



# Board of Storey County Commissioners Agenda Action Report

**Meeting date:** 2/18/2025 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 21, 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

1/21/2025 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 established

Total Attendance: 28

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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 10:04 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 January 21, 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.

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

Commissioner Gilman abstained from the vote as he was not in attendance at that meeting.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the minutes from our Dec. 17, 2024, meeting as presented. **Seconded by:** Donald Gilman. **Vote:** Motion passed 2-0.

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

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

- A. 24/7 Rapid Repair Services– Out of County / 8368 Almadine Dr. ~ Sacramento, CA
- B. ABS Facility Services – Contractor / 560 S. Promenade Ave. Ste 101 ~ Corona, CA
- C. Amundson Roofing – Contractor / 300 395 US Highway ~ New Washoe City, NV
- D. Blusky Restoration Contractors LLC – Contractor / 9110 E. Nichols Ave. Ste. 180 ~ Centennial, CO
- E. Buck’s Plumbing & Heating – Contractor / 275 Gallaway Ln. ~ Reno, NV
- F. EPC Services Company – Contractor / 1241 S 31st St. W. ~ Billings, MT
- G. GGRM Lawfirm – General / 420 USA Parkway # 106 ~ McCarran, NV
- H. I.S.E. Plumbing, Heating & Air – Contractor / 3551 Penn National Dr. ~ Reno, NV
- I. Keller North America, Inc. – Contractor / 7550 Teague Rd. Ste. 300 ~ Hanover, MD
- J. Kroeker Inc. – Contractor / 4627 S. Chestnut Ave. ~ Fresno, CA
- K. Masterfield Construction – Contractor / 1455 Deming Way # 12 ~ Sparks, NV
- L. Mini Mart – General / 580 E. Sydney ~ McCarran, NV
- M. Treats Galore LLC – Out of County / 575 Magistrate Ct. ~ Reno, NV

II. Refund of \$186.67 for burned Mobile Home on parcel 3-284-13, 188 Martin Lane. Per NRS 361.768(3) If the residence is not useable or inhabitable for a period of no less than 90 consecutive days, the tax bill may be prorated.

Public Comment: None

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

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

- Chief Jeremy Loncar said the district deployed two engines to LA fires. One was kept there and will be there for some time.
- The District’s offer on the TRI building has been accepted.

### **Operations and Projects Coordinator**

- Mike Northan said the Lockwood Senior Center project, block walls are 95 percent done. Steel has been delivered and will begin this week.
- Midpoint into the fiscal year, we have 17 active projects in various stages of completion, and all are on plan to be completed by June 30.
- Station 71 and proposed jail facility RFQs to go out shortly.
- The fence at the communication tower at the Wastewater treatment plant will begin construction this week.

### **Planning Department**

- Planning Manager Kathy Canfield said staff are working with the Carson Water Subconservancy District, in a study for a cost-benefit analysis for the Mark Twain area. CWSD received a FEMA grant for the study.
- A drainage study of Gold Hill Canyon, through Silver City is planned, and there will be public meetings.

### **Emergency Management**

- Adam Wilson said last week he attended a public safety meeting with the VCTC and business owners. It was well received. On Feb. 23 from 6 to 7 p.m. there will be another public safety town hall for the residents.
- IT Director James Deane said siren parts have been ordered; he is in communication with vendors before looking for a more modern one. We are looking at putting sirens at all the fire houses.
- There will be an evacuation drill in the spring in the Virginia City Highlands. Residents will be brought to Virginia City, where there will be a resource fair.
- Lyon County has hired a new EMS Asst. Director. They will come look at Storey County's EMS department for learning and best practices.
- All our utility and emergency plans for the year have been approved by the state.
- Tomorrow we will meet with public safety groups and the VCTC for improved barriers to avoid a New Orleans-New Year-like terror attack.
- Five out of six disaster applications have been approved by the state so we should see those wire transfers of about \$200,000 any day now. The sixth is \$200,000 for the Taylor Street and B Street projects; they still have a way to go as they are under environmental and historic review with FEMA, but we are making good progress.

### **VCTC**

- Tourism Director Todd Tuttle said Piper's Mix and Mingle was well attended, and thanked all for their help.
- The next Mix and Mingle is Feb. 11 at 6 p.m. at Piper's Opera House.
- Event calendars are out. Get them at the Visitor's Center.
- The Devil Made Me Do It Saloon Crawl will be on Feb 15<sup>th</sup>.

- On March 15 is the Rocky Mountain Oyster Fry, St. Patrick's Day Parade and the St. Paddy Made Me Do It Saloon Crawl.
- Mr. Tuttle will attend American Bus Association Conference in Philadelphia Feb. 1-4.

### **Human Resources**

- Director Brandie Lopez said the next phase in ONGOV is live: finishing up onboarding and then trying to get the system interface with Tyler, to limit inputs. This will alleviate orientation times, which can be completed at home and get new employees started more quickly.

### **Community Development**

- Director Pete Renaud said Thursday he will have Zoom meetings for administrative assistant applicants.
- Dave Nair doing inspections in the industrial park.
- We will be adopting new codes July 1, using codes from Reno, Sparks, and the state Fire Marshal's Office, to be done by June 30, 2026.

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

- County Manager Austin Osborne thanked department heads for their work on the Strategic Plan.

### **Clerk-Treasurer**

- Clerk-Treasurer Jim Hindle said the office was working hard to get the DMV open, but were still having issues with financial transfers. They plan to have credit card only payments, no cash or checks. Services are only for Storey County residents and will probably be open only be two days per week.

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

- Commissioner Mitchell mentioned two new restaurants with recent grand openings: the Lost Seoul Saloon/Hi-Me Cafe and the Sawdust Corner Steakhouse.
- Commissioner Carmona noted the passing of James Walton of Virginia City.

## **10. DISCUSSION/FOR POSSIBLE ACTION:** Presentation by Taylor Adams, President and CEO of the Economic Development Authority of Western Nevada (EDAWN) to update the board and public on economic indicators and forecasts for Storey County and the Reno-Sparks area, and other matters.

Mr. Taylor Adams offered a PowerPoint presentation stating that EDAWN was a public/private partnership designed to attract and retain jobs, attract a skilled workforce, and assist with entrepreneurial development. EDAWN serves the Reno/Sparks area to out to Fernley.

Mr. Adams said Storey County and the Tahoe Reno Industrial Center are the main features of EDAWN's work, with 10 companies developing in TRIC and 22 recruited for around the region. He said Greenlink I and Greenlink II will help meet power demands.

Mr. Adams said 80 percent of new jobs come from existing businesses, and EDAWN is building a program to be more engaged with existing business. EDAWN is working to assist start-up companies as well, and offered several lists of businesses, both existing and start-up, that have been attracted to the region through EDAWN's efforts.

He said that Tesla would not be here without the Storey County Commission and staff, and 29 other companies came to provide services and products to Tesla.

Mr. Adams said EDAWN was trying to be selective with companies they attract to ensure they fit into Nevada's cultural parameters, and were also looking internationally.

Public Comment: None

#### **11. DISCUSSION ONLY: Sheriff's State of the Sheriff's Office.**

Sheriff Mike Cullen gave an update on Sheriff's Officer operations from 2023 through the present. He talked about growth and how the Sheriff's Office is growing and thanked the commissioners and staff for their support. The entire statement is in the Board of Commissioner's meeting packet on the county website under *Agendas*.

**Staffing** – Sheriff Cullen said there were 13 deputies when he started in January 2023, although 30 were in the budget. After an aggressive recruitment plan, the office has 43 sworn full-time deputies, 4 part-time deputies and 8 reserve deputies. The office is down one in dispatch and one in administration. He noted that it takes a year to train a dispatcher to get where they can handle things on their own. In addition, thanks to a Government Services agreement with Tesla, 7 fully outfitted deputies are assigned to the Tahoe-Reno Industrial Park.

**Facilities** – The four offices, at 205 South C St., 911 SR 341 (the jail), 420 Canyon Way in Lockwood and the TRIC substation are spaces where people can comfortably work. We have in-house investigations office, an evidence facility, propane storage, improved communications, and an incinerator, and space for meetings.

**Vehicles** – Sheriff Cullen noted that the topography of the county made getting around difficult at times, but with the new vehicles, including off-road vehicles, dirt bikes, horses, electric bicycles and a new Tesla, deputies can get just about anywhere in the county at any time, regardless of the weather. He noted that the office even has a drone, for crime scenes and search and rescue.

**Communications** – The office is modernizing systems with the goal of getting on radio anywhere in the county. There are cell phone and monitor options, but radio is important. Tablets and cameras are being added to give deputies the ability to ID and document suspects.

**Programs** – Sheriff Cullen said new programs are in place or planned on traffic enforcement and education, community outreach, joint support to/from other jurisdictions. Also, a doctor works with phlebotomists and checks on inmates at the jail. Mental Health programs are coordinated with the Health and Community Services Department. The regional plot camera system helps identify criminals coming into the county from other areas. He said much of the crime we are seeing is not from locals, but people passing through. The Investigations Division has solved three big thefts of over \$100,000. He also noted a successful Volunteer program, the School Resource Program among other programs being pursued by the Office.

**Miscellaneous** – Uniforms, better fitting and more durable, medical first aid kits, improved Breathalyzers, cell phones, tow ropes all make the deputies' jobs easier. He said the body camera system is better. Also, the office has arranged for better data storage systems.

**Statistics** – there was a decrease in calls for service, but an increase in deputy-initiated incidents, traffic stops, property checks and warrant arrests. With the increases, Sheriff Cullen said, not all people are getting citations, but there is increased interaction with the public.

Commissioner Mitchell noted that the budget has increased from \$4 million to \$9 million, and Sheriff Cullen said he expects that to level off.

Public Comment: None

**12. DISCUSSION/FOR POSSIBLE ACTION:** Re-appoint Commissioner Jay Carmona as the Board of County Commissioners' member on the Storey County Board of Equalization.

Clerk & Treasurer Jim Hindle said Board of Equalization decides taxpayer appeals of thier property tax assessments. It will meet the third week of February. As Mr. Carmona just finished his 4-year term, this would be a re-appointment.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to re-appoint Commissioner Jay Carmona as the Board of County Commissioners' member on the Storey County Board of Equalization.  
**Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

**13. DISCUSSION/FOR POSSIBLE ACTION:** Re-appoint Commissioner Jay Carmona as the Board of County Commissioners' member on the Storey County Debt Management Commission.

Mr. Hindle said this board is made up of representatives from the County Commission, the GIDs, the School District and citizens at-large, to assess and evaluate debt positions of the county to ensure financial responsibility and stability. This is also a re-appointment.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve to re-appoint Commissioner Jay Carmona as the Board of County Commissioners' member on the Storey County Debt Management Commission. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

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

**15. DISCUSSION/FOR POSSIBLE ACTION:** Presentation, public workshop, discussion, and consideration directing staff regarding updates to the Storey County Fire Protection Districts Capital and Staffing Improvement Plan for Fiscal Year 2025-2030.

Fire Chief Jeremy Loncar said he has submitted the District's Capital and Operational Plan, and said it could be discussed in its entirety, or just focus on the changes. The Plan is on the Board of Commissioners' packet on the Storey County website under *Agendas*.

The commissioners agreed to focus on the changes.

Chief Loncar started with staffing, as it segues into Capital Improvements. The changes are:

- Staffing at Station 74 in Lockwood, with a firefighter changed to captain.
- Creating Inspector II positions, to be increased from 1 position to 3 positions.
- Finance Officer, who would look over all our finances, to move the responsibility from the Comptroller's Office in-house to the Fire District.
- Align the fuels management position with that of Battalion Chief, including pay grade.

Commissioner Mitchell was concerned about the Finance Officer position and how it affects audits.

Chief Loncar said with the audit, we first must address the banking situation. Moneys are still the same. Our own independent audit is the way to go as Fire District staff would be held accountable. We are looking at it compared to other fire districts.



Commissioner Carmona said he was comfortable with the position being in the budget, but preferred the Comptroller to have responsibility for audits, as a safeguard for the commission.

Commissioner Mitchell was opposed to replicating positions. Chief Loncar said with this position, that protection does not go away, you just have two sources for an audit. He mentioned he had wanted a fire mechanic, but didn't want to supplant the existing mechanics, who are having to put on more staff. He said it is better to have someone specialized for fire apparatus. The positions are coming so let's get specialized people.

Chief Loncar, moving on to Capital purchases, are:

- Exterior surveillance cameras on the exterior of fire stations.
- Exhaust removal system at Station 72.
- Fire mechanic's shop reserve apparatus building for \$250,000. It would be a metal building in the industrial park, along with specialized equipment.
- Training props that can be moved to where the need is, including forcible entry props.
- Gurneys and auto loaders in the ambulances. Existing equipment is more expensive to replace. One gurney with an auto loader is \$60,000.
- Apparatus – there are no changes, but we are moving things up, as we are 48 months out for one engine, we want to make sure we are capturing that expense. A type 2 engine, a prevention vehicle, is in the replacement plan, a mechanic's service truck and water tenders; one this year, but eventually need to replace all four. The side-by-side is not sufficient for the wildland division so it will be moved to Lockwood and a new one will be purchased for Station 74, because they cannot get into the backcountry with the current vehicle.

Commissioner Mitchell asked about Ladder Truck 71 and Chief Loncar said there were some problems with it upon inspection, so it was returned and the fire district is looking for a new one.

Commissioner Mitchell asked if grant funding was available for off-road vehicles as it was for sheriff's vehicles. Chief Loncar said the grants were more for education and enforcement, so they were not able to apply for response purposes.

Chief Loncar said the District also needed another generator for the TRIC station and it needed to be larger than planned - a cost of \$50,000.

Chief Loncar said some things would have to be purchased later, but hopes to cover as much of this as possible out of current funds. Paying cash saves on interest rates and often allows for discounts. He said the district will look at alternate funding options if necessary.

Public Comment: None

**Motion:** I, Fire Commissioner Mitchell, move to direct the Fire Chief to continue to refine this plan and present a final version for approval at one of our future fire commission meetings. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

**16. RECESS TO CONVENE AS THE STOREY COUNTY LIQUOR LICENSING BOARD**

**17. DISCUSSION/FOR POSSIBLE ACTION:** Second reading for On-Sale Liquor License. Applicant is Mandeep, Kaur, Roots Indian Restaurant & Bar, 420 USA Pkwy, Mc Carran, NV.

Deputy Frank Valdez said there are no disqualifiers found for this application.

Public Comment: None

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

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

**19. DISCUSSION/FOR POSSIBLE ACTION:** Possible approval amending the list of county appointments to serve on state, county, and regional boards and committees, and filling the remaining “at-large” vacancy on the Virginia City Tourism Commission and amending the Governor’s Workforce Development Board designation for the 2025 calendar year.

County Manager Austin Osborne said this was to change the list of appointments and to fill one remaining seat of VCTC. Two one-year appointments that had expired. He recommended Deborah Howard to the expired position on the VCTC.

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

**20. DISCUSSION/FOR POSSIBLE ACTION:** Update, discussion, and provide direction to county staff and lobbyists regarding upcoming bills and legislation affecting Storey County including, but not limited to, the following: SB69 Storey County bill adjusting tax abatement programming; SB78 amending regulations related to the Comstock Historic District

Commission; proposals relating to the number of required planning commissioners; and other bills and BDRs potentially affecting Storey County.

County Manager Austin Osborne was joined by Will Adler and Alex Tanchek of Silver State Government Relations, who are part of the county's lobbying team. Mr. Osborne provided a Matrix to indicate all lobbyists working for Storey County, and defining their responsibilities. He said the goal of the board was to be proactive, and we all have already been working with and meeting with legislators and regional officials.

He went over all the challenges and said the team was getting ahead of the game. Mr. Osborne said the update of the Master Plan inclusive of a housing plan improved the county's position.

Mr. Osborne spoke on SB69, a push for more input from Storey County regarding businesses that receive tax abatements from the state. He also noted SB78, which would include the Comstock Historic District with a museums board; we have studied this and found it may not apply to the Comstock Historic District. He wanted directions from the board including the possibility of moving the historic district to county control. Mr. Osborne also noted legislation being considered to change the number of planning commissioners on each county board from 7 to 5. He also mentioned a Quad Counties effort to align Storey County with Lyon County, Carson City and Douglas County like the Frontier Counties of Eastern Nevada were aligned.

On SB69, we met with the Governor's Office of Economic Development and we know the Department of Taxation supports the bill.

On SB78, regarding the historic district, he said sometimes smaller entities are overlooked in legislation. If there is a desire to make this a county entity, or share between Storey and Lyon County, there is an opportunity to make that clear. Mr. Adler said there are two county pay bills, increasing pay for commissioners and county officers coming up,

Mr. Adler also mentioned a proposal for a Sparks toll road plan to alleviate traffic on I80.

Mr. Tanchek said AB96, relating to Master Plans, for heat mitigation for larger counties. AB64 is the Attorney General's bill pertaining to Open Meeting Law. This clarifies issues regarding public comment. AB66 from the Nevada Supreme Court, which seeks to increase District Court Justices. The First District will get 1 additional judge under this bill. Also, SB2, regarding collective bargaining and making them public. NACO bill, AB70, regarding energy, requiring the Governor's Office to consider comments from counties before approving renewable energy. He said AB14 relates to county officials, which requires an elected official to be registered to vote in the state to run for county office. He said 16 groundwater BDRs are being watched.

Mr. Adler said Quad Counties would be a partner for development issues.

Commissioner Gilman asked who was coordinating the different lobbying entities working for the County. Mr. Osborne said he was working with department heads and officials to communicate with lobbyists and cc everyone involved before bringing things to the commission. Elected officers sometimes go on their own for things that affect only their offices. Our team is available to them if necessary. So, Mr. Osborne said he is the hub.

Commissioner Mitchell said he was also interested in the AB70, which is a big issue for Lyon County, and it would be appropriate for us to support Lyon's position. He also mentioned the toll road bill, which historically needed franchise approval. He thinks it makes sense to support that bill. On the planning bill, he would like the language to allow for fewer planning commissioners but not require it. On the Comstock Historic Commission, he noted it does not have its own budget or staff, and when it was created it was envisioned as a more self-sustaining entity, The goal of the bill was to make things more efficient, but the opportunity was for us to advocate for more local control, and take more responsibility. It is a compelling interest. He suggested it be integrated with the county Planning department or the Commission.

Commissioner Carmona suggested the team come back with more information on the later-discussed bills. Commissioner Mitchell wanted an expression of support. Commissioner Carmona suggested adding those bills to the county's watchlist, and Commissioner Gilman agreed.

Mr. Osborne wondered if directions should be given for each bill or bill draft, or, if all of today's discussions could be incorporated into one motion? Deputy District Attorney Brian Brown recommended one motion.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to direct county staff and lobbyists to represent Storey County on known BDRs, bills, and other potential legislation affecting Storey County as follows: to fully support SB69 as discussed on the record, to explore opportunities for greater involvement on SB78, as discussed, and to further study and gather information on proposals relating to the other bills mentioned on the record and bring those back for further action. SB78, (c) proposals relating to the number of required planning commissioners; (d) and others (listed) bills and BDRs. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

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

Public Comment: None

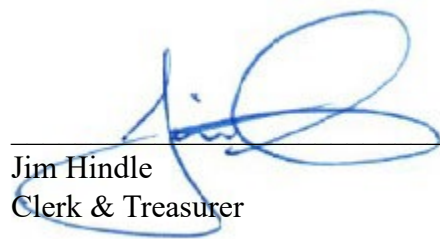
**Motion:** I, Commissioner Mitchell, move to approve second readings of business licenses under Item #21 listed as A-I. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

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

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

Commissioner Carmona adjourned the meeting at 12:34 p.m.

Respectfully submitted,



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Jim Hindle  
Clerk & Treasurer