



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, JULY 21, 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-

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**ROLL CALL via zoom:** Chairman McBride, Vice-Chairman Carmona, Commissioner Gilman, County Manager Austin Osborne, Clerk & Treasurer Vanessa Stephens, District Attorney Anne Langer, Deputy District Attorney Keith Loomis. HR/Administrative Officer Jen Chapman, Emergency Management Director Joe Curtis, Planner Kathy Canfield, Fire Marshall/Community Development Director Martin Azevedo, Fire Chief Jeff Nevin, Water/Sewer Project Manager Mike Nevin, Community Relations Director Lara Mather, Comptroller Jennifer McCain, Public Works Director Jason Wierzbicki, Human Resources Jeanne Greene, Sheriff Antinoro, Senior Center Director Stacy York, Assessor Jana Seddon and Communications Director Dave Ballard

### **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 July 21, 2020.

County Manager Austin Osborne requested items 17 and 19 be continued to August 18, 2020, and to remove item 10 from the agenda.

Public Comment: None

**Motion:** I move to approve the Agenda for July 21, 2020, with the changes requested, **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 Minutes for June 16, 2020.

Public Comment: None

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

## 6. CONSENT AGENDA:

I. For possible action, approval of claims in the amount of \$1,110,216.57

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

**A. Empire Solar Group LLC** - Contractor / 9 Exchange Pl. Ste 400 ~ Salt Lake City, UT

**B. GROB Systems, Inc.** - Out of County / 1070 Navajo Dr. ~ Bluffton, OH

**C. Perfect Petals Floral Design** - General / 113 S. C St. ~ Virginia City, NV

**D. Virginia City Gallery of the West, LLC** - Home Business / 334 S. B St. ~ Virginia City, NV

**E. Virginia City Motorcycle Company** - Home Business / 448 Wagon Wheel Way ~ Dayton, NV

**F. Walker River Construction, Inc.** - Contractor / 31105 Pasture Rd ~ Schurz, NV

III. For possible action, approval of Justice Court Quarterly Report

IV. For possible action, approval of license board first readings:

A. General Business License - Senergy Petroleum LLC, petroleum distributor. 622 S 56<sup>th</sup> Ave., Phoenix, AZ 85043

B. General Business License - Tahoe House Hotel and Bar - 162 S C St, Virginia City, NV 89440. Applicant is Paul Hoyle

C. General Business License - Silver State Firearms; 1399 Highland Spur, VC Highlands, NV 89521. Applicants: David Cooley and Tony Midmore

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)

7. **PUBLIC COMMENT (No Action)** None

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

**Mike Northan, Project Coordinator:**

- The County has taken possession of the depot building. We are working closely with the prior tenant to remove his belongings from the building. Fire suppression plans are being worked on - updates will be given at future meetings.
- Bidding is tomorrow for the Justice Court at the Divide building. Nine general contractors are on the bid registry which should bring good response and competition. A "bid tabulation sheet" will be posted to the County website immediately after receipt of bids.

**Jason Wierzbicki, Public Works Director:**

- The parking lot work at Lockwood Senior Center and the Waste Management turnaround have been completed.
- Patch work on Lousetown Road has started.

**Dave Ballard, Communications Director :**

- Working with Motorola and ATT to get everything done on the communications up-grade at the Conference Center building. It looks like “cut-over” will happen in October. We’re still several months out for Motorola to get up on the mountain top to rebuild and install radios.
- The vault in the building has been turned into a server room.
- Furniture and flooring are in.

Commissioner Gilman and Vice Chairman Carmona thanked Mr. Ballard for the update and commented that this is an ideal building for Communications.

Mr. Ballard: the changes and upgrades to the building are pretty minimal. It IS an ideal place for them.

**Deny Dotson , VCTC Director:**

- Reported on traveling he has done during the current situation. It was interesting to see what other areas are doing. He said he is comfortable with what we are doing.
- A lot of areas are saying don’t come, wear a mask or you’ll be fined, and other areas aren’t doing anything.
- Storey County is right in the middle and where it should be in accordance with the guidelines.
- There have been struggles with last minute cancellation of events which is hard on staff, merchants, and businesses.
- Meetings begin tomorrow with VCTC staff, then with County department heads, and a Town Hall meeting on Thursday to discuss special events for the fall. Other event promoters having fall events have been asked to join the Town Hall. This is really to be educational for merchants and others - to see what it takes to put on an event and the struggles being faced.

**Lara Mather , Community Relations Director:**

- The County has been awarded four grants, all non-matching:
  - State Emergency Response Commission grant - \$28,370.12. \$4,000 for the local Emergency Response Commission operational expenses. The balance is for 4 hazardous gas detectors for the Fire Department.
  - United We Stand grant - \$32,000 to be used for a new compressor for the Fire Department.
  - 2 - Hazardous Materials Emergency Preparedness grants. \$8,585 for hazardous materials training (to take place in August), and \$1,629.95 for hazardous materials for use by the Fire Department.

**Joe Curtis, Emergency Management Director:**

- Covid update: Quad County currently has 525 total cases;
- Hand sanitizer stations are working well - businesses are keeping them filled with the sanitizer being provided.
- The next community testing site is Monday, July 27<sup>th</sup> at Station 72 in the Highlands.
- Approximately 200 people have been tested at various sites. Other testing dates are: August 11<sup>th</sup>, 8 to 10 PM at Mark Twain Community Center; and, August 28<sup>th</sup>, at Lockwood Community Center. Testing is for asymptomatic persons. Residents of any of the 4 counties can go to any site.
- The County is obligated to conduct at least two sites per month for up to 2 or more years.
- For two years, work was done to update the County’s Hazardous Mitigation Plan. The Plan was approved by the Commission in June, and FEMA has now approved.
- Thunderstorms expected in the area today and tomorrow.

Chairman McBride commented he has seen an up-tick in the wearing of masks. People are becoming more aware of what happens when counties get shut down.

**Fire Chief Jeff Nev in:**

- Staff is conducting seasonal 30-foot defensible space inspections in Mark Twain, Highlands, and Painted Rock areas.
- A brush engine has been sent to the Badger fire in Yreka per agreement with CalFire.
- An ambulance was sent to the apartment complex fire in Reno yesterday.
- A “battle of the badges” community blood drive will be held July 28<sup>th</sup> at the Courthouse and the Senior Center.

**County Manager Austin Osborne :**

- On behalf of Planning: Ms. Canfield is meeting and working very hard on the AT&T cell tower. A SHPO component is causing substantial delay. We are also receiving assistance from Mark Amodei’s office, and others, to get this moving along.
- CARES funds for the County have been received from the Governor’s Office. Approximately \$200,000 could be reinvested back into the business community in the County, mainly affecting Virginia City. Working with NACO, and others, on how to administer and come up with details which will be communicated in the next few weeks.
- Town Hall (meetings) will be scheduled soon and will take place via zoom.

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

**Chairman McBride:**

- Chris Kiechler recently passed away - a long-time resident and former owner of the Collar Mine.
- Richard Oates, owner of the Canvass Café, also passed away.

**10. DISCUSSION/POSSIBLE ACTION:** Authorize the county manager to approve proposals from Sierra Builders and Pezzonella-Ferrari Consulting to complete the first phase of structural work to the Virginia City Freight Depot building consisting of structural repairs to the roof and addition of a fire suppression sprinkler system on an hourly basis with total amount not to exceed \$199,550.00 for the construction work and \$10,854.00 for the engineering design.

Removed from the Agenda

**11. DISCUSSION/POSSIBLE ACTION :** Approval of Memorandum of Understanding (MOU) between Storey County, Carson City, and the Truckee Meadows Water Authority (TMWA) as a preliminary expression of general intention and to provide the basis for negotiations of a definitive agreement with the State of Nevada with respect to deliveries of water from the State-owned Marlette Lake Water System. A definitive agreement is planned to be reached in two years.

Mr. Osborne explained there is no change to the Marlette agreement. An expired agreement with Carson City states how much water would be allocated to the Comstock and how much to Carson City. This item is a Memorandum of Understanding - creating a new agreement with Carson City, the State of Nevada - who owns the system, Storey County, and TMWA.

The County is in the middle of the Storey County Water Master Plan process which should be done by the end of the year. This Board and the community will be involved in the ultimate agreement for water use on the Comstock and the other users. Virginia City and the Comstock will have first right of priority on the system as this is the only source of water. This is supported by the State.

Public Comment:

**Nicole Barde, Storey County resident:** CMI previously received permission to be provided with a certain amount of untreated, or surplus, water. Does this agreement alter the (County's) terms with Carson as to what we get, and would that impact affect what CMI gets?

Chairman McBride: This doesn't alter anything - it is just a study, a Memorandum of Understanding looking to the future.

Mike Nevin said he has looked at this and it in no way affects (the County's) ability to provide CMI water, when needed.

**Motion:** I, Jay Carmona, approve a Memorandum of Understanding between Storey County, Carson City, and the Truckee Meadows Water Authority (TMWA) as a preliminary expression of general intention and to provide the basis for negotiations of a definitive agreement with the State of Nevada with respect to deliveries of water from the State-owned Marlette Lake Water System, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**12. DISCUSSION/POSSIBLE ACTION:** Accept authorization of a contract between Storey County and BELFOR USA, Inc. to furnish materials, equipment, and subcontracted items and to perform COVID-19 deep cleansing and preventative treatment to county buildings in an amount not to exceed \$13,000.00. Funding for this program will be paid from CARES Act funds.

Mr. Osborne said the County is looking to do a full deep cleaning of all County buildings and offices as preventative measure to ensure safety of staff and visitors. BELFOR is a company certified to do Covid-19 deep cleaning treatments and measures, which are long lasting. This will be paid out of CARES funds or possibly FEMA reimbursement.

Public Comment: None

**Motion:** I, Jay Carmona, accept authorization of a contract between Storey County and Belfor USA, Inc., to furnish materials, equipment, and subcontracted items and to perform COVID-19 deep cleansing and preventative treatment to county buildings in an amount not to exceed \$13,000. Funding for this program will be paid from CARES Act funds, **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 amendment to lease a portion of the County property on Peru Drive to provide internet service at market rate to the TRI GID.

Mr. Loomis: The TRI GID has a lease for property on Peru Drive. Part of the lease states the GID obtain its own internet service which they have been unable to do. This is an amendment to that lease stating the County will provide that service at a rate to be determined by the IT department.

Public Comment: None

**Motion:** I, Jay Carmona, move to approve an amendment of the lease with TRI GID by which the County will provide internet service at a market rate to the GID, **Moved by:** Vice Chairman Carmona **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**14. DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval of USDA Amendment #2 to the Letter of Conditions for the Hillside Tanks Replacement Project for additional USDA Loan amount of \$344,000. Funds are needed to make up the required shortfall to complete the project in its entirety. The amendment also requires the Water Enterprise Fund be responsible for any project cost overruns (project contingency) at an estimate amount of \$212,815.

Mike Nevin, Water Project Manager: This project is tied to the Five-Mile water replacement project. Adjustments have been made to the design due to geo-technical information regarding the site. This includes additional retaining walls to hold the larger tanks. Initially it was thought funds might be short, which turned out to be the case. Prior to bid, Cheryl Couch from USDA, indicated there would be sufficient loan funds to make up any shortfall - that amount is just under \$344,000. It has been determined that the Water Enterprise Fund, which the loans are paid from, has sufficient unreserved cash to cover the shortfall.

Replacement is necessary due to the infrastructure and age of the superstructure of the tanks which has deteriorated. The Bureau of Safe Drinking Water has directed the County to get this job completed.

USDA has been phenomenal on all sewer and water projects. The interest rate is 1.125% - good news. In addition, the interest rates on other water and sewer obligations, will drop to the 1.125% - providing the loans are closed by September 25<sup>th</sup>.

The County's bond counsel, Sherman & Howard, has done the pre-work necessary to get the revenue bonds issued and closed properly.

With the additional \$344,000, the County will save about \$42 in the monthly payment. Over the term of the loans, interest savings will be \$371,000.

Cheryl Couch commented, "by the Board approving this item, there will be significant savings". (difficult to hear Ms. Couch).

Chair McBride: The County has a long relationship with Ms. Couch and USDA Rural Development - the go-to agency helping the County out with public works projects, ambulances, and such. This project has been on Mr. Nevin's "back burner" for years. The time has come to replace these tanks being held together "by termites holding hands".

Public Comment:

**Sam Toll, Gold Hill resident** : Encouraged to see this work moving forward and to see the interest rates come down. With the Gold Hill sewage plant, we are expecting a 5% increase in rates. Will the (interest) savings have direct impact on the amount residents pay for water?

Mr. Nevin: When the rate analysis was conducted, the Commission did tiered rate increases in November for these projects - there is no need seen to modify those rates. As we progress, current rates may be able to be lowered slightly. But no increase at this point.

Comptroller Jennifer McCain: Important, the savings and interest are offset by the additional \$344,000 needed to complete the tanks. The savings is smaller than the \$360,000+ interest savings.

Chair McBride cautions not to get hopes up for reductions in costs of services, supplies, or taxes - unless there was growth that would offset or pay for it. This is an "enterprise fund" - only paid for by the people who use the water and sewer system.

Mr. Osborne commented increases had not happened for a very long time, so there was a "catch-up" period. Other jurisdictions have regular increases to go with cost of living. Now we're at a

point where we should be.

**Motion:** I, Jay Carmona, motion to approve and sign by Chairman McBride authorization of USDA Amendment #2 to the Letter of Conditions for the Hillside Tanks Replacement Project for additional USDA loan amount of \$344,000, and the additional requirement that the Water Enterprise Fund be responsible for any project cost overruns at an estimate amount of \$212,815, **Moved by:** Vice Chairman Carmona **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**15. DISCUSSION/POSSIBLE APPROVAL:** Consideration and possible approval of award of contract to low bidder, Farr Construction dba Resource Development Corporation for the Hillside Tank Project. This contract is for the low bid in the amount of \$2,128,149.00 for the completion of the entire Hillside Tank Project.

Mr. Nevin: this is the approval of the low bid for the Hillside Tank project in the amount of \$2,128,149 submitted by Farr Construction. The contractor specializes in water tanks - raw and potable. He is happy to make the recommendation to award this project.

Public Comment: None

**Motion:** I, Jay Carmona, move to approve and sign by Chairman McBride, the contract award for the Hillside Tank Project in the amount of \$2,128,149.00 to Farr Construction dba Resource Development Corporation, **Moved by:** Vice Chairman Carmona **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**16. DISCUSSION/POSSIBLE ACTION:** Approval and acceptance of the Trial Court Improvement (TCI) grant from the Nevada Administrative Office of the Courts in the amount of \$14,901.60. Project Total is \$21,288.00. Match of \$6,386.40 to be provided by the Virginia Township Justice Court. This will be used for a baggage scanner and hand-held metal detector for the entrance of the new court facility.

Nick Lazzarino, Bailiff-Court Services Officer, explained this funding will allow the purchase of safety equipment for the new Justice Court facility - specifically, a baggage scanner and a hand-held metal detector for the entrance. These are precautions ensuring safety for the public as well as staff. These items will be used at the new facility.

Vice Chairman Carmona: Are you taking the scanner that is currently in the courtroom? Will this one be replaced?

Mr. Lazzarino: Yes. The body scanner currently used will be taken with the addition of this new equipment. Clerk Stephens has the information regarding purchase (of a new scanner for the courtroom). The Justice Court does have the funds that would be required.

Mr. Osborne commented this is a \$21,000 plus expense, however Judge Herrington was able to get a grant of \$14,901, leaving \$6,386.40 cost which is in the special budget fund.

Mr. Lazzarino: Correct.

Public Comment: None

**Motion:** I, Jay Carmona, move to approve the trial court improvement grant from the Nevada Administrative Office of the Courts in the amount of \$14,901.60 for a baggage scanner and hand-held

metal detector for the Justice Court facility. Initial quotes, description of the baggage scanner were provided to the Comptroller during the fiscal year 2020-21 budget process. This grant money will help with the costs facing the County in the construction of the new Justice Court facility, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**17. DISCUSSION/POSSIBLE ACTION:** First Reading of Bill 118, Ordinance 20-307, text amendments to Storey County Code Title 17 Zoning Districts CR Commercial-Residential; C Commercial; R1 Single-Family; R2 Multi-Family Residential; E Estate; F Forestry; A Agriculture; I1 Light Industrial and I2 Heavy Industrial; NR Natural Resources and SPR Special Planning Review zones. Additions, modifications, eliminations and clarifications, including the listed land uses, minimum floor area, setbacks, minimum parcel area, distance between buildings and home enterprises are proposed.

Continued to August 18, 2020

**18. DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval of Resolution No. 20-585, 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 2020-2021 fiscal year. This resolution removes the budgeted position of Assistant Comptroller and unbudgeted position title of Assistant County Manager and adds budgeted position titles of Fire Marshal/Community Development Director, Dispatch Manager, Information Technology officer, HR Director, HR Generalist and Planning Manager.

Jen Chapman: This is an annual Resolution setting grade and salary range or appoint Storey County officials. Also, removing the two positions indicated and changing or adding Fire Marshal/Community Development Director, Dispatch Manager, Information Technology officer, HR Director, HR Generalist and Planning Manager. All positions have been included in the budget.

Public Comment: None

**Motion:** I, Jay Carmona, move to approve Resolution No. 20-585, 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 2020-2021 fiscal year. This resolution removes the budgeted position of Assistant Comptroller and unbudgeted position title of Assistant County Manager and adds budgeted position titles of Fire Marshal/Community Development Director, Dispatch Manager, Information Technology officer, HR Director, HR Generalist and Planning Manager, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**19. DISCUSSION/POSSIBLE ACTION:** Special Use Permit 2020-021 request by the applicant Stericycle, Inc., to construct and operate a medical and other special waste incinerator facility. The project has the potential to provide generation of excess power, which is considered an “electric or gas power generating plant” which is also subject to a special use permit. The subject property is located at 1655 Milan Drive, Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada, a portion of Assessor’s Parcel Number (APN) 005-111-73.

Continued to August 18, 2020

**20. DISCUSSION/POSSIBLE ACTION :** Approval of business license second readings:  
**A. Ashman Company Auctioneers & Appraisals** - Out of County / 1415 Oakland Blvd. Ste 200 - Walnut Creek, CA  
**B. Aspen Engineering LLC** - Professional / 4600 Kietzke Ln, # 0-264 ~ Reno, NV

- C. **Best Buy Stores LP** - Contractor / 7601 Penn Ave ~ S. Richfield, MN
- D. **Drillrite LLC** - Contractor / 233 Springfield Pkwy ~ Spring Creek, NV
- E. **Fly Right LLC** - Contractor / 822 Wyoming Avenue ~ Reno, NV
- F. **Holistic 20/20** - Home Business / 326 Rue De La Janue ~ Sparks NV
- G. **Hotwire Electric LLC** - Contractor / 310 W. Williams Ave. Ste B. ~ Fallon, NV
- H. **Mercury Clean Up, LLC** - Mining / 2443 Fair Oaks Blvd., PMB 516 ~ Sacramento, CA
- I. **Pinyon Mountain Studios** - Home Business / 21535 Dortort Dr. ~ Reno, NV
- J. **Servpro of Lyon and Storey Counties** - Contractor / 193 Shady Lane ~ Stateline, NV
- K. **Shcalo Group Corporation** - Out of County / 58555 Winnowing Cir. ~ N. South Lyon, MI
- L. **Siddons Martin Emergency Group, LLC** - General / 3033 Waltham Way ~ McCarran, NV
- M. **Cal-Sierra Technologies, Inc.** - Out of County / 39055 Hastings St. Ste. 103 ~ Fremont, CA
- N. **CWX Architects Inc** - Out of County / 1680 Montclair Ave. Ste A ~ Reno, NV

Community Development recommends approval of all licenses A through N.

Public Comment: None

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

**21. RECESS TO CONVENE AS THE STOREY COUNTY LIQUOR BOARD**

**22. DISCUSSION/POSSIBLE ACTION:** First reading for approval of an On-Sale Liquor License for the Tahoe House Hotel and Bar; 162 South C Street, Virginia City, NV 89440. Applicant is Paul Hoyle of Lark Lane Hospitality LLC.

Chairman McBride said this is the first reading for the liquor license.

Public Comment: None

Chairman McBride disclosed that he holds a liquor license within proximity of the Tahoe House Hotel voting would be no different than on any other item.

**Motion:** I, Commissioner Carmona, move to approve the First reading for approval of an On-Sale Liquor License for the Tahoe House Hotel and Bar; 162 South C Street, Virginia City, NV 89440. Applicant is Paul Hoyle of Lark Lane Hospitality LLC, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**23. PUBLIC COMMENT (No Action)**

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

The meeting was adjourned by the Chair at 11:14 AM  
Respectfully submitted,

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