



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

10/15/2024 10:00 AM

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

AGENDA

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

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 October 15, 2024, meeting.

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

I For possible action, approval of business license first readings:

- A. Bonanno Concrete Inc. - Contractor / 589 London Dr. ~ McCarran, NV
- B. Crown Painting Inc. - Contractor / 5309 Riggins Ct. #A ~ Reno, NV
- C. Freedom Espresso LLC -Food Truck / 800 E. Main St. ~ Fernley, NV
- D. High Country Commercial Refrigeration - Contractor / 9555 Benedict Dr. ~ Sparks, NV
- E. JWC/Justin Wilson Construction - Contractor / 1071 Haskell St. ~ Reno, NV
- F. Malaya Eats - Food Truck / 11535 Desert Bloom Dr. ~ Reno, NV
- G. MDB Trucking LLC - General / 589 London Dr. ~ McCarran, NV
- H. National Storage Tank, Inc. - Contractor / 4137 Santa Rosa Ave ~ Santa Rosa, CA
- I. New Life Industries, LLC - Contractor / 7 Lynlee Ln. ~ Yerington, NV
- J. Plastic Welding and Fabrication LTD - Out of County / 1601 McCowen St. ~ Snyder, TX
- K. Premier Performance, LLC - General / 675 Waltham Way ~ McCarran, NV
- L. S&S Roofing of America Inc. - Contractor / 2 Self Blvd ~ Carteret, NJ
- M. Sunstate Companies LLC - Contractor / 3101 E. Craig Rd. ~ N. Las Vegas, NV
- N. T&D Power Inc. - Contractor / 800 S. Douglas Rd. # 200 ~ Coral Gables, FL
- O. T F P Inc. - Contractor / 1696 Ghetts Way ~ Reno, NV

II Notification to the board of administrative approval of contract task order with Civic Plus for the purpose of archiving social media materials in accordance with NRS records retention requirements.

III Consideration and Possible Approval of Grant of Easement file 2024-058 from Storey County to NV Energy for Utility Facilities within the Carson and Howard Street Rights-of-Way, Virginia City, Storey County, Nevada to facilitate construction of a single-family residence.

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

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

9. **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 \$5,734,107 towards the infrastructure liability.

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

Consideration and possible approval on Resolution 24-750, a resolution requiring the County Assessor to prepare a list of all taxpayers on the secured roll in Storey County and the total valuation of property on which they severally pay taxes, be posted on the County website instead of the County news paper of record.

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

Consideration and possible approval to direct staff on the ways, means, and oversight of the implementation of the Commercial Property Assessed Clean Energy (CPACE) program.

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

Consideration and possible approval to award the Virginia City Highlands \$10,000 of community project funding for fiscal year 2024-2025 to extend existing concrete pad approximately 1,500 feet at Virginia City Highlands Park, 2141 Empire Rd, Virginia City Highlands, NV. This approval is contingent upon an appropriate quote from a contractor and/or business that is in good standing and has a business license in Storey County.

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

Consideration and possible approval to award the Virginia City Mighty Mites the requested \$6,525 of the community project funding for fiscal year 2024-2025 to purchase sports equipment for their sports program and the remaining \$3,475 to purchase equipment for lighting the "V" on the hill in Virginia City.

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

Consideration and possible approval authorizing the County Manager to approve and sign a contract between Storey County and CaseWorthy for ServTracker for data and service tracking for aging service agencies for three (3) years in the amount of \$30,911.00.

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

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

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

Consideration and possible action to execute Amendment No. 3 to the One Nevada Agreement which amends the list of potential and actual defendants the State of Nevada has identified as having contributed to the opioid epidemic and its impact on Nevada.

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

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

Consideration and possible approval to make a conditional offer to purchase the property adjacent to the existing fire station 71, located at 175 North C Street, APN 001-094-04, based upon the appraisal dated March 8, 2024, by Mark Stafford Real Estate Appraisers, including approval of opening escrow, and completing title search, not to exceed \$173,000.

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

Discussion and possible approval of the District Fire Chief's authority to explore and present capital improvement items identified for Fiscal Years 2025, 2026, and recent needs which were not included in the current fiscal year's budget. The Fire Chief may seek approval to purchase these items using funds from the District's Capital Purchase Fund, provided that the purchases will be received during the current budget year and do not exceed a total of \$2 million.

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

Consideration and possible approval to explore the purchase of a building located at 300 Italy, APN 005-091-68, within the Tahoe Reno Industrial Center, to serve as a replacement for the existing Fire Station 75. An appraisal will be required, to be conducted by the next appraisal service in the county's rotation, with costs not to exceed \$10,000.

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

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

Consideration and possible approval of the Second Reading for On-Sale/Off-Sale Liquor License. Applicant is Jagmohan Dhillon, Sparks Hotel, LLC DBA Courtyard by Marriott-Reno/Sparks-McCarran located at 505 USA Parkway, McCarran, NV 89437.

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

24. 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.

25. DISCUSSION/FOR POSSIBLE ACTION:

Presentation, public workshop, discussion, and consideration directing staff regarding updates to the Storey County Strategic Plan for Fiscal Year 2025-2026.

26. DISCUSSION/FOR POSSIBLE ACTION:

Pursuant to request by Commissioner Mitchell, discussion and possible consideration directing county staff to research and engage in preliminary outreach and/or discussion with the owner(s) or representatives(s) of property commonly known as "Cottonwood Springs" and listed as for-sale, and approximately described as 365 acres located at APNs 004.241.71,004.241.70, 004.241.69, 004.241.68, 004.241.67, 004.281.45, 004.281.44, and 004.281.25, Virginia Ranches, Storey County, Nevada, for potential future purchase, lease-option, barter or trade, transfer, or other means for potential acquisition or use by Storey County or its designee for the purposes of recreation, conservation, preservation, or dedication to a non-profit organization for similar uses potentially benefiting the public, area residents and landowners, wildlife and natural environment, or other uses deemed appropriate by the board, and to report its findings to the board at a future meeting for potential consideration.

27. DISCUSSION/FOR POSSIBLE ACTION:

For consideration and possible approval of business license second readings:

- A. Concrete Works LLC - Contractor / 11670 Oregon Blvd. ~ Reno, NV
- B. D.C. Randall Corporation - Contractor / 551 White Eagle Ln. ~ Fernley, NV
- C. Del Sol Energy of Nevada Inc - Contractor / 124 Ridge St. Ste. D ~ Reno, NV
- D. DK Survey Inc. - Out of County / 2035 Woodhaven Ln. ~ Sparks, NV
- E. Hinoke Poke - Out of County / 7500 Rancharrah Pkwy Ste. 110 ~ Reno, NV
- F. NV Mobile Tire LLC - Out of County / 10300 Silver Spur Dr. ~ Reno, NV
- G. Steven Curtiss - Contractor / 447 Brock Way ~ Grantsville, UT

28. PUBLIC COMMENT (No Action)

29. 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.

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 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.

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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 10/10/2024; 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