



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

8/6/2024 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

Members of the Board of County Commissioners also serve as the Board of Fire Commissioners for the Storey County Fire Protection District, Storey County Health and Community Services Board, 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 per individual.

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 August 6, 2024, meeting.

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

- I For possible action, approval of business license first readings:
 - A. Blend Catering - Out of County / 615 Spice Island Dr. #4 ~ Sparks, NV
 - B. Cheryl Berry - Home Based / 470 E. Mill St. ~ Virginia City, NV
 - C. Comstock Family Fun - Home Based / 138 S. A St. ~ Virginia City, NV
 - D. Daddy's Tacos NV - Food Truck / 4840 Mill St. Ste 8 ~ Reno, NV
 - E. Education Almanacs - Home Based / 138 S. A St. ~ Virginia City, NV
 - F. Frydays - Food Truck / 104 Double Eagle Dr. ~ Fernley, NV
 - G. ImCon - Home Based / 2230 Agate Rd. ~ Reno, NV
 - H. Metcalf Builders Inc. - Contractor / 1900 S. McCarran Blvd. Ste. 270 ~ Reno, NV
 - I. Redwood Materials Inc. - General / 675 Innovation Way ~ McCarran, NV
 - J. Redwood Materials EPC LLC - Contractor / 675 Innovation Way ~ McCarran, NV
 - K. RESA Service LLC - Out of County / 8723 Fallbrook Dr. ~ Houston, TX
 - L. S & L Plumbing LLC - Contractor / 235 E. Surge St. ~ Reno, NV
 - M. Sierra Construction Services - Contractor / 1155 Watson Way #7 ~ Sparks, NV
 - N. Sierra Drywall, Inc. - Contractor / 550 Seattle Slew Ct. ~ Reno, NV
 - O. Sierra Gate & Control - Contractor / 1125 Mill St. ~ Gardnerville, NV
 - P. Silver & Sage Rental Company LLC - Home Based / 398 N. B St. ~ Virginia City, NV

- Q. The Biggest Little Vape Shop - General / 440 USA Parkway Ste. 109 ~ Sparks, NV
- R. Trihydro Corporation - Professional / 1252 Commerce Dr. ~ Laramie, WY
- S. Western States Fire Protection - Contractor / 7020 S. Tucson Way ~ Centennial, CO

II Approval of claims in the amount of \$5,943,832.26.

III Approval of Tax Bill correction for Community Chest parcel 002-033-09 in the amount of \$2058.67. Community Chest is an exempt organization. They purchased this property in October of 2023. Assessor staff did not put the property into exempt status upon sale of property, therefore a tax bill generated. This tax bill needs to be deleted.

IV Approval for Tax Bill correction for Ryan Magera parcel 003-522-22 due to late filing of personal exemption. Tax bill correction is a reduction of \$595.24.

V Approval of Tax Bill correction for Lancer and Lisa Maciel parcel 1-255-03 due to incorrect input of Personal Exemptions. Assessor staff input the full exemption for Lisa on the parcel instead of the split amount she asked for. This tax bill increased in amount by \$631.92.

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

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

9. **RECESS TO CONVENE AS THE STOREY COUNTY BOARD OF HEALTH**

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

11. **DISCUSSION ONLY:**

Presentation by Stacy York about the nature and purpose of the Board of Health including, but not limited to, a description of the members of the board, a history of the Storey County Board of Health, and the vision for the future activity of the Storey County Board of Health.

12. **DISCUSSION ONLY:**

Quad-County Public Health Preparedness Update. This item will include an update for the hospital sector status for the State of Nevada, an overview of recent extreme heat watches and warnings, hospital workforce information, medical cost growth, an update on CrowdStrike, and other health-related information.

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

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

Consideration and possible approval of Resolution No. 24-741 designating Derek Dreiling as a pro tem judge in Nevada to serve as a hearing officer for appeals of decisions made by the authorized inspector pursuant to Storey County Code 8.01 Nuisances regarding abatement of nuisances, and other properly related matters.

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

Consideration and possible approval of Resolution No. 24-742 designating John Springgate as a pro tem judge in Nevada to serve as a hearing officer for appeals of decisions made by the authorized inspector pursuant to Storey County Code 8.01 Nuisances regarding abatement of nuisances, and other properly related matters.

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

Consideration and possible action to approve Resolution 24-743 to lease a portion of 800 South C Street, Virginia City, Nevada to Divide Fitness LLC, for a monthly rental of \$1,500.00 per month until July 31, 2026.

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

Consideration and possible action to approve the lease for a portion of 800 South C Street, Virginia City, Nevada to Divide Fitness LLC for a monthly rental of \$1,500.00 per month until July 31, 2026.

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

For consideration and possible approval, licensing board second reading, General Business License-Pope Technologies LLC, 5661 S. Cameron Road, Las Vegas, NV 89118.

19. **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.

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

Consideration and Possible Approval of Grant of Easement File No. 2024-041 to NV Energy for communication and electric facilities within the L Street Right-of-Way, Virginia City, Storey County, Nevada to facilitate construction of a single-family residence.

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

Consideration and possible authorization for the County Manager to sign and approve the DOWL 2024-25 Contract for County GIS services in the amount of \$78,000. This amount is divided and budgeted for 10 different task items. \$37,200 of this budget is attributed to the Assessor Office for mapping, and monthly GIS updates.

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

Consideration and possible authorization for the County Manager to sign and approve the Addendum to the Pictometry International Contract signed 3/24/24 in the amount of \$9,585 to be paid out of the Assessor Tech Fund for Future View training.

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

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

To approve guidelines for Revisions and As-built construction submittals outlining the process and associated fees.

25. **RECESS TO CONVENE AS THE STOREY COUNTY HIGHWAY BOARD**

26. **DISCUSSION ONLY:**

Report of Public Works Department regarding roads and highways throughout Storey County.

27. **RECESS TO CONVENE AS THE STOREY COUNTY LIQUOR LICENSING BOARD**

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

For consideration and possible approval of the First reading for On-Sale Liquor License. Applicant is Edward Lee Feriance, Champagne & Chocolate located at 5 North C Street, Virginia City, NV 89440.

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

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

To accept a proposal for the completion of an environmental report to comply with USDA requirements for the Fire Station 71 project from DOWL and to authorize the County Manager to sign the DOWL task order in an amount not to exceed \$31,132.50.

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

Possible approval of amendment 1 to DOWL task order 62 to provide construction phase support for the Fairgrounds Improvement Project to include construction surveying, staking and observation, project closeout, parcel consolidation survey and map, as-built record drawings, contractor coordination and meetings, and general administration of the contract for construction. This amendment also includes bid support services which were in the original task order but moved to the current fiscal year. The task order amendment proposes the listed services for a total amount not to exceed \$139,000.00.

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

Possible approval of proposal from Paul Cavin Architect, LLC for a site evaluation and project feasibility report for the Virginia City Highlands Community Center in an amount not to exceed \$24,000.00, and to authorize the County Manager to enter into an agreement with Paul Cavin Architect LLC for these services.

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

Consideration for approval of a release of liability presented by the State of Nevada to Storey County in order to be able to participate in the national Kroger Settlement Agreement dated March 22, 2024.

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

Consideration and possible approval authorizing the County Manager to approve and sign a contract between Storey County and Foley Public Affairs for lobbying and government affairs during the 2024 interim legislative period and 2025 general legislative session in the amount of \$4,000 per month.

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

Review draft, conduct workshop, and consider possible approval directing county staff and lobbyists to submit to the Nevada Legislative Counsel Bureau a draft legislative bill addressing a local jurisdiction's authority and ability to be noticed, comment on, participate in, negotiate terms of, 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.

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

For consideration and possible approval of business license second 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 Inc. - 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

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

38. **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.
- In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

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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.

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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 8/01/2024; 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/County-Commission-2>

By *Drema Smith*

Drema Smith
Administrative Assistant II