



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

5/6/2025 10:00 AM
26 SOUTH B STREET, VIRGINIA CITY, NV

MEETING MINUTES

JAY CARMONA
CHAIRMAN

CLAY MITCHELL
VICE-CHAIRMAN

DONALD GILMAN
COMMISSIONER

ANNE LANGER
DISTRICT ATTORNEY

JIM HINDLE
CLERK & TREASURER

Roll Call

Commissioners Carmona, Gilman, and Mitchel present – quorum established.

Total Attendance: 40

- 1. CALL TO ORDER CLOSED SESSION MEETING COMMENCING AT 9:30 A.M.** Call to Order Closed Session meeting pursuant to NRS 288.220 for the purpose of conferring with county management and legal counsel regarding labor negotiations with the Storey County Firefighters' Association IAFF Local 4227. This closed session meeting is scheduled to commence at 9:30 A.M, immediately before the regular commission meeting.
- 2. CALL TO ORDER REGULAR MEETING AT 10:00 A.M.**
Commission Chairman Jay Carmona called the meeting to order at 10:01 a.m.
- 3. CONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS**
- 4. PLEDGE OF ALLEGIANCE**
- 5. PUBLIC COMMENT (No Action):** None
- 6. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the agenda for the May 6, 2025, meeting.

County Manager Austin Osborne requested the board continue Item #29 to the June 17, 2025, meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve today's agenda with the noted item continuing #29 to our June 17, 2025, meeting. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

7. CONSENT AGENDA FOR POSSIBLE ACTION:

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

- A. Anning-Johnson Company – Contractor / 6460 Warbonnet Way ~ Las Vegas, NV
- B. BCA Industries Inc. – Out of County / 7026 N. Teutonia Ave ~ Milwaukee, WI
- C. Great Basin Solar LLC – Contractor / 50 Butte Pl. ~ Reno, NV
- D. Harrigan Builders Inc. – Contractor / 219 Black Raven Ct. ~ Reno, NV
- E. Largo Concrete Inc. – Contractor / 2741 Walnut Ave ~ Tustin, CA
- F. Lotusworks Inc. – Professional / 10 Cabot Rd. Ste. 212 ~ Medford, MA
- G. Malvern Panalytical, Inc. – Out of County / 2400 Computer Dr. Ste 2100 ~ Westborough, MA
- H. Marshall Mint – General / 96 N. C St. ~ Virginia City, NV
- I. Mastec Network Solutions Inc. – Contractor / 910 Striker Ave Ste. A ~ Sacramento, CA
- J. MCR Equipment Services LLC – Out of County / 11310 Chesapeake Dr. ~ Reno, NV
- K. Olson Electric Company LLC – Contractor / 3676 W. California Ave. Ste A-117 ~ Salt Lake City, UT
- L. Pittsburg Tank & Tower – Contractor / 1 Watertank Pl. ~ Henderson, KY
- M. Rigaku Americas Holding Inc. – Out of County / 9009 New Trails Dr. ~The Woodlands, TX
- N. Rolling Rock LLC – Contractor / 475 Territory Rd. ~ Dayton, NV
- O. S2M – Contractor / 8839 N. Cedar Ave. Ste 1 ~ Fresno, CA
- P. Service Station Compliance & Testing LLC – Contractor / 7210 Placid St. ~ Las Vegas, NV
- Q. Shimmick Construction Company Inc. – Contractor / 530 Technology Dr. Ste 300 ~ Irvine, CA
- R. Strategic Development Partners LLC – Contractor / 155 S Water St. Ste. 220 ~ Henderson, NV

II. Consideration and possible approval of Storey County Treasurer's Affidavit of Mailing Past Due Notice for all Delinquent Parcels pursuant to NRS 361.5648.

III. Approval of claims in the amount of \$9,137,729.66.

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

Operations and Projects

- Coordinator Mike Northan said the Lockwood Senior Center Project is proceeding on schedule. We're moving out of the structural phase and into the interior finishes and site work (finish grading, sidewalks, irrigation and landscaping).
- The traffic signal at Electric and Milan has been put out to bid. Bid opening is this Thursday at 2 p.m. We'll have results and recommendations at the next Board meeting.
- The Water Tank Maintenance contract - bid docs are nearly complete and ready for legal review. Following that, we will be out to bid for that contract.
- TRI restroom remodel - plans are at 100% and we are working on getting that out to bid as soon as possible for the award of contract in July.
- I will be at the Comstock Historic District meeting tonight.

Business Development Office

- Grants Manager Sara Sturtz said she had completed the federal grant requests for FY2026, including the Public Safety Project, Piper's Opera House A Street Project, the Silver City Water Line and the Courthouse Earthquake retrofit.

Planning Department

- Planning Manager Kathy Canfield said a meeting for the Gold Hill/Divide area, focusing on a master drainage plan with the Carson Water Subconservancy District, will be held May 13 at 5:30 p.m., at the Silver City Schoolhouse Community Center, High Street, Silver City.

Administrative Office

- Officer Lisa Maciel said the bid page on the County website had been updated, with instructions for bidders.
- An updated public records request is also on the website, to ensure requests are directed to the correct department.

Emergency Management

- Director Adam Wilson said the 2023 FEMA reimbursement has come in at \$162,298.81 for four of the five projects. The Taylor Street reimbursement is expected in the fall or sometime next year.
- We will be teaching bomb threat reaction plans at the high school.
- The hazardous mitigation plan review is complete.
- A Stop the Bleeding class will be held at the Virginia City Senior Center at 1 p.m. on May 22, 2025.
- At the end of the month, we will be teaching an Emergency Operations Center class to other departments in the region.
- Staff attended a public health summit last week for the region.
- Staff also held a Quad County EMS class, which had a good turnout.

- Tonight at 6 p.m. there is a town hall meeting in the Virginia City Highlands to prepare for the evacuation practice planned for 7:30 a.m. June 14 in the Highlands.

VCTC

- The next Mix and Mingle is at 6:30 p.m. May 13 at Piper's Opera House, with a discussion on the Sutro Tunnel.
- The 54th Grand Prix had a record number of entries, but a decline in actual riders due to the weather.
- May the 4th Be With You ATV event at Silverland had 150 vehicles and more than 500 participants.
- May 11 there is a Mother's Day Train, a showing at Gallery of the West, and a Flower Crawl put on by the Chamber of Commerce.
- Chili on Comstock is May 17-18 from 10 a.m. to 4 p.m. C Street will be closed both days, except for 1-way traffic on Saturday night.
- The Fast Car rally for May 17 has been postponed.
- Plein air painters will come to VC. 4 p.m. on May 21 and disperse around town to paint different locations.
- On Memorial Day weekend, the Celebration of Heroes Parade will be Saturday at noon. The lineup is at 10 and stage center will be in front of Delta and the Delta parking lot.
- The Reno-Tahoe Odyssey Relay Run is May 31, with runners coming through very early in the morning.

Health and Community Services

- Director Stacy York said construction has begun on the new restrooms at the senior center, with completion expected by May 27.

IT

- Director James Deane said Virginia City Highlands HOE camera project is completed, upgrading entire facility
- Staff are working with Sheriff Cullen on camera upgrades for the jail.

Community Development

- Joseph Starnes said more than 200 inspections were done last month.
- Staff reviewed 68 plans during the same time period.

Public Relations Office

- Julie Moreno-Fritz said this week the office was running a county-wide campaign to honor public service workers.
- There will be a County Employee Appreciation Barbecue on Friday, May 9 in the Courthouse Parking Lot.
- I will be attending the Government Social Media Conference in Orlando, Florida, from May 18 to May 22. This conference provides training and best practices for government

communicators, covering crisis communication, digital engagement strategies, and social media policy development.

County Manager

- County Manager Austin Osborne noted Public Service Workers Week and said he appreciated the staff.

Clerk & Treasurer

- Clerk & Treasurer Jim Hindle said the office will be publishing a list of parcels for delinquencies. We have had success. From 360 letters, we are only publishing 174 names. We had success in working with parcel owners to pay property taxes and eliminate delinquency.
- We have been working with the bank to make better investments, in coordination with the Comptroller's Office. Each day's balance is in an interest-bearing money-market account. That was instituted April 30, and we are getting 4.3 percent on overnight balances.

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

Commissioner Mitchell thanked the lobbying teams for their hard work.

10. DISCUSSION/FOR POSSIBLE ACTION: This Item to be Considered at 10:30 a.m. –

Discussion, consideration, and possible recommendation to the Nevada State Engineer regarding Application 94165T proposing to change the point of diversion, place and manner of use of a portion of Permit 29214 (Certificate 9200) and all of Permit 29213 (Certificate 9199), from surface source located in Storey County, Nevada to a new point of diversion and place of use in Washoe County, Nevada for wildlife (return flow) purposes. This is a request for a temporary diversion.

Austin Osborne introduced attorney Steven King, who handles water issues for the County. Mr. Osborne also said these items involved 4 permanent and 7 temporary water applications.

Mr. King said there are 10 proposed change applications. The first three, 10, 11, 12, are temporary applications for 1 year. It is for return flow and wildlife purposes. The reason is under NRS. 533.633, in the past the state engineer has not followed the statute, and they are trying to comply with statute.

He said, for #10, these have been done in past by the Truckee Meadows Water Authority, under the Truckee River Operating Agreement.

Mr. King said the Tracy Power Plant has water rights up to 1,400 acre-feet and is under TMWA. Water remains in the river and will not get diverted at Tracy. By doing so, TMWA will have return flow credit. The result or effect on the County is completely neutral. The next two are the same. No effect to Storey County or water right owners in Storey County.

Public Comment: None

Motion: I, Commissioner Mitchell, move to acknowledge Application 94165T proposing to change the point of diversion, place and manner of use of a portion of water permits and certificates as described from Storey County to Washoe County for wildlife (return flow) purposes. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

- 11. DISCUSSION/FOR POSSIBLE ACTION:** This Item to be Considered at 10:30 a.m. – Discussion, consideration, and possible recommendation to the Nevada State Engineer regarding Application 94166T proposing to change the point of diversion, place and manner of use of a portion of Permit 28192 (Certificate 8768), from surface source located in Storey County, Nevada to a new point of diversion and place of use in Washoe County, Nevada for wildlife (return flow) purposes. This is a request for a temporary diversion.

Mr. Osborne said each one is different. Mr. King may want to describe the differences.

Mr. King said #11 is same as #10, but for a different water right permit for Tracy Power Plant. Water will remain in the river.

Public Comment: None

Motion: I, Commissioner Mitchell, move to acknowledge Application 94166T proposing to change the point of diversion, place and manner of use of a portion of water permits and certificates as described from Storey County to Washoe County for wildlife (return flow) purposes. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

- 12. DISCUSSION/FOR POSSIBLE ACTION:** This Item to be Considered at 10:30 a.m. – Discussion, consideration, and possible recommendation to the Nevada State Engineer regarding Application 94167T proposing to change the point of diversion, place and manner of use of a portion of Permit 19883 (Certificate 6229), from surface source located in Storey County, Nevada to a new point of diversion and place of use in Washoe County, Nevada for wildlife (return flow) purposes. This is a request for a temporary diversion.

Mr. King said the purpose of this is for return flow. This is slightly different than Item #10 and Item #11 in that the place of use is south of Wadsworth area for irrigation.

Public Comment: None

Motion: I, Commissioner Mitchell, move to acknowledge Application 94167T proposing to change the point of diversion, place and manner of use of a portion of Permit 19883 (Certificate 6229), from surface source located in Storey County, Nevada to a new point of diversion and place of use in Washoe County, Nevada for wildlife (return flow) purposes.

This is a request for a temporary diversion. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

- 13. DISCUSSION/FOR POSSIBLE ACTION:** This Item to be Considered at 10:30 a.m. – Discussion, consideration, and possible recommendation to the Nevada State Engineer regarding Application 93433 proposing to change the point of diversion, place and manner of use of a portion of Permits 66956 and 67013, from an underground source located in Washoe County, Nevada to a new point of diversion and place of use in Washoe and Storey Counties, identified as the “current TMWA service territory”.

Mr. King said this and the next six are different from the temporary. This was filed to change a permitted underground water right located in Lemmon Valley area to municipal use in TMWA service areas. It can be used anywhere in TMWA service area. He listed several documents and maps. He was not aware of any service provided to Storey County. This is like the temporary changes, and he didn’t see any effect on Storey County.

Commissioner Mitchell asked if the new point of diversion was in Storey County. Mr. King said he did not see a point of diversion.

Public Comment: None

Motion: I, Commissioner Mitchell, move to acknowledge Application 93433 proposing to change the point of diversion, of underground water sources located in Storey County and Washoe County identified as the current TMWA service area. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

- 14. DISCUSSION/FOR POSSIBLE ACTION:** This Item to be Considered at 10:30 a.m. – Discussion, consideration, and possible recommendation to the Nevada State Engineer regarding Application 93434 proposing to change the point of diversion, place and manner of use of a portion of Permit 66853, from an underground source located in Washoe County, Nevada to a new point of diversion and place of use in Washoe County, Nevada, identified as the “current TMWA service territory”.

Mr. King said this was like the prior application.

Public Comment: None

Motion: I, Commissioner Mitchell, move to acknowledge Application 93434 proposing to change the point of diversion, place and manner of use of a portion of water permits and certificates as described from Storey County to Washoe County for wildlife (return flow) purposes. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

15. DISCUSSION/FOR POSSIBLE ACTION: This Item to be Considered at 10:30 a.m. –

Discussion, consideration, and possible recommendation to the Nevada State Engineer regarding Application 93921 proposing to change the point of diversion, place and manner of use of Claim 76/76a of the Final Decree entered in the District Court of the United States in and for the District of Nevada entitled “The United States of America, Plaintiff, vs. Orr Water Ditch Company, et al./Defendants”, from surface water located in Washoe County, Nevada to a new point of diversion and place of use in Washoe and Storey Counties, identified as the “current TMWA service territory”.

Mr. King said this application is seeking to change the decreed water rights from irrigation to place of use being a historical irrigated area to a new location in TMWA service area. This is the Truckee Water Decree, which has changed and can be used for municipal purposes. There is no effect on Storey County water rights holders.

Public Comment: None

Motion: I, Commissioner Mitchell, move to acknowledge Application 93921 proposing to change the point of diversion, place and manner of use of described Claim 76/76a of the Final Decree entered in the District Court of the United States from surface water located in Washoe County, Nevada to a new point of diversion and place of use in Washoe and Storey Counties, identified as the “current TMWA service territory”. **Seconded by:** Donald Gilman.

Vote: Motion passed unanimously.

16. DISCUSSION/FOR POSSIBLE ACTION: This Item to be Considered at 10:30 a.m. –

Discussion, consideration, and possible recommendation to the Nevada State Engineer regarding Application 93825 proposing to change the point of diversion, place and manner of use of a portion of existing Permit 65780, from a surface source located in Washoe County, Nevada, to a new point of diversion and place of use in Washoe and Storey Counties, identified as the “current TMWA service territory”.

Mr. King said this is like Item #15. The water right has had one change, which is now a permit, that now can be used for the whole service area of TMWA. There is no effect on Storey County.

Public Comment: None

Motion: I, Commissioner Mitchell, move to acknowledge Application 93825 proposing to change the point of diversion of surface water sources located in Washoe County to a new point of diversion to a new point of diversion and place of use in Washoe and Storey Counties, identified as the “current TMWA service territory”. **Seconded by:** Donald Gilman.

Vote: Motion passed unanimously.

17. DISCUSSION/FOR POSSIBLE ACTION: This Item to be Considered at 10:30 a.m. –

Discussion, consideration, and possible recommendation to the Nevada State Engineer regarding Application 94075 proposing to change the point of diversion, place and manner of use of a portion of Claim 179 of the Truckee River Decree, from a surface source located in Washoe County, Nevada to a new point of diversion and place of use in Washoe and Storey Counties, identified as the “current TMWA service territory”.

King said this concerns an application to change from irrigation to municipal use by TMWA.

Public Comment: None

Motion: I, Commissioner Mitchell, move to acknowledge Application 94075 proposing to change the point of diversion of surface water sources located in Washoe County, to a new point of diversion and place of use in Washoe and Storey Counties, identified as the "current TMWA service territory". **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

18. DISCUSSION/FOR POSSIBLE ACTION: This Item to be Considered at 10:30 a.m. –

Discussion, consideration, and possible recommendation to the Nevada State Engineer regarding Application 94076 proposing to change the point of diversion, place and manner of use of a portion of Claim 331 of the Truckee River Decree, from a surface source located in Washoe County, Nevada to a new point of diversion and place of use in Washoe and Storey Counties, identified as the “current TMWA service territory”.

Mr. King said this is to change a surface irrigation water right to use anywhere within TMWA service area.

Public Comment: None

Motion: I, Commissioner Mitchell, move to acknowledge Application 94076 proposing to change the point of diversion of surface water sources located in Washoe County, to a new point of diversion and place of use in Washoe and Storey Counties, identified as the "current TMWA service territory". **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

19. DISCUSSION/FOR POSSIBLE ACTION: This Item to be Considered at 10:30 a.m. –

Discussion, consideration, and possible recommendation to the Nevada State Engineer regarding Application 93432 proposing to change the point of diversion, place and manner of use of a portion of Permit 55938, from an underground source located in Storey County, Nevada to a new point of diversion and place of use in Washoe and Storey Counties, identified as the “current TMWA service territory”.

Mr. King said this is an existing underground source from Washoe County to be used anywhere in the service area.

Public Comment: None

Motion: I, Commissioner Mitchell, move to acknowledge Application 93432 proposing to change the point of diversion of underground water sources located in Storey and Washoe Counties, identified as the "current TMWA service territory". **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

20. RECESS TO CONVENE AS THE STOREY COUNTY HIGHWAY BOARD

21. DISCUSSION ONLY: Report of Public Works Department regarding roads and highways throughout Storey County.

Public Works Director Jason Wierzbicki said the department was:

- Doing multiple in-house projects.
- Patch-paving Canyon Way.
- Doing cleanup of mud around town from the Grand Prix.

Public Comment: None

22. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval for the Public Works Director to sign the Recommendation of Award and Contract for the 2025 Road Rehabilitation by DOWL Engineering to Cruz Construction in the amount of \$3,804,730.00 and DOWL's Task Order 79 for Construction Management in the amount of \$445,813.00. I am asking for a total of not to exceed \$4,500,000.00 to cover the 2 known bid amounts plus any unforeseeable items that may come up during construction.

Mr. Wierzbicki said DOWL Engineering held a bid opening for the 2025 Road Rehabilitation project in April. The engineers estimate with bid alternates was \$5,043,114.00. There were 5 responsive bids. Cruz Construction was the low bidder at \$3,804,730.00 and Granite Construction being the high at \$6,140,140.00. DOWL issue Task Order 79 for construction management at \$445,813.00. The total for construction and management contracts is \$4,250,543.00. Since the project includes B Street and Union Street there could be potential for unknowns which is why the request is for an amount not to exceed \$4,500,000.00

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the Public Works Director to sign the Recommendation of Award and Contract for the 2025 Road Rehabilitation to Cruz Construction and DOWL Engineering in an amount not to exceed \$4,500,000.00. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

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

24. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of modifications to the collective bargaining agreement between the Storey County Fire Protection District (Employer) and Storey County Fire Fighters' Association Local 4227 (Union).

Human Resources Director Brandie Lopez said the County and union had a reopener clause in the last year of the contract. The Firefighters' Union opened up wages and management opened up hours of work.

She said the new agreement includes a 1 percent cost-of-living increase and a tightening up of the language on hours of work.

Public Comment: None

Motion: In accordance with the recommendation by staff and the tentative agreement between Storey County Fire Protection District (Employer) and Storey County Fire Fighters' Association Local 4227 (Union), I, Fire Commissioner Mitchell hereby motion to approve the modifications to the 2023-2026 collective bargaining agreement between the parties.

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

25. DISCUSSION/FOR POSSIBLE ACTION: Review and discussion on the 2025-2026 Storey County Fire District projected Final Budget.

Comptroller Jennifer McCain said this is a presentation of the projected final budget for the Fire District. The Fire District General Fund is unchanged at \$20 million. Expenses are at \$14.8 million with Transfers of \$13.5 million and \$142,000. Contingency is set at \$447,000 which brings the Ending Fund Balance to \$2 million. The only change in the final budget from the tentative budget could be changes - increases - due to union negotiations. The final budget will be presented at the next meeting.

Public Comment: None

There was no motion.

26. RECESS TO CONVENE AS THE STOREY COUNTY WATER AND SEWER BOARD

27. DISCUSSION/FOR POSSIBLE ACTION: Review and discussion on the 2025-2026 Storey County Water-Sewer projected Final Budget.

Ms. McCain presented the projected final Water-Sewer budget. Changes from the Tentative Water-Sewer Budget are:

- Water Fund revenue is at \$803,000 with a transfer in of \$98,568 from Infrastructure to help with their bond payments.
- Expenses in the Water Fund are \$927,000, leaving an Ending Fund Balance of \$1,597,000 a decrease from the prior year of \$5,000.
- Sewer Fund revenue is \$539,000, with transfers from Infrastructure for their bond payments at \$210,000, expenses are at \$778,000, leaving an Ending Fund Balance of about \$1 million

Ms. McCain said the board can decide to fund capital repairs, maintenance, upgrades and new projects, and she was working with the District Attorney's Office to see what options the State will allow. Transfers of \$2 million to each fund is recommended to fully fund this budget.

Ms. McCain said systems are aging and we are trying to put things in different funds to better pay for operations, but infrastructure funds may remain at healthy levels. New equipment is needed to sustain water and sewer infrastructure. If we transfer this money to fund this budget, we can better track operational expenses. There will be further discussions before the final budget is presented.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the 2025-2026 Storey County Water-Sewer projected Final Budgets with the change discussed specifically the \$2 million transfers into each of those funds from the General Fund, for the May 20, final approval. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

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

29. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval for Road Abandonment File 2025-015, a request by the applicant to abandon a portion of G Street, H Street and Sutton Street rights-of-way located between Mill Street and Sutton Street in Virginia City, Storey County, Nevada. The rights-of-way to be abandoned will be consolidated into the adjacent parcels of land owned by the applicant and easements will be reserved for utilities. The rights-of-way to be abandoned are adjacent to APNS 001-154-03, 001-158-01 and 001-192-01, Virginia City, Storey County, Nevada.

This item was postponed to a future meeting.

30. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval for Special Use Permit 2025-035. The applicant requests a Special Use Permit to construct two segments of an overall 10.4-mile 345 kV power line outside of the existing Tahoe Reno Industrial Center designated transmission corridor. The Special Use Permit addresses the

transmission corridor land use, and the additional height located on land zoned Forestry for the two segments located outside of the boundary of the Tahoe Reno Industrial Center. The proposal will include approximately 7 poles greater than 45-feet in height with the proposed heights ranging from approximately 83-feet to 139 feet based on the topography of the pole location. The overall power line will connect from the Tracy Substation on Waltham Way to the Comstock Substation on Battery Boulevard. The proposed transmission line subject to this special use permit will be located within a portion of Sections 004 and 027, T19N, R22E, Storey County, Nevada, APNs 004-154-25 and 004- 154-29.

Planning Manager Kathy Canfield said NVEnergy is proposing a transmission line in the industrial park. They need a Special Use Permit because two sections are outside the transmission corridor due to topography. This has been approved by the Planning Commission and there were no public comments.

Commissioner Gilman abstained from voting out of an abundance of caution.

Ms. Canfield read the Findings of Fact from the Board of Commissioners' meeting packet.

Public Comment: None

Motion: In accordance with the recommendation by the Planning Commission and staff, the Findings of Fact under Section 3.A of this report as read into the record by staff, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval, I, Commissioner Mitchell, move to approve Special Use Permit 2025-035 to construct two segments of an overall 10.4 mile 345 kV power line outside of the existing Tahoe Reno Industrial Center designated transmission corridor. The Special Use Permit addresses the transmission corridor land use, and the additional height located on land zoned Forestry for the two segments located outside of the boundary of the Tahoe Reno Industrial Center. The proposal will include approximately 7 poles greater than 45-feet in height with the proposed heights ranging from approximately 83-feet to 139 feet based on the topography of the pole location. The overall power line will connect from the Tracy Substation on Waltham Way to the Comstock Substation on Battery Boulevard. The proposed transmission line subject to this special use permit will be located within a portion of Sections 004 and 027, T19N, R22E, Storey County, Nevada, APNs 004-154-25 and 004-154-29. **Seconded by:** Jay Carmona. **Vote:** Motion passed 2-0, with 1 abstention.

31. DISCUSSION/FOR POSSIBLE ACTION: Discussion and possible action to approve the allocation of up to \$850,000 from Storey County Rail Tax Funds to the Nevada Commission for the Reconstruction of the V&T Railway for capital improvements and repairs in FY26.

Leah Kruse of the VCTC addressed the Board as the Treasurer for V&T Railway Commission. The Commission is requesting up to \$850,000 in Storey County Rail Funds,

paid for by the quarter-cent rail tax to be used for track and road bed repair and maintenance. The project includes:

- Improvements and repairs to the Overman Pit (estimated \$650,000).
- Repairs to the ballast and 3 drainage areas are needed (estimated \$200,000) •

Commissioner Mitchell disclosed that he serves on the Virginia & Truckee Railway board but doesn't see a conflict in his consideration of this proposal.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the allocation of up to \$850,000 from the Storey County Rail Fund to the Nevada Commission for the Reconstruction of the V&T Railway for FY26 capital improvement projects and repairs within Storey County, as presented. **Seconded by:** Jay Carmona. **Vote:** Motion passed 2-0.

32. DISCUSSION/FOR POSSIBLE ACTION: Review and discussion on the 2025-2026 Storey County projected Final Budget.

Ms. McCain said that this review is in advance of the final budget presentation later this month. For the General Fund, since the last discussion:

- Revenue increased less than 1 percent, expenditure increased 5 percent, from \$39.4 million to \$41.3 million due to changes in benefits.
- SB116 is gaining momentum, so we are budgeting for those increases.
- There is a 3 percent increase in wages, 10 percent in benefits, service and supplies are 1 percent and capital outlays remain the same.
- Contingency is slightly higher than usual because we have not received numbers on final liability insurance. We're still in the middle of union negotiations.
- I am requesting approval for transferring \$4 million into Water and Sewer Funds from the General Fund, which still has an \$8.4 million Ending Fund Balance

She mentioned several Special Revenue Funds:

- The Road Fund: after the change in the apportionment, the revenue increased \$1 million. Expenses have increased an extra \$160,000 for Mark Twain Drainage. Contracts are not in this budget, but we have budgeted \$2 million for the Road Fund.
- The Equipment Acquisition Fund: revenue increased along with expenses. The addition of two utility trailers adds about \$109,000.
- The Capital Fund: revenue increased about \$11.5 million; This is due to transfers and the change of the Ad Valorem apportionment, as well as having to roll over some items that will not be completed this year.
- The Repairs and Maintenance Fund: Piper's heating boiler system needs \$75,000 for repairs. A sewer plant repair project is also added.

- The Risk Management Fund: this fund pays insurance premiums and unforeseen items that happen and are not covered by insurance, the budget is \$100,000.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the 2025-2026 Storey County projected Final Budgets with the changes discussed for the May 20, final approval. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

33. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval to authorize the Storey County Manager to provide a Letter of Acknowledgment regarding Cipex International Nevada Ltd.'s application to the Governor's Office of Economic Development (GOED) for a Sales & Use Tax Abatement, Modified Business Tax Abatement and Personal Property Tax Abatement for their operations planned in Storey County.

Lara Mather said the Storey County Manager's Office received a letter dated April 4, 2025, from GOED. This letter is a notice of the public meeting of the Board of GOED to review the Cipex International Nevada Ltd.'s application on May 8th, 2025, at 2 p.m. The application indicates there will be 12 new full-time jobs for at least 5 years. It will invest \$355,918 in equipment, with a 10-year total economic impact of \$73,275,014, with new tax revenue estimated at \$2,674,538. This project may be granted a 50 percent tax abatement for four years which GOED estimates as a total sales and use tax abatement of \$19,931 and \$12,661 of abated modified business tax. The personal property tax abatement is \$7,653 which is a 10 year abatement of 50 percent of taxes due.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the Storey County Manager to acknowledge provide a Letter of Acknowledgment regarding Cipex International Nevada Ltd.'s application to the Governor's Office of Economic Development for a Sales & Use Tax Abatement, Modified Business Tax Abatement and Personal Property Tax Abatement for their operations planned in Storey County. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

34. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval for the DOWL contract renewal for County GIS services for \$100,000, for July 1, 2025 thru June 30, 2026.

County Manager Austin Osborne, speaking for Assessor Jana Seddon, as her office contracts for these GIS services. This is a renewal of the DOWL contract that serves the Assessor, the Recorder, Community Development, Communications, Planning, IT, Commissioners, Public Works and Emergency Management.

Public Comment: None

Motion: In accordance with the staff recommendation, I, Commissioner Mitchell, move to approve the renewal contract for DOWL for county GIS service in the amount of \$100,000, for July 1, 2025, through June 30, 2026. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

- 35. DISCUSSION/FOR POSSIBLE ACTION:** Consideration of approval of Task Order 80 to the Storey County – DOWL Master Service Agreement causing reimbursement related to Storey County 2018 Design Criteria and Improvement Standards update assistance and other related planning matters. DOWL will be reimbursed for time and materials related to assisting County staff with the update, not to exceed \$48,700 for Fiscal Year 24/25 and \$67,000 for Fiscal Year 25/26.

Planning Manager Kathy Canfield said Planning has worked with DOWL on the Master Plan, and this is a project to update the 2018 design standards handbook that has been pending for some time. The project would update zoning ordinances per the updated Master Plan. Additionally, it is important for the County to create guidelines for planned unit developments, subdivisions, multi-family developments and commercial and industrial developments. This is a budgeted item.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve Task Order 80 to the Storey County – DOWL Master Service Agreement causing reimbursement related to Storey County 2018 Design Criteria and Improvement Standards update assistance and other related planning matters, not to exceed \$48,700 for the Fiscal Year 24/25 as identified in the Planning Department Fiscal Year 24/25 budget and not to exceed \$67,000 as identified in the proposed Planning Department Fiscal Year 25/26 budget. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

- 36. DISCUSSION/FOR POSSIBLE ACTION:** Consideration of approval of Task Order 83 to the Storey County – DOWL Master Service Agreement causing reimbursement related to the B Street Record of Survey and other related planning matters. DOWL will be reimbursed for time and materials related to a boundary survey of the B Street right-of-way in Virginia City not to exceed \$90,000 for Fiscal Year 25/26. This project and funding amount have been included in the Planning Department budget for the Fiscal Year 25/26 under the category of Professional Services.

Ms. Canfield said this is a survey of the B Street right-of-way and will help with the parking study, from one end of B Street to another. This will include a survey of land between B and C Streets, where election signs have been located, identifying land ownership as Storey County or NDOT.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve Task Order 83 to the Storey County – DOWL Master Service Agreement causing reimbursement related to the B Street Record of Survey and other related planning matters. DOWL will be reimbursed for time and materials related to a boundary survey of the B Street right-of-way in Virginia City not to exceed \$90,000 for Fiscal Year 25/26. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

37. 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, Senate bill(s) regarding regional planning Storey, Washoe, Lyon, Carson, Douglas, and cities, Daly; SB78 as potentially related to the Comstock Historic District Commission; SB461 Economic Development; AB77 tax abatement; AB32 V&T Railway; bills supported by the Nevada Association of Counties (NACO); bills proposed by the Governor and legislative leadership since the last board meeting, and bills shown in the attached spreadsheet showing past and current possible positions.

County Manager Austin Osborne said Alex Tanchek from Silver State Government Relations was on hand, and this discussion would be in two parts, first, all the bills we are interested in plus NACO bills, and second, SB69, S78 and others the board may want to take a position on, including AB241, regarding multi-family dwellings and SB180, regarding minimum insurance for trucking.

On SB69, Mr. Osborne said SB69 has passed the Senate with bipartisan support. The Legislative Counsel Bureau staff have written the board requesting to have a local representative added to the language of the bill. There are some other changes, but mostly the language is similar to the original bill. There is a hearing today with Assembly Revenue which will discuss some proposed amendments. We continue to support the bill and continue our interactions with the Legislature.

Commissioner Mitchell said he supports the recommendations of staff, but amendments have been presented to change a few things, which reduces the amount that can be negotiated. He said a big concern any amendment to the bill by the Assembly Committee will delay its transmission back to the Senate for concurrence. He wants to support the bill as-is so that it is sent to the Senate for concurrence more quickly. Currently the bill has broad support.

Mr. Osborne said we are still comfortable with what we can negotiate regarding Fire and County support. It is only a percentage of the local taxes. Commissioner Mitchell said local taxes account for 90 percent of the abatement.

Jay Carmona supported where the bill as it is right now and doesn't desire any further changes.

Commissioner Mitchell said there are continuing discussions with GOED and the Governor's office. GOED has proposed this pending amendment. He described difficulties working with the governor's office and GOED.

Mr. Osborne said we have met with the Governor himself as well as his staff and different authorities who are involved in economic development to smooth the path for this bill.

Mr. Tanchek said these are the bills he covers:

- SB116 had a hearing this morning. Prospects are good.
- SB78, about consolidation of boards including the Comstock Historic District. When the bill was presented it had an amendment to remove CHD. It was not supported by the committee. Democrats opposed. As it stands now the CHD is still on the bill. A further amendment will be coming to the bill. We have asked for a copy of the amendment. We think it will be like that suggested by the Government Affairs Committee. We think CHD will continue to exist and will not be consolidated.
- SB461 is the Governor's Economic Development Bill, with the addition of partial abatements. There are aspects of this that would apply for high-impact manufacturers such as battery manufacturing, clean energy, aerospace and defense and pharmaceuticals. The bill offers tax credits for childcare facilities and employee housing needs.

Commissioner Mitchell said that the removal of the CHD from SB78 is concerning. We should be more active in our opposition to this amendment.

Mr. Osborne said we have proposed alternatives for CHD's future, where the county would assume a lot of responsibilities with Lyon County. We are looking at a regional solution.

Commissioner Mitchell said that we have been asked to support SB461, the Governor's bill, but it is a bit broad. He thought there would be amendments which may clarify the implications of the bill. He is concerned that there is no retroactivity on disbursements.

Commissioner Carmona said we could support it for now and reconsider when amendments come up. Mr. Osborne agreed.

Commissioner Mitchell said that SB180 would double insurance requirements for trucks that operate in Nevada from \$750,000 to \$1.5 million. It impacts farmers, small operators and independent truckers, and he supported taking a position against the bill.

He also said that AB241 would require that by right, instead of Special Use Permit, you can do multi-family housing in commercial zoning, though it doesn't apply to industrial. This is

the Legislature trying to tell us how to do land-use planning and for that reason we should oppose.

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 discussed on the record today. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

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

- A. Boxout LLC – General / 625 Pittsburgh Ste 110 ~ McCarran, Nv
- B. Culligan Water Conditioning, Culligan Red Rock – Contractor / 1145 Icehouse Ave ~ Sparks, NV
- C. Direct Line Global, LLC – Contractor / 47929A Fremont Blvd ~ Fremont, CA
- D. Desert Roots Inc. – Out of County / 7420 Robert Banks Blvd ~ Sparks, NV
- E. Environmental Protection Services LLC – Professional / 1601 Fairview Dr. Office B ~ Carson City, NV
- F. Food Truck Los Plebes LLC – Food Truck / 5205 Valley Hi Dr. ~ Sun Valley, NV
- G. Innova System LLC – Out of County / 200 Talus Way Apt 314 ~ Reno, NV
- H. Linde Advanced Material Technologies – Out of County / 10 Riverview Dr. ~Danbury, CT
- I. Ramboll Americas Engineering Solutions Inc. – Professional / 333 W. Washington St. ~ Syracuse, NY
- J. Savannah River Fulfillment – General / 2777 USA Parkway Ste 105 ~ McCarran, NV
- K. Sonora Hotdogs – Food Truck / 3226 Myles Dr. ~ Sparks, NV
- L. Tacmed Secured – Out of County / 10689 Angel Dreams Ave. ~ Las Vegas, Nv
- M. Unifirst Corporation – Out of County / 946 Spice Island Dr. ~ Sparks, NV
- N. Vintage Gaucho – Home Based / 108 E. Washington ~ Virginia City, NV

Public Comment: None

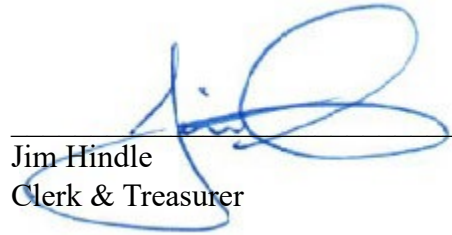
Motion: I, Commissioner Mitchell, move to approve the second readings of business licenses under Item #38 listed as A-N. **Seconded by:** Donald Gilman. **Vote:** Motion passed unanimously.

39. PUBLIC COMMENT (No Action): None

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

Commission Chairman Jay Carmona adjourned the meeting at 12:35 p.m.

Respectfully submitted,



Jim Hindle
Clerk & Treasurer