



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

JULY 2, 2019 10:00 A.M.

DISTRICT COURTROOM  
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

## MINUTES

MARSHALL MCBRIDE  
CHAIRMAN  
ATTORNEY

ANNE LANGER  
DISTRICT

LANCE GILMAN  
VICE-CHAIRMAN

JAY CARMONA  
COMMISSIONER  
TREASURER

VANESSA STEPHENS  
CLERK-

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**Roll Call:** Chairman McBride, Vice-Chairman Gilman, Commissioner Carmona, County Manager Pat Whitten, Clerk & Treasurer Vanessa Stephens, Deputy District Attorney Keith Loomis, Sheriff Gerald Antinoro, Comptroller Hugh Gallagher, Administrative Officer/Planning Director Austin Osborne, Fire Chief Jeff Nevin, Project Coordinator Mike Northan, Water/Sewer Project Manager Mike Nevin, Community Relations Director Cherie Nevin, Community Chest Director Eric Schoen, Fire Marshal Martin Azevedo,

### 1. **CLOSED SESSION AT 9:40A.M.**

Chairman McBride called the meeting to order at 10:05 A.M.

### 3. **PLEDGE OF ALLEGIANCE**

Chairman McBride led those present in the Pledge of Allegiance.

4. **DISCUSSION/POSSIBLE ACTION:** Approval of Agenda for July 2, 2019.  
County Manager Osborne requested items 16, 17, and 19 be continued to August 6, 2019.

Public Comment:  
None

**Motion:** I move to approve the Agenda for July 2, 2019, continuing items 16, 17, and 19 to August 6, 2019, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

5. **DISCUSSION/POSSIBLE ACTION:** Approval of the Minutes for June 4, 2019.

Public Comment:

None

**Motion:** I move to approve the Minutes for June 4, 2019, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

## 6. CONSENT AGENDA

I. For possible action, approval of Business License first readings:

- SPECTROTEL, INC. - General / 1595 Peachtree Pkwy Ste 204-337 Cumming GA
- B. CORONA STEEL, INC. Contractor / 3015 106th St. S Lakewood, WA
- C. J V SHEEHAN GENERAL CONTRACTING - Contractor / 2640 Emily Street ~ Reno , NV
- D. FUTURE FIRE PROTECTION, INC. - Contractor / PO Box 50238 ~ Sparks, NV
- E. CRESTLINE CONSTRUCTION - Contractor / 3600 Crates Way Ste 100, The Dallas OR
- F. TANK CONNECTION, LLC. - Contractor / 3609 N 16th Street ~ Parsons KS
- G. SHANGHAI RESTURANT - General / 1269 Baring Blvd ~ Sparks, NV
- H. VC NV BED & BREAKFAST SUN MNT HOUSE - General / PO Box 162 VC, NV

II. For possible action, approval of claims in the amount of \$966,620.62.

Public Comment:

None

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

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

**Erik Schoen , Community Chest Director:**

- The children's summer program has the highest enrollment ever. The program is open 7AM to 6PM - spots are still available for elementary and middle school students.
- August 1<sup>st</sup> is the target opening date for the early child care education center which will be licensed by the State.
- Thanks to Comstock Painting for the great job repainting the old building on C Street.

**Elaine Burkdahl-Spencer , V&T Railway Commission Director :**

- Ridership on the train is up this season with 18 trains so far. Extra cars have been called for 3 times.
- Passengers are given identifying stickers enabling discounts with merchants.
- The depot in Carson has been given a facelift - thanks to matching funds from Storey County and Carson City - with a new parking lot, tables & chairs in the snack bar, and a shade structure with a view of trains.
- Work on No. 18 is coming along - looking at the end of July, beginning of August for completion. This will bring a total of 3 passenger cars all the time - with an additional 70 seats.
- To date, there have been approximately 1,800 to 2,000 passengers.
- The Commission is working on the feasibility of rail-bikes.
- Chairman McBride is the Vice Chair on the Railway Commission.

Chairman McBride commented that there is a great team on the Railway Commission.

**Cherie Nevin, Community Relations Director:**

- Residents are reminded to sign up for the “Code Red” emergency notification system, if they have not already done so. This can be done on the County website or by contacting Communications.
- The Storey County multi-disciplinary team is meeting on a regular basis - the first training was “first responder/behavioral health training”.
- The USDA Rural Utilities Service Administrator was recently in Virginia City to look at projects funded by USDA and at projects needed in the future.

**John Miller, River District representative:**

- Thanked everyone for help in Louise Peri Park after winter. Two big trees were lost, along with basketball hoops.
- The park is looking great with 8 events held to date, more to come.
- Sixteen beds are currently being used in the garden. The garden has been cleaned up.

**Merilee Miller, River District representative:**

- The Senior Center now has security cameras on the outside.
- Lunch at the Lockwood landfill will be held September 24th, 11 am to 2 pm, with lunch provided by BJ’s Restaurant. The Hillside School presentation and site tours will be held.
- Ms. Miller passed out flyers for National Night Out.

**Fire Chief Jeff Nevin :**

- On June 23<sup>rd</sup>, there was a fire in Six Mile Canyon. It was contained by midnight, burning approximately 12 acres. This is a reminder to remain vigilant with outdoor activities.
- Reminder to all: fireworks are illegal in the State of Nevada.

**County Manager Austin Osborne:**

- Working with Lockwood to pave part of Peri Ranch Road as well as the parking lot at the Senior Center.
- Along with the District Attorney’s Office, we are looking at ways (for the County) to maintain Cartwright Road and Lousetown Roads - with a maintenance agreement or something like that. We will be working with the HOA’s on this.
- Congratulations to Jeanne Greene the new HR Labor Relations Manager.

**8. BOARD COMMENT (No Action - No Public Comment)**

**Commissioner Carmona:**

- Welcomed Austin Osborne as the new County Manager.

**Chairman McBride:**

- Fourth of July activities include: VFW pancake breakfast and lunch; High School cheerleaders face painting; parade at noon; David John & the Comstock Cowboys concert, 6PM to 9PM; and fireworks at 9:20 - depending on weather.
- Longtime resident and local artist, Margaret Gardner, recently passed away.

Amend the Agreement for Purchase of Real Property as approved by the Storey County Board of Commissioners on June 18, 2019 specifically in the following areas: • Amend last sentence of Section 6 to read “Said escrow shall close within 20 business days after the approval of this agreement by Divide and the County”. • Amend first sentence of Section 11 to read “Following the close of escrow, Divide shall have 60 days within which to remove its personal property, equipment and trade fixtures from that portion of the premises currently used as a membership gym business unless a lease is worked out between Storey County and Divide Fitness, Inc.

Chairman McBride read from the staff report into the record:

“At the June 18<sup>th</sup> meeting, the Storey County Board of Commissioners approved submission of an Agreement for Purchase of Real Property located at 800 South C Street in Virginia City, NV, more commonly referred to as the Divide Building. Since approval, it has been noted there needs to be 2 changes to terms, hence this request to approve an amended agreement.” As specified in the agenda item title, the 2 specific amendments are as read at the beginning of this item.

“The Section 6 amendment removes the condition that tied the close of escrow to completion of NV Energy providing 3-phase power to another property owned by the sellers as this provision is no longer applicable. The Section 11 amendment allows for temporary continued use as gym while both parties proceed thru the process of establishing a lease. No other terms have changed. “Clean” and “redlined” copies reflecting both changes will be provided in the agenda packet.”

“All other terms and conditions remained unchanged from the June 18<sup>th</sup> approval. County Manager Osborne has been briefed on these changes and recommends approval.”

County Manager Osborne said this allows (the County) to conform and address the items under the Court order much better. Also, the Fain’s are eager to continue the gym at its current location and to work with the County to get the lease straightened out.

**Public Comment:**

None

**Motion:** I, Lance Gilman, move to approve the Amended Agreement for the Purchase of Real Property as approved by the Storey County Board of Commissioners on June 18, 2019, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

Approve and authorize the Chairman of the Storey County Board of Commissioners to execute a contract between Storey County and PAW Professional Services, LLC, a Nevada limited liability company for professional consulting services. Services would be structured as an independent contractor with the managing member, Pat Whitten, responsible for all expenses, scheduling, etc. Contractor shall provide services at the request of the County Manager. Storey County shall pay for services provided at an hourly rate of \$165.00. (This item was continued from the June 18, 2019 Commission meeting).

Chairman McBride discussed his thoughts regarding Mr. Whitten’s retirement when Mr. Whitten advised him of his intentions a year ago - including his reservations because there were a lot of things going on in the County. Mr. Osborne has a “full plate” as did Mr. Whitten - now Mr. Osborne has both. Chair McBride expressed “two full plates are a recipe for disaster”. Mr. Whitten had agreed to help on an “as needed” basis. There is a little laundry list of items. The suggestion that Mr. Whitten would be working 40 hours a week at \$165, is not the intention and would not be allowed. This would be assistance from Mr. Whitten on items he started.

Chair McBride read his staff summary:

“With the transition of County Management occurring from Pat Whitten’s retirement, there are still a number of projects in process that have been ongoing for some time. I have asked Pat if he would consider working as an hourly consultant to finish these projects and provide assistance when requested by the County Manager. Pat has agreed and proceeded to establish his private business structure, known as PAW Professional Services, LLC, a Nevada limited liability company (Consultant) for professional consulting services. While the attached draft Contract for Services contains standard terms and conditions relative to most independent contractors, Pat has requested that the following

statement of his understanding of the limitations of his contract work in general terms be included in the record:

Consultant will work on various projects under the sole discretion of County Manager Austin Osborne. He does so with the stated understanding that he has zero authority to commit, approve or otherwise bind the County in any manner. Consultant's services are limited to consulting only and may or may not be requested to primarily capitalize on his past knowledge and participation in various projects for the county's best benefit. Projects will, undoubtedly drop off as the subject projects are completed, abandoned, or assigned internally. Some projects may be added at the sole discretion of the County Manager but subject to PAW Professional Services, LLC's acceptance. He wishes to make it abundantly clear that there is only one County Manager, that being Austin Osborne. Consultant also wishes to clarify on the record, that he does not yet have a Storey County Business License nor liability insurance. He intends to initiate both those steps immediately after potential approval. He will not commence work under the contract until all requirements are met. In my opinion, utilization of these service levels will be much the same as how our District Attorney utilizes Bob Morris as Outside Special Counsel as well as other professional consultants, different only in that he won't be providing legal services but rather technical and logistical services. Based on Pat's institutional and practical knowledge gained during his 14+ years on the job, I believe it to be in the best interests of the County to contract with PAW Professional Services, LLC and to utilize their services as we determine we need them. Accordingly, as Chairman of the Board of County Commissioners, I recommend approval."

Commissioner Carmona stated he does not support the contract.

Public Comment:

**Steve Ayer, Virginia City resident** asked if the County has anything in place dealing with possible issues with LLC's?

Chairman McBride said this would be treated like any other contractor hired by the County.

**Mike Northan, Operations and Project Coordinator** commented that Mr. Whitten has been involved in a number of projects along with him. Some are currently on-going and "changing horses mid-stream" can be problematic. Continuity and direction in leadership is important and benefits any project.

**Sam Toll, Gold Hill resident** echoes Mr. Ayer's comments, which should be considered in the contract. This sends the wrong message to Mr. Osborne that he's not capable of doing the job. In the past, before there was a County Manager, the Commission "shouldered the burden". Mr. Toll said he could not find any "caps" in the contract- is it correct that he could work 160 hours or more? There's no protection for the community in the contract language capping Mr. Whitten's time or from allowing a sub-contractor to do some of the work.

**Kris Thompson, TRI Project Manager** commented they have confidence in Mr. Osborne, and expect to be dealing with him. Paragraph 4 of the contract sets out services to be performed will be authorized by the County Manager. There is no guarantee of the amount of work to be assigned to the contractor - all contracts are at the discretion of the County Manager. The contractor understands he may not exceed \$5,000 without approval by the Board and the County Manager. The contract is limited and narrow in scope.

**Erik Schoen, Community Chest Director** said this is what they did at Community Chest. During his first year as Director there was too much work for one person. It was helpful to have the previous

Director, with his knowledge, stay on to finish projects and provide contact with key relationships. There was a Board approved arrangement for the previous Director to stay on for a year.

**Nicole Barde, Storey County resident** : Related her experience where someone would stay on for 2 to 3 months as someone new was coming in. In other situations, transition was done prior to a person leaving. Wasn't this transition done while Mr. Whitten was still manager after Mr. Osborne had been selected?

**Comptroller Hugh Gallagher** : Explained this is a situation where Mr. Whitten was integral in negotiations, from a fiscal point of view, that could or could not be detrimental to the County. Mr. Osborne, already having a "full plate" was not given a lot of time to transition. Not having an Assistant County Manager, it is not unusual when there are a lot of fiscal situations that only he is involved, this (request) makes sense.

**Clay Mitchell, Virginia City resident:** Was this requested by County Manager Osborne, the Chair of the Commission, or both? He would like to hear from the County Manager regarding his thoughts.

Chairman McBride answered that this was his request. Not that he thinks Mr. Osborne is not qualified, however more projects have come about even since Mr. Osborne was selected. It is not like someone coming in with a clean slate from outside the County, Mr. Osborne already has a job in the County with a lot of work that's on-going. This is his idea to help the County get through the transition period.

**County Manager Austin Osborne** : This not a transition - the transition is over. As Mr. Schoen said, there are projects - such as Tesla negotiations, the GID, the effluent pipeline, and others - that Mr. Whitten has been in since the beginning. Some are close to completion. He supports Mr. Whitten coming in and finishing those projects, not bringing in another person to do that. This is in the best interests of the taxpayers. Once the projects are completed, that will be the end of it. This is not transition, management, or operations as usual. With the \$5,000 limit and a shortened, limited contract, he is in support.

**Vice-Chairman Gilman** agrees that Mr. Osborne is a more than qualified as County Manager. He would not want to curtail Mr. Osborne's ability to reach out to consultants/individuals who can give support as a good manager does. From the work presented to him, the County Manager can make decisions on what way to go. Mr. Gilman commented that Mr. Whitten man has had decades sitting at the helm, going through a recession difficult to operate with companies. Mr. Whitten has been at every meeting with most of the big companies in TRIC. He has a lot to offer the County in support. Why would we not reach out to someone who has the knowledge and contacts that he has? The contract states he will only be paid if the County reaches out to him. The County Manager has sole discretion as to whether we do that or not. \$165 for a consultant is miniscule.

**Motion:** I, Commissioner Lance Gilman move to approve and authorize the Chairman of the Storey County Board of Commissioners to execute a contract between PAW, Professional Services LLC, a Nevada Limited Liability Company, for professional consulting services, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2) Commissioner Carmona opposed.

Chairman McBride called for recess at 11:07 AM  
Meeting reconvened at 11:22 AM

: Noxious Weeds Presentation by Sean Gephart with the Nevada Department of Agriculture.

Sean Gephart discussed the noxious weeds in the area, described as any species of plant which is likely to be difficult to control, public nuisance, or detrimental to agricultural yield. Mr. Gephart explained how noxious weeds are brought in to the area and reviewed pictures of many noxious weeds. Mr. Gephart explained how a weed is determined to be noxious and how they are categorized and controlled. Mr. Gephart described how the State would reimburse the County through a lien process for abatement of weeds on private properties. There is a bio-control program - use of agents other than herbicide. Along with Kathy Canfield, he has started the Washoe-Storey Cooperative Weed Management Association. Once established, the Association can apply for Federal funds to do weed abatement work in the two counties. Mr. Gephart reviewed the system where a person can send a photo from a phone to identify weeds and provide information on elimination.

Mr. Osborne asked what Mr. Gephart thinks about utilization of goats.

Mr. Gephart said he has seen goats being a very effective way of control as long as there is re-vegetation after. There is a list of professional goat-grazers on the Department of Ag website.

approval of design fee proposals from Dube Architecture Group and Farr West Engineering for architecture, HVAC, electrical, structural, and civil design services relating to the proposed tenant improvement work at 800 South C Street, Virginia City NV for the provision of county facilities to include Justice Court.

Chairman McBride: The County has used both of these companies in the past.

Public Comment:  
None

**Motion:** I, Lance Gilman, move to approve the design fee proposals from Dube Architecture Group and Farr West Engineering for architecture, HVAC, electrical, structural, and civil design services relating to the proposed tenant improvement work at 800 South C Street Virginia City NV for the provision of county facilities to include Justice Court, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

and possible approval of Contract to purchase the Virginia City Freight Depot and adjacent properties in Virginia City, Nevada from David Pierce Powell and Terry Ward for cash purchase price of \$695,000.00.

Chairman McBride discussed the long history of the depot. The County has had an interest in purchasing the depot for several years back to when the County wanted to open the tunnel in front of St. Mary's. A previous offer by the County was rejected by the owners. Chair McBride re-opened negotiations to purchase the depot in 2013. The owners are now prepared to sell.

Chairman McBride read his staff report:

"After lengthy discussions, the present owners of the V&T Freight Depot located on 3 parcels west of the property known as the Silverland Hotel have decided to sell the property to the County subject to Board Approval. The total cash selling price requested is \$695,000.00. The properties were most recently appraised for \$635,000.00. Additionally, \$60,000.00 in additional value has been calculated

representing the commitment of a water & sewer hookup that was never installed as well as the acquisition of certain personal property, defined in article 2 of the purchase agreement as the freight depot scales and office furniture which bring the total purchase price to \$695,000.

Storey County has long been interested in acquiring the VC Freight Depot and surrounding properties for a multitude of reasons including:

As evidenced by our ownership of the Historic Fourth Ward School, the Fire Museum, the Courthouse, Piper's Cottage, Piper's Opera House, the Ice House, the Gold Hill Depot and Saint Mary's Art Center, Storey County has a solid track record of acquiring and owning historic buildings in town with the goal being to preserve, protect and eventually enhance their cultural value. The Freight Depot certainly qualifies and, assuming successful acquisition, we would intend to commission a Historic Structures Report that would provide a road map to prioritizing steps toward preservation. At a glance, these would seem to include reroofing the Depot and installing a fire suppression system.

The adjacent parcels offer great opportunities for additional parking. Despite uninformed criticism such as "we don't need more parking" like we encountered when acquiring properties that are now the Courthouse Parking Lot, it is common knowledge to those truly familiar with town that you can almost never have too much parking. Just this past Thursday, I walked by the Courthouse lot and it was almost totally full. Additionally, parking lots have consistently proven to provide the added benefit of hosting venues such as the Fire Musters and more recently, Women with Wheelz.

Once renovated, the Depot building will provide a unique, in-town venue for special events including weddings, family reunions and large scale parties, thus providing a source of revenue if managed thru the VCTC. Capacity wise, the Depot should compare closely to Piper's and it's rustic ambiance offers a great contrast to grandeur of Piper's.

Should the Tunnel 6 project reboot, the Freight Depot make the most logical sense for the Northern V&T Railroad terminus. Benefits include a shortened travel to the center of town, greater visibility toward and from C Street, ample parking and adjacency to the largest lodging facility in Virginia City.”

For these reasons and more, as Chairman of the Board of County Commissioners, I recommend approval.

Commissioner Carmona said approximately \$4,200 in property tax is generated from this property. Revenue from tourism would far exceed this and he supports this project. Not sure about the tunnel, that's for discussion.

Vice-Chairman Gilman commented that would be a good discussion - if tourists were brought in by rail and there was a depot. He can see bus tours coming in there as well as the parking space that could be added to what there is now. More parking would benefit the town as well as tourists who now park on residential streets, sometimes creating issues for residents. In addition, there can be transportation taking tourists from the depot up into town. He is in support of this purchase.

Chairman McBride explained parking has always been an issue - the town fills up. Additional parking will generate more sales tax and hotel room taxes. People keep on going when they cannot find parking. More parking and a way to get people up to town will be a “home run”. With acquisition, the County can provide a new roof and sprinkler system. This building would be irreplaceable if lost.

Public Comment:

**Nicole Barde** : This is a purchase outside of a capital project/infrastructure plan. Over the last few years, the County purchased the fairgrounds, Black & Howell building, and Pipers - investments in Virginia City. A lot of money is going into Virginia City - the Highlands doesn't have its community

center. What about the rest of the County? Ms. Barde reviewed projects that residents feel may be more important. She also commented about the date of the appraisal and also about funds that had been earmarked by the V&T Railroad for purchase of the depot.

**Steve Ayer** : This is great - the old buildings need to be saved and preserved. These historic buildings are special and are not in the other areas. Are there guidelines to insure this building will be kept historic? The building is a “walk back in time”.

Chairman McBride commented that everything in the Comstock Historic District goes through the approval of that Board - the exterior would remain historic. Changes on the interior would have to include modern restrooms, sprinkler systems, and heat. The County always intends to do everything “period correct”. The Board’s intention is to keep this building as authentic as possible.

**Elaine Burk Dahl-Spencer** : One of the issues of the V&T, is getting the aging tourists up into town from the railway - especially those with scooters that cannot use the shuttle. Along with handicap parking, this needs to be addressed. Added parking and staging areas will benefit tourists.

**Deny Dotson** : Explained how the addition of the fairgrounds, purchase of Pipers, leads to more tourism, nightlife, full hotels - providing more tax revenue. Purchase of the depot is a big lure for tourism. Being able to host a large convention, wedding, or event opens up a lot of potential for tourism. He continues to work on moving people around.

**Clay Mitchell, Virginia City resident** : Expressed concerns about the purchase of the depot and what the Master Plan says about usage of this area. He discussed the downside of re-opening Tunnel 6 if that were to be done - would it take away from the current attractions (fairgrounds and train station). He talked about “view shed” issues if the area of the depot was used as a parking lot. This is area is very visible and prime real estate for expansion off of C Street. A comprehensive transportation plan is needed to guide the transportation development. He discussed the Gold Hill Depot which is under-used. What is the role of the County in taking on the operation of more facilities? He understands from a restoration basis. When is enough of enough? Transportation is a big topic of discussion especially in the senior community, with tourism, and children’s programs. This should be a priority. He opposes this item.

Mr. Osborne commented that this freight depot is one of the most supported in the Master Plan - repeated throughout the entire Plan as a parking venue, a master transportation hub, a multi-mobile hub - getting cars off of C Street, residential areas - and into trolleys, etc., where people do not have to go through the challenges of parking on C Street. The depot is discussed as a visitor’s element enabling visitor’s to do something that is authentic. Mr. Osborne referred to a 1990 parking and transportation analysis talking about getting cars off of C Street and clustering parking in areas close to downtown, using a transit system to get visitors downtown. This analysis is still valid today. Again, this is one property that is supported over and over in the Master Plan.

**Sam Toll**: Believes this opportunity is an upside for the community. Parking and moving people around is a big deal. He has talked to many merchants who feel the center of focus should be moved from the fairgrounds back to D Street. This is a good idea and he encourages a yes vote.

**Stan Jones, Chairman of the V&T Railroad Commission** : They are excited to support this (item). There is a lot of work but it is a start in the right direction.

Comptroller Hugh Gallagher explained the various funding mechanisms available to proceed with this purchase. There is V&T Railroad bond issue - used to purchase the (Gold Hill) freight depot. There is

the V&T option tax. There is also Toys r Us funding, from an unfulfilled obligation to GOED, available for a portion. In addition, there are funds in Capital Projects. This is a do-able project.

Mr. Osborne reviewed projects being done in other areas of the County. Including: conversations regarding a Community Center in the Highlands, some movement should be seen soon; the maintenance and improvement of Cartwright and Lousetown Roads by the County; the USGS survey of underground well water in the Highlands; Virginia City/Marlette water study to extend to the Highlands and Mark Twain; Peri Ranch Road improvements in Lockwood; Lockwood Community Center and flood project; Mark Twain flood project.

Mr. Osborne said an actual Capital Improvement Plan will be started through a Strategic Plan, if the Board approves. Larger events at the Gold Hill Depot are limited due to property ownership challenges and parking limitations.

**Motion:** I, Lance Gilman, move to approve the contract to purchase the freight depot and adjacent properties in Virginia City, Nevada, from David Pierce Powell and Terry Ward for a cash purchase price of \$695,000, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

. **PUBLIC HEARING:** Review, establish and possibly approve the fair market value, at not less than the appraised value, for the sale of the Crystal Bar (Visitor Center) located at 86 South C Street, in Virginia City per guidelines established in NRS 244.281.

Deny Dotson explained this item is for approval of the fair market value of the Crystal Bar - it does not mean it is going to be sold. This provides the option of setting a price before the appraisal expires. "Ballpark" estimates for build of the new visitor's center came in about \$1.4 million. Mr. Dotson reviewed the conditions of sale if the Crystal Bar is sold. One option would be to just build the new visitors center.

Chairman McBride previously thought the appraisal was somewhat low. He would like to see the new Visitor's Center built on the site of the Black & Howell building. This would new restrooms as well as a back deck for visitors. It has always been his thought to build on that site and sell the Crystal Bar back to the private sector, returning it to the tax rolls. If sold, the County would have to lease back while building on the new site, or finance the new building.

Commissioner Carmona is comfortable with the price. He also would like to see it back in the private sector.

Vice-Chairman Gilman wants to clarify the language. He understands the approval today is that the appraised value is acceptable to the Commission. Commissioner Gilman asked counsel to clarify.

District Attorney Anne Langer: Understands that if an amount is not locked in, the County will have to start over. This establishes the appraisal price as part of a puzzle that is going to go forward.

Mr. Dotson: Correct. It does not have to be sold at this point. Building could start, and research could be done on the Crystal Bar regarding the covenants making it easier to sell. The price could go back up at that time.

Vice-Chairman Gilman said he is concerned about the wording of the proposed motion.

District Attorney Langer suggested changing it to "approve the appraisal amount..."

Public Comment:

**Steve Ayer:** His experience is the appraisal is done after someone has agreed to purchase. Unless there is something else. Is there a deed restriction?

Chairman McBride: No. There are covenants on the building through SHPO until 12/31/2023. No changes can be made until after that date. It would be in the best interests of the buyer to lease back to the County until after the covenants expire.

Ms. Langer said for any sale of a public building the appraisal has to be done “up front.”

**Clay Mitchell:** The right thing to do is to open up the options right away, no reason to delay. Right now the County is sitting on two properties - one developed and one not.

Mr. Dotson said the Visitor’s Center has been out grown. This is the first place people stop when coming to town.

**Motion:** I move to approve the appraisal amount of the Crystal Bar Visitors Center located at 86 South C Street, Virginia City, per guidelines established in NRS 244.81, at not less than the appraised value of \$385,000, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

of modification and extension of Collective Bargaining Agreement Between Storey County (Employer) and the Storey County Employees Association AFSCME Local 4041 Comstock Chapter (Union).

Mr. Osborne presented the Agreement between the County and the general employees association - finishing out the 2016-19 Contract. This is a proposal for a three year contract, 2019-22. Details provided in the packet. Salaries remain the same except for a COLA increase. Mr. Osborne reviewed other items, steps, and provisions that have changed. Adjustments regarding sick leave and military leave were reviewed. Mr. Osborne thanked his team for their assistance, as well as the Union president and membership for being reasonable and bargaining in good faith.

Public Comment:

None

**Motion,** In accordance with the recommendation by staff and the tentative agreement between Storey County (Employer) and the Storey County Employees Association AFSCME Local 4041 Comstock Chapter (Union), I, Commissioner Lance Gilman, hereby motion to approve the 2019-2022 Collective Bargaining Agreement between the parties, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**16. DISCUSSION/POSSIBLE ACTION:** Authorize the County Manager to approve a contract with Lumos & Associates up to \$85,000 to develop the Comstock and Highlands Area Water Master Plan, a master plan and capital improvement plan for future water demand, supply, storage, transmission, and distribution for central and south Storey County communities including the Comstock, Highlands, and Mark Twain. The plan will also include the Silver City water system in Lyon County under a cost-share agreement in which Lyon County will contribute \$13,000 toward the contract cost.

Continued to August 6, 2019

the County Manager to approve a contract with CFA, Inc. for assistance in professional planning and engineering services related to any planned unit development and/or large land subdivision applications or proposals in Storey County. This contract will provide assistance to county planning staff with certain civil and engineering review of such applications and projects, although there are no such applications occurring or anticipated to occur at this time.

Continued to August 6, 2019

**18. DISCUSSION/POSSIBLE ACTION:** Possible approval of interlocal agreement with Carson City to have the Carson City Public Guardian also act as the public guardian for Storey County at the rate of \$150.00 per hour.

District Attorney Langer reminded the Board that it has been discovered that the person believed to be the Public Guardian was, in fact, not. Pat Whitten was approved as the temporary Public Guardian while this was straightened out. There has not been a Public Guardian since 2014 - one was not needed. Once a case came forward, it was discovered that the County needed a Public Guardian. This is a specialized position - having Carson City be the Public Guardian will be more cost effective since our County's cases are few and far between.

Public Comment:  
None

**Motion**, I, Lance Gilman, move to approve the interlocal agreement between Carson City and Storey County for the provision of Public Guardian services by Carson City on behalf of Storey County, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**19. DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval of refund of excess funds paid for community development permits in the amount of \$71,266.97.

Continued to August 6, 2019

Resolution No. 19-547, , a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 245.045 for appointed Storey County officials for the 2019-2020 fiscal year, and amending prior year action by resolution for appointed Storey County officials for the 2018-2019 fiscal period by adding and assigning salary grade to Assistant Comptroller.

Mr. Osborne explained positions are being realigned commensurate with their duties. Some changes and adjustments are for positions that have been added.

Public Comment:  
None

**Motion:** I, Commissioner Lance Gilman, move to approve Resolution No. 19-547, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 245.045 for appointed Storey County officials for the 2019-2020 fiscal year, and amending prior year action by resolution for appointed Storey County officials for the 2018-2019 fiscal period by adding and assigning salary grade to Assistant Comptroller, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

Chairman McBride called for recess at 12:50 P.M.

Meeting reconvened at 1:00 P.M.

## 21. RECESS TO CONVENE AS THE 474 FIRE DISTRICT BOARD

**22. DISCUSSION/POSSIBLE ACTION:** Possible approval of Resolution No.19-546, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 474.470 for appointed Storey County Fire District officials.

Mr. Osborne commented this is the same as the previous item except this is for the 474 Fire District. This applies to the Fire Chief, Division Chief, and Battalion Chief. This was budgeted in the 2019 budget.

Public Comment:  
None

**Motion:** I, Lance Gilman move to approve Resolution 19-546, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 474.470 for appointed Storey Fire District officials, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

## 23. RECESS TO CONVENE AS THE LIQUOR/LICENSE BOARD

**. DISCUSSION/POSSIBLE ACTION:** Approval of 2nd reading for On-Sale Liquor License Virginia City Joe's, 5 N C St., Virginia City, NV 89440 - Applicant is Joe France.

Gilman disclosed that he owns the building and will recuse himself from the item.  
McBride disclosed that he too has an on-sale license.

Sheriff Antinoro recommended approval of this item.  
Public Comment:  
None

**Motion:** I motion to approve the 2<sup>nd</sup> reading for On-Sale Liquor License for Virginia City Joe's, 5 N C St., Virginia City, NV 89440 - Applicant is Joe France, **Action:** Approve, **Moved by:** Commissioner Carmona, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

## 25. RECESS TO CONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS

Approval of 2nd reading for General Business License Virginia City Joe's, 5 N C St., Virginia City, NV 89440 - Applicant is Joe France.

Gilman disclosed that he owns the building and will recuse himself from the item.

Sheriff Antinoro recommends approval.

**Motion:** I motion to approve the 2<sup>nd</sup> reading for General Business License for Virginia City Joe's, 5 N C St., Virginia City, NV 89440 - Applicant is Joe France **Action:** Approve, **Moved by:** Commissioner Carmona, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

**27. DISCUSSION/POSSIBLE ACTION:** Notice to cancel the July 16, 2019, meeting of the Board of Storey County Commissioners, with acknowledgement that the meeting may occur if certain urgent matters necessitate this meeting, and under such circumstances the meeting will be posted as usual in accordance with NRS.

Chairman McBride said the July 16<sup>th</sup> meeting as the Commissioners would be attending the NACO Conference in Washington DC.

Public Comment:  
None

**Motion:** I, Lance Gilman, motion to cancel the July 16, 2019 meeting of the Board of Storey County Commissioners, with acknowledgement that the meeting may occur if certain urgent matters necessitate this meeting, and under such circumstances the meeting will be posted as usual in accordance with NRS, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**28. DISCUSSION/POSSIBLE ACTION:** 2019-028 Consideration and Possible Action of Grant of Easement to NV Energy for utilities within portions of the M Street and Washington Street Rights-of-Way, Virginia City, Storey County, Nevada.

Planner Kathy Canfield explained this is a clean-up request from NV Energy. They are making sure everything is in easements and rights-of-way. Deputy District Attorney Loomis has reviewed the easement and is agreeable to the wording.

Public Comment:  
None

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

**29. DISCUSSION/POSSIBLE ACTION:** Business Licenses Second Readings:

- A. LEEWENS CORPORATION - Contractor / PO Box 2549 ~ Kirkland, WA
- B. INNOVATIVE EQUIPMENT - General / 3555 Airway Dr Ste 305 ~ Reno, NV
- C. ZAHLER ENTERPRISES - Contractor / 1075 Country Estate Cr ~ Reno, NV
- D. FANUC AMERICA CORPORATION - General / 3900 W Hamlin ~ Rochester Hills, MI
- E. VARIETY BUILDING SYSTEMS. - Contractor / 7690 Diamond Vista Ct ~ Reno, NV
- F. BUSYBEE KITCHEN, LLC - General / 4845 Osage Dr ~ Stagecoach, NV
- G. DRIPS COFFEE TRUCK - General / 385 Freeport #21 ~ Sparks, NV
- H. BECKHOFF AUTOMATION, LLC - General / 13130 Dakota Ave ~ Savage, MN
- I. TEG STAFFING DBA EASTRIDGE WORKFORCE - General / 2355 Northside Dr ~ San Diego, CA
- J. HELLERMANN TYTON CORPORATION - General / 7930 N Faulkner Rd ~ Milwaukee, WI
- K. FERNLEY CLEAN UP LLC - General / 36 Primton Way ~ Fernley, NV
- L. NINGBO XUSHENG AUTO TECH DBA NINBO N.A. - General / 555 Bryant St ~ Palo Alto, CA
- M. KAWCAK MASONRY, INC. Contractor / 7955 Sugar Pine Ct #150 ~ Reno, NV
- N. ERG AEROSPACE CORPORATION - General / 964 Stanford Ave ~ Oakland, CA
- O. F3 & ASSOCIATES, INC. - General / 701 E H St ~ Benicia, CA
- P. DA BUILDERS, LLC - Contractor / 1770 Scott Valley Rd ~ Reno, NV
- Q. ASPEN EARTHWORKS - Contractor / PO Box 33897 ~ Reno, NV
- R. WORK RIGHT NW - General / 1760 Down River Rd ~ Woodland, WA
- S. WESTERN ASSOCIATES - General / 5255 E Winnemucca Blvd #109 ~ Winnemucca, NV

T. NATIONAL LANDSCAPE -Contractor / PO Box 51166 ~ Sparks, NV  
U. NATIONAL INSTRUMENTS CORP. -General / 11500 N Mopac Expwy ~ Austin, TX  
V. DAIFUKU AMERICA CORP. -General /30100 Cabot Dr ~ Novi, MI  
W. PESTIGE BUILDING MAINTENANCE OF NV- General/ 3983 S McCarran Blvd ~ Reno, NV  
X. PMT (USA), LLC -General / 2015 Ionosphere St #203 ~ Longmont, CO  
Y. PARAGON CLEANING SVR SBA SUNSHINE CLEANING -General /840 Pyramid~Sparks, NV  
Z. VECOPLAN, LLC- General / 5708 Uwharrie Rd ~ Archdale, NC  
A. A. RENOWN HEALTH URGENT CARE - General / 1155 Mill St ~ Reno, NV  
B. B. RENOWN REG MED CNTR DBA RENOWN HOSPICE CARE - General / 1155 Mill St ~ Reno, NV  
C. C. KISTLER INSTRUMENT CORPORATION - General / 30280 Hudson Dr ~ Novi, MI  
D.D. CLINT JENSEN CONSTRUCTION, LLC - Contractor / 1390 Rice Rd ~ Fallon, NV  
E.E. C. M. STEEL, INC. - General / PO Box 36940 ~ Rock Hill, SC

on behalf of Community Development, requested approval of all items A. through EE.

Public Comment:  
None

**Motion:** I, Lance Gilman, move to approve Business Licenses Second Readings, items A. through EE., **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3).

### 30. PUBLIC COMMENT (No Action)

**Sam Toll:** Submitted request that Public Comment at the beginning as well as the end of the meetings. Not doing so sends the wrong message to constituents, showing they come last. Mr. Toll submitted a written request, given to the previous County Manager, requesting Public Comment be held at the beginning of the meetings. There is an opportunity with Mr. Osborne to open a new chapter.

Mr. Toll discussed the public record requests that are pending in the District Attorney's Office.

**Kris Thompson, Storey County resident:** Commented about residents who come in ahead of time and coordinate to be on the agenda. As members of the public, they are on the agenda. Mr. Thompson discussed Mr. Toll's request about Public Comment and his elbowing others out of the way.

**Clay Mitchell, President of Crownpoint Holdings Corp:** In light of recent events, he would like the County to know he would be amenable to the County acquiring their property if such a need arises.

### 31. ADJOURNMENT of all active and recessed Boards on the Agenda

Chairman McBride adjourned the meeting at 1:14 P.M.

### 32. CLOSED SESSION

Closed session involving Storey County Fire Protection District Commissioners. Call to Order Closed Session meeting pursuant to NRS 288.220 for the purpose of conferring with:

a. Fire Protection District management and legal counsel regarding labor negotiations with the Storey County Firefighters' Association IAFF Local 4227. This meeting will begin immediately after the regular meeting of the Board of County Commissioners

Respectfully submitted,

By: \_\_\_\_\_  
Vanessa Stephens Clerk-Treasurer