



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, AUGUST 4, 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, Tourism Director Deny Dotson, Sheriff Gerald Antinoro, Fire Chief Jeff Nevin, Project Manager Mike Northan, Emergency Management Director Joe Curtis, Community Relations Director Lara Mather, Senior Planner Kathy Canfield, Water/Sewer Project Manager Mike Nevin, Deputy District Attorney Keith Loomis, Senior Center Director Stacey York, Chief Sheriff Deputy Tony Dosen, Human Resources Jeanne Greene, Comptroller Jennifer McCain, Administrative Officer/Human Resource Director Jen Chapman, Justice of the Peace Eileen Herrington, Public Works Director Jason Weizrbicki, Recorder Marney Hansen-Martinez, Communications Director Dave Ballard, Fourth Ward School Museum Director Nora Stefu, Community Chest Director Erik Schoen

### **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 August 4, 2020.

County Manager Austin Osborne requested item 12 be moved following item 7.

Public Comment: None

**Motion:** I move to approve the Agenda for August 4, 2020, with the change requested, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

### **4. DISCUSSION/POSSIBLE ACTION:** Approval of the Minutes for June 17, 2020.

Public Comment: None

**Motion:** I move to approve the Minutes for June 17, 2020, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**5. DISCUSSION/POSSIBLE ACTION:** Approval of the Minutes for July 7, 2020.

Public Comment: None

**Motion:** I move to approve the Minutes for July 7, 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 \$2,605,584.44.

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

**A. Adelita's Tamales** - Food Truck / 917 Desert Breeze Way ~ Fernley, NV

**B. Denmark Commerce Park Owner's Assoc.** - Non-Profit / 1485 La Briana Ave ~ Reno, NV

**C. G3 Solar, LLC** - Contractor / 272 W 200 N. #200 ~ Lindon, UT

**D. Hammond Homes and Construction LLC** - Contractor / 1780 Lattin Road ~ Fallon, NV

**E. Holder Construction Group LLC** - In-County Contractor / 2555 USA PKWY ~ McCarran, NV

**F. Iconic Concrete LLC** - Contractor / 2740 Beach River Dr ~ Reno, NV

**G. QA Group, LLC** - Out-of-County / 3400 E. Third Ave ~ Foster City, CA

**H. Two Rivers Demolition, Inc.** - Contractor / 2620 Mercantile Dr. ~ Rancho Cordova, CA

III. For possible action, approval of Assessor's recommended corrections to 2020-21 Secured Tax Roll for Exemptions

IV. For possible action, approval of Assessor's recommended corrections to Unsecured Tax Roll

V. For possible action, approval of update to Storey County Administrative Policies and Procedures including policy 302 Source of Candidates; Open Recruitment; Promotion; Transfer and Eligible List to Vacant Position

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

**12. DISCUSSION/POSSIBLE ACTION:** Discussion and consideration of the conditions of the county jail and the number of deaths [if any] in the county jail.

Sheriff Antinoro thanked the Board for hearing the item early. Pursuant to the last Legislative session, a bi-annual meeting and report regarding conditions of the jail is required. Commissioner Carmona did the inspection in March and found no deficiencies. The health inspection was completed on July

21, with a score of 100%. A few minor repairs have been completed and a new walk-in freezer has been installed for storage of inmate food.

Vice Chairman Carmona and Commissioner Gilman had no comments.

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

### **Chief Deputy Tony Dosen:**

- The Sheriff has a plan in place for the possible protest at the Courthouse at 5PM.

### **Marney Hansen-Martinez , County Recorder:**

- Work continues on “back-indexing” for on-line search. Currently working on 1982-1988. This is an on-going project being worked on between daily business. Updates will be given as they progress, going back 116 years.

### **Stacy York , Senior Center Director:**

- The “homemaker” and “transportation” programs are up and running. Anyone interested in the program or to see if they qualify, call Stacey at 847-0959, or Brooke (program coordinator) at 686-3532.

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

- The patchwork on Lousetown has been completed. Work has begun cleaning out ditches along Six Mile Canyon.

### **Dave Ballard , Communications Director:**

- Sierra Electronics is scheduled to start installing new radios in vehicles. This will probably take a month to complete. Work has already started on the mountaintop.
- In the “bank” building, the old vault has been “guttled” to be turned into the server room.
- Electrical work and air conditioning are scheduled for next week.

### **Deny Dotson , Tourism Director:**

- Update on events that are still on:
  - Street Vibrations, Grand Prix, car cruise for Veteran’s Day, and Christmas on the Comstock
  - All American Craft Fair will be held this weekend at the Silverland Hotel parking lot. They have a good plan to deal with Covid 19, with people spaced out - only a certain number allowed in a one time; one entrance in-and-out; and face masks required.
  - Pipers Opera House is presenting a play, “Murder at the Gin Joint”, the next two weekends. Local game night and line-dancing are also being held.
- More people are being seen doing mini stay-cations. Hotels/motels are not full but are being booked more than anticipated.
- Marketing dollars are going towards “Everyone is a Local” campaign.
- Mr. Dotson introduced Nora Stefu, the new Director of the Fourth Ward School Museum.

### **Nora Stefu , Fourth Ward School Museum Director:**

- She will be in the office from 10AM to 5PM daily.
- The museum is closed for the next few months, or until further notice.
- In the meantime, security cameras are being installed, the museum is being renovated, and programming is being done for a virtual tour on the website.

### **Joe Curtis , Emergency Management Director:**

- Total Covid cases in the Quad-County - 718. Storey County - 4. Numbers may be inflated due to people re-testing.
- The next community testing sites are: August 11 at Mark Twain Community Center, 8 am to 11 am; and August 28 at Lockwood Senior Center. Testing is for asymptomatic people who are residents of the Quad-County.
- The Jeep Posse has been very helpful in assisting with the testing sites.
- We continue to emphasize and encourage the need for masks and hand sanitizers when out in public. We are looking into putting more stations out in the community - there has been good response to them.
- As a tourist community there are a lot of things we can do. Cleaning doorknobs, countertops, computers in stores and businesses.
- Storey County has been doing a pretty good job.

Chair McBride asked where a resident who has symptoms would go to be tested.

Mr. Curtis: If you have specific symptoms (look them up) - call the Call Center hotline for the Quad County area at 775 283-4789. This is on the County website - you can also go to Carson City Now.

Commissioner Gilman thanked Mr. Curtis for all of his work.

**Erik Schoen , Community Chest Director:**

- They are looking at, and working on, what school is going to look like. (Community Chest) is doing its best to create complimentary programs in both Virginia City and Lockwood.
- They hope to provide all-day childcare on Friday when there is no school.
- Updates will be provided.

**Mike Nevin , Water/Sewer Project Manager:**

- The “notice to proceed” has been issued for the Hillside Water Tanks project.
  - The contractor has begun moving on site.
  - Activity will commence on Monday, August 10. Workdays will be Monday through Friday - 7AM to 3:30 PM.
  - SHPO concurrence was finally received.
- Gold Hill Wastewater plant project:
  - Waiting for response from one of the funding entities.
  - USDA had a few minor modifications.
  - The Certificate of Appropriateness for the building has been received.
  - The building is going to blend in with the mining facilities around the area.
  - When we get SRF concurrence, the bid can be advertised. Hoping for a bid opening sometime early September.

**Kathy Canfield , Senior Planner:**

- Update on projects:
  - USDA Water Study in the Highlands is on-going;
  - Water Resources Plan and RS 2477 Road Plan are anticipated to come to the Board and Planning Commission in the fall.
  - They are busy with projects and applications. There is a Planning Commission meeting Thursday.

**Jeff Nevin , Fire Chief:**

- Seasonal staff continue to do residential surveys in parts of the County.
- A brush engine was sent to Northern California to assist on a fire. That same engine was sent to the Hog Fire. An engine and dozer are on the North Fire.
- An engine was also sent to Oakland to assist on two fires.

**Keith Loomis , Deputy District Attorney:**

- A Settlement Conference is tentatively scheduled in the Cetus Mortgage case on September 14<sup>th</sup>. Either the Chairman or the County Clerk will need to attend.

**Austin Osborne , County Manager:**

- An “open air” Town Hall meeting will be held on August 15<sup>th</sup>, 5 to 6PM, at the Highlands mailboxes. People can come and go over the hour in order to keep people from “grouping up”. The US Census group will have a table at this meeting.
- Congratulations to Jen Chapman for her on-going efforts on Public Record Requests.
- Thank you to Dabney Stapleton at NACO and lobbyist Mary Walker who have done a great job working with staff in regards to the Special Legislative session. Some of the items approved are: Vote by mail-in ballot; substantial rights adjustments for peace officers and Sheriffs regarding rights and disciplinary actions; net proceeds tax of mining proceeds; legislation on liability pension for businesses and local governments if people were to get sick from Covid 19.
- The Governor’s speech last night changes direction focusing enforcement not only individual businesses, but on business sectors, counties, cities, and jurisdictions that are “allegedly” not doing enough to try to prevent Covid 19. We will be working with our team to make sure we keep doing what we have been doing - encouraging facemasks and social distancing. Flyers have been put up around town showing “bandits” with masks on.

**Vanessa Stephens , County Clerk:**

- Working with the Secretary of State and other Clerks on details for the General Election. Contact the Clerk’s Office with any questions or concerns.

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

**10. DISCUSSION ONLY (No Action):** A presentation by Ed James with the Carson Water Subconservancy District regarding the Water Supply Picture for the Carson River.

Mr. James gave an overview/slide presentation of the watershed on the Carson River, including groundwater levels, production, municipal water use, streamflow, and proposed workshops.

Most groundwater areas in the district are doing well. Mr. James reviewed the different areas. Two areas of concern are in Douglas County. In Storey County, some areas in Mark Twain are up and down. Other areas reviewed: Silver Springs, Stagecoach, Fallon, and the Carson desert (Churchill County area). The Carson Valley is the biggest groundwater producer. The Silver Springs area is being watched closely with domestic wells being the biggest user.

Mr. James discussed water deliveries from the Marlette/Hobart Water System to Virginia City, Gold Hill, and Silver City, which have been pretty stable. There has not been a huge demand or increase in water usage in the Storey County area.

Mr. James reviewed the natural flow into the Carson river from the east and west forks - a little less water than historically. Irrigation in the Carson Valley is being looked in to. Mr. James discussed the effect on Churchill County.

A workshop may be set in October. Experts from around the area, USDA, and Department of Water Resources will be speakers. They will review work going on on the Carson River and within the State. Several studies are taking place - some looking at the impact on Lovelock, as well as other areas.

This will be a virtual meeting, open to the public, and will provide insight as to what's happening on the watershed.

**11. DISCUSSION/POSSIBLE ACTION :** Consideration and possible approval of Storey County to grant up to \$200,000 of its CARES-Act funds to small businesses located in Storey County and adversely impacted by COVID-19, with an additional five percent (roughly \$10,000) of this amount being dedicated to administration costs including assistance from the Nevada Association of Counties (NACO) and/or its affiliate(s), a total combined amount being up to \$210,000.

County Manager Osborne: The County received approximately \$750,000 in CARES funds - about one-half is actually received, the rest is reimbursable funds. This covers the costs of such items as PPE, overtime, materials, and so forth. The County is allowed to dedicate a portion to be directly invested into the local community for small business assistance. At this time, we are looking at \$200,000 to be invested into small business. There is a 5 or 6% administration fee to be paid to a group that NACO is using to administer these programs. These are experts that will help the County work with local businesses with applications, processes, and criteria. There is a potential for more in the future but this is what we know is available right now.

The administration fee is going to be 6%, or \$12,000. To clarify, \$200,000 will go to the community and \$12,000 is for administration.

Chairman McBride: It seems other Nevada counties are doing the same thing. We do not expect the County to utilize its entire \$750,000 allocation of CARES funds. It was suggested by NACO, and other counties, rather than turn the funds back in to the Government - would be to go ahead and help out local businesses, those that have gone through rough times with the shutdown of business. NACO would do the management of (the funds) - this will avoid the County being accused of "picking winners and losers". The County wants everyone to have a fair shake. There will be rules put into place.

Vice Chairman Carmona said he is glad to see something going back to the community and merchants. PPE isn't fun to spend money on but is necessary.

Chairman McBride: All the people who had to make adjustments to business operations that are Covid 19 related - PPE equipment, putting up barriers, or whatever - would make them qualifiers for this.

Commissioner Gilman: Requests that this be expedited. He is sure the help is needed and hopes this can aggressively move forward.

Chairman McBride: Agrees. Comments have been made to do this expeditiously - can't remember the timeframe, but we do have to act on it in an expeditious way so that we do not lose the funds.

Mr. Osborne: I think December 1<sup>st</sup> is when we have to come up with a plan. It is expeditious in this first and second round. To be clear, this is not a loan that has to be paid back, it would be grant for businesses to keep.

Public Comment: None

Mr. Osborne requested the motion include "an additional six percent, \$12,000" rather than five percent.

Mr. Loomis: Looking at the conditions, it requires that the money be spent before December 30<sup>th</sup>, to reimburse the costs incurred due to Covid up through December 30<sup>th</sup>.

**Motion:** I, Jay Carmona, motion to approve Storey County to grant up to \$200,000 in CARES Act funds to small businesses located in Storey County adversely affected by Covid 19, with an additional 6%, roughly \$12,000.00 of this amount, being dedicated to the administration costs, including assistance from the Nevada Association of Counties, and/or its affiliates, a total combined amount of up to \$212,000, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**13. DISCUSSION/POSSIBLE ACTION:** Possible approval to authorize County Manager to approve a monthly contract with Quickspace for temporary security fencing around the V&T Freight Depot Building during the construction activities in an amount not to exceed \$1,200.00 per month for up to six months.

Mike Northan reviewed this project installing temporary security fencing at the Depot as a means of securing the jobsite during construction activities. This will include fire sprinklers, some structural work, and fire detection/alarm system. The fencing should be up for about six months. Quickspace had the best quote.

Public Comment: None

**Motion:** I, Jay Carmona, move to approve the monthly contract with Quickspace for temporary security fencing around the V&T Freight Depot Building during the construction activities in an amount not to exceed \$1,200.00 per month for up to six months, **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 award and authorization for County Manager to sign Emergency Management Performance Grant Program, COVID-19 Supplemental (EMPG-S) in the amount of \$20,003.65.

Lara Mather explained this is a supplemental grant. Normally this would be a matching grant - in this case, however, the match (\$10,001.83), will be covered by the State Department of Emergency Management. The grant funds are for 5 complete remote workstations, as well as camera equipment to be used in zoom meetings. Although this is not a matching grant, approval and signatures by the Board and County Manager are required.

Public Comment: None

Chair McBride commented that when the shutdown began, it was difficult to find equipment that was sufficient for remote usage. It's good to be able to acquire needed equipment and that it is paid for out of the grant program.

**Motion:** I, Jay Carmona, move to approve and authorize Austin Osborne, County Manager, to sign the grant for Emergency Management Performance Grant Program, Covid-19 Supplemental in the amount of \$20,003.65, **Moved by:** Vice Chairman Carmona **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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

**16. DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval of authorization for Chairman McBride to sign the Sherman & Howard Bond Counsel Engagement Letters for the USDA water projects (5 mile waterline & water tanks) for an amount not to exceed \$30,000.00.

Comptroller Jennifer McCain: Kendra Follett from Sherman & Howard has assisted the County in the past in obtaining bonds. There are three bonds to be obtained in order to finish the 5 mile waterline and water tank projects which Ms. Follett is prepared to do.

Public Comment: None

**Motion:** I, Jay Carmona, move to approve and authorize Chairman McBride to sign sign the Sherman & Howard Bond Counsel Engagement Letters for the USDA water projects for an amount not to exceed \$30,000.00, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**17. DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval of authorization for Chairman McBride to sign the Sherman & Howard Bond Counsel Engagement Letter for the USDA sewer projects (Gold Hill Package Treatment Plant) for an amount not to exceed \$30,000.00.

Chairman McBride asked if there was any Board comment or questions for Ms. McCain regarding this item: None

Public Comment: None

**Motion:** I, Jay Carmona, move to approve and authorize Chairman McBride to sign the Sherman & Howard Bond Counsel Engagement Letter for the USDA sewer projects (Gold Hill Package Treatment Plant) for an amount not to exceed \$30,000.00, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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

**19. DISCUSSION/POSSIBLE ACTION :** Possible acceptance of bid and award of contract for the Divide Building Justice Court Tenant Improvement to the apparent low bidder, Shaheen-Beauchamp Builders in the amount of \$582,000.00 as a base bid plus contract alternates for a total sum of \$733,738.00.

Mike Northan: Bids have been received for the Justice Court at the Divide Building with seven general contractors submitting bids. Base bids ranged from \$582,000 to \$725,000 - an average of \$644,000. Mr. Northan explained base bids plus alternates. Shaheen-Beauchamp Builders was the low bidder. This company constructed the Community Center building. Staff requests approval and award of contract to Shaheen-Beauchamp Builders.

Public Comment:

**Nicole Barde , Storey County resident:** Is there a total for the entire project - full cost up to the time of moving in?

Comptroller McCain: Using the rough estimate of \$750,000 to complete the remodel - the project will be up to approximately \$2.2 million. This includes purchase of the building, parking lot, sidewalk, and engineering and architect drawings.

Ms. Barde asked who would be using the space besides the Justice Court. Is there room for other departments?



Chairman McBride: Only the Justice Court is being moved in. Maybe down the road other departments. (The County) is only utilizing the portion of the building where MX Trophies was located. Divide Fitness remains in the other portion.

Ms. Barde commented she is thinking “down the road” - with compression, where are other departments going to go?

Chairman McBride advised that is not on the agenda.

**Sam Toll , Gold Hill resident:** Is there an anticipated “move-in” date?

Mr. Northan: 180 days for construction is being allowed under the contract.

Mr. Toll: Past that, is there any feel for the timeframe....

Chairman McBride said this is getting off track. This (item) is simply approving the bid.

**Motion:** I, Jay Carmona, move to accept the bid and award of contract for the Divide Building Justice Court Tenant Improvement to the apparent low bidder, Shaheen-Beauchamp Builders in the amount of \$582,000.00 as a base bid plus contract alternates for a total of \$733,738.00, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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

Community Development recommends approval of all licenses A through F.

**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

Mr. Osborne: Community Development recommends approval of items A through F.

Public Comment: None

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

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

**Nicole Barde** thanked Ashley Meade from Community Development Department for the quick time in providing a plot map that Ms. Barde requested.

**Sam Toll:** Storey County resident Paul Thyrack passed-away over the weekend. Paul was involved in the newspaper/communication business.

Regarding comments about Jen Chapman and Public Record Requests - it has been a delight to work with Jen on requests and it appears to be pushing forward. There are about 30 open public record requests - some from two years ago. Mr. Toll said he will give Mr. Osborne and Jen another chance

to look at those to see if they can collaborate on delivery of the information before hiring an attorney to sue Storey County under SB287 approved in the last session. Austin and Jen's efforts are welcome, but adding cumulative days - 24 + years of time has lapsed on these requests.

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

The meeting was adjourned by the Chair at 11:36 AM

Respectfully submitted,

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