



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

8/20/2024 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**

### **Dial by your location**

- +1 253 215 8782 US (Tacoma)**
- +1 346 248 7799 US (Houston)**
- +1 669 900 6833 US (San Jose)**
- +1 301 715 8592 US (Washington DC)**
- +1 312 626 6799 US (Chicago)**
- +1 929 205 6099 US (New York)**

**Find your local number: <https://us02web.zoom.us/j/83946331479>**

**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 20, 2024, meeting.
6. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of the minutes from the May 7th, 2024, meeting.
7. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of the minutes from the May 21st, 2024, meeting.
8. **CONSENT AGENDA FOR POSSIBLE ACTION:**
  - I For possible action, approval of business license first readings:
    - A. AK Rebar Services LLC - Contractor / 4140 Novato Ct. ~ Reno, NV
    - B. CFA, A Bowman Company - Professional / 12355 Sunrise Valley Dr. Ste. 520 ~ Reston, VA
    - C. CMB407 Cleaning Services, LLC - Out of County / 2880 Kietzke Ln. Trlr. #23 ~ Reno, NV
    - D. Coventry Administrator, LLC - Out of County / 1001 Gayley Ave. # 24330 ~ Los Angeles, CA
    - E. CRP IV USA Parkway NV, LLC - Out of County / 1300 Dove St. Ste 200 ~ Newport Beach, CA
    - F. Maxwell Mechanical LLC - Contractor / 8050 W. 4th St. ~ Reno, NV
    - G. Powerhouse Construction Inc. - Contractor / 5250 Coggins Rd. ~ Reno, NV

H. Talent Framework - Out of County / 5596 Longley Ln. ~ Reno, NV 89511

II Approval of claims in the amount of \$9,190,466.99.

9. **DISCUSSION ONLY:**

Congressman Mark Amodei to provide and discuss with the board updates regarding Congress and other public issues.

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

Consideration and possible approval of Resolution No. 24-748 recognizing and commending a Storey County employee who has served 10 years of service to the county.

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

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

13. **DISCUSSION ONLY:**

Presentation by Bill Teel-LVMPD Captain (Ret.) with GROWLER Consulting about the Storey County Jail MOUD & Community Continuation of Care Model Development.

14. **DISCUSSION ONLY:**

Presentation by David Smith of the U.S. Geological Survey (USGS). An update on the Highlands Groundwater Investigation (15 minutes). Topics will include status of the current monitoring network, water-level changes observed in from 2023 to 2024, how to access data, planned project tasks, update on the study report, and general question and answer session. County staff has and will continue to collaborate with the USGS and other federal, state, and/or local agencies, as well as residents and stakeholders of the Highlands and recommendations from the board and planning commission to develop recommendations based on findings, and to prepare to report findings upon conclusion of the study. Public questions and comments are encouraged. The Planning Department may be reached at 775.847.1144 or [planning@storeycounty.org](mailto:planning@storeycounty.org) with questions.

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

Discussion and possible approval for the Assessor's Office to review and apply corrections to the American Battery CM000528 2023-24 tax bill in the amount of \$156,784.01 due to the company's non-reporting of personal property declaration.

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

Discussion and possible approval of Assessor's removal of tax bill for International Paper Molded Fiber LLC CM000476 in the amount of \$52,571.65 due to double billing.

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

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

Discussion and possible consideration to approve Storey County Fire Protection District's Revisions/ As-Built submittal guidelines outlining the process and associated fees for submitted construction plan revisions and as-built construction submittals.

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

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

Consideration and possible approval to appoint Stacy York to the Storey County School District's Emergency Operations Plan Development Committee as a county representative.

21. **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.

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

Consideration and possible approval of the updated Storey County Nonprofit Application for Program Support Funds.

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

Consideration and possible approval for the County Manager to sign and approve the DOWL amendment for the Lead Siphon Phase I Project, accepting DOWL's 2024-2025 fee schedule.

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

Consideration of approving the Emergency Management Director to remove the A Street "Slope Failure" damages from the 2023 Storm Damage project claim with FEMA and other properly related matters.

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

Discussion and possible consideration to approve Storey County Revisions/ As-Built submittal guidelines outlining the process and associated fees for submitted construction plan revisions and as-built construction submittals.

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

Consideration and possible approval directing county staff and lobbyists to scope interests of the Lockwood community and other stakeholders, and as appropriate prepare a legislative bill, seek a sponsor, and submit to the sponsor or to the legislature a bill enabling Storey County and Washoe County to cooperate in the transfer of approximately 6 acres of vacant land located at 10705 Lockwood Drive (Washoe APN 084.080.15) situated approximately between Lockwood/Rainbow Bend and Interstate-80 from Washoe County to Storey County in accordance with Chapter 3 of the Storey County Master Plan.

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

For consideration and possible approval of business license second 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

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

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

30. **CLOSED SESSION**

Call to Order Closed Session meeting pursuant to NRS 288.220 for the purpose of conferring with county management and legal counsel regarding labor negotiations with the Storey County Sheriff's Office Employees' Association NAPSO Local 9110. This meeting will commence immediately following the regular commission meeting.

**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.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by:

(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).

USDA is an equal opportunity provider, employer, and lender.

**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 8/15/2024; 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