



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, MAY 17, 2022 10:00 A.M.

DISTRICT COURTROOM

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

## MEETING MINUTES

JAY CARMONA  
CHAIRMAN  
ATTORNEY

ANNE LANGER  
DISTRICT

CLAY MITCHELL  
VICE-CHAIRMAN

LANCE GILMAN  
COMMISSIONER  
TREASURER

DOREAYNE NEVIN  
CLERK-

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**Roll Call:** Chairman Jay Carmona, Vice-Chairman Clay Mitchell, Commissioner Lance Gilman, County Manager Austin Osborne, Clerk/Treasurer Dore Nevin, Deputy District Attorney Keith Loomis, Sheriff Antinoro, Recorder Marney Hansen-Martinez, Project Manager Mike Northan, District Attorney Anne Langer, Communications Manager Becky Parsons, Public Works Director Jason Wierzbicki, IT Director James Deane, Assessor Jana Seddon, Senior Planner Kathy Canfield, Emergency Management Director Lara Mather, Senior Center Director Stacy York, Acting Human Resources Director Jeannie Green, Community Chest Director Erik Schoen, Comptroller Jennifer McCain, Community Development Director Pete Renaud

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

Meeting was called to order by Chairman Carmona at 10:04 A.M.

**2. PLEDGE OF ALLEGIANCE**

Commissioner Carmona led those present in the Pledge of Allegiance.

**3. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of the Agenda for May 17, 2022

County Manager Austin Osborne asked that item #7 County Staff Reports be moved until after #28 and that item #14 be removed entirely.

Public Comment: None

**Motion:** I, Commissioner Mitchell move to approve today's Agenda with noted changes.  
**Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote.

**4. DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval of the Minutes for April 5, 2022.

Commissioner Mitchell noted that the spelling of the fire chief's name was incorrect on page 9.

Public Comment: None

**Motion:** I, Commissioner Mitchell move to approve the Minutes of the April 5, 2022, meeting with the one noted correction. **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote.

#### **5. CONSENT AGENDA**

- I Consideration and approval of business license first readings:
  - A. G and S Enterprises – Contractor / 11595 Lemmon Dr. ~ Reno, NV
  - B. Ijji Noodle House & Poke Don – General / 1 Electric Ave ~ McCarran, NV
  - C. JMA Construction Company Inc. – Contractor / PO Box 22312 ~ Carson City, NV
  - D. Pallet Broker LLC – Out of County / PO Box 2043 ~ Sparks, NV
  - E. RIA Cast House Engineering GMBH / Out of County / PO Box 68 ~ Wabash, IN
  - F. S&S Mechanical LLC – Contractor / 243 Freeport Blvd. ~ Sparks, NV
  - G. Sky Fiber LLC – Contractor / 8975 Double Diamond Pkwy A9 ~ Reno, NV
  - H. TCR Construction LLC – Contractor / 4585 Goodwin Rd. ~ Sparks, NV
  - I. ThompsonGas, LLC – General / 905 E. Mustang Rd. ~ Sparks, NV
  - J. T&T Lawns Plus LLC – Contractor / PO Box 1740 ~ Sparks, NV
  
- II Approval of claims in the amount of \$1,329,147.12.
  
- III Consideration and possible approval of Storey County Treasurer's Affidavit of Mailing Past Due Notice for all Delinquent Parcels pursuant to NRS 361.5648.
  
- IV Consideration and possible approval of personnel policy revisions including 201, Fair Employment Practices; 202, Anti-Harassment; 202A, Pregnancy, Childbirth, and Related Medical Conditions; 203, Dealing with Allegations of Discrimination and/or Prohibited Conduct/Behavior(s); 206, Drug and Alcohol-Free Workplace; 207, Reasonable Alcohol and Drug Testing; 216, Outside Employment; 302, Source of Candidates, Open Recruitment, Promotion, Transfer and Eligible List to Vacant Positions; 304, Applications, Eligibility or Reduction of Applicants.

Public Comment: None

**Motion:** I, Commissioner Mitchell move to approve the Consent Agenda as presented.  
**Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote.

**6. PUBLIC COMMENT: (No action)** None

**8. BOARD COMMENT (No Action – No Public Comment):** None

**9. DISCUSSION/POSSIBLE ACTION:** Discussion and consideration directing county staff and lobbyists to draft and propose a bill in the 2023 Nevada legislative session amending Nevada Revised Statute 403.080 regarding certain newspaper reporting requirements, and to submit the bill either directly or through legislative leadership or association sponsorship as found appropriate, and other properly related matters.

County Manager Austin Osborne asked the BOC to direct staff to make a proposal to the Nevada Association of Counties or the Legislature or other groups to sponsor an amendment bill that would reduce some of the required newspaper postings for the recently activated Board of Highway Commissioners. Those posting include a full record of the meetings and the financials of what occurred at the meetings, estimated to cost between 200.00 to 400.00. He said it would take a lot of unnecessary time and was more than necessary for other boards, such as the Planning Commission, the BOC or the RTC.

Public Comment: None

**Motion:** I, Commissioner Mitchell move to direct county staff and lobbyists to draft and propose a bill in the 2023 Nevada Legislative session amending NRS 403.080 regarding certain newspaper reporting requirements and to submit the bill, either directly or through legislative leadership or association sponsorship as found appropriate and other properly related matters.  
**Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote.

**10. DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval of First Reading of Ordinance 22-320 amending Storey County Code chapter 2.47, an Ordinance increasing longevity pay for the Justice of the Peace from 1% per year to 2% per year and mirroring the statutory provisions for nonjudicial elected officials in calculating the increase.

Assistant District Attorney Keith Loomis said the Justice of the Peace has requested to be placed on a similar footing to other elected officials under NRS 245 which allows for longevity pay to elected officials in certain categories. Those categories do not include the Justice of the Peace. There is a provision under Chapter 4, for the BOC to set the salary for a Justice of the Peace. What is being proposed is to put the JP on the same footing as other elected officials with one exception. Other elected officials are entitled to longevity pay of 2 percent per year for each year of service after they have served at least 4 years. The JPs serve 6-year terms, so what this ordinance differs from a JP must make it past the first term before being entitled to longevity pay. The existing ordinance provides for longevity pay for the Justice of the Peace, but it is at 1 percent per year and this ordinance will make it 2 percent per year. This is the first reading; all that is needed is to read in the title. The hearing for the second reading will be set later. Mr. Mitchell asked about a time frame, and Mr. Loomis replied that he didn't think there was a set period, but the current JP received the 1 percent after her first four years of service. The base

salary is being reset this June to about \$89,500 and the longevity pay will be based on that. The maximum is 20 percent.

Mr. Loomis read the title of the First Reading of Ordinance 22-320, an Ordinance amending sections of Storey County Code chapter 2.47, to provide for an increase in longevity pay for the Justice of the Peace from 1% per year to 2% per year to mirror the longevity pay for provisions for nonjudicial elected officials and providing other matters properly relating thereto.

Public Comment: None

**Motion:** I, Commissioner Mitchell move to approve the First Reading of Ordinance 22-320 and set a hearing for the second reading. **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote.

**11. DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval of a proposal from Dube Group Architecture in association with Melvyn Green and Associates to provide a Preservation Report for the V&T Virginia City Freight Depot in an amount estimated at \$48,000. This Preservation Report will guide the work of restoration of the historic building and facilitate grant funding toward that effort.

Mike Northan, Operations Projects Coordinator, said this is a proposal from Dube Group Architecture and Mel Green who has done extensive work providing preservation reports. The work that has been done at the depot so far has been temporary in nature, in accordance with NRS requirements for public bodies that own historic properties. The depot is pretty much squared away from a temporary perspective. This preservation report will identify all the work that we need to do to the building and establish a logical sequence of work for those efforts. This also opens us up to, not just grant funding, but their product will form the backbone of the preliminary engineering reports, the environmental reports that will be required on the front end of any grants. There are two phases to this; there is a Phase 1 which is \$16,000, and that just identifies and catalogs all the work that's needed and sequences it, and then the Phase 2 is \$32,000 which is the actual design work, drawings, and specifications for that work.

Mr. Gilman asked how the architectural group was selected and was there competitive bidding. Mr. Northan said it was done in connection with SHPO, which has a list of people who have done this type of work before, but Dube Group was chosen because the county has had successful projects with them in the past, and there was no competitive bidding as it was not required, especially since the county was working through a state agency. Mr. Northan said he felt it was an appropriate price.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve proposal from Dube Group Architecture in association with Melvyn Green and Associates to provide a Preservation Report for the V&T Virginia City Freight Depot in an amount estimated at \$48,000. **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote.

**12. DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval of Memorandum of Understanding between Virginia Township Justice Court (VTJC) and the Storey County Sheriff's Office (SCSO) regarding the payment and duties of an additional deputy sheriff who will also provide part-time bailiff duties for the VTJC.

Mr. Loomis said this MOU provides for the JP office paying for the cost of an additional deputy to act in a bailiff capacity. When not acting as bailiff, he will serve as a deputy for the sheriff's office. This sets out what his duties would be with the Justice of the Peace. Mr. Gilman asked about what percentage of the deputy's time will be used serving as bailiff. Mr. Loomis said there was no provision on time breakdown. Sheriff Gerald Antinoro said he had no breakdown, but since deputies have been doing it periodically, he estimated 75 percent of the deputies time would be with the JP. Mr. Gilman said he hoped the deputy would provide service to the sheriff's office, as he believed in more deputies. Sheriff Antinoro said it would be one of the jail deputies that would provide bailiff service.

Public Comment: None

**Motion:** I, Commissioner Mitchell move to approve of Memorandum of Understanding between Virginia Township Justice Court (VTJC) and the Storey County Sheriff's Office (SCSO) and authorize the Justice of the Peace and the Sheriff of Storey County and the Chairman to sign. **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote.

**13. DISCUSSION/POSSIBLE ACTION:** Review and possible approval of the 2022-2023 Storey County Final Budget, for submission to the Department of Taxation.

Comptroller Jennifer McCain said this action was more of a formality from everything discussed at previous meetings. Wages to benefits have slightly increased due to the resolution that was just signed and the lower insurance, which will bring the total estimated costs for wages and benefits to \$12.4 million. Supplies and services in the general fund decreased approximately 8 percent due to some streamlining of all our department heads. This brings revenue to expense bottom line of approximately \$551,000 in the black. In Capital Projects and expenditures, in the Road Department alone, \$1 million worth of road projects across the county are planned, and in Capital Projects Fund, \$3 million of \$9 million are road projects, mainly Electric Avenue, per the Farr West plan. She said the county is preparing a very large water project that will be partially grant funded. Completion of the Lockwood Community Center is planned, which will carry over into the following fiscal year as well as several large IT projects and the Lockwood sheriff's substation. If prices come down and orders can be filled, equipment purchases are in the works, including a vector truck, a small-town plow, 2 new pickups for the Public Works and 3 sheriff's vehicles. Some of these have been put on hold during the current year because of lack of inventory. All three commissioners congratulated Ms. McCain on her work.

Public comment: None

**Motion:** I, Commissioner Mitchell move to approve the filing of the 2022/2023 Storey County Final Budget and submit it to the Department of Taxation. **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote.

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

**16. DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval of a Memorandum of Understanding for pre-fire and fuels reduction operations in the Lake Tahoe Basin and along the Sierra Front.

Fire Chief Jeremy Loncar said this MOU inclusive of all the Northwestern Nevada fire agencies. And provides a way for all agencies to work together with the same goal. If Storey County needs assistance on fuels reduction or other fire mitigation, it has extended those resources out to everyone within the region. He said the county had assets that were beneficial to its neighbors, such as the excavator and dozer programs. He emphasized that the county's resources will stay here and cover the home front first. Chief Loncar said the MOU provides for fuels reduction and the county would receive as much benefit as it gives. Mr. Gilman asked how the funding would affect the fire budget long term. Chief Loncar said due to the county's agreement with NVEnergy, employees paid under that program can fulfill this role, leaving no impact to the budget. He said it wasn't all NVEnergy funds; many grants have been sought, and that the MOU would not cost Storey County citizens any money as it is from alternative sources. Mr. Gilman asked if there would be a future need of having assistance in the county's fuels reduction programs. Chief Loncar said it was an immediate need. He said the county was a Tier 2 in the region, almost the highest as far as fire danger, so it was important to reduce the fuels in the Highlands. He said the MOU would allow for a lot more work in a shorter period and provide better health for the forests. Mr. Gilman suggested that since fire moves uphill, the Highlands would be the highest risk coming up the canyon from Washoe County. Chief Loncar agreed and said working with Washoe County partners would allow the basin to be treated all the way up to Storey County.

Public Comment: None

**Motion:** I, Fire Commissioner Mitchell move to approve a Memorandum of Understanding for pre-fire and fuels reduction operations in the Lake Tahoe Basin and along the Sierra Front and approve the fire chief to sign it. **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote.

**17. DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval of contracted fuels reduction work by Wilderness Forestry Inc. in an amount estimated at \$36,000.00. Funding related to the proposed contract is allocated by Nevada Division of Forestry through a sub-grant extension of the 2017 Storey County FPD Fuels Reduction grant (Grant # HF1801).

Chief Loncar said that the fire protection district was awarded a grant in 2017 for work that did involve some of that Bailey's Canyon, and the funds from the grant were exhausted, but the state provided a subgrant of \$36,377.78 to complete the work, which was under contract to Wilderness Forestry Inc. which does the fuels management. The funds are still coming under the grant and try to get this project complete and closed out by July 1. Mr. Gilman asked if this is concentrated along Geiger Grade rather than the bottom of the canyon. Chief Loncar said the

county would be working with BLM, and it was an easy project because there were only two property owners to deal with, one being NVEnergy. Chief Loncar said he has been meeting with BLM and the project would go from Lousetown to the communication towers, north on SR 341. He said BLM will work their way up the canyon and the fire district would work their way over to join BLM. He said they are focused more on Geiger Grade, but the project does go up over and down the other side. Chief Loncar said BLM was excellent to work with. He hopes to address sage and rabbit brush and lighter fuels, then pinion and juniper and Ponderosa pine reduction in the winter.

Public Comment: None

**Motion:** I, Fire Commissioner Mitchell move to approve contracted fuels reduction work by Wilderness Forestry Inc. in an amount not to exceed \$36,000.00 and approve the fire chief to sign it. **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote.

**18. DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval of Personnel Policies P501 Work Week and Work Time, P502 Pay Periods and Time Reporting, P503 Overtime Compensation, P504 Rate of Pay, P506 Acting Pay, P507 Scheduled Salary Step Advancement, P1000 Workplace Investigations, And P1001 Discipline Appeals for the Storey County Fire Protection District

Chief Loncar said this was the third round of policies that have been presented and praised the cooperation with the HR office. He suggested they be put on a Fire District Board consent agenda. Mr. Loomis said the district could have a separate consent agenda.

Public Comment: None

**Motion:** I, Fire Commissioner Mitchell move to approve the presented Personnel Policies P501 Work Week and Work Time, P502 Pay Periods and Time Reporting, P503 Overtime Compensation, P504 Rate of Pay, P506 Acting Pay, P507 Scheduled Salary Step Advancement, P1000 Workplace Investigations, And P1001 Discipline Appeals for the Storey County Fire Protection District. **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote.

19. Review and possible approval of the 2022-2023 Storey County Fire Protection District Final Budget, for submission to the Department of Taxation

Comptroller McCain said this was also a formality from previous discussions on the budget. She said wages and benefits increased approximately 2.5 percent to \$6.9 million, due to the addition of a temporary position of an extra paramedic and the fitness incentive. Service and Supplies coming in at approximately \$2.4 million, resulting in an approximate expenditure budget of \$7.8 million. Revenues to expenses is \$331,000. The mutual aid and grant funds are designed to have revenue cover expenses, and there were some increases in the grant fund, for some of the items you discussed earlier. This is due to the NVEnergy grant. This extra expenditure will not affect the bottom line at all because the revenues will also increase. She asked the BOC to sign the budgets.

Public Comment: None

**Motion:** I, Fire Commissioner Mitchell approve the 2022-2023 Storey County Fire Protection District Final Budget, for submission to the Department of Taxation. **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote.

## **20. RECESS TO CONVENE AS THE STOREY COUNTY WATER/SEWER BOARD**

**21. DISCUSSION/POSSIBLE ACTION** Review and possible approval of the 2022-2023 Storey County Water and Sewer Final Budget, for submission to the Department of Taxation.

Comptroller McCain said there was not much change, just a few wage and benefit issues, with largest one being the insurance decrease. Water expenses is \$658,000 and revenues expected to be \$667,000. Sewer expenses are \$565,000, and sewer revenues are \$1.2 million includes transfer in of \$800,000 from the infrastructure fund. Fund balance of 476,000. Mr. Mitchell asked if the one-time transfer was larger than expected for the future. Ms. McCain said the transfer should have been \$200,000 per year. It was discovered in the Farr West rate study to supplement the bonds that came through. \$210,000 is the actual transfer.

Public Comment: None

**Motion:** I, Commissioner Mitchell move to approve filing of the 2022-2023 Storey County Fire Protection District Final Budget, for submission to the Department of Taxation. **Seconded by:** Commissioner Gilman. **Vote:** Motion carried by unanimous vote.

## **22. RECESS TO CONVENE AS THE STOREY COUNTY LIQUOR LICENSE BOARD**

**23. DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval of the First Reading- Amendment to Existing License- 1st reading for approval of adding an On-Sale and Off-Sale Liquor License for Virginia City Mexican Restaurant, 65 N C Street, Virginia City NV 89440. Applicants are Hipolito G. Cerda and Arturo Valadez

Sheriff Antinoro said that the business had their business license, and after completing background checks his office recommended approval.

Public Comment: None

**Motion:** I, Commissioner Mitchell recommend approval the First Reading to add an On-Sale and Off-Sale Liquor License for Virginia City Mexican Restaurant, 65 N C Street, Virginia City NV 89440. **Seconded by:** Commissioner Gilman. **Vote:** Motion carried by unanimous vote.

## **24. ADJOURN TO RECONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS**

**25. DISCUSSION/POSSIBLE ACTION** Consideration and possible approval of the 2nd reading for General Business License for Pinion Services, LLC- 1820 Castle Peak Rd, Reno NV 89521. Applicant is Ralph Strahan.

Sheriff Antinoro said this would be a home-based business involving firearms, and the applicant has all permits and licensing. He said no increased traffic was anticipated and recommended approval.

Public Comment: None

**Motion:** I, Commissioner Mitchell move to approve the 2nd reading for General Business License for Pinon Services, LLC- 1820 Castle Peak Rd, Reno NV 89521. Applicant is Ralph Strahan. **Seconded by:** Commissioner Gilman. **Vote:** Motion carried by unanimous vote.

**26. DISCUSSION/POSSIBLE ACTION** Consideration and possible direction of county staff and the Storey County Planning Commission to consider amendments to Storey County Code Section 17.84.110 Exempt Signs, Section M, to allow up to 50 square-feet for signs associated with the national, state, or local election processes in all regulatory zones including, but not limited to, the E Estate and R Residential zones, during election seasons set by NRS, and other related matters.

County Manager Osborne said the sign ordinance had been before Planning Commission and public frequently. County Code 1784 is the sign ordinance, and it regulates all different kinds of signs and billboards across the county. The most recent version has gone through the Planning Commission and the BOC with Kathy Canfield's leadership at the Planning Department. He said the ordinance significantly streamlined candidate sign rules, but there were issues about the size of them, as well as questions about enforcement capabilities regarding political signs. Currently two sizes were permitted, up to 4 x 8 feet, and anything smaller in all areas of the county except for the residential and estate zones, where 6 square feet was permitted. Mr. Osborne said it was common to see 4 x 4 signs and 4 x 8 signs and the smaller yard signs, but not commonly in the large estate areas and the sides of the highways throughout the county. He said candidates and others have wanted the county to allow the larger signs and more freedom of expression. Mr. Osborne said that since Storey County is a small government and had to consider the kind of resources available to enforce the sign ordinance rather than taking care of other matters of importance.

Mr. Osborne said that other issues include signs in the rights-of-way, which staff is actively engaging in getting removed. The exception to this is the "freedom zones" that have been identified in the code. But he said going door-to-door to tell property owners about sign problem would require the diversion of resources from other things. He said any direction by the commissioners would not affect the duration of signs, which is regulated by NRS. Also, some homeowner's associations, may have more stringent sign requirements, which is allowed under the code.

Commissioner Gilman asked what the reason for this hearing was. Commissioner Carmona said that after phone calls he received and saw messages on the chat group, he investigated the sign issue. Six square feet was the maximum in Estate zone, which is the Highlands ones and tens, and the R zone, which would classify Rainbow Bend. He sought more uniform sign sizes

throughout the county. He said he didn't think signs should be larger than 4 x 8 and can be smaller. Mr. Carmona said that on some properties a 4 x 8 sign is acceptable. Not everyone is following the 6 square feet, and he admitted some of his signs were slightly larger.

Commissioner Mitchell said 4 x 8 or six square feet is probably good as a maximum. He asked about Virginia City, parts of which are CR or Commercial/Residential, and parts are straight residential or R zoning.

Senior Planner Kathy Canfield said that six square feet is for the R and E zoning Districts, and the 32 feet is for everything else. So, CR would be the 32 feet. She also noted there were no limits on the number of signs on one property.

Mr. Mitchell said he supported a similar standard across different zonings but was concerned that someone could put 100 signs for the same candidate in their yard. Mr. Carmona said that candidate wouldn't be running more than once.

Mr. Osborne gave a brief history of previous sign ordinances, saying they were complicated until Ms. Canfield suggested making the rule 30 square feet and since then there hasn't been a problem and most of the signs were compliant. He said this workshop was to hear what commissioners thought, but the base is that a 4 x 8 sign would be the standard for the entire county, rather than have different signs for different zones.

Mr. Gilman said he would consider a sign ordinance with any changes staff would bring.

Mr. Osborne said staff recommended consideration of up to 4 x 8 and to take that to the Planning Commission, where they would hold a workshop and come up with a motion, which will be brought back to the BOC for consideration.

Mr. Mitchell noted this would not likely affect the current election. Mr. Carmona noted that Sparks did not enforce their sign ordinance during elections. He also noted that HOAs can override county code regarding signs. Gail Drake of the Highlands wrote to the commissioners asking that they not allow larger signs.

Public Comment: None

**Motion:** I, Commissioner Mitchell move to direct staff and the Storey County Planning Commission to consider amendments to Storey County Code 17.84.110 Exempt Signs, section M, to allow up to 32 square feet for signs associated with the national, state, or local election processes, in all regulatory zones including but not limited to the E estate zone and R residential zone during election season set by NRS. **Seconded by:** Commissioner Gilman. **Vote:** Motion carried by unanimous vote.

**27. DISCUSSION ONLY/NO POSSIBLE ACTION:** Workshop Discussion Only/No Possible Action – Discussion, consideration, general direction to staff per Commissioner Mitchell's request to consider decreasing certain base business license fees and home-based business license fees countywide.

Commissioner Mitchell disclosed that he held a Storey County business license for a home-based business, but quoting NRS 281A.420, he is on solid ethical grounds discussing this issue, as it would not be considered an undue advantage. He said that the cost for a general business license was \$100 application fee plus \$75 per year, too much for his son to have a lemonade stand. Mr. Mitchell said when he lived in California there was just a \$20 per year business registration, and that Nevadans believed their state is more business-friendly than it was. In California the only

businesses required to have a state business license are ones which are regulated by the state. He said he wanted to know if others thought it made sense to drop the basic fee for a general business and home-based business. He said he did not want to change the add-ons for additional square footage, additional employees, or the privilege licenses such as contractors and other professionals. He wanted to consider lowering the basic business license fees for businesses just starting, basic businesses and home businesses located in the county. He said it was a barrier to entry for home-based or hobby businesses. He said more entrepreneurs would come out of the shadows if the license cost was lower, and that would mitigate lower revenue. He said the county makes \$40,000 a year from basic business license fees, and it was a small portion of the revenue. Mr. Gilman asked if he was focused more on the home-based business than the entire business license program. Mr. Mitchell said that was where he started but he also wanted to consider lowering the fee for general businesses, such as the merchants.

Mr. Gilman reminded the commission that he ran into difficulties trying to get a rebate for residential property taxpayers and suggested that might be a problem in this proposal, so that the BOC should make sure that what is proposed is legal, that it can be lowered for one group of business owners but not all. He also said he would support lowering it if the business owners were also county residents.

Mr. Carmona said he could get behind giving back to the community and asked how many business owners lived here. He said obviously a home-based business owner lives here, but he would have a harder time lowering fees for business owners that don't live in Storey County. He asked if the BOC could just single out the home-based businesses, wondered how many there were, and noted that they require a lot fewer county services.

Mr. Mitchell said Mr. Gilman's giveback efforts were one of the things that prompted him to investigate the business licenses. He agreed that looking into segregating out different categories and rules of the Department of Taxation were things that needed to be investigated. He also said that whether a business owner lived in the county, the important thing was their business was domiciled in the county. He said there were 121 home based or general business licenses outside Virginia City/Gold Hill, and 98 within Virginia City/Gold Hill, and said the amount would be \$5,000 to \$10,000 less revenue.

Mr. Gilman called the effort symbolic and said he was not opposed to it but wanted ask staff and what can be done from a legal standpoint. He said there were extenuating circumstances to amending business license categories and programs.

Mr. Mitchell said that even if it were symbolic, it would be part of the Storey County brand. He said we were looking for a diverse community, not monolithic, just one type of person living here. He said people can choose more because of remote work, where to do business and we can market it has quick and easy.

Mr. Carmona asked if other counties did a reduced fee for home-based businesses. Mr. Mitchell said it would be worth looking at what others are doing, but he was OK about standing out from what others are doing.

Mr. Gilman said it would be worthwhile to have an executive review of the legality of different classes of business licenses. Mr. Loomis agreed but said he could not do that today.

Public Comment: Sheriff Gerald Antinoro said he had a home-based business and between the state and the county it is several hundred dollars a year. He said he had an issue with the fact that he had to pay \$175 to get a piece of paper, then I had to pay that \$75 every year just to get a piece of paper that says I can do business. He said he would not be opposed to seeing the home-

based business license fee go down. Anytime you're dealing with food and beverage. Might be best just to leave it as is and common sense when it comes to lemonade stands.

Mr. Mitchell asked if there was an appetite to investigate lowering fees for people who do business in the county. Mr. Gilman and Mr. Carmona indicated they would not support that as strongly as businesses owned by residents and would have to hear from business owners and have more information.

Mr. Osborne suggested that if there was to be a motion, staff should be asked for a fiscal analysis. He noted that the VCTC also received money from business license fees, and Comptroller McCain said it would impact the Fire District.

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

A. Buzz Oates Construction Inc. – Contractor / 555 Capital Mall Ste. 900 ~ Sacramento, CA

B. Icon Reno Property Owner Pool 2 Nevada, LLC – Out of County / 602W. Office Dr. Ste 200 ~ Fort Washington, PA

C. Main Electric Supply Company LLC – Out of County / 3600 W. Segerstrom Ave ~ Santa Ana, CA

D. Performance Diesel Service – General / 88 Megabyte Dr. ~ McCarran, NV

E. Prietos Roofing, LLC – Contractor / 3690 Grant Dr. Ste J. ~ Reno, NV

F. RC Roofing, Inc. – Contractor / 7785 Crystal Shores Dr. ~ Reno, NV

G. Rivera's Mexican Food – Food Truck / 5149 Nanook Ct. ~ Reno, NV

H. Roof Crafters – Contractor / PO Box 41268 ~ Reno, NV

I. Star North Construction, LLC – Contractor / 8745 Technology Way Ste. F ~ Reno, NV

J. Steak It Up – Food Truck / PO Box 522 ~ Silver Springs, NV

K. Universal Engineering Sciences – Professional / 695 Edison Way ~ Reno, NV

No Public Comment

**Motion:** I, Commissioner Mitchell move to approve the second readings of business licenses listed on our agenda under item 28, known as A through K. **Seconded by:** Commissioner Gilman. **Vote:** Motion carried by unanimous vote.

## **7. DISCUSSION ONLY (No Action – No Public Comment: Committee/Staff Reports**

### **Fire Chief Jeremy Loncar**

- A brush fire truck will be returning to Storey County from New Mexico. An excavator will be moving from Arizona to New Mexico.
- The draft strategic plan is nearing completion, along with a business plan.
- The department will be on a strike team rotation with other fire agencies.

### **Jason Wiezrbicki, Public Works Director**

- 2022 road rehab is beginning. Paving Thursday, Friday, and Monday. Crack sealing around town.

### **Mike Northan, Project Manager**

- Courthouse pavers have been set and the crew will reset and position stones. Once stones are set, surface grinding will start.
- Lockwood Tower Road's retaining wall has been repaired. The county will extend the road up to the turn-around.
- Freight Depot's temporary work nearly complete and the fence will be removed in the next few weeks. He will schedule a fire marshal walkthrough then open the depot for use this summer.
- He will be in Chicago next week for a conference.

**Lara Mather, Emergency Management Director**

- COVID cases are very low. The last reporting period had 1.

**Lara Mather for Stacy York, Senior Center Director**

- COVID vaccinations will be from 3-4 p.m. Wednesday May 25 and Wednesday June 22 at the senior center.

Linda Ritter, VCTC

- The Chili Cookoff is this weekend. C street will be closed from Union Street to Sutton Street from 6 a.m. to 6 p.m.

James Deane, IT Director

- The department will be launching cybersecurity training this week.

**Jeannie Green, Human Resources**

Human Resources is under audit by Pool/Pact. It includes policies you approved this morning and expect to get a \$500 grant.

**Pete Renaud, Community Development Director**

- Large format drawings can be scanned and approved. We will now take house drawings and residential drawings over the counter.
- Pure Tonic dispensary is in the park.

Doreayne Nevin, Clerk Treasurer

- There was an error on the sample ballot that has been corrected. New ones will be mailed to all voters. Dore – aware of error on sample ballot has been corrected. New ones will be mailed to all voters. The official ballots are correct no errors on them at all. Overseas and military ballots are correct and were mailed on May 5.

**29. CORRESPONDENCE/NO ACTION:** I. Letter from NDOT clarifying jurisdiction of State Route 342 between Devil's Gate and the Fourth Ward School, Gold Hill, and Virginia City.

Mr. Osborne said the county had been working with NDOT to get jurisdictional boundaries in writing. Confusion over what part of SR 342 is under state jurisdiction has led to stop-work orders. The letter states that land is owned by Storey County or private property. Where the pavement is, is a prescriptive easement and the shoulder is controlled by NDOT.

No Public Comment

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

**30. ADJOURNMENT of all active and recessed Boards on the Agenda:** Chairman Carmona adjourned the meeting at 12:31 p.m.

Respectfully submitted,

By: \_\_\_\_\_  
Doreayne Nevin, Clerk-Treasurer.