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the exploration of the purchase of the building located at 300 Italy, APN 005-091-68, within the Tahoe Reno Industrial Center, to be used as a replacement for the existing Fire Station 75. An appraisal will be conducted by the next appraisal service in the county's rotation, with costs not to exceed \$10,000.

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

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

22. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the Second Reading for On-Sale/Off-Sale Liquor License. Applicant is Jagmohan Dhillon, Sparks Hotel, LLC DBA Courtyard by Marriott-Reno/Sparks-McCarran located at 505 USA Parkway, McCarran, NV 89437.

Deputy Frank Valdez said upon further review, this applicant has operated numerous hotels and previous issues are not uncommon, and with that in mind, he has not found disqualifiers.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the second Reading On-Sale/Off-Sale Liquor License. Applicant is Jagmohan Dhillon, Sparks Hotel, LLC DBA Courtyard by Marriott-Reno/Sparks-McCarran located at 505 USA Parkway, McCarran, NV 89437.

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

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

Commissioner Carmona announced that Commissioner Gilman had to leave the meeting.

- 24. DISCUSSION/FOR POSSIBLE ACTION:** Discussion and possible approval authorizing the County Manager to approve and sign scope of work with Lumos & Associates in accordance with the Master Services Agreement to perform County Facility Condition Assessment and Space Needs Assessment for a total amount not to exceed \$107,400. This project conforms to Goal 6.1 of the Storey County Strategic Plan.

County Manager Austin Osborne said in accordance with Goal 6.1 of the Strategic Plan, this contract will evaluate facilities for their efficiency. The assessment will include Piper's Cottage (Comptroller's Office), B Street Barn, VC Senior Center, Storey County Courthouse, County Jail, Emergency Management Office, and the administrative offices of the Sheriff and District Attorney. Additionally, Hugh Gallagher Elementary School and Virginia City Middle School will be evaluated for their best and highest possible public uses upon transfer of these facilities from the Storey County School District to the county, subject to completion of the school district's planned K-12 unified school campus in Virginia City. He said the proposed project conforms to the FY 2025 budget, and looking at what the county has will improve planning for what it may acquire in the future.

Public Comment: None

Motion: I, Commissioner Mitchell, move to authorize the County Manager to approve and sign the attached scope of work with Lumos & Associates in accordance with the Master Services Agreement to perform County Facility Condition Assessment and Space Needs Assessment for a total amount not to exceed \$107,400, and I find that this project conforms to Goal 6.1 of the Storey County Strategic Plan. **Seconded by:** Jay Carmona. **Vote:** Motion passed 2-0.

- 25. DISCUSSION/FOR POSSIBLE ACTION:** Presentation, public workshop, discussion, and consideration directing staff regarding updates to the Storey County Strategic Plan for Fiscal Year 2025-2026.

Mr. Osborne said 2020 County staff put together goals with an overarching plan. He said this public workshop will provide an opportunity to review the current FY2024-2025 Storey County Strategic Plan and update and amend it as necessary. The Strategic Plan draft changes begin on Page 289 of the BOC packet located on the Storey County website under Agendas.

Mr. Osborne said this item was intended to introduce the new items to the commissioners and discuss them. Commissioner Mitchell said he wanted to read the new items over the next few months. Commissioner Carmona was satisfied with the changes.

Public Comment: None

Motion: I, Commissioner Mitchell, move to direct county staff to amend the Storey County Strategic Plan mission statement, vision statement, and other elements as discussed at today's workshop and to bring a draft of these amendments to the board at a future meeting for further review and consideration. **Seconded by:** Lance Gilman. **Vote:** Motion passed 2-0.

26. DISCUSSION/FOR POSSIBLE ACTION: Pursuant to request by Commissioner Mitchell, discussion and possible consideration directing county staff to research and engage in preliminary outreach and/or discussion with the owner(s) or representatives(s) of property commonly known as "Cottonwood Springs" and listed as for-sale, and approximately described as 365 acres located at APNs 004.241.71, 004.241.70, 004.241.69, 004.241.68, 004.241.67, 004.281.45, 004.281.44, and 004.281.25, Virginia Ranches, Storey County, Nevada, for potential future purchase, lease-option, barter or trade, transfer, or other means for potential acquisition or use by Storey County or its designee for the purposes of recreation, conservation, preservation, or dedication to a non-profit organization for similar uses potentially benefiting the public, area residents and landowners, wildlife and natural environment, or other uses deemed appropriate by the board, and to report its findings to the board at a future meeting for potential consideration.

Commissioner Mitchell said this property has been for sale for 1.5 years, but on and off the market since 2000. He said it is a treasure here in the county and he wanted to discuss the opportunity to avoid unbudgeted expenses and ask about options in the next few years. He said he is not designating its ultimate end use at this time.

Commissioner Carmona said he did not want it used for housing, perhaps for a county park, either developed or undeveloped. He also noted that the county should inquire if water rights were included.

Commissioner Mitchell said he was concerned that the property was private, but not fenced or controlled, and was only seven miles from the petroglyphs.

Public Comment: Hugh Gallagher asked if it had anything to do with the land being a place for wild horses. Commissioner Carmona said he believed it was a place for the evacuation of horses. Commissioner Mitchell said there had been roundups in Reno during certain periods, and a watering facility was needed. He said he did not support any changes in policy toward wild horses but saw it as a potential county park.

Grants Manager Sara Sturtz said the land could be an opportunity for grants, and she suggested a permanent easement on the property.

Commissioner Mitchell said there are many 40-acre parcels, and he wasn't looking to purchase right away, but might apply for the right to purchase it in the future.

Business Development Officer Lara Mather said this could be a great opportunity to use this property as a land swap for the County’s Miner’s Park requirement. She said the County is in the process of moving part of that to the Community Chest.

Commissioner Mitchell said that according to Zillow.com, the property, commonly known as “Cottonwood Springs” and located in the Virginia Ranches of Storey County includes about 365 acres of vacant land, and was listed at \$3,699,000. His ideas for use would be for recreation, conservation, preservation, or dedicating it to a non-profit organization for similar uses to benefit the public.

Public Comment: None

Motion: I, Commissioner Mitchell, move to direct county staff to research and engage in preliminary outreach and/or discussion with the owner(s) or representative(s) of property commonly known as “Cottonwood Springs” and listed as for-sale, and approximately described as 365 acres located at APNs 004.241.71, 004.241.70, 004.241.69, 004.241.68, 004.241.67, 004.281.45, 004.281.44, and 004.281.25, Virginia Ranches, Storey County, Nevada for potential future purchase, lease-option, barter or trade, transfer, or other means for potential acquisition or use by Storey County or its designee and to report its findings to the board at a future meeting for consideration. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the second readings of business licenses listed under Item #27 listed as A-G. **Seconded by:** Jay Carmona. **Vote:** Motion passed 2-0.

28. PUBLIC COMMENT (No Action)

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

Commission Chairman Jay Carmona adjourned the meeting at 12:33 p.m.

Respectfully submitted,



Jim Hindle
Clerk & Treasurer