



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, JUNE 16, 2020 10:00 A.M.

DISTRICT COURTROOM
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

MINUTES

MARSHALL MCBRIDE
CHAIRMAN
ATTORNEY

ANNE LANGER
DISTRICT

JAY CARMONA
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER
TREASURER

VANESSA STEPHENS
CLERK-

ROLL CALL via zoom: Chairman McBride, Vice Chairman Carmona, Commissioner Gilman, County Manager Austin Osborne, Clerk-Treasurer Vanessa Stephens, Deputy Clerk/Treasurer Dore Nevin, Emergency Management Director Joe Curtis, Assessor Jana Seddon, Community Chest Director Erik Schoen, Project Manager Mike Northan, Community Outreach Director Lara Mather, Planner Kathy Canfield, Public Works Director Jason Weizrbicki, Comptroller Jennifer McCain, Deputy District Attorney Keith Loomis, Fire Chief Jeff Nevin, Senior Center Director Stacy York, Recorder Marney Hansen-Martinez, Labor Relations Jeanne Greene, Sheriff Antinoro, IT Director James Deane, Tourism Director Deny Dotson

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

Meeting was called to order by Chairman McBride at 10:00 A.M.

2. PLEDGE OF ALLEGIANCE

Chairman McBride led the Pledge of Allegiance.

3. DISCUSSION/POSSIBLE ACTION: Approval of Agenda for June 16, 2020.

Public Comment: None

Motion: I move to approve the Agenda for June 16, 2020, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

4. DISCUSSION/POSSIBLE ACTION: Approval of the Meeting Minutes for May 5, 2020.

Public Comment: None

Motion: I move to approve the Minutes for May 5, 2020, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

5. DISCUSSION/POSSIBLE ACTION: Approval of the Meeting Minutes for May 6, 2020.

Public Comment: None

Motion: I move to approve the Minutes for May 6, 2020, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

6. DISCUSSION/POSSIBLE ACTION: Approval of the Meeting Minutes (reconvened) for May 5, 2020.

Public Comment: None

Motion: I move to approve the Minutes (reconvened) for May 5, 2020, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

7. CONSENT AGENDA:

I. For possible action, approval of claims in the amount of \$1,366,997.31

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

A. Elite Hardscapes LLC - Contractor / 35 Eagle Claw Ct. ~ Reno, NV

B. LA Rebuilds - Home Business / 4680 Hanaupah Rd ~ Reno, NV

C. Reno Heating & Air Inc. - Contractor / 899 Marietta Way ~ Sparks, NV

D. Silver State Heating and Air - Contractor / 80 Coney Island Dr. ~ Sparks, NV

E. United Technology Services Group Inc - Home Business / 355 Mill St. ~ Virginia City, NV

III. For possible action, approval of additional regular commission meeting on June 17, 2020 at 4:00pm for the purpose of canvassing the June 9, 2020 Primary Election results in and for Storey County, Nevada.

Public Comment: None

Motion: I move to approve today's Consent Agenda, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

8. PUBLIC COMMENT (No Action)

Nicole Barde, Storey County resident: Did Storey County get any CARES Act money?

Chairman McBride: He will have staff get back to her regarding this.

Sam Toll, Gold Hill resident: Thank you for the opportunity to address the meeting at the beginning. Thank you (Chairman McBride) for your service to the County. He was surprised at the outcome. He recognizes the direction you have led the County and that you are the most professional Chair the County has had in decades.

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

Mike Northan, Project Manager:

- The Divide building re-design is at 100% completion for drawings and specifications. This will be out to bid by June 22nd. A 30-day bid period is being recommended with opening of bids on or about July 22nd.

Jana Seddon, Assessor:

- Thank you to residents that have turned in "owner occupancy cards". The deadline was the 15th, however the cards will still be accepted through the end of June and even after the rolls are closed corrections can be made. However, we would like to do a minimum of corrections.

Erik Schoen, Community Chest Director:

- The summer program is open, and pretty much full, with about 30 students. Anyone interested should contact Shannon Parsons to be put on a “wait list”.
- The Early Childhood Education has expanded a little. Also reach out to Shannon Parsons regarding this program.
- He was successful in obtaining a “paycheck protection emergency” loan and a disaster loan which provide some stability at least over the next six to twelve months. This means we can keep our employees employed and programs going.

Stacey York, Senior Center:

- There are part-time positions available at the Senior Center for homemaker and transportation driver.
- Meals served at both locations have doubled - serving a lot of people.

Jason Weizrbicki, Public Works Director:

- Work has started at the “turnaround” in Lockwood.
- A lot of mowing is being done behind the Rainbow Bend community garden area.

James Deane, IT Director:

- All microwave lengths in Virginia City are 100% operational after some realignments.
- All departments are on active directory and using Office 365 successfully.

Deny Dotson, VCTC Director:

- It’s nice seeing people on the boardwalk.
- The steam train is going to start running on weekends with a special 4th of July train.
- Hoping to fill the 4th Ward School Director position soon.
- Hundreds of inquiries have been received regarding 4th of July. They have been meeting with Emergency Management and taking in all information that is out there. With the Governor’s announcement to remain in Phase 2, it has been decided:
 - A cruise will be held instead of the parade - no walking groups, no passing out candy, no equestrian groups. Volunteers will be on the boardwalk encouraging people not to congregate.
 - Pursuant to Phase 2, there will be no concerts.
 - Fireworks are still planned, weather permitting. There will not be much promotion. People will be encouraged to keep social distancing, watch from their vehicles, or enjoy through the Virginia City webcam.
 - They will work with local merchants. With the influx of people, food will be an issue. For those who want to put out extra space on the boardwalk, fees will be waived.
 - There is still 50% occupancy and the VCTC wants to help merchants the best they can to accommodate the crowd and maintain social distancing.
 - “Everyone is a local” campaign will be starting in a week. Anyone purchasing an attraction ticket will be eligible for discounts with town merchants.
 - This Thursday night, 7PM, starts “bingo night” at Pipers. This will be held the 3rd Thursday of each month. This heavily is structured toward locals.

Lara Mather, Community Development Director:

- The Commission for Cultural Centers & Historical Preservation has awarded grants to: St. Mary’s Art Center - \$100,000 for exterior and print room restorations; Comstock Cemetery Foundation - \$55,000 for Spark of Life Historic Platform and Visitors Center; and 4th Ward School - \$111,000 for exterior restoration. A total of \$276,000 in grants. All three did a great job in requesting these grants.

Chair McBride said this is terrific news.

Joe Curtis, Emergency Management Director:

- Covid is not over. This needs to be kept in mind.
- Cases currently seen in Quad-County are generally linked to household, and other close contact situations.
- People who are sick are still showing up to work - exposing others. If there is concern, there are locations where you can be checked, or call the Covid hotline at 775- 283-4789.
- Masks, social distancing, handwashing are still most important.
- Community testing is being conducted locally and in surrounding areas. This will continue every month, possibly for two years. People can test multiple times.
- The Virginia City test site will be tomorrow, June 17, at the Senior Center. No appointment required.
- The C Street hand sanitizing stations are ready with three installed yesterday. The rest will be installed today.
- Covid update for all of the Quad County - total is 262 cases; 70 active; 185 recovered; 7 deaths.
- He is receiving alerts for the 4th of July - if you see something, say something relating to suspicious activities. July 4th events throughout the country are considered "soft targets" for whatever problems people may want to cause. Areas that are easily accessible and attract large groups on a predictable or semi-predictable basis. Employees should report anything odd or unusual about the event.

County Manager Austin Osborne:

- Per the Governor, the County is receiving \$800,000 under the CARES Act. This will be used for Covid related expenses, including overtime, masks, and such. What is not used will be given back.
- Working on the Lockwood Senior Center discounts for trash pickup.
- The bank building is in the process of being converted to the 911 dispatch center. This should be done in September or October.

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

None

11. DISCUSSION/POSSIBLE ACTION: Acceptance of renewal proposal from Nevada Public Agency Insurance Pool (POOL) and approval for payment from fiscal year 2020-2021 funds.

Carol Ingalls with A&H Insurance reviewed this proposal. Ms. Ingalls discussed the state of the global insurance market where for over two years insurance carriers have suffered over 100% loss ratio in the property market. Ms. Ingalls described issues throughout the world that have caused increases.

Addressing Storey County, Ms. Ingalls explained, in addition to rate increases, exposure in the County has changed. Total insured values of County buildings actually went down a bit. However, payroll increased, the number of vehicles and officers went up. The number of employees went down a bit. There was a fluctuation in the components that create the County rate. The rate increase was 15.6%

Ms. Ingalls said the County does receive a number of services through the insurance pool. Through grants and H.R. savings, there was a little over \$72,000 saved. The services are there and working, with the most comprehensive program available, including cyber-liability.

Ms. Ingalls explained that Pool/Pact provides as lot of assistance to departments with mis-management programs, e-learning, to the Sheriff with law enforcement, workers comp, cyber-security, risk management, and so forth. Services not provided by the regular insurance market.

Wayne Carlson with POOL/PACT indicated the increase in the insurance rate was less than half of that in the world-wide market. This is due to the “group’s” good overall loss experience. The cyber-liability coverage is separate from the regular liability coverage. Enhancements were added to the cyber coverage. Environmental liability coverage impact has been maintained. A lot of time was spent on up-dating law enforcement policies. Services have been enhanced on cyber protection, including email protection.

Chairman McBride asked how the County’s loss ratio is compared to last year.

Ms. Ingalls: (the County) did a fantastic job. The last three years losses were: 2017-over \$148,000; 2018-\$52,000; and 2019-\$1,378, a substantial decrease. This is attributed to good risk management and good weather. 2016 was over \$1 million due to flood losses.

Mr. Carlson said years like 2015 and 2016 happen periodically. 2016 was the big flood loss. This is another good reason to have the coverage.

Mr. Osborne: Thanks to Ms. Ingalls for reaching out to us over the last year. We have worked to make sure everything is communicated to her. We are embarking on a fixed assets reduction program. We have not been getting rid of old cars for example - we want to get them to auction and out of the insurance pool. James Deane has been doing a great job with cyber security. There have been massive system upgrades.

Public Comment: None

Motion: I, Jay Carmona, move to approve renewal contract with Nevada Public Agency Insurance Pool (POOL) for 2020-2021 funds,

Mr. Osborne pointed out that the packet did not include the amount which is \$413,619.53,

Action: Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

12. DISCUSSION/POSSIBLE ACTION : Consideration and possible approval of a contract with Desert West Builders to provide and erect an approximately 2,000 square-foot metal building at Fire Station 72 in the Highlands for the purpose of storing fire apparatus in the amount of \$61,974.99. This building will facilitate conversion of an existing apparatus bay to a Highlands Community Center.

Mike Northan, Project Manager explained this contract is for a metal building to provide space for fire apparatus and workspace for maintenance and equipment, allowing an existing metal building to be used for a community center/multi-purpose building. Desert West Builders came in with the best price at \$61,974 and includes fabrication, delivery, and erection - as well as the slab and foundation system.

Vice Chairman Carmona said he is thankful this project is moving forward - it will be a benefit to the community as well as the fire department.

Commissioner Gilman is pleased this project is moving forward.

Public Comment: None

Motion: I, Jay Carmona, move to authorize the County Manager to execute a contract with Desert West Builders to provide and erect a 30'x 42' metal building at Fire Station 72 in the Highlands, for the purpose of storing fire apparatus in the amount of \$61,974.99. This building will facilitate conversion of an existing apparatus bay to a Highlands Community Center, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

13. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of a contract with Desert West Builders to provide and construct an approximate 30'x28' metal building addition to the Divide Justice Center building at 800 South C Street, Virginia City, to facilitate workshop and office space for the Storey County Information Technology (IT) Department, for a sum of \$44,632.10.

Mr. Northan: This building will be an addition to the Divide Justice Center building to provide permanent office space for the IT Department. The contract price includes fabrication, delivery, and erection of the building. Mr. Northan will work on getting tenant improvements done as soon as possible.

Public Comment:

Sam Toll, Gold Hill resident: Is there a figure on how much it will be to get the building ready for use? To make it functional.

Chairman McBride: Staff will get back to you with those figures.

Mr. Northern said he does not have anything concrete at this time. There will be costs associated with plumbing and an HVAC system to the building.

Motion: I, Jay Carmona, move to authorize the County Manager to approve a contract with Desert West Builders to provide and construct an approximate 30'x28' metal building addition to the Divide Justice Center building at 800 South C Street, Virginia City, to facilitate workshop and office space for the Storey County Information Technology (IT) Department, for a sum of \$44,632.10, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

14. DISCUSSION/POSSIBLE ACTION: Authorize the County Manager to approve a contract not to exceed \$14,000 and up to nine months for a temporary mobile/modular office and/or work space in which Storey County Information Technology (IT) staff may perform work while permanent space is under planning and construction at the Divide Justice Center building. The not-to-exceed amount will include setup, deposits, monthly rent/lease, and decommissioning.

Mr. Osborne: This is temporary space for the IT Department while space is being constructed at the Divide Building, for up to nine months. The best price was obtained from Willscot. United Services will provide restrooms in a self-contained system.

Public Comment:

None

Motion: I, Jay Carmona, move to approve to authorize the County Manager to approve a contract not to exceed \$14,000 and up to nine months for temporary mobile/modular office and/or work space in which Storey County Information Technology (IT) staff may perform work while permanent space is under planning and construction at the Divide Justice Center building. The not to exceed amount will include setup, deposits, monthly rent/lease, and decommissioning, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

15. DISCUSSION/POSSIBLE ACTION: Confirmation of Comptroller chosen by County Manager in accordance with appointment procedures in NRS 251.170.

Austin Osborne: Jennifer McCain was offered the position of Comptroller - this has been completed. Pursuant to NRS 251.170, confirmation by the Board is requested.

Commissioner Gilman: Ms. McCain did a wonderful job on this year's budget.

Public Comment: None

Motion: In accordance with the procedures set forth by NRS 251.170, I, Jay Carmona, motion to confirm the County Manager's appointment of Jennifer McCain as Storey County Comptroller, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

16. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of resolution no. 20-578 declaring intention of Storey County to amend lease with Divide Fitness, Inc., of real property and improvements owned by Storey County located at 800 South C Street in Virginia City, Nevada. Deputy District Attorney Keith Loomis: This is a request to extend the existing two year lease with Divide Fitness to three years, with an option to include an additional two years after, at the same rental rate as the original lease. There is no statute regarding an addition, so he recommends following the publication and hearing process required initially. Under statute, the Board must make a finding that the changes to the lease are in the best interests of the County.

Public Comment: None

Motion: I, Jay Carmona, move to approve Resolution 20-578, **Moved by:** Vice Chairman Carmona **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

17. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of resolution no. 20-582 to reduce on a day-to-day prorated basis the total rent/lease of all "non-essential" commercial tenants of properties owned by Storey County and ordered to close by Governor Sisolak's Directive 003 (March 20, 2020). This will provide an additional ten days rent forgiveness to Divide Fitness and an additional four days of rent forgiveness to the Old Corner Bar from that already provided per resolution 20-568.

Mr. Osborne: During the period of time since the approval of Resolution 20-568, off-site liquor sales were approved and the Old Corner Bar opened partially for a period of time. Divide Fitness remained closed. This item provides a little more time in accordance with the Governor's closure.

Public Comment: None

Motion: I motion to approve Resolution No. 20-582 to reduce on a day-to-day prorated basis the total rent/lease of all "non-essential" commercial tenants of properties owned by Storey County and order to close by Governor Sisolak's Directive 003, March 20, 2020. This will provide an additional ten days of rent forgiveness to Divide Fitness and an additional four days of rent forgiveness to the Old Corner Bar from that already provided per resolution 20-568, **Moved by:** Commissioner Gilman, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2) Vice Chairman Carmona abstained

18. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of Stipulation (Stipulation #4) between Storey County and the Tahoe-Reno Industrial Center LLC (TRI Center)

addressing additional revenues to be included as project revenues that are available to retire outstanding vouchers issued by Storey County to TRI Center, providing for the retirement of vouchers in the amount of four million dollars by TRI Center in lieu of constructing a fire station and park, for the conveyance of real property (APN 005-041-65) to Storey County by TRI Center as a location for constructing a new fire station and other matters properly related thereto.

Commissioner Gilman recused himself from this item as he holds a pecuniary interest in the subject matter.

Mr. Loomis explained this Stipulation arises out of the Development Agreement between Storey County and TRI Center - the Capital Improvement Plan portion of the agreement - providing that developer will construct public infrastructure, dedicate it to the County, and submit cost of construction to the County for approval. Vouchers to be paid from revenues coming from activities within TRI Center. Up to 35% of those net revenues are available to be paid for vouchers.

TRI Center hired an economics group to determine other sources of revenue that might be available for retirement of vouchers. The study was submitted to the County and reviewed by an expert. There was some back and forth. Getting to this Stipulation has been a four-year process.

The Stipulation adds sources of revenue available to retire vouchers. Mr. Loomis reviewed several sources, including:

- Essentially assessed property taxes imposed by the state.
- Minor resources for fees from: liquor and gaming licenses, utility fees, and Waste Management pick-up fees.
- A major resource comes from a change in sales tax revenues. The Stipulation provides that (the County) can use 80% of the sales tax revenue as a source.

The Development Agreement provides that developer will build a second fire station and a ten-acre park. This Stipulation removes those requirements and (the County) will reduce what is owed in the vouchers by \$4 million. This will offset the cost to the County to build the fire station. The park will not be built. There is also property that will be deeded to the County for the construction of the fire station. The location has been approved by the Fire Department.

Any expenditure over \$50,000 will be included in operations maintenance cost for the year incurred - reducing the net available for retirement of vouchers.

Operational maintenance costs will increase at the time Tesla payments come to an end on 2024-25.

Bob Sader, attorney of record for the TRI Center: (TRI Center) is in favor of approval of the stipulation. He is authorized to implement the items in the stipulation, after signature. This includes cancellation of vouchers and supplying the deed to the fire station site. Mr. Loomis' summary was very accurate.

Public Comment:

Sam Toll, Gold Hill resident: The Department of Taxation has provided him a breakdown of the County sales tax generated by zip code. The sales tax amount generated by TRI as of 2018, is \$700 million - the rest of the County \$120 million. This is different from the 80% figure Mr. Loomis eluded to. The County has to build what has been discussed - what (the County) is getting is actually less than what was originally planned. Mr. Norman is going to end up "on the long end of the stick".

Mr. Loomis: The sales tax percentage is subject to revision every five years. If it turns out that 80% of the revenue is not coming from the park, increases could be reduced depending on how that

changes. This is based on measuring the amount of square footage of commercial activities within, and outside, the park. Exhibit A is a list of what is considered to be commercial uses. There is the possibility for changing the percentage if it turns out to be inaccurate.

Mr. Osborne: This is very complex- a lot of work went into it. It was difficult figuring out the amount of sales tax coming out of TRI versus the rest of the County. Looking at the shared formula the State uses to redistribute funds is very complicated. A key item Mr. Loomis talked about - there is a fire station that is needed, not only to serve TRI, but also the Patrick area. We will be getting \$2 million for the fire station, and \$2 million for the park. The park is not needed as this is an industrial area. This is a major element of this plan which may not have happened without this agreement. Looking at the tax formula is important - if one day the TRI Center were to become the minority of commercial activity in the County, there is a calculating element for that. Gas and diesel tax are exempt from this.

Mr. Osborne read Exhibit A that goes with the Stipulation into the record - a list of all the types of commercial use applicable to the "commercial use calculator":

"Exhibit A to Stipulation No. 4 of the Storey County/Tahoe-Reno Industrial Center Development Agreement List of commercial uses in the Resolution Determining Similar uses in the I2 Heavy Industrial Zone of the Tahoe-Reno Industrial Center. Definitions of each shall be those specified in the Resolution Determining Similar Uses in the I2 Heavy Industrial Zone of the Tahoe-Reno Industrial Center.

1. Retail uses
2. Truck stops
3. Vehicle fueling stations
4. Automotive repair, sales, rental, and services
5. Commercial and business services
6. Medical uses and offices
7. Building maintenance services
8. Commercial campgrounds, RV parks, and facilities
9. Commercial education
10. Commercial kennels
11. Commercial parking
12. Communications facilities
13. Construction sales and services
14. Convention and meeting facilities
15. Dog training services
16. Eating and drink establishments
17. Equipment repair and sales
18. Manufactured and prefabricated housing sales
19. Financial Services
20. Food preparation and catering services
21. Full-service recycling center
22. Gasoline sales and service stations
23. Grooming and pet stores
24. Heliport
25. Helistop
26. Hotels, motels, and transient commercial uses
27. Entertainment uses
28. Gaming
29. Massage establishments
30. Medical services
31. Neighborhood centers

- 32. Personal services
- 33. Personal storage

- 34. Professional services
- 35. Radio-controlled model aircraft facilities
- 36. Unmanned aircraft facilities
- 37. Regional centers
- 38. Remote
- 39. Rodeo and equestrian events
- 40. Storage of operable vehicles
- 41. Undertaking
- 42. Veterinarian services
- 43. Truck and railroad terminals.

The \$700 million collected out of TRI is subject to abatement. There is no way to determine how much of that amount (the County) does not actually collect. This adds into the equation and skews the math dramatically.

Motion: I, Jay Carmona, move to approve Stipulation #4 between Storey County and TRI Center regarding revenues to be included in project revenues, retirement of vouchers in the amount of four million dollars, the waiver of the obligation of TRI Center to build a fire station and park, the conveyance of real property for a fire station, and other related matters. This motion is contingent upon the delivery of a grant, bargain and sale deed conveying real property bearing APN 005-041-65 to Storey County, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

19. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of transfer of appropriations in Storey County General Budget.

Comptroller Jennifer McCain reviewed areas in the budget having unforeseen circumstances that were not budgeted for in the previous year. Transfers are from contingency to general department funds. \$486,317 was budgeted for contingency - \$345,700 is being utilized. The main item is for wages and benefits where the AFSCME contract was approved after the budget. There was a 2% increase to their pay schedule. Not every department needed an adjustment.

Ms. McCain reviewed other adjustments made - including the Clerk's Office, the Sheriff's Office, Public Works, Community Relations, Comptroller's Office. Transfers were made within the following departments: IT, Special Revenue Funds, and VCTC.

Public Comment: None

Motion: I, Jay Carmona, motion to approve the transfers of appropriations within General Fund Departments and Special Revenue Funds, pursuant to NRS 354.598005 in the amount of \$444,500, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

20. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of resolution 20-579, augmenting the Storey County Capital Projects Fund.

Ms. McCain said due to various projects throughout the year, there was the need to augment this budget from the total available resources. This resolution lets taxation know there is money in the fund and it is being re-allocated to able to spend it. The two main projects causing this are: the water

tank and Gold Hill sewer projects, which will ultimately be reimbursed by USDA. The money needs to be spent before the loans are funded.

Public Comment: None

Motion: I, Jay Carmona, motion to approve Resolution 20-579, which accepts the augmentation for the Storey County Capital Projects Fund pursuant to NRS 354.598005 in the amount of \$2,000,000, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

21. DISCUSSION/POSSIBLE ACTION : Consideration and possible approval of resolution 20-580, augmenting the Storey County Indigent Accident Fund.

Ms. McCain explained this augmentation is due to the fact the Indigent Fund received more revenue than expected, therefore we need to send the Nevada Comptroller's Office more funds than anticipated. This is an in-and-out fund.

Public Comment: None

Motion: I, Jay Carmona, move to approve Resolution 20-580 which accepts the augmentation for the Storey County Indigent Accident Fund pursuant to NRS 354.598005 in the amount of \$9,500, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

22. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of resolution 20-581, augmenting the Justice Court Fund.

Ms. McCain: The Justice Court Fund receives revenue from cases that come through the Court and allows the Justice Court Judge to spend the funds based on NRS regulations. This year the Judge needed to update computer equipment and pay more for pretrial services than budgeted for.

Public Comment: None

Motion: I, Jay Carmona, approve Resolution 20-581 accepting the augmentation for the Storey County Justice Court fund pursuant to NRS 354.598005, in the amount of \$14,800, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

23. RECESS TO CONVENE AS THE 474 FIRE PROTECTION DISTRICT BOARD

24. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of transfer of appropriations in the 474 Fire District.

Comptroller Jennifer McCain: The Fire District has a contingency fund which is 3% of expenses. This year there was the need to purchase a capital outlay item. \$30,000 was transferred from contingency to capital projects.

Public Comment: None

Motion: I, Jay Carmona, approve the transfer of appropriations within the 474 Fire District pursuant to NRS 354.598005 in the amount of \$30,000, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

25. RECESS TO CONVENE AS THE STOREY COUNTY WATER/SEWER BOARD

26. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of transfer of appropriations in the Water and Sewer Fund.

Ms. McCain: this transfer was originally budgeted to pay for the interest and principle on the USDA loans. This will go to wages and is due to the 2% increase in the union contract and to a miscalculation of percentages split between Public Works departments in the amount of \$41,000.00

Public Comment: None

Motion: I, Jay Carmona, approve the transfers of appropriations within the water fund and the sewer fund pursuant to NRS 354.598.005 in the amount of \$41,000, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

27. RECESS RECONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONER

28. DISCUSSION/POSSIBLE ACTION: Authorize the County Manager to approve a contract not to exceed \$100,000 retaining Lumos & Associates, Inc. for as-needed assistance in professional planning and structural engineering services.

County Manager Austin Osborne: Over the last year he has contacted several engineers who provide structural engineering services, in addition to other services, providing very specialized work in historic buildings and un-reinforced masonry. Lumos & Associates has a great program and they may provide services in structural engineering, etc. This does not conflict with Farr West Engineering who provide civil engineering services. There is a retainer of up to \$100,000. If services are not used, there is no cost.

Commissioner Gilman commented that he knows Lumos & Associates to be a very respected group.

Public Comment: None

Motion: I, Jay Carmona, authorize the County Manager to approve a contract not to exceed \$100,000, retaining Lumos & Associates, Inc. for as needed professional commenting and structural engineering services, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

29. DISCUSSION/ POSSIBLE ACTION: Approval of business license second readings:

- A. BLC Coating, LLC** - Out-of-County / 1220 E. Greg St. Ste. #2 ~ Sparks, NV
- B. Elite Roof Systems & Solutions LLC** - Contractor / 507 Summer St. ~ Fernley, NV
- C. Haws Corporation** - Out-of-County / 1455 Kleppe Lane ~ Sparks, NV
- D. Norman Ventures LLC** - Contractor / 401 Ryland St. Ste. 205 ~ Reno, NV
- E. Slimpickins Construction** - Handyman / 141 S. L St. ~ Virginia City, NV

Mr. Osborne said Community Development recommends approval of items A through E.

Public Comment: None

Motion: I, Jay Carmona, move to approve the second reading of the business licenses A through E, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

30. PUBLIC COMMENT (No Action)

Phillip Hilton : Asked if there will be any COVID testing in Lockwood?

Austin Osborne: The next testing will be in Virginia City tomorrow.

Fire Chief Nevin: There will be testing in the Lockwood area in the middle of July.

Chairman McBride: The Governor wants 2% (testing) of the State each month - over 60,000 per month. This may go on for over two years.

Mr. Osborne: People can "Google" Covid 19 Storey County. There is a lot of information regarding Covid including all of the testing information.

Stacy York: Testing in Lockwood will be July 8th, 9am-11am.

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

The meeting was adjourned by the Chair at 12:04 PM

Respectfully submitted,

By: _____
Vanessa Stephens Clerk-Treasurer

32. CALL TO ORDER CLOSED SESSION

Pursuant to NRS 288.220 for the purpose of conferring with district and county management and legal counsel regarding labor negotiations with the Storey County Firefighters Association IAFF Local 4227. This meeting will commence immediately following the regular meeting of the Storey County Board of County Commissioners