



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

09/17/2024 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 September 17, 2024, meeting.
6. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of the minutes from the July 16, 2024, meeting.
7. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of the minutes from the August 6, 2024, meeting.
8. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of the minutes from the August 20, 2024, meeting.
9. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of the minutes from the September 3, 2024, meeting.
10. **CONSENT AGENDA FOR POSSIBLE ACTION:**
  - I For possible action, approval of business license first readings:
    - A. Capriotti's Sandwich Shop - Out of County / 6056 S. Durango Dr.  
Ste. 100 ~ Las Vegas, NV

- B. Clint Jensen Construction LLC – Contractor / 623 Windmill Dr. ~ Fallon, NV
- C. Delta Saloon Gift – General / 18 S. C St. ~ Virginia City, NV
- D. J.S. Services LLC – Home Based / 21875 Adobe Rd. ~ Reno, NV
- E. My TRI Suites – General / 1103 Venice Dr. ~ McCarran, NV
- F. Northwoods Construction – Contractor / 1617 C St. ~ Sparks, NV

II Approval of claims in the amount of \$1,596,624.15.

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

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

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

Consideration and possible approval of the Schedule of Project Revenue and Net Revenue for the TRI Public-Private Partnership for fiscal year ending June 30, 2023, and the payment to Tahoe Reno Industrial Center, LLC in the amount of \$4,922,281 towards the infrastructure liability.

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

Discussion and possible approval of Storey County Resilient 8 Opioid Response Reporting Plan.

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

Consideration and possible approval of Resolution No. 24-749, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 245.045 for appointed Storey County officials for the 2024-25 fiscal year and superseding prior year action by resolution for appointed Storey County employees with the addition of Civil/Records Division Manager, grade 130, for the Sheriff's Office.

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

Consideration and possible approval to authorize the County Manager to approve and sign a contract between Storey County and Cintas Corporation No. 2, doing business as Cintas First Aid & Safety. Under this contract, Cintas will supply Storey County with Automatic External Defibrillators, along with related products and services, at a monthly rate of \$1,512, totaling no more than \$18,144 per year for three years.

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

Consideration and possible approval for First Reading of Bill No. 144 Ord No. 24-332 an ordinance amending provisions of Storey County Code Title 17 Chapter 17.30, Sections 17.30.020 and 17.30.030 to allow for tattoo facilities in the Downtown District of the CR Commercial-Residential zoning district and to allow with a special use permit tattoo facilities outside of the Downtown District in the CR Commercial-Residential zoning district and providing for other matters properly related thereto.

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

Consideration and Possible Approval of Grant of Easement file 2024-049 from Storey County to NV Energy for communication and electric facilities within the Waltham Way Right-of-Way, in McCarran, Storey County, Nevada.

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

Consideration and Possible Approval of Grant of Easement file 2024-050 from Storey County to NV Energy for communication and electric facilities within a portion of Germany Circle, APN 005-061-51, parcel 2017-27, owned by Storey County, located in McCarran, Storey County, Nevada.

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

Consideration and Possible Approval of Grant of Easement file 2024-054 from Storey County to NV Energy for Utility Facilities within assessor's parcel number 001-135-06 (Fairgrounds), located in Virginia City, Storey County, NV as described in the attached Request for Grant of Easement from NV Energy for the installation of electrical utilities to provide power to the Fairgrounds as part of the Fairgrounds Improvements Project.

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

2024-045 Special Use Permit request to operate an automotive services business related to vehicle sales. The applicant is a classic car hobbyist and anticipates the possibility of selling more than three vehicles in a calendar year which Nevada state law defines as a vehicle dealer. The applicant will maintain APN 002-071-17 as a parking lot for the sale of personal vehicles and utilize the existing residence on APN 002-071-16 for associated business activities. The property is zoned CR Commercial-Residential and is located at 1747 and 1757 Main Street, Gold Hill, Storey County, Nevada, Assessor's Parcel Numbers (APN) 002-071-16 & 17.

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

2024-053 A Parcel Map (merger and resubdivision) to consolidate numerous parcels of land and abandoned right-of-way within the Miner's Park property and to create a new parcel of land associated with the Community Chest building at the northeast corner of the project area. The property is located at 106 E. Carson Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number 001-156-02.

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

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

For consideration and possible approval of the First reading for On-Sale Liquor License. Applicant is Mandeep Kaur, Roots Indian Restaurant & Bar, 420 USA Pkwy, Mc Carran, NV.

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

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

To approve a contract for design services from Tectonics Design Group for preliminary architectural design to support the development of plans for the addition to Fire Station 71 in Virginia City and to authorize the County Manager to sign the contract in an amount not to exceed \$39,000.00.

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

Possible approval amending the list of county appointments to serve on state, county, and regional boards and committees for the 2024 calendar year by updating the Safety Committee chair and representative on the Western Nevada Development District.

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

Discussion and possible approval authorizing the County Manager to approve and sign scope of work with Lumos & Associates in accordance with the Master Services Agreement to perform County Facility Condition Assessment and Space Needs Assessment for a total amount not to exceed \$107,400. This project conforms to Goal 6.1 of the Storey County Strategic Plan.

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

In accordance with land appraisal and acceptance of conditional offer of purchase, consideration and possible approval opening escrow, completing title search, and after determination of clean title, purchasing vacant land located at 935 State Route 341 (Truck Route) APN 002.023.08 Virginia City, Storey County, Nevada, for the appraised value of \$41,000 to facilitate improved access to the county jail facility.

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

For consideration and possible approval of business license second readings:

- A. Blue Collar Vending - Out of County / 1160 Damonte Ranch Parkway # 2168 ~ Reno, NV
- B. Classic Finishes LLC - Contractor / 708 University Way Ste. 300 ~ Reno, NV
- C. Fiber Telecom NV LLC - Contractor / 1580 Kleppe Ln. ~Sparks, NV
- D. Five Acre Construction Inc. - Contractor / 4205 Slide Mountain ~ Reno, NV
- E. Flodraulic Group Inc. - Out of County / 8510 Breen Rd. ~ Houston, TX
- F. Jamyta Home Improvement LLC - Contractor / 1930 Sweetgrass ~ Reno, NV
- G. Kingsland Properties, LLC - Out of County / 852 Marion Way ~ Gardnerville, NV
- H. Lexicon Inc. - Contractor / 8900 Fourche Dam Pike ~ Little Rock, AR
- I. Mills Roofing Inc. - Contractor / 57 Coney Island Dr. ~ Sparks, NV
- J. Taurus Construction - Contractor / 1529 Greg St. ~ Sparks, NV

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

**32. 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  
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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 9/12/2024; 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