



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

7/16/2024 10:00 AM

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

## AGENDA

**This meeting will be held in person and the public is welcome to attend.**

Storey County Board of County Commissioners are hosting a teleconference meeting this month. Members of the public who wish to attend the meeting remotely may do so by accessing the following meeting on Zoom.com. Public comment may be made by communication through Zoom.

**\*Join Zoom Meeting:**                    <https://us02web.zoom.us/j/83946331479>                    **Meeting ID: 839 4633 1479**

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**For additional information or supporting documents please contact the  
Storey County Clerk's Office at 775-847-0969.**

JAY CARMONA  
*CHAIRMAN*

ANNE LANGER  
*DISTRICT ATTORNEY*

CLAY MITCHELL  
*VICE-CHAIRMAN*

LANCE GILMAN  
*COMMISSIONER*

JIM HINDLE  
*CLERK-TREASURER*

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Members of the Board of County Commissioners also serve as the Board of Fire Commissioners for the Storey County Fire Protection District, Storey County Brothel License Board, Storey County Water and Sewer System Board, Storey County Highway Board and the Storey County Liquor and Licensing Board and during this meeting may convene as any of those boards as indicated on this or a separately posted agenda. All matters listed under the consent agenda are considered routine and may be acted upon by the Board of County Commissioners with one action, and without an extensive hearing. Any member of the Board or any citizen may request that an item be taken from

the consent agenda, discussed, and acted upon separately during this meeting. Pursuant to NRS 241.020 (2)(d)(6) Items on the agenda may be taken out of order, the public body may combine two or more agenda items for consideration, and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. The Commission Chair reserves the right to limit the time allotted for each individual to speak. Public comment is limited to 3 minutes.

All items include discussion and possible action to approve, modify, deny, or continue unless marked otherwise.

1. **CALL TO ORDER REGULAR MEETING AT 10:00 A.M.**
2. **CONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS**
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENT (No Action)**
5. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of the agenda for the July 16, 2024, meeting.

6. **CONSENT AGENDA FOR POSSIBLE ACTION:**

- I For possible action, approval of business license first readings:
  - A. Applied Staffing Solutions LLC - Out of County / 449 S. Virginia St. 4th Fl. ~ Reno, NV
  - B. Cheryl's Country Cottage - Home Based / 2300 Enterprise Rd. ~ Reno, NV
  - C. Delta Dirtwork - Contractor / 1300 Starview Cir. ~ Reno, NV
  - D. Goettl - Contractor / 5330 S. Durango Ste 100 ~ Las Vegas, NV
  - E. Jaxan Electric - Contractor / 6041 McLeod Dr. ~ Las Vegas, NV
  - F. Lacy J Dalton Productions LLC - Home Based / 820 Cartwright Rd. ~ Reno, NV
  - G. Lake Tahoe Overlanding - Home Based / 300 Eagle View Trl. ~ Dayton, NV
  - H. Lost in Time Ranch Art - Home Based / 2380 Wildrose Rd. ~ Reno, NV
  - I. Nextek Construction Inc. - Contractor / 890 Patriot Blvd. Ste. E ~ Reno, NV
  - J. Pavement Recycling Systems Inc. - Contractor / 10240 San Sevaine Way ~ Jurupa Valley, CA
  - K. SGS Silver State Analytical Laboratories Inc. - Out of County / 3626 E. Sunset Rd. Ste. 100 ~ Las Vegas, NV
  - L. Simpson, Gumpertz & Heger Inc. - Professional / 480 Totten Pond Rd. ~ Waltham, MA
  - M. Site Services of Nevada LLC - Out of County / 100 Sunshine Ln. ~ Reno, NV

- N. Sun Mountain Hideaway – Home Based / 81 S. B St. ~ Virginia City, NV
- O. Tesla – General / 2777 USA Parkway Ste. 101 ~ McCarran, NV
- P. The Kitchen Sink Bakery & Rotisserie - General / 32 N. C St. ~ Virginia City, NV
- Q. TVC – Out of County / 150 Brantingham Ct. ~ Dayton, NV
- R. West Springs Heating & Air Conditioning LLC – Contractor / 565 Valle Verde Dr. ~ Sparks, NV
- S. WTR Electric Inc. – Contractor / 1655 C St. ~ Sparks, NV

II Justice Court Quarterly Report.

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

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

9. **10:30 A.M. PUBLIC HEARING:**

Public Hearing to consider public comments on proposed lease of that portion of 800 South C Street known as Divide Fitness (5596 sq. ft.) to Divide Fitness LLC for a monthly rental amount of \$2,798.00 plus utilities until July 31, 2026, with a two-year renewal term.

10. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of lease of proposed lease of that portion of 800 South C Street known as "Divide Fitness" (5,596 sq. ft.) to Divide Fitness, LLC for a monthly rental amount of \$2,798.00 plus utilities until July 31, 2026, with a two-year renewal term.

11. **DISCUSSION/FOR POSSIBLE ACTION:**

Presentation by the Nevada Rural Housing Authority (NRHA) about rural affordable home purchase programs, and discussion and consideration for approval Resolution No. 24-740 providing for the transfer of Storey County's 2024 Private Activity Bond Volume Cap to the NRHA for the purpose of providing first-time home buyer, down payment, and other affordable housing assistance, and other related matters.

12. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval to direct staff to proceed with the steps necessary to create a Commercial Property Assessed Clean Energy (CPACE) Program in Storey County.

13. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval authorizing County staff to transfer \$8,000 from the State Grant Account to the Grant Match account to cover additional costs for the Comstock Historic District Survey Phase II Grant Project.

14. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval to relocate the Miner's Park monument from outside of the Miner's Park fence to inside the fence.

15. **DISCUSSION/FOR POSSIBLE ACTION:**

Special Use Permit request 2024-029. The applicant requests a special use permit for additional building height beyond the 75-feet allowed by the applicable zoning ordinance. The applicant proposes the maximum building heights to be approximately 117-feet to accommodate anticipated four story buildings with needs for additional ceiling height for each story. This Special Use Permit request is for a maximum height of 122-feet to allow for a buffer as final equipment and building design have not yet been completed. This additional height will apply to multiple buildings that are anticipated to be constructed on the site. The property is located within the Tahoe Reno Industrial Center, at 1121 USA Parkway, McCarran, Storey County, NV, 89437, Assessor's Parcel Numbers 005-041-95.

16. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and Possible Approval of Indenture and Grant of Easement from Storey County to the TRI General Improvement District for the Storey County owned right-of-way associated with portion of Pittsburgh Ave. per deed of dedication document 138247. The portion of Pittsburgh Ave is location McCarran, Storey County, Nevada.

17. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration of approval of Task Order 70 to the Storey County - DOWL Master Service Agreement causing reimbursement related to Storey County Master Plan update assistance and other related planning matters. DOWL will be reimbursed for time and materials related to assisting County staff with the Storey County Master Plan update, not to exceed \$50,000 for Fiscal Year 24/25. Assistance with the Master Plan update is already a part of the Planning Department budget for the Fiscal Year 24/25.

18. **RECESS TO CONVENE AS THE STOREY COUNTY FIRE PROTECTION DISTRICT BOARD**

19. **CONSENT AGENDA FOR POSSIBLE ACTION:**

- I Adoption of Policy # O 040 Leather Helmet Subsidy which provides the approximate amount of money in which the district is paying for fire helmets to be utilized by members of the organization based on longevity, to apply a specified amount toward the purchase of a leather helmet.

20. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of the purchase of a Wheeled Coach ambulance by Rocky Mountain Emergency Vehicles for the approximate amount of \$237,490.

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

22. **DISCUSSION/FOR POSSIBLE ACTION:**

Possible acceptance of bid and award of contract for the construction of the Lockwood Senior Center Project in Lockwood Nevada to K7 Construction in an amount not to exceed \$5,316,586.00 and to authorize the County Manager to sign the contract for construction. This item was continued at the 07/02/24 board meeting.

23. **DISCUSSION/FOR POSSIBLE ACTION:**

Second reading of Bill No. 142, Ordinance No. 24-330, amending Storey County Code Title 8 - Health and Safety, Chapter 8.01 Nuisances to allow appeals of a final decision of the hearing officer to proceed under a process for Judicial Review in district court after the final Hearing Officer decision. This item was continued at the 07/02/24 board meeting.

24. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible authorization for the County Manager to sign and approve a contract from July 16 through December 31, 2024, between Storey County and Sam Shad Productions producing and airing with Nevada Newsmakers a series of television commercials, website banners and links, audio and video podcasts and YouTube clips, and social media outreach program for a total cost of \$100,000 as specified in the attached draft contract and scope of work, with an audience focus toward Nevada legislative officials and state, county, and local leadership.

25. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval directing county staff and lobbyists to prepare a legislative bill addressing a local jurisdiction's authority and ability to be noticed, comment on, participate in, negotiate terms, and to determine the outcome of Governor's Office of Economic Development (GOED) applications involving \$3.5B and \$1.0B tax abatement categories under Senate Bill 1 (2014 session), and matters involving assessor appraisals, taxation, and auditing of taxes for other State GOED tax abatement category applications, and other properly relate matters.

26. **DISCUSSION/FOR POSSIBLE ACTION:**

Annual presentation of Storey County Strategic Plan goals, strategies, and tactics, and possible direction to county regarding upcoming elements of the plan.

27. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of the annual review and evaluation of the performance of Austin Osborne, County Manager for the time period of July 1, 2023, through June 30, 2024. The Board may, without further notice, take administrative action against Austin Osborne, County Manager, if the Board determines that such administrative action is warranted after considering the character, alleged misconduct, professional competence, or physical or mental health of Mr. Osborne. At the end of the annual performance evaluation, the Board has the right to make changes to the existing goals and objectives of the position, the right to determine whether or not to provide a merit increase, bonus, or other compensation adjustment, the right to take adverse administrative action up to and including termination, or any other such action deemed warranted by the Board.

28. **DISCUSSION/FOR POSSIBLE ACTION:**

For consideration and possible approval of business license second readings:

- A. Americom Technology LLC - Contractor / 5305 W. 2400 S. England Ct. ~ West Valley City, UT
- B. K7 Construction Inc. - Contractor / 5985 Home Gardens Dr. Unit D ~ Reno, NV
- C. LC Paint, Drywall & Carpentry - Contractor / 573 E. Second St. ~ Reno, NV
- D. NRD Nevada Roofing Division LLC - Contractor / 1277 W. 7th St. Ste. 9 ~ Reno, NV
- E. Outpost Coffee - General / 5 N. C St. ~ Virginia City, NV
- F. Pinyon Farm & Nursery LLC - Home Based / 2431 Grizzley Rd. ~ Reno, NV
- G. Plumbing NV LLC - Contractor / 1125 Broadview Ct. ~ Reno, NV
- H. Pulido & Sons Construction - Contractor / 2575 Muddy Rd. ~ Winnemucca, NV
- I. Rainbow Sounds USA - Out of County / 5421 Kietzke Ln. Ste 100 ~ Reno, NV
- J. Stericycle Inc. - General / 1655 Milan ~ McCarran, NV
- K. Terracon Consultants Inc. - Professional / 16841 S. Ridgview Rd. ~ Olathe, KS
- L. Tesla Inc. - General / 450 Pittsburgh ~ McCarran, NV
- M. Trojan Wall Products - Contractor / 2219 Grand Ave. ~ Sacramento, CA

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

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

**NOTICE:**

- Anyone interested may request personal notice of the meetings.
- Agenda items must be received in writing by 12:00 noon on the Monday of the week preceding the regular meeting. For information call (775) 847-0969.
- Items may not necessarily be heard in the order that they appear.
- Public Comment will be allowed at the end of each meeting (this comment should be limited to matters not on the agenda). Public Comment will also be allowed during each item upon which action will be taken on the agenda (this comment should be limited to the item on the agenda). Time limits on Public Comment will be at the discretion of the Chairman of the Board. Please limit your comments to three minutes.
- Storey County recognizes the needs and civil rights of all persons regardless of race, color, religion, gender, disability, family status, or nation origin.
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(1) mail: U.S. Department of Agriculture  
Office of the Assistant Secretary for Civil Rights  
1400 Independence Avenue, SW  
Washington, D.C. 20250-9410.

(2) fax: (202) 690-7442; or

(3) email: [program.intake@usda.gov](mailto:program.intake@usda.gov).

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**Notice to persons with disabilities:** Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Commissioners' Office in writing at PO Box 176, Virginia City, Nevada 89440.

### **CERTIFICATION OF POSTING**

I, Drema Smith, Administrative Assistant to Storey County, do hereby certify that I posted, or caused to be posted, a copy of this agenda at the following locations on or before 7/11/2024; Storey County Courthouse located at 26 S B St, Virginia City, NV, the Virginia City Fire Department located at 145 N C St, Virginia City, NV, the Virginia City Highlands Fire Department located a 2610 Cartwright Rd, VC Highlands, NV and Lockwood Fire Department located at 431 Canyon Way, Lockwood, NV. This agenda was also posted to the Nevada State website at <https://notice.nv.gov/> and to the Storey County website at: <https://www.storeycounty.org/agendacenter>

By *Drema Smith*  
Drema Smith  
Administrative Assistant II