



## Board of Storey County Commissioners Agenda Action Report

**Meeting date:** 2/4/2025 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 January 7, 2025, 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

1/7/2025 10:00 AM

26 SOUTH B STREET, VIRGINIA CITY, NV

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MEETING MINUTES

JAY CARMONA  
*CHAIRMAN*

CLAY MITCHELL  
*VICE-CHAIRMAN*

DONALD GILMAN  
*COMMISSIONER*

ANNE LANGER  
*DISTRICT ATTORNEY*

JIM HINDLE  
*CLERK-TREASURER*

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**Roll Call**

- Commissioners Carmona, Gilman, and Mitchel Present – quorum present

Total Attendance: 44

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**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. DISCUSSION/FOR POSSIBLE ACTION:** Election of Chairman to the Storey County Board of Commissioners for the term of one year in compliance with NRS 244.070 and County Code 2.04.008.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to elect Jay Carmona as Chairman to the Storey County Board of Commissioners for the term of one year in compliance with NRS 244.070 and County Code 2.04.008. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

**5. DISCUSSION/FOR POSSIBLE ACTION:** Election of Vice-Chairman to the Storey County Board of Commissioners for the term of one year in compliance with NRS 244.070 and County Code 2.04.008.

Public Comment: None

**Motion:** I, Commissioner Carmona, move to approve motion to elect Clay Mitchell as Vice Chairman to the Storey County Board of Commissioners for the term of one year in compliance with NRS 244.070 and County Code 2.04.008. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

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

**7. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the agenda for the January 7, 2025, meeting.

Public Comment: None

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

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

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

- A. Apollo Mechanical Contractors– General / 2400 Peru Dr. ~ McCarran, NV
- B. Erthos Manufacturing LLC – Out of County / 740 S. Mill Ave. Ste. 210 ~ Tempe, AZ
- C. Erthos Partner Services LLC – Out of County / 740 S. Mill Ave. Ste. 210 ~ Tempe, AZ
- D. Honeywell International Inc. – Out of County / 715 Peachtree St. ~ N.E. Atlanta, GA
- E. KAWM Group LLC – Contractor / 1426 Foothill Rd. ~ Reno, NV
- F. Mazak Optonics Corporation – Out of County / 2725 Galvin Ct. ~ Elgin, IL
- G. McCuan Metals Inc. – Contractor / 1320 High Chaparral Dr. ~ Reno, NV
- H. Precision Fitness Training, LLC – Home Based / 4680 Hanaupah Rd. ~ Reno, NV
- I. Silicon Valley Mechanical, Inc. – Contractor / 2115 Ringwood Ave. ~ San Jose, CA

II. 24-25 Property Tax bill correction in the amount of (\$153.21) for parcel 3-431-02. Concrete was picked up during the 2024-25 reappraisal and it is personal property nontaxable pavers. Resulting in a reduction in taxes of \$153.21.

III. Approval of claims in the amount of \$19,747,408.93.

Public Comment: None

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

**9. DISCUSSION/FOR POSSIBLE ACTION:** Resolution No. 25-756 honoring retired Storey County Commissioner Lance Gilman for his 12 years of service to the residents and businesses of Storey County.

County Manager Austin Osborne said that Lance Gilman had been commissioner for 12 years, and during his time and even before he was elected, he has paid attention to seniors, at-risk people, and all the communities in the county. He has provided careers and jobs at TRIC and, despite challenges, he set the foundation to have Storey County be what it is today. He led the focus that we have for residents and stakeholders. Mr. Gilman has set a standard for our leaders to manage our county with the goal that we always get better. I want to thank him for the service and dedication he has provided.

Commissioner Jay Carmona said Mr. Gilman has seen Storey County in its poorest days, but times have changed, and without the insight of Mr. Gilman and his fellow Commissioners at the time, the county would not be in the position it is today.

Public Comment: Comptroller Jennifer McCain said she has worked with Mr. Gilman since he started, and has the utmost respect for him, and felt it was reciprocated, whether I was the water girl or the comptroller. He had a vision for Storey County and he made sure that vision was fulfilled, and we owe him a debt of gratitude.

Assessor Jana Seddon said thank you to Mr. Gilman, who has been a part of her work since 2003, and it has been amazing to watch the growth, with the land divisions and improvements in the county. It has been amazing to see what he has done for this county, even before he was a commissioner.

Mr. Gilman first thanked the staff for all their work, and expressed how proud he was of them. He said he arrived in the county 25 years ago after working in Reno on the South Meadows business park with Roger Norman, and together they purchased 100,000 acres in the McCarran Ranch area of the county. We didn't want to leave Nevada. He found the ranch and we started learning about what the challenges would be. He noted that Storey County had once been the richest in the state during the Comstock Lode, but at that time it was the poorest. The sheriff's office bought used vehicles then - one had no reverse. Bill Leary and Gary Hames bought used equipment and made it work. Dean Haymore had the vision. As did the Hess family, Bum Hess has been a stand-up leader, you have a history of leaders and a culture of people who don't give up. The county was bankrupt when he arrived. There was discussion at the State level to split Storey between Washoe and Lyon counties because we could not support ourselves. We came in and gave \$400,000 to the schools to fix the roofs.

Then, after Joe Conforte left, Mr. Gilman said he was asked to operate the brothel, which would generate the \$500,000 in taxes that the county needed. He said he had owned other businesses, and decided it was just retail, so he purchased the brothel. TRIC was not supposed to be a success; Storey County was told by other officials that it would never be successful. We were facing building a new city in little Storey County from scratch. If Donald Trump were to find a single administrative group in this nation, Storey should be the blueprint of given what you folks have built. We fought and struggled and built and did what we needed to do. All the folks around you are envious, and they want your stuff. You are in a wonderful position to fight. You are doing the things you need to do in Carson City and other places. He praised his son, Don, now a commissioner, Austin Osborne as a county manager, and his fellow commissioners. He thanked the staff and all the residents.

**Motion:** I, Commissioner Mitchell, move to approve Resolution No. 25-756 honoring retired Storey County Commissioner Lance Gilman for his 12 years of service to the residents and businesses of Storey County. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

Commissioner Mitchell then read the resolution, and a plaque was presented to Mr. Gilman. Photos were taken.

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

**11. DISCUSSION/FOR POSSIBLE ACTION:** Badge pinning ceremony for Battalion Chief Bryce Montoya and Fire Captain Matt Dixon, after successfully completing their promotional probationary period.

Fire Chief Jeremy Loncar introduced Chief Bryce Montoya and Capt. Matt Dixon for the badge pinning and oaths of office after the two passed their probationary periods.

Jay Carmona administered the oath of their new positions, and they received their badges. Photos were taken.

Public Comment: None

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

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

##### **Fire District**

- Chief Loncar said the district's website has gone live. Go to [www.storeyfire.org](http://www.storeyfire.org).

### **Business Development Office**

- Officer Lara Mather said the Storey County website is looking better. She said businesses need to look to it to find a tremendous amount of resources are available from the state or others. She said all links are working.

### **VCTC**

- Tourism Director Todd Tuttle said it was a great turnout for Christmas on the Comstock. – visits for the event were up year over year. There was an increase in media coverage. All four TV stations and radio stations covered the event. He thanked businesses who decorated. The Palace won the Christmas illumination contest.
- Staff are attending the American Bus Association meeting in Philadelphia this month.
- A new calendar of events is out. Pick one up from the Visitor's Center or go online.
- Feb. 15 is the Devil Made Me Do It Saloon Crawl.
- March 15 is the 34<sup>th</sup> annual Rocky Mountain Oyster Fry, St. Patrick's Day Parade and the St. Patrick Made Me Do It Saloon Crawl.
- Mr. Tuttle said he appreciated all the help from Public Works and the Sheriff's Office during the holiday season and events.
- A week from today will be the monthly Mix and Mingle at Piper's Opera House which will highlight the topic of Safety.

### **Comptroller's Office**

- Comptroller Jennifer McCain has requested department head budgets. Call her if there are any questions.
- She welcomed Donnie Gilman to the Commission.

### **Public Relations Office**

- Julia Moreno-Fritz said footage from the Tahoe Reno Industrial Center, Virginia City and the Virginia City Highlands was included in a commercial. It will air, among other places, during Sam Shad's Nevada Newsmakers program.
- Billboards are on Highway 395 and College Parkway in Carson City, and the Damonte Ranch exit on Interstate 580 in Reno. This is not only to get tourists' attention, but the attention of lawmakers heading to and from Carson City.

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

- County Manager Austin Osborne said the legislative team and internal team were working together on legislation coming out of the Legislative Counsel Bureau. Some bills, SB69, for abatement issues, which have received attention but have not had any pushback yet. SB78, a bill to combine the Comstock Historic District with other state boards, is being seriously considered. There are more bills coming up that could make it an interesting session.
- He praised Ms. Moreno-Fritz for her work on the commercial and overall PR and said the broad government approach will be fabulous.

- Mr. Osborne said the staff were still working on Piper’s Opera House with engineers to check on three structural issues and make some fixes before any action can be taken with the one nonprofit who responded to the RFQ. The target is Spring of 2025.

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

Commissioner Carmona said Kirsten Kirkness of the Highlands passed away in July 2024 and asked for a moment of silence.

**19. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of unbudgeted grant-funded, Health Community Worker Position for the 2024-2025 Fiscal Year.

Health and Community Services Director Stacy York said the community health workers are funded through the State Department of Health and Human Services. Ms. York’s program, the Shelby Project, is in memory of her friend’s daughter, who died from addiction. The grant, for \$250,370, includes partial funding for a body scanner and community health workers who will work with the sheriff’s office, and Community Chest on addiction treatment and prevention programs. This is to try to find long-term solutions for mental health, substance abuse and suicide prevention.

Commissioner Mitchell asked about using grant funding for something that is expected to be an ongoing program. Ms. York said this comes from One Nevada settlement funds that may continue to be available in the future, but she expects to put it into her budget.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the unbudgeted grant-funded Health Community Worker Position for the 2024-2025 Fiscal Year. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

**15. 10:30 A.M. PUBLIC HEARING:** Public hearing to consider public comments on proposed lease of that portion of Piper's Opera House known as the Old Corner 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 utilities; 35% of the monthly electric billing and \$50 for water service.

Comptroller Jennifer McCain said a late change put the effective date of Jan 1, 2025, instead of Dec. 31, 2024, on the agreement. She said that after the Divide Fitness LLC decision, which eliminates payments for utilities, Bill and Tami Migan, owners of Ponderosa Saloon LLC (Old Corner Bar), sought a comparable amendment to their lease, involving a bar at county-owned Piper’s Opera House.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to close this public hearing. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

**16. 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 and water payments requirement in Section 3.02, while continuing the monthly rental of \$1,800 per month until December 31, 2025, with possible two-year renewal.

Ms. McCain said this was instigated after the approval of the lease for Divide Fitness LLC. The Migans came to them to find out why they had to pay for utilities when Divide Fitness LLC didn’t. The revised lease will harmonize their agreement in line with other county leases.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move 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 and water payments requirement in Section 3.02, while continuing the monthly rental of \$1,800 per month until December 31, 2025, with a possible two-year renewal. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

**17. 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.

Ms. McCain said In July 2023 it was discovered that utility payments had not been paid as the Migans had not received the bills. An agreement was reached to update the payments, and with the new lease we would like to rescind the agreement.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve to rescind July 18, 2023, approved agreement between Storey County and Ponderosa Saloon, LLC (Old Corner Bar) pertaining to monthly payments of back utility payments. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

**18. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible action to approve a refund of electrical and water 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 \$11,077.53.



Ms. McCain said with the new lease and the rescinding of the agreement, the owners of Ponderosa Saloon LLC have asked for a refund of the utility payments, totaling \$11,077.53.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve a refund of electrical and water 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 \$11,077.53.

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

- 20. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of Resolution No. 24-755, 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 Community Health Worker Grade 116 and the reallocation of Senior Services Director to Health & Community Services Director Grade 152.

Human Resources Director Brandie Lopez said the Health and Community Services Director, formerly the Senior Services Director, has expanded to include a broad range of services not limited to senior citizens. There are 20 employees and three managers, indigent funds and services, and more. The County is seeking to upgrade the Director to grade 152. The Community Health Worker position will be grade 116. The proposed increases are based on external salary data as well as internal alignment to remain competitive.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve Resolution No. 24-755, 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 Community Health Worker Grade 116 and the reallocation of Senior Services Director to Health & Community Services Director Grade 152. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

- 21. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval for the County Manager to sign and approve the cost reimbursement agreement between Storey County and the Bureau of Land Management - Carson City District Office (BLM) for the processing of the right-of-way application for the Lead Siphon Project. Work under this agreement will not exceed \$10,100.

Grants Manager Sara Sturtz said a portion of the project takes place on Bureau of Land Management-controlled land, so a right-of-way application is needed, but the BLM doesn't

have the funds appropriated yet. Because of the timeline for the project, BLM has given the County the option to sign the cost reimbursement agreement, estimating 92 work hours and other costs to be \$10,100.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the County Manager to sign and approve the cost reimbursement agreement between Storey County and the Bureau of Land Management - Carson City District Office (BLM) for the processing of the right-ofway application for the Lead Siphon Project. Work under this agreement will not exceed \$10,100.  
**Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

## **22. RECESS TO RECONVENE AS THE STOREY COUNTY FIRE PROTECTION DISTRICT BOARD**

**23. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval to make a conditional offer to purchase the property located at 300 Italy Drive in McCarren Nevada, APN 005-091-67, based upon the appraisal dated November 13, 2024, by Anthony J. Wren, MAI, SRA Certified General Appraiser, including approval of opening escrow, and completing a title search, not to exceed \$3,800,000 and approximately \$280,000 in applicable closing costs.

Fire Chief Jeremy Loncar said the district has been looking at this property as Station 75, and using the old building for the County to expand its services. We think it is a good move. It will provide rapid response with plenty of room to grow. The district has composed an offer letter for board approval. We have discussed this with the Comptroller.

Comptroller McCain said the Capital Improvement Projects account for the Fire District has \$3.3 million available so this will be about \$1 million over budget and will take large augments if this goes through.

Commissioner Gilman suggested a property on Waltham Way, but Chief Loncar said with that acquisition, the district would be purchasing a shell of a building with a \$7.5 million estimate to bring up to the district's needs. Chief Loncar said the Fire District will start getting a bond rating, and they would have to find ways to fund it. Commissioner Gilman thinks the Waltham Way property is in a great location, and asked about building from scratch. Chief Loncar said it would be a savings as opposed to building from scratch.

Commissioner Mitchell suggested structuring it to prevent disruption on the fiscal side, but pushing a payment into the next fiscal year.

Public Comment: None

**Motion:** I, Fire Commissioner Mitchell, move to approve the making of a conditional offer to purchase the property located at 300 Italy Drive in McCarren Nevada, APN 005-091- 67, based upon the appraisal dated November 13, 2024, by Anthony J. Wren, MAI, SRA Certified General Appraiser, including approval of opening escrow, and completing a title search, not to exceed \$3,800,000 and approximately \$280,000 in applicable closing costs. In addition, I move to instruct the chief to look into options to split the costs of this acquisition between the current fiscal year and future fiscal years to minimize augmentation requirements. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

**24. DISCUSSION/FOR POSSIBLE ACTION:** Discussion and possible approval to utilize available funds from the Capital Projects Fund for the purchase of a tractor and trailer that were not budgeted for in the FY 2024 budget, but outlined in the district CIP, not to exceed \$300,000.

Fire Chief Loncar said this is the last item the district can capture within this year. It was in the draft budget but was pulled. Things look good. We are seeking approval to see if we can get it purchased. We can easily put it on next year's budget but we would like to start looking now.

Commissioner Mitchell suggested splitting the costs between budgets. Chief Loncar said he was looking at other ways to finance it, in particular reimbursement from sending equipment to outside wildland fires.

Public Comment: None

**Motion:** I, Fire Commissioner Mitchell, move to approve available funds from the Capital Projects Fund for the purchase of a tractor and trailer that were not budgeted for in the FY 2024 budget, not to exceed \$300,000. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

**25. RECESS TO CONVENE AS THE STOREY COUNTY HIGHWAY BOARD**

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

Public Works Director Jason Wierzbicki said:

- The 2025 Road Rehab is getting close to fruition. We will add curb and gutter, drainage for O Street and in the Mark Twain area to get 100 percent funding.
- We would like to get started on the Six Mile Canyon Turn-around project.
- His department staff is down by three people but are interviewing candidates.

Commissioner Mitchell asked the staff to check on who is the Clerk to the Highway Board. And whether they need to be elected/appointed each year.

Public Comment: None

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

**28. DISCUSSION/FOR POSSIBLE ACTION:** Possible acceptance of a bid for replacement of fuel tanks and pumps at 100 Toll Road and 1705 Peru Drive, from LA Perks Petroleum, in the amount of \$686,007.00. The acceptance of this bid will allow staff to issue a Notice of Intent to Award to the apparent low bidder and solicit a contract for construction for legal review. Upon legal approval, the contract will be brought before this board for approval.

Operations and Projects Coordinator Mike Northan said this is to replace the pumps and tanks at the Storey County facility. There was one accepted bid. The pumps need to be brought up to the current safety code.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve and accept this bid from LA Perks Petroleum in an amount not to exceed \$686,007.00 for the replacement of fuel tanks and pumps at 100 Toll Road and 1705 Peru Drive. The acceptance of this bid will allow staff to issue a Notice of Intent to Award to the apparent low bidder and solicit a contract for construction for legal review. Upon legal approval, the contract will be brought before this board for approval. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

**29. DISCUSSION/FOR POSSIBLE ACTION:** For Consideration and possible approval of acceptance of the 2024 Winter Grant round from the Nevada State Off Highway Vehicles Commission for the grant amount of \$28,065.78 for the Storey County Sheriff's Office, Off Highway Vehicle Operations Unit.

Sheriff Mike Cullen said this is just accepting this grant for a quad and related trailer for the off roader patrol unit.

Commissioner Mitchell said what do we have to add on, or what other impacts are there? Is there anything we must cover. Sheriff Cullen said just use and wear and tear.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the receipt of grant funds of \$28,065.78 from the Nevada State Off Highway Vehicles Commission 2024 Winter Grant Round for the Storey County Sheriff's Office Off Highway Operations Unit. This grant will be used to purchase equipment to enhance this units response to off highway incidents and for community outreach. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

**30. DISCUSSION/FOR POSSIBLE ACTION:** For Consideration and possible approval of receipt of a donation for the Storey County Sheriff's Office for the purchase of a traffic unit for patrol, emergency response and community outreach.

Sheriff Cullen said we were offered a generous offer from Deb and Thomas Hayward, business owners in the community, for \$25,000 donation so the Office can purchase a specific 2023 Dodge Challenger for \$25,000. This vehicle will be used specifically for traffic enforcement, emergency response and community outreach.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the receipt of a donation of \$25,000 from Thomas and Debra Hayward for the purpose of vehicle purchase for the Storey County Sheriff's Office for traffic enforcement, emergency response and community outreach.

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

**31. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval authorizing the County Manager to sign and approve an amendment to an existing 2024-2025 contract between Storey County and Silver State Government Relations for lobbying and government affairs services during the Nevada legislative interim and general sessions for \$6,500 per month effective July 1, 2024, through December 31, 2024, and \$10,000 per month effective January 1, 2025, through June 30, 2025.

County Manager Austin Osborne said this is already in place and there is an amendment to it going into the main Legislative session that increases it to \$10,000, which is commensurate with the work that is needed. This involves working regionally and coordinating with the team, in a proactive manner. This is within the County Manager's budget.

Commissioner Carmona praised Silver State, which has improved relationships with legislators.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to authorize the County Manager to sign and approve an amendment to an existing 2024-2025 contract between Storey County and Silver State Government Relations for lobbying and government affairs services during the Nevada legislative interim and general sessions for \$6,500 per month effective July 1, 2024, through December 31, 2024, and \$10,000 per month effective January 1, 2025, through June 30, 2025. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

**32. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible authorization for the County Manager to sign and approve a contract from 01/07/25 through 12/31/25 between

Storey County and Sam Shad Productions producing and airing with Nevada Newsmakers a series of television commercials, website banners and links, audio and video podcasts and YouTube clips, and social media outreach programs for a total cost of \$200,000 as specified in the attached draft contract and scope of work, with an audience focus toward Nevada legislative officials and state, county, and municipal leadership.

Mr. Osborne said Sam Shad Productions has been part of our overall lobbying team. It is consistent what we have done in past years. This is in accordance with the Strategic Plan and is budgeted.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve to authorize the County Manager to sign and approve a contract from 01/07/25 through 12/31/25 between Storey County and Sam Shad Productions producing and airing with Nevada Newsmakers a series of television commercials, website banners and links, audio and video podcasts and YouTube clips, and social media outreach programs for a total cost of \$200,000 as specified in the attached draft contract and scope of work, with an audience focus toward Nevada legislative officials and state, county, and local leadership. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

**33. DISCUSSION/FOR POSSIBLE ACTION:** Possible approval amending the list of county appointments to serve on state, county, and regional boards and committees, and filling vacancies on the Virginia City Tourism Commission for the 2025 calendar year.

Mr. Osborne said these are the appointments for the next calendar year, but changes can come in the next. The VCTC position has created a one-year vacancies, so we will renew the applicant, Gretchen Lavach. Our lobbyist representation should include Commissioner Gilman as well as Commissioners Carmona and Mitchell. He said they would work to ensure no Open Meeting Laws are violated. Another change is to the Carson Subconservancy Water Board, in which Jim Hindle is the first representative and Lee Sterrett is the second. The full list is in the Commissioner's Packet on the Storey County website under Agendas.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the list of appointments recommended by staff in the enclosure herewith to serve on state, county, and regional boards and committees, and the Virginia City Tourism Commission, for the 2025 calendar year, with the mentioned modifications listing both Jim Hindle and Lee Sterrett as representatives to the Carson Water Subconservancy District with no alternate assigned and adding Commissioner Gilman as well as a legislative representative. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

**34. DISCUSSION/FOR POSSIBLE ACTION:** Consideration of letters of interest for appointment of a planning commissioner to serve a term representing Precincts 3 & 6 Lockwood and River Districts, on the Storey County Planning Commission.

Planning Manager Kathy Canfield said we have an opening in this area. James Umbach, whose term is ending Dec. 31. He will fill the rest of Commissioner Gilman's term that he had left, and move from an at-large position to represent the River District.

Public Comment: None

**Motion:** In accordance with the recommendation by staff, I, Commissioner Mitchell, move to appoint James Umbach to represent Precincts 3 & 6 Lockwood and River Districts on the Storey County Planning Commission.: **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

**35. DISCUSSION/FOR POSSIBLE ACTION:** Consideration of letters of interest for appointment of a planning commissioner to serve a term representing Precinct 5 Virginia City Highlands District, on the Storey County Planning Commission.

Ms. Canfield said Carlos Negrete had been filling this position, and he would like to continue in this position for the four-year term.

Public Comment: None

**Motion:** In accordance with the recommendation by staff, I, Commissioner Mitchell, move to appoint Carlos Negrete to represent Precinct 5 Virginia City Highlands District on the Storey County Planning Commission. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

**36. DISCUSSION/FOR POSSIBLE ACTION:** Consideration of letters of interest for the appointment of a planning commissioner to serve a term representing Precinct 1 Virginia City District, on the Storey County Planning Commission.

Ms. Canfield said Alexia Sober, whose term is expired, expressed a desire to continue in this position.

Public Comment: None

**Motion:** In accordance with the recommendation by staff, I, Commissioner Mitchell, move to appoint Alexia Sober to represent Precinct 1 Virginia City District and on the Storey County Planning Commission. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

**37. DISCUSSION/FOR POSSIBLE ACTION:** Consideration of letters of interest for appointment of a planning commissioner to serve the remainder of a term for County At Large position on the Storey County Planning Commission.

Ms. Canfield said this position is for a three-year term. We received three letters of interest. We recommend Rachel Holderread of Mark Twain for this position.

Commissioner Mitchell asked about staggering of terms. Ms. Canfield said there are three staggered. She said it was unusual to have five terms available at once.

Public Comment: None

**Motion:** In accordance with the recommendation by staff, I, Commissioner Mitchell, move to appoint Rachel Holderread to fulfill the term of County At Large position on the Storey County Planning Commission. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

**38. DISCUSSION/FOR POSSIBLE ACTION:** Consideration of letters of interest for appointment of a planning commissioner to serve a term representing the County At Large position on the Storey County Planning Commission.

Ms. Canfield said this was a four-year term for an at-large position. Staff are recommending the appointment of Kristen Brown of the Virginia City Highlands.

Public Comment: None

**Motion:** In accordance with the recommendation by staff, I, Commissioner Mitchell, move to appoint Kristen Brown to represent the County At Large position on the Storey County Planning Commission. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

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

- A. A.C. Moate Industries, Inc – Contractor / 180 Gentry Way ~ Reno, NV
- B. ARCO DB Companies, Inc. - Contractor / 325 S. Alabama St. Ste 200 ~ Indianapolis, IN
- C. Bighorn Roofing LTD – Contractor / 2090 Rabbit Dr. ~ Washoe Valley, NV
- D. Budget Blinds of Reno – Out of County / 6550 Longley Ln. #115 ~ Reno, NV
- E. Deluxe Step and Rail Inc. – Contractor / 1995 Tampa St. ~ Reno, NV
- F. Diamond G Construction Inc. – Contractor / 340 W. Wickenburg Way Ste. A34 ~ Wickenburg, AZ
- G. Highline Electric LLC – Contractor / 8030 Monterey Shores Dr. ~ Reno, NV
- H. Mason Valley Janitorial – Out of County / 8 Van Fleet Dr. ~ Yerington, NV
- I. NGK Electronics USA, Inc. – Out of County / 5975 Home Gardens Dr. ~ Reno, NV
- J. Precision Firearms Training – Home Based / 4682 Hanaupah Rd. ~ Reno, NV



K. Pure Water Systems of NV – Contractor / 245 Vine St. ~ Reno, NV  
L. SOKAB LLC – Home Based / 1700 Main St. ~ Gold Hill, NV  
M. WSP USA INC – Professional / 4139 Oregon Pike ~ Ephrata, PA

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the second readings of business licenses under Item #39 listed as A-M. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

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

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

Commissioner Carmona adjourned the meeting at 11:53 a.m.

Respectfully submitted,



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Jim Hindle  
Clerk-Treasurer