



STOREY COUNTY BOARD OF COUNTY  
COMMISSIONERS MEETING

11/5/2024 10:00 AM  
26 SOUTH B STREET, VIRGINIA CITY, NV

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MEETING MINUTES

JAY CARMONA  
*CHAIRMAN*

CLAY MITCHELL  
*VICE-CHAIRMAN*

LANCE GILMAN  
*COMMISSIONER*

ANNE LANGER  
*DISTRICT ATTORNEY*

JIM HINDLE  
*CLERK-TREASURER*

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**Roll Call**

√ Commission Chairman Jay Carmona, √ Commission Vice-Chair Clay Mitchell,  
√ Commissioner Lance Gilman,

□ District Attorney Anne Langer, √ Deputy District Attorney Brian Brown

√ Clerk & Treasurer Jim Hindle, √ County Manager Austin Osborne,

Total Attendance: 37

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

Commission Chairman Jay Carmona declared a quorum present and called the meeting to order at 10:03 a.m.

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

**3. PLEDGE OF ALLEGIANCE**

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

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

County Manager Austin Osborne requested that Item 31 be moved to just before Item 21. He also requested that Items #16, 17, 18, 19 be continued to the Nov. 19 or Dec. 3 meeting, so they could be publicly noticed.

Commissioner Mitchell asked Deputy District Attorney Brian Brown if the motion could be an either/or motion regarding Items #16-19. Mr. Brown said “either/or” was appropriate, so long as it complies with the postings.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve today’s agenda with the noted changes as discussed on the record. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**6. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the minutes from the October 1, 2024, meeting.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the minutes from our Oct. 1, 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 October 15, 2024, meeting.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the minutes from our Oct. 15, 2024, meeting as presented. **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. Aztec’s Concrete LLC – Contractor / 20906 White Rock Dr. ~ Reno, NV
- B. Blue Moon Estate Sales – Out of County / 5684 Leon Dr. ~ Sun Valley, NV
- C. CAD Pest Control – Out of County / 3545 Airway Dr. Ste. 106 ~ Reno, NV
- D. Carson Home Improvement – Contractor / 4318 Hidden Meadow Dr. ~ Carson City, NV
- E. CC’s Designer Magnets & More – Home Based / 116 Martin Ln. ~ Dayton, NV
- F. C & C Facility Services LLC – Out of County / 307 Madison Ave. ~ Memphis, TN
- G. Central Power Systems & Services – General / 132 Megabyte Dr. ~ McCarran, NV
- H. Concrete Solutions, Inc. – Contractor / 4515 Balsam St. ~ Las Vegas, NV
- I. Fred L Johnson Construction – Contractor / 3000 Alcorn Rd. ~ Fallon, NV
- J. Galdarisi Heating & Air Conditioning LLC – Contractor / 4477 Reno Hwy ~ Fallon, NV
- K. Mann Built Construction LLC – Contractor / 33 N. Rainbow Dr. ~ Dayton, NV
- L. Mars Home of Northern Nevada – Out of County / 616 Westwinds Dr. ~ Dayton, NV

- M. R & J Painting LLC – Contractor / 445 Vista Grande Dr. ~ Sparks, NV
- N. RC Hunt Electric Inc. – Contractor / 1863 West Alexander St. ~ Salt Lake City, UT
- O. Redwood Electric Group – Contractor / 2775 Northwestern Pkwy ~ Santa Clara, CA
- P. Renewal by Andersen of Greater Nevada – Contractor / 5175 W. Diablo Dr. #110 ~ Las Vegas, NV
- Q. Sawdust Corner Steakhouse & Bakery – General / 18 S. C St. ~ Virginia City, NV
- R. Valeo North America, Inc. – General / 2625 USA Parkway ~ McCarran, NV

II. Approval of claims in the amount of \$3,643,135.64.

Public Comment: None

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

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

**Fire District**

- Fire Chief Jeremy Loncar said the district found a used ladder truck to replace the older truck currently in service. Purchasing used will save \$900,000.
- A program to hand out fireplace ash cans to residents begins on Nov. 13. Storey County residents can obtain one at the Fire Protection District office at Station 71 in Virginia City.
- The district has been approved to purchase a new Type-1 engine. Lead-time to delivery is currently 49-50 months.

**Public Works**

- Director Jason Wierzbicki said the department is gearing up for winter.

**Operations and Projects Coordinator**

- Mike Northan said the Lockwood Senior Center has footings and electrical ready for inspections and footings will be poured next week.
- On the Fairgrounds Project, DOWL has been working with the Nevada Department of Environmental Protection on soils testing and a work plan in case of contaminated soil. Some contaminants were found below the surface and the department will work with NDEP on testing as the project progresses.
- The bid documents for the Fuel Tank and Pump Replacement Project have cleared legal review and bids will go out soon.

**Administrative Officer**

- Lisa Maciel said the lot adjacent to the jail was closed and on record today.

## **VCTC**

- Assistant Tourism Director Leah Kruse said “Hauntober” was a huge success this year with the Haunted Hayride, Horseless Carriage, Haunted House, a special comedy show at Piper’s, and the Haunted Parade on C Street.
- The Statehood Ball at Piper’s was very successful.
- Virginia City was represented at the Nevada Day Parade.
- Director Todd Tuttle attended the Governor’s Office on Tourism meeting in Las Vegas.
- The Veteran’s Day Parade is on Nov. 11 at 11 a.m. with more than 40 entries.
- The annual town Christmas Tree Lighting will be Dec. 1.
- The Grinch Made Me Do It Saloon Crawl, the Parade of Lights and fireworks will be on Dec. 7. The following Saturday, Dec. 14, will see another Parade of Lights and a drone show.
- Christmas plays at Piper’s Opera House will be announced soon.
- Santa will be at the Visitor’s Center for the month of December. Specific dates will be announced soon.
- Director Tuttle will be at the National Tour Association conference Nov. 17-19, and Ms. Kruse will attend the American Bus Association conference in February.

## **Health and Community Services**

- Director Stacy York said information and applications for assistance were available on the Health and Community Services page of the Storey County website.
- There will be a Spaghetti Feed after the Veterans Day Parade at the Masonic Hall on C St.

## **County Manager**

- County Manager Austin Osborne said, on behalf of the IT Department, fiber installation to the Virginia City Highlands is nearing completion.
- He also said a letter came in from Carson City Fire District, thanking Storey County Emergency Management staff for all the support they offered to Carson City this week in preparation for Nevada Day 2024. The letter said, among other things, that Storey County delivered a mass casualty trailer to the Carson station #51 for the weekend and supported a no-notice training operation involving a simulated vehicle ramming during the parade causing mass casualties. It was an example of what emergency management does. Carson City and Douglas County are committed to assisting Storey County in the future.

## **Clerk-Treasurer’s Office**

- Clerk-Treasurer Jim Hindle reported that today is Election Day. All polls are open and up and running. Through Early Voting, 65 percent of Storey active voters have turned-out, with 1,081 early voting in person, 1,044 mail ballots received. Since opening of polls this morning at 7am, nearly 300 more people have voted. A strong turnout is expected. Mail ballots must be postmarked today or turned in by the close of polls today. Final tabulation will be completed next Tuesday, November 12<sup>th</sup> and the results canvassed by the Board on the 13<sup>th</sup>.

**10. BOARD COMMENT (No Action - No Public Comment):**

Commissioner Mitchell went to the Governor's Conference on Tourism with Tourism Director Todd Tuttle.

**11. RECESS TO CONVENE AS THE STOREY COUNTY BOARD OF HEALTH (10:30 A.M.)**

Board of Health member Dr. Scott Shepherd joined the commissioners.

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

**13. DISCUSSION ONLY:** Update from Health and Community Services Director Stacy York. This item will include an update of flu and COVID vaccines administered during flu clinics and Quad-County Public Health Preparedness information including respiratory illness surveillance.

Director York reported information from Quad County Public Health indicates there had been 119 influenza-like illnesses in the Quad Counties (three hospitalizations and zero deaths) and 221 COVID-like illnesses (eight hospitalizations and zero deaths). There have been zero RSV cases in the Quad Counties. During the 6 vaccine clinics held in the County in October, 80 flu shots and 15 COVID boosters were provided.

Ms. York further reported said she plans to attend the National Health Care Preparedness Conference in December.

**14. DISCUSSION ONLY:** Health Officer update from Dr. Shepherd. This item will include an update of what Dr. Shepherd is experiencing in the hospitals and a general update for Storey County.

County Health Officer Dr. Scott Shepherd said there is a minor uptick in colds and flu illnesses. One major manufacturer of vaccines was damaged in Hurricanes Helene and Milton, so availability is about 60 percent of normal. Non-essential procedures will be postponed. The manufacturer should be back online by mid-December.

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

**16. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval to rescind the July 18, 2023, approved agreement between Storey County and Ponderosa Saloon, LLC (Old Corner Bar) pertaining to monthly payments of back utility payments.

This item was postponed to a future date.

**17. 10:30 A.M. PUBLIC HEARING:** 10:30 a.m. public hearing to consider public comments on proposed lease of that portion of Pipers Opera House known as the Old Comer Bar to VC Ponderosa Saloon LLC for a monthly rental amount of \$1,800.00 until December 31, 2025, with a two-year renewal term. Changes to the lease that was approved on January 2, 2024, include the removal of the requirement that the Ponderosa Saloon pay 35% of the monthly electric billing.

This item was postponed to a future date.

**18. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible action to approve a revised lease for the Old Corner Bar located in Piper’s Opera House with Ponderosa Saloon LLC. The proposed revision includes the removal of the electrical payment requirement in Section 3.02, while continuing the monthly rental of \$1,800 per month until December 31, 2025, with possible two-year renewal.

This item was postponed to a future date.

**19. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible action to approve a refund of electrical payments, past and current made by Ponderosa Saloon, LLC (Old Corner Bar) with the updated lease and rescinding of the past due agreement in the amount of \$4,677.53.

This item was postponed to a future date.

**20. DISCUSSION/FOR POSSIBLE ACTION:** Storey County Proclamation for Flood Awareness Week, November 10 - 16, 2024.

Planning Manager Kathy Canfield said this proclamation is being proposed as the County is joining with the State and surrounding jurisdictions to make residents aware of flood risks in the area. Ms. Canfield read the proclamation as included in the meeting packet.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve Storey County, Nevada, Proclamation for recognizing Flood Awareness Week November 10 - 16, 2024. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**31. DISCUSSION/FOR POSSIBLE ACTION:** Discussion and possible consideration of the board’s position responding to the Nevada Governor’s Office of Economic Development (GOED) requesting from Storey County a letter of acknowledgement regarding an application to GOED by Vantage Data Centers NV12, LLC for partial Sales and Use Tax Abatement and Personal Property Tax Abatement for a data center planned to operate in Storey County. No real property tax abatements are proposed. The tax abatements are subject

to GOED approval per NRS 360 as a “standard partial abatement” for expansion and recycling.

County Manager Austin Osborne said this is an off-the-shelf abatement for Vantage Data Centers 2; we have gone through these in the past. Their proposal qualifies for the abatement as they will invest \$254 million in capital investment which is expected to have a 10-year total economic impact of approximately \$119 million. The new tax revenue over 10 years is estimated to be about \$123 million. GOED estimates that sales and use tax abatements will be about \$28 million over that 10-year time, and there will be about \$10 million over the 10-year time of real property tax abatement. GOED assures us there will be no real property abatement for the building or the property on which it sits. Notes from Business Development Officer Lara Mather indicate several errors in the application that were corrected with GOED. With Board approval, a letter will be sent to GOED acknowledging the project.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to direct county staff to submit a letter to GOED acknowledging an application to GOED by Vantage Data Centers NV12, LLC for the specified Data Center Sales and Use Tax Abatement and Personal Property Tax Abatement for a data center planned to operate in Storey County. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**21. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval to declare November 4th through 11th, 2024, in support of Operation Green Light for Veterans.

Administrative Officer Lisa Maciel said The National Association of Counties (NACo) is encouraging counties to show their support for veterans by lighting county buildings green from November 4th through November 11th, 2024. There are more than 460 veterans in Storey County. They also invite businesses and residents to light their buildings and homes green for those dates to show their support. Ms. Maciel read the proclamation that was included in the meeting packet.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the declaration of November 4th through 11th, 2024, in support of Operation Green Light for Veterans. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**22. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval to authorize the County Manager to approve and sign a contract amendment between Storey County and Cintas Corporation No. 2, doing business as Cintas First Aid & Safety. Under this contract, Cintas will supply the Storey County School District & Community Chest with

Automatic External Defibrillators, along with related products and services, at a monthly rate of \$504/month for Community Chest and \$1,008/month for the School District, totaling no more than \$18,144 per year for three years, in addition to the \$18,144 contract previously approved to supply county offices and buildings.

Ms. Maciel said this is an amendment to the previously approved contract on Oct. 1, involving eight additional AED machines for the school district and four for the Community Chest. This will be less than half of what it would do to replace them outright. The School District and Community Chest will be responsible for the payments of the AEDs leased from their respective budgets.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to authorize the County Manager to approve and sign an addendum to the contract between Storey County and Cintas Corporation No. 2, doing business as Cintas First Aid & Safety, for the Storey County School District and Community Chest. 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:** Lance Gilman. **Vote:** Motion passed unanimously.

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

**24. CONSENT AGENDA FOR POSSIBLE ACTION:** To approve revisions to policy P504 Rates of Pay, to reflect hourly compensation, leave accruals, and holidays when adjusting a 56-hour employee to a 40-hour schedule.

Public Comment: None

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

**25. DISCUSSION/FOR POSSIBLE ACTION:** Discussion and possible approval of the following purchases, utilizing available funds from the Capital Projects Fund that were not budgeted for in the FY 2024 budget:

- Holmatro electric extrication tools: not to exceed \$140,000.
- A replacement command vehicle: not to exceed \$75,000.
- An enclosed tandem axle trailer for UTV transport: not to exceed \$17,500.

Chief Jeremy Loncar said as per direction after the last meeting we identified items that were in our CIP, that were not budgeted in this fiscal year, except for the enclosed tandem axle trailer which was not in the CIP. The command vehicle will replace an old one, and the



extrication equipment does have some mention in the budget, but the Fire District was unable to obtain a grant for it. He said these items were necessary to get the district complete. With savings on the ladder truck, we are ahead by \$667,000.

Public Comment: None

**Motion:** I, Fire Commissioner Mitchell, move to approve the purchase of the following items, utilizing available funds within the Capital Projects Fund that were not budgeted for in the FY 2024 budget: Holmatro electric extrication tools not to exceed \$140,000; • A replacement command vehicle, not to exceed \$75,000; • An enclosed tandem axle trailer for UTV transport, not to exceed \$17,500. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

## **26. RECESS TO CONVENE AS THE STOREY COUNTY HIGHWAY BOARD**

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

Public Works Director Jason Wierzbicki said:

- Engineering for the 2025 Road Rehab project is full steam ahead. There are drainage issues along B Street as well as other streets.
- Lousetown project was successfully completed.
- We were able to get some extra slurry work done around town than was planned.
- We are improving the Cartwright Road shoulders.
- In response to a question from Commissioner Mitchell, Mr. Wierzbicki said he would get the word out for future projects.

Public Comment: None

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

### **29. DISCUSSION/FOR POSSIBLE ACTION:** Possible approval of a proposal from Lumos and Associates for repair of the B Street Rockery Wall at B Street and Sutton Street. This project proposal is revised to include cultural (historical preservation and environmental) consulting as required by FEMA. The amount of the original proposal for structural design services is \$33,225.00 and the proposal for cultural resource consulting is \$54,100.00 for a total contract amount of \$87,325.00. As this is a FEMA project from the April 2023 storm event, FEMA is expected to reimburse 75% of the total project cost.

Operations and Projects Manager Mike Northan said this FEMA proposal amends the original Lumos proposal for design and repairs of the B Street rockery wall adding the cultural resource consulting that was required by FEMA.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the proposal for structural design and cultural resource consulting as required by FEMA for the design for the repair of the B Street rockery wall, in an amount not to exceed \$87,325.00, with the expectation that FEMA will reimburse the county for all project costs at a rate of 75%. **Seconded by:** Lance Gilman.

**Vote:** Motion passed unanimously.

- 30. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible action to approve amendments to Exhibit B of the Governmental Services Agreement (GSA) for Storey County Economic Diversification District No. 2 (EDD2) between Storey County and Tesla, Inc. regarding traffic management, signalized intersection development, and vehicle charging stations. This amendment causes no other modifications to the GSA which shall remain in effect.

County Manager Austin Osborne said in 2023 we approved a Government Services Agreement for Tesla Factory 2. Part of the agreement restricted Milan Drive for semi-trucks to and from the Gigafactory. Tesla has asked us to eliminate that restriction. In return Tesla will provide the County the traffic signal at Milan and Electric. The company will also provide, at no-cost to the County, replacement of existing Tesla charging stations at the Storey County Courthouse as well as additional new charging stations at other locations around the county.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve amendments to Exhibit B of the Governmental Services Agreement (GSA) for Storey County Economic Diversification District No. 2 (EDD2) between Storey County and Tesla, Inc. regarding traffic management, signalized intersection development, and vehicle charging stations. This amendment causes no other modifications to the GSA which shall remain in effect. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

- 32. 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 he gave a worksheet to the BOC for the Strategic Plan update. This public workshop will provide an opportunity to review the current FY2024-2025 Storey County Strategic Plan and update and amend it as necessary.

He described the worksheet and what would be considered, including the vision and mission statements, perspectives and goals, results, accomplishments, details, objectives, strategies

and tactics. Mr. Osborne said the board needed to decide on any changes. The Commissioners indicated they saw no need for changes in these areas.

Mr. Osborne pointed out County priorities and focuses, and actions needed to protect the communities' health and resiliency. Key areas of focus will be to work with the fire district, to enhance emergency services, as well as projects to provide safe roadways and drainages. Other goals include providing a good living environment, protecting seniors, support infrastructure, encouraging public participation, and support historic preservation.

Commissioner Mitchell asked about veterans' programs as mentioned in a prior item. Mr. Osborne said that issue could be looked at in the next round.

Mr. Osborne said providing an environment for businesses to grow and develop, and supporting tourism development through the VCTC is also a strategic priority, as well as encouraging public participation and providing accurate and timely information to the public. He also listed anticipating, evaluating and planning for public service needs, and maximizing the efficient use of County resources.

Mr. Osborne, Commissioners Carmona and Mitchell, Business Development Officer Lara Mather, and Planning Manager Kathy Canfield discussed the county's strengths and weaknesses in the areas highlighted.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to direct 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 unanimously.

**33. DISCUSSION/FOR POSSIBLE ACTION:** For consideration and possible approval of business license second 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 Ghettis Way ~ Reno, NV

Public Comment: None

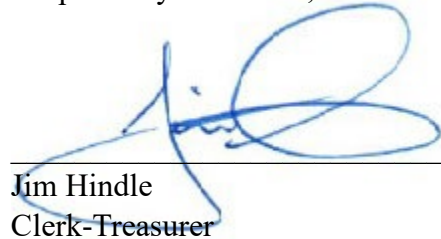
**Motion:** I, Commissioner Mitchell, move to approve second readings of business licenses listed under Item #33 listed as A-O. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

**34. PUBLIC COMMENT (No Action):**

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

Commission Chairman Carmona adjourned the meeting at 12:09 p.m.

Respectfully submitted,



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Jim Hindle  
Clerk-Treasurer