



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

AUGUST 17, 2021 10:00 A.M.

800 S. C Street, Virginia City, Nevada

## MEETING MINUTES

JAY CARMONA  
CHAIRMAN

ANNE LANGER  
DISTRICT ATTORNEY

CLAY MITCHELL  
VICE-CHAIRMAN

LANCE GILMAN  
COMMISSIONER

VANESSA STEPHENS  
CLERK-TREASURER

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**Roll Call:** Chairman Carmona, Vice-Chairman Mitchell, Commissioner Gilman, County Manager Austin Osborne, Clerk/Treasurer Vanessa Stephens, District Attorney Anne Langer, Deputy District Attorney Keith Loomis, Public Works Director Jason Wierzbicki, Emergency Management Director Joe Curtis, Project Manager Mike Northan, Human Resources Tobi Whitten, IT Director James Deane, Sheriff Antinoro, Acting Community Development Director Pete Renaud, Tourism Director Deny Dotson, Fire Chief Jeremy Loncar, Community Relations Director Lara Mather, Labor Relations Jeanne Greene, Chief Deputy Tony Dosen, Recorder Marney Hansen-Martinez, Communications Manager Becky Parsons, Community Relations Honey Tapley, Planning Manager Kathy Canfield, Community Chest Director Erik Schoen, Senior Center Director Stacy York

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

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

### **2. PLEDGE OF ALLEGIANCE**

Commissioner Carmona led those present in the Pledge of Allegiance.

### **3. DISCUSSION/POSSIBLE ACTION:** Approval of Agenda for August 17, 2021.

Public Comment: None

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

**4. DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval of Minutes for July 6, 2021.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the Minutes for July 6, 2021 meeting, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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

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

- A. All 5s Construction LLC – Contractor / 181 E Warm Springs Rd ~ Las Vegas, NV
- B. Battle Born Gifts – General / 160 S. C St. ~ Virginia City, NV
- C. Darren Leitzke – Home Business / 355 N. F St # 46 ~ Virginia City, NV
- D. Empiendada – Food Truck / 3683 Kings Row ~ Reno, NV
- E. Redwood Materials Inc. – General / 1201 Norway Dr ~ McCarran, NV

II For consideration and possible action, approval of claims in the amount of \$989,520.39.

III For consideration and possible action, appointment of Arika Perry to fill the member at large vacancy on the Storey County Debt Management Board.

Public Comment: None

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

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

##### **Sheriff Antinoro:**

- Schools are open. Deputies are patrolling school zones.
- Regarding complaints from the Highlands regarding off-road vehicles - there has been, and will be, dedicated enforcement by deputies.

Chairman Carmona looks forward to the increased enforcement.

Vice Chairman Mitchell also thanked the Sheriff for taking on this issue.

##### **Fire Chief Jeremy Loncar:**

- An excavator was delivered to help with the cleanup of the Tamarack Fire.
- There is a "red flag" warning for this afternoon.

##### **Jason Wierzbicki, Public Works Director:**

- Work continues on the Mark Twain drainage project. Also, clearing brush from the roadside.

**Mike Northan, Projects Coordinator:**

- The IT addition is still on track for an August 19<sup>th</sup> completion date.

**Joe Curtis, Emergency Management Director:**

- The County is now at 132 Covid cases since February 2020, with a number of new cases the last couple of weeks. However, (the County) is still looking good.
- With smoke in the area, the County (today) is in the unhealthy range. A lot of ash has been falling in Virginia City. It should be a little clearer the next few days.
- Another fire has started south of Lake Tahoe. We may see smoke coming from there as well.

Commissioner Gilman said he heard that approximately 80% of area hospital beds are full with the majority being Covid cases.

Mr. Curtis said he has not received that information. He is not aware of any major problems in the area and has not received any notifications along that line. He will check into this.

Vice Chairman Mitchell commented that it is frustrating not to have any idea of current cases and where they are coming from - so we could get the word out as it relates to activities and to those who are high risk.

Mr. Curtis: This has been a problem - especially with the question of where (the cases) have occurred. (Storey County) having 3 or 4 zip codes relating to other counties, there is disparity in obtaining accurate numbers for testing, and so forth. He has been skeptical about the quality of information. It's hard to plan events or for businesses, whatever, when there is no real, solid information. It may have to do with HIPA laws. Lara Mather may have better information.

**Lara Mather, Community Relations Coordinator:**

- Regarding Commissioner Gilman's question about hospitals - the Nevada Hospital Association (NVA.net) website tracks all hospitalizations including all that are Covid related. They have really good information. Carson City Health & Human Services is starting to do more frequent, and in more locations, community-based testing. You do not have to be symptomatic.
- Covid testing will be held tomorrow at Mark Twain Community Center, 2PM to 3PM. A walk-in vaccine clinic will take place from 3:30 to 4:30 PM.
- The County's Covid response trailer will be taken to Mark Twain Community Center.

**Honey Tapley, Community Relations:**

- The Food Bank of Northern Nevada is having a food drive in September. Companies can register for a barrel by contacting the Food Bank. Food can be dropped off on September 29<sup>th</sup>, from 11am to 1pm at 727 USA Parkway in TRI. Food must be non-perishable, such as canned fruit and vegetables. For information call the Food Bank at 775 331-3633.

**Deny Dotson, VCTC Director:**

- Strong visitation continues in Virginia City - it's been a banner year.

- There's a good lineup of events for the fall - with some of the spring events moved to the fall. The Grand Prix being one.
- They continue to walk the "fine line" with the rise in Covid, making sure they do what they're supposed to, to be safe.
- "Everyone is a Local" on Thursdays finishes this weekend. Some merchants are staying open, including Pipers - which is going strong. Whitney and staff are doing a great job with a large line-up of activities.
- The Fire Department and their honor guard will be doing something special on September 11<sup>th</sup>. There will be special guests and a "fly-by".
- On August 28<sup>th</sup>, Engine 18 - V&T Railroad, will begin running again from Carson City to Virginia City. This will be a short season - a couple of months. Special events are planned, including the Polar Express.

**James Deane, IT Director:**

- The concrete base for the tower foundation at the sewer plant has been poured. The next step is to set up the tower.

**Pete Renaud, Building Official/Acting Community Development Director:**

- There has been a lot of interest in building in the Highlands.
- There is a lot of building going on in the industrial park.
- The pipeline project for the effluent line is moving along with approximately 5 miles in the ground.

**Erik Schoen, Community Chest Director:**

- The children's summer program has ended.
- Before and after school programs are in "full-swing". Parents looking for a safe place for their children should contact Community Chest.
- The Community Assessment Survey and forums have been finished. A report should be put together by the end of the month.

**District Attorney Anne Langer:**

- The District Attorney's Office is also involved in resolving the off-road issues/problems in the Highlands. Residents are asked to be patient and updates will be provided.

**Austin Osborne, County Manager:**

- The Governor's recent press conference did not change the mask requirements in the County. It pertained to how people would attend very large events with masking and indoor vaccination requirements. Details are posted on the County website.
- Inquiries have been received regarding Long Valley Road and whether or not it's a public road. Signs have been installed stating that it is a public road and not maintained by the County. It is not graded, not paved, not plowed, or maintained by the County.
- Other roads in the County are being looked at as well. Roads have been addressed one at a time based on urgency, importance, and resources.

**7. BOARD COMMENT (No Action - No Public Comment):** None

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

**9. DISCUSSION/POSSIBLE ACTION:** Approval of Resolution No. 21-630 providing for the transfer of Storey County's 2021 private activity bond volume cap to the Nevada Rural Housing Authority (NRHA), and other properly related matters for the purpose of providing a means of financing the cost of single-family residential housing that will provide decent, safe, and sanitary dwellings at an affordable price for persons of low and moderate income.

Diane Arvizo, Nevada Rural Housing Authority - Director of Home Ownership, provided an update on the "Home at Last - Home Ownership" program including the limitation, use, and source of private activity bonds. Storey County has been with the program since it's beginning in 2006. Since that time, Storey County has transferred \$1.9 million in unused volume cap to the NRHA.

Ms. Arvizo reviewed the numbers related to assisting homebuyers in Storey County, including the low interest rate. She explained how information is put out to potential homebuyers including their website at [Home At Last University](#).

Ms. Arvizo explained today's request is for Storey County's distribution of un-used volume cap for 2021 in the amount of \$236,198.72 to be used in the Home at Last - Home Ownership program.

They are asking for Storey County's continued support by transferring the County's unused volume cap to continue funding the Home At Last program. This help funds the ownership program which has helped over 10,000 homebuyers in Nevada. The transfer of unused funds to Nevada Rural Housing Authority does not obligate the County in any way, does not create any debt, and is not a line item or money on the budget.

The volume cap is currently used for "mortgage credit certificates" creating a tax savings for homeowners - money that is returned to homeowners when tax returns are filed.

Ms. Arvizo talked about the work, advertising, and outreach that goes into the assistance given by Home At Last.

Public Comment: None

Vice-Chairman Mitchell thanked Ms. Arvizo for the work done by Home at Last in helping with home ownership affordability and for discussion regarding the supply and not just affordability. In the future, if (the County) wanted to follow a more "development" focus - is that something this cap be allocated for?

Ms. Arviso: The private activity bond cap can be used for qualified purposes depending on the project. An investor would have to come in and utilize that tax exempt financing to put a project together. They would support that.

Chairman Carmona thanked them for doing what they do, helping folks in Storey County means a lot. The numbers indicate quite a few people use these services.

Ms. Arviso said they will be attending the NACO conference and hope to get more of their program information into local channels - such as website. They will be talking (to the County) in the near future to enhance their partnership.

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve Resolution No. 21-630 providing for transfer of Storey County's 2021 Private Activity Bond Volume Cap to Nevada Rural Housing Authority (NRHA) and other properly related matters for the purpose of providing a means of financing the cost of single-family residential housing that will provide decent, safe, and sanitary dwellings at an affordable price for persons of low and moderate income, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**10. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of contract appointing Dr. Scott Shepherd to act as Storey County Health Officer per NRS 439.310 for a period of two years and at a contract price of \$500.00 per month. Said contract would begin on September 1, 2021 and last until August 31, 2023.

Lara Mather, Community Relations Coordinator, explained this item is to appoint Dr. Scott Shepherd as the new County Health Officer. Ms. Mather reviewed Dr. Shepherd's background and certifications. The current contract expires August 31<sup>st</sup>. The new contract would be in effect September 1, 2021 through August 31, 2023.

Public Comment: None

In response to a question from Commissioner Gilman, Ms. Mather explained Dr. Shepherd would be mostly a resource for the County to answer questions regarding the pandemic or other health issues. Because of the County's relationship with Carson City Health & Human Services, he will not have the same relationship as doctors may have with other counties. NRS only requires the County have a health officer - no specific duties are defined.

Mr. Osborne: This Officer does not have the authority or the power of a Health Officer in a much larger jurisdiction.

Commissioner Gilman asked if the \$500 per month was the same rate paid to the previous health officer.

Ms. Mather: It is - the same rate has been paid for quite a few years.

**Motion:** I, Commissioner Mitchell move to approve contract appointing Dr. Scott Shepherd to serve as Storey County Health Officer per NRS 439.310 for a period of two years and at a salary of \$500.00 per month, and authorize the County Manager Osborne to sign, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**11. DISCUSSION/POSSIBLE ACTION:** Update, discussion, and provide direction to county staff and lobbyists regarding SCR 11 (formerly BDR 1109 and 1148) interim legislative committee to study Innovation Zone draft legislation, and other properly related matters.

Commissioner Gilman recused from vote and discussion on this item.

County Manager Osborne summarized the County's position on this item. Details are being worked out regarding presentations to be made by the County and other interested parties. Meetings after are to be determined with details to be worked out. The purpose of the Committee is for Bill draft review for Legislative action in 2023 or for other Bill draft recommendations.

Mr. Osborne reviewed Blockchains' presentation on Innovation Zones and introduction of the Bill draft. During the legislative session the County provided public comment supporting the technology of Blockchains, cryptocurrency, and such, if managed appropriately by the State. The County's Master Plan supports planned unit development in Painted Rock and maintains this position. The County believes the company can do all the technology, the growth, the economic development, research and development, and the "smart city" they want to build, within existing framework and the Storey County Master Plan, and existing County codes. The County maintains separation of local government per the Innovation Zone concept is not necessary and not appropriate.

The County's timeline is on the website, summarizing key points between 2000 and 2021 - starting with the TRI Development Agreement in 2000. This gives authority to pretty much build what they want to build. In 2006, the planned unit development was approved in Painted Rock. In 2016, the Master Plan was re-written expressly to support the Painted Rock development. Mr. Osborne reviewed additional changes to the Development Agreement supporting the planned unit development. In 2021, countless testimony, correspondence, and discussions have provided the same message as presented to the Legislature outlining the County's position. The County has been fine with the "smart city" concept at Painted Rock since "day one". Everything is on the County website under "innovation zones".

Public Comment: None

Vice-Chairman Mitchell said he is very pleased with the work of staff and lobbyists on this issue. He reinforces the consistency of (the County's) position - continuing to be supportive of the economic development and innovative aspects, and that (the County) is ideally suited to be a Governmental partner to facilitate this project. He has not changed his thought that (the County's) position is the right one.

Chairman Carmona: Watched the meeting and was surprised that most everyone on the Committee wanted to hear more from Storey County.

**Motion:** I, Commissioner Mitchell, move to direct County staff, lobbyists, and professional services, to consider appropriate research and analyses, and action on SCR 11 Innovation Zone study which will best protect and represent the County to continue to oppose separatist government concept, and to promote economic land development through existing legal framework in the 2016 Master Plan of Storey County, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

**12. DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval of amendments to the Tahoe-Reno Industrial Center Development Agreement related to authorizing legal cannabis uses within the boundaries of the Tahoe-Reno Industrial Center. This includes rescission of prior approval of regulation and acceptance of new regulation.

Commissioner Gilman recused himself from this item.

Kathy Canfield, Planning Manager, reviewed amendments to this Development Agreement allowing cannabis use within the boundaries of the Industrial Center. It does not change uses outside of the Industrial Center. This amendment amends previous restriction on the use of cannabis and allows for some use to occur with TRIC. Definitions match what was adopted in the current zoning code, with the addition "that no on-site cannabis consumption will be allowed". Criteria regarding usage in the I-2 zoning has also been added: that it is in an enclosed structure, there are odor control devices - any growing would be indoor, and retail establishments do not exceed one within a one-mile radius. A business impact statement was previously approved by the Board.

Public Comment: None

Vice Chairman Mitchell asked for clarification of the area in TRIC that is being discussed for allowance of (cannabis) uses.

Ms. Canfield explained it would be any area that is part of the Development Agreement.

Vice Chairman Mitchell: The Development Agreement does not cover the entire area originally designated as the Tahoe Reno Industrial Center - it's a smaller portion. Does the Development Agreement go into south valleys, those outlying areas of the park?

Mr. Osborne: It would be the area inside the annexed areas of the park. Inside the Tahoe Reno Industrial Center and have a 500 APN, you are subject to the Development Agreement, and this would apply only in those areas. It does include some of those outlying areas - Comstock Meadows, Eagle Valley, up in there. It does not include the entire 104,000 acres.

**Motion:** In accordance to the recommendation by staff, I, Commissioner Mitchell, move to rescind the notice Storey County of Acceptance of Regulation dated October 17,2017, by which the Tahoe-Reno Industrial Center (TRIC) accepted the prohibition on all marijuana uses within the TRIC boundary and move to approve and accept new amendments identified in Chapters 17.10 - Definitions and Chapter 17.37 - I-2 Heavy Industrial of the Storey County 1999 Zoning Ordinance which allow for marijuana (cannabis) establishments within the boundary of the Tahoe-Reno Industrial Center, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

**13. DISCUSSION/POSSIBLE ACTION:** Consideration and possible action on second reading of Bill No. 129, Ordinance 21-318 Cannabis establishment licensing ordinance. Cannabis uses will only be allowable at the Tahoe-Reno Industrial Center and nowhere else in the county.

Outside Counsel, Robert Morris, explained this is the second reading for the Cannabis establishment licensing ordinance setting a licensing fee. The fee will be 3% as allowed by NRS. The specifics of the ordinance are in the text of this item. The main change from the first reading was that every establishment will be required to have a license.

Public Comment: None

Vice-Chairman Mitchell feels (these establishments) should be properly regulated and allowed under the confines of law. He believes the previous action of the Board was the proper one to take - a "wait and see" approach to impacts of cannabis facilities. Allowing cannabis uses under proper regulations, taxed properly, in that area of the County makes sense. He is supportive of this action.

Chairman Carmona: Mr. Morris, how important is it to change the verbiage? Will it delay anything?

Mr. Morris: Approve with the proviso that he is allowed to make changes to specific terms. Changing business license to cannabis establishment license, where appropriate. A corrected copy will be given to Clerk, Vanessa Stephens.

Mr. Morris pointed out the places in the ordinance where the change should be made. With the authority to make those changes, the matter can go through today. He thinks this was in the first draft reviewed by the Board in July. Some changes, but now all, have been made.

County Manager Osborne: One of the most important (changes) is under section 5.10 stating a business fee of 3% of the gross revenues for cannabis related items - this is for the cannabis license not just the business license. The 3% fee (for gross revenues) is divided up in quarters for the year.

**Motion:** I move to adopt the second reading of Bill 129, Ordinance 21-318 Cannabis establishment licensing ordinance, and to authorize Mr. Morris to reconcile or replace the term "business license" with "cannabis establishment license" throughout, as needed, to make sure it is clear, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Chairman Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

**14. DISCUSSION/POSSIBLE ACTION:** Consideration and possible action to authorize the county manager to approve and sign a two-year agreement between Storey County and Porter Group, LLC for federal government affairs consulting, federal funding initiatives, and federal lobbyist services.

County Manager Osborne: The County has worked with the Porter Group in the past, including the zip code issue in the TRI Center and the Lands Bill on the Comstock - they were stellar to work with. Since the beginning of 2021, Federal legislation and climate have changed drastically. Applications for various permits, grants, infrastructure, Covid, and other such things, have become extremely bureaucratic. The County could use assistance, as in the past, from the staff of the Porter Group - looking at obtaining better access to monies that exist and/or are earmarked for various groups - getting assistance with grant applications and getting through the process. Also, in obtaining better "intel" on what's going on in Washington. There are still items on-going such as the Mark Twain Lands Bill and the Washoe County Lands Bill in which their assistance would be helpful.

Mr. Osborne recommends approval of a two-year contract with the Porter Group - which will significantly pay for itself in access (the County) will have to grants and other programs.

Public Comment: None

Commissioner Gilman said he has worked closely with the Porter Group for several years. They were instrumental in Storey County's obtaining Opportunity Zone status. A monumental effort in Washington DC.

Vice-Chairman Mitchell: With the current Administration in Washington DC, particularly in monetary policy, this means if (the County) is not "at the table" we are going to miss out. Unfortunately, we are all subject to policy that comes out of Washington. He has been impressed with the Porter Group on other issues - even when (the County) was no longer doing business with them.

Chairman Carmona said he has been impressed with the Porter Group for many years. Even when we "parted ways" for a bit, they made it clear they were available. He sees value in retaining them once again.

Lara Mather: From a "grants" perspective, she is thrilled with the possibility of working with this group. It is difficult navigating through thousands of pages of grant paperwork - she is looking

forward to working with (the Porter Group) and having their help navigating through all the grants and funding.

**Motion:** I, Commissioner Mitchell, move to authorize the County Manager to approve and sign a two year agreement with Storey County and Porter Group, LLC, for federal government affairs consulting, federal funding initiatives, and federal lobbyist services, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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

**16. DISCUSSION/POSSIBLE ACTION:** Consideration and possible action to the replacement of 11 mattresses for the fire stations in accordance of Article 44 of the 2019-2023 Collective Bargaining Agreement with the Storey County Firefighters Association utilizing funds from a separate line item.

Fire Chief Jeremy Loncar: Traditionally mattresses are replaced on a three-year basis. The mattresses they have been receiving were donated and had no life span - they have lasted six years. The cost is about \$3,000 to equip the four stations with 11 mattresses. The Local now wants them replaced and have requested buying a higher priced mattress, replacing all that are out there. A little extra money, but they will last 15 years, resulting in a cost savings. There are funds in the budget. The (higher priced mattresses) will cost about \$14,000 for 11 - but they will get 15 years out of them.

Chairman Carmona agrees. Good mattresses mean fewer back problems, less time out.

Public Comment: None

**Motion:** I, Fire Commissioner Mitchell, move to approve the purchase of 11 mattresses to comply with the 2019-2023 Collective Bargaining Agreement with the Storey County Firefighters Associations not to exceed \$14,178.78, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**17. DISCUSSION/POSSIBLE ACTION:** Consideration and possible action notice to Storey County to terminate and not renew interlocal agreement between Storey County and the Storey County Fire Protection District, thus returning responsibility for administering and enforcing the provisions of the 2012 edition of the International Fire Code as amended, and related fire inspection and prevention functions to the Storey County Fire Prevention District.

Chief Loncar: The agreement between Storey County and the duties of the Storey County Fire Protection District is due for renewal October 3<sup>rd</sup>. He requests this (agreement) not be renewed - that responsibility and duties be returned to the Fire Protection District to make the process better. This will allow the Fire Protection District to be more involved, to develop better pre-plans, work better in the community, and produce a better product. This has been discussed with the County Manager.

This will not be a fast transition - but as fast as it takes to put things in place. He wants to be very transparent in the process and have (the Commission's) blessings before putting it in place.

Public Comment: None

Commissioner Gilman: Will this change the process for approval of building permits?

Chief Loncar: There would not be much change for a developer - a building and fire permit would be needed. This would be run through Community Development. They would run it by the Fire Department for the okay to proceed. This can be done at the same time. There would be two separate boxes on the application instead of one. One for the Building side and one for the Fire/Life Safety side.

Commissioner Gilman: Who would be doing the actual plan inspection for fire?

Chief Loncar: That is hurdle right now with the retirement of Martin Azevedo. We have Fritz Klingler who was the Fire Marshal for Storey County Fire Protection District and is still a certified plans examiner for the State. Chief Loncar noted that he is also a certified plans examiner. Until the Fire Marshal's position is filled, the duties would be split between himself and Fritz Klingler.

Commissioner Gilman said (the County) has been incredibly successful in plan reviews. Will this change and/or be more complicated, or are we expediting?

Chief Loncar explained there will be additional steps, but there will more than one person looking at them, so the process will be expedited. Someone will look at fire and life safety in a manner insuring that it is being done right, which, operationally, they can get in and better fight fires. Plans should get a faster turnaround than currently. With more than one person, the time should be cut in half and get the builder building.

Commissioner Gilman asked if Mr. Osborne should comment. This change is concerning and he would like to know more before voting.

Mr. Osborne: He had the same concerns and had conversations with the Fire Chief. This is a return to 2018 where the Fire District did plan review - Community Development did building plans. The idea was to have one inspector to inspect fire sprinklers and pipes - then inspect beams and sheetrock. In reality, this didn't work. A person coming in with a fire background, a fire plans inspector, that also does building will have years of knowledge, training and passion, on the fire side. They may catch everything on the fire side but miss things on the building side. The same happens on the building side. This has happened in other jurisdictions. The new model would be while the Building Inspector is doing the plan review of a building, someone from Fire would be doing the fire inspection, doing them at the same time. He will make sure building plans and the old way of doing things remain in place. As the Fire Board in addition to being the County Commission, you will be supervising both. He is confident this will work and be appropriate - it worked before. With the

(new) strategic plan for Community Development, one of the biggest items in that plan is that "fire" does not belong in that building or in plan review. It creates conflicts with all the programs they have - inspections and plan review - and it was recommended that this not be in their strategic plan.

Commissioner Gilman said he appreciates that. This is an area that is concerning. It will depend on the individuals and how they approach the process. There has been an incredible spirit of cooperation in the County and because of that we are sitting in such a successful position. He looks forward to seeing how the process works and requests a review period in 12 months, or sooner, to evaluate the success of this change.

Chief Loncar agrees. He plans on delivering a solid product that will serve the County, residents, and visitors better. Better communication (with the County) has been developed through this process. He looks forward to achieving the over-all goal and success of Storey County making it "builder friendly" and welcoming new business and ideas.

Chairman Carmona thanked Commissioner Gilman - his concerns are very valid. Storey County has always been the leader. Maintaining a fast turn-around on plans, without sacrificing quality, is all he and Commissioner Gilman want.

Vice Chairman Mitchell: Speed, accuracy, and flexibility is the County's competitive advantage. It's important and innovative the way we have been able to process the work that has to be done to allow development to move forward. Streamlining this into one office was a good idea - in the process some shortcomings were discovered. With retirements and change in personnel, this is the right time to go back to a system that worked very well. He wants to be protective of the speed in which (the County) is able to do things. He believes there is a disadvantage when fire prevention is not part of a fire organization when looking at funding sources, grants, etc. - is that correct?

Chief Loncar: Yes, on the funding side. Fire prevention is a world within the fire department. Since 2018 it has been split in half which affects them operationally. Yes, with the funding - such as FEMA with very specific fire prevention grants. They have not applied for them because they have not had those duties since 2018. With fire prevention, there are grants that will assist them.

Chairman Carmona, looking back at the Dean Haymore days and what made us stand out, recalling how this was done in 2018 and prior, part of that was having fire inspections in the Fire Department. And he thinks (the County) is headed in the right direction. He likes Commissioner Gilman's idea of a "check-in" in a year for review.

**Motion:** In accordance with the recommendation by staff, I, Fire Commissioner Mitchell, move to notice Storey County of the intent to terminate and not renew interlocal agreement between Storey County and the Storey County Fire Protection District, thus returning responsibility for administering and enforcing the provisions of the 2012 edition of the International Fire Code as amended, and related fire inspection and prevention functions, to the Storey County Fire Prevention District on or before October 4, 2021, with the addition of the provision to do a one year review to

insure this move is accomplishing its intended goals, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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

**19. DISCUSSION/POSSIBLE ACTION:** Consideration and possible notice to the Storey County Fire Protection District to terminate and not renew interlocal agreement between Storey County and the Storey County Fire Protection District, thus returning responsibility for administering and enforcing the provisions of the 2012 edition of the International Fire Code as amended, and related fire inspection and prevention functions, to the Storey County Fire Prevention District.

County Manager Osborne explained this will be repetitive as this is a separate Board.

In about 2018, fire plans, examining and prevention migrated to Community Development. The idea was to make things more efficient - having one inspector inspect all of a building and fire items. Construction could then continue without waiting for a Fire Inspector to show up. A lot of times a Fire Commissioner would come in with a career in fire inspections but sometimes miss the building side. A person with years of construction experience would sometimes miss the fire side. There were a couple of other inefficiencies with the program. Linda Ritter Consulting Services, strategic plan consultant, has found that fire prevention does not belong with Community Development - it creates conflicts in inspections and plan review. They recommended that it not be included at all in Community Development. It is more efficient and makes more sense being at the Fire District and with the two departments working on inspections together. He feels that (the County) will be able to maintain the speed in operation as done now, and as done prior to 2018 in the "Dean Haymore days" - in fact it will probably improve. There is a vision to restructure that (Community Development) department with this migration back to Fire - where 60% of Community Development can be re-purposed back into economic development, with more structure, professionalism, and networking in the region. The new director could be spending 60% of his/her time scouting and marketing properties, keeping the website updated, being able to take a company coming into TRIC and position them next to a (compatible) company, being able to interface with EDawn and other economic development agencies, people in Washoe County who have reached out to the County in position companies next to each other. This department can really be organized and have experts focused on building, on business licensing, and have some antimony.

Commissioner Gilman: He would like to see the one year review as on the previous item - to revisit and see how we feel about it.

Chief Loncar said he plans on providing a quality product to serve residents and visitors. He feels better communications have developed through this process. He looks forward to the overall goal of keeping up the success and keeping the County overall friendly - welcoming new business and ideas.

Chairman Carmona: As long as we maintain fast turnaround on plans, without sacrificing quality, that's all the Commissioners really want.

Vice Chairman Mitchell: He is a proponent of bolstering the development capabilities of the County. He thinks it's wise to look at restructuring in that regard. And to make sure we are strong in why companies should be here and the advantages of working in Storey County. He is hopeful that the specialization will make (the County) more efficient and faster, segregating duties so that fire and plan check can happen at the same time. And maintain and/or shorten up turnaround times.

Chief Loncar: On the funding side there is. "Fire prevention" is a world within the Fire Department. There's plan review, inspections, pre-fire planning. Since 2018, half took off and half died. On the funding side, things like FEMA offer very specific fire prevention grants. They have not applied for them as they have not had those duties since 2018. This will help in obtaining those grants.

Chairman Carmona said he thinks we are heading in the right direction and likes the idea of a "check-in" in a year.

Public Comment: None

**Motion:** In accordance with the recommendation by staff, I, Storey County Commissioner Mitchell, move to notice Storey County Fire Protection District of the intent to terminate and not renew Interlocal Agreement between Storey County and Storey County Fire Protection District thus returning responsibility for administering and enforcing the provisions of 2012 edition of the International Fire Code, as amended, and related fire inspection and prevention functions, to Storey County Fire Prevention District on or before October 4, 2021, further I move to conduct a one-year review of this realignment to insure this is meeting the desired goals, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**20. DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval of business license Second Readings:

A. D.F. Drumm, Inc. - Contractor/6630 Chula Vista Ct., Sparks, NV

B. Frank's Mobile Tire Company, Inc. - Out of County/2000 Vassar St., Reno, NV

Public Comment: None

**Motion:** I, Commissioner Mitchell, move to approve the second reading of business licenses listed as items #A and #B, **Action:** Approve, **Moved by:** Vice Chairman Mitchell, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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

None

**22. ADJOURNMENT of all active and recessed Boards on the Agenda**

Chairman Carmona adjourned the meeting at 12:06 PM

Respectfully submitted,

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