



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

11/05/2024 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 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 November 5, 2024, meeting.

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

Consideration and possible approval of the minutes from the October 1, 2024, meeting.

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

Consideration and possible approval of the minutes from the October 15, 2024, meeting.

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

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

- A. Aztec's Concrete LLC - Contractor / 20906 White Rock Dr. ~ Reno, NV
- B. Blue Moon Estate Sales - Out of County / 5684 Leon Dr. ~ Sun Valley, NV
- C. CAD Pest Control - Out of County / 3545 Airway Dr. Ste. 106 ~ Reno, NV
- D. Carson Home Improvement - Contractor / 4318 Hidden Meadow Dr. ~ Carson City, NV
- E. CC's Designer Magnets & More - Home Based / 116 Martin Ln. ~ Dayton, NV
- F. C & C Facility Services LLC - Out of County / 307 Madison Ave. ~ Memphis, TN
- G. Central Power Systems & Services - General / 132 Megabyte Dr. ~ McCarran, NV
- H. Concrete Solutions, Inc. - Contractor / 4515 Balsam St. ~ Las Vegas, NV
- I. Fred L Johnson Construction - Contractor / 3000 Alcorn Rd. ~ Fallon, NV
- J. Galdarisi Heating & Air Conditioning LLC - Contractor / 4477 Reno Hwy ~ Fallon, NV
- K. Mann Built Construction LLC - Contractor / 33 N. Rainbow Dr. ~ Dayton, NV
- L. Mars Home of Northern Nevada - Out of County / 616 Westwinds Dr. ~ Dayton, NV
- M. R & J Painting LLC - Contractor / 445 Vista Grande Dr. ~ Sparks, NV
- N. RC Hunt Electric Inc. - Contractor / 1863 West Alexander St. ~ Salt Lake City, UT
- O. Redwood Electric Group - Contractor / 2775 Northwestern Pkwy ~ Santa Clara, CA

- P. Renewal by Andersen of Greater Nevada – Contractor /  
5175 W. Diablo Dr. #110 ~ Las Vegas, NV
- Q. Sawdust Corner Steakhouse & Bakery – General / 18 S. C St. ~  
Virginia City, NV
- R. Valeo North America, Inc. – General / 2625 USA Parkway ~  
McCarran, NV

II Approval of claims in the amount of \$3,643,135.64.

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

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

11. **RECESS TO CONVENE AS THE STOREY COUNTY BOARD OF HEALTH (10:30 A.M.)**

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

13. **DISCUSSION ONLY:**

County Update from Stacy York. This item will include an update of flu and COVID vaccines administered during flu clinics and Quad-County Public Health Preparedness information including respiratory illness surveillance.

14. **DISCUSSION ONLY:**

Health Officer update from Dr. Shepherd. This item will include an update of what Dr. Shepherd is experiencing in the hospitals and a general update for Storey County.

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

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

Consideration and possible approval to rescind the July 18, 2023, approved agreement between Storey County and Ponderosa Saloon, LLC (Old Corner Bar) pertaining to monthly payments of back utility payments.

17. **10:30 A.M. PUBLIC HEARING:**

10:30 a.m. public hearing to consider public comments on proposed lease of that portion of Pipers Opera House known as the Old Comer Bar to VC Ponderosa Saloon LLC for a monthly rental amount of \$1,800.00 until December 31, 2025, with a two-year renewal term. Changes to the lease that was approved on January 2, 2024, include the removal of the requirement that the Ponderosa Saloon pay 35% of the monthly electric billing.

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

Consideration and possible action to approve a revised lease for the Old Corner Bar located in Piper's Opera House with Ponderosa Saloon LLC. The proposed revision includes the removal of the electrical payment requirement in Section 3.02, while continuing the monthly rental of \$1,800 per month until December 31, 2025, with possible two-year renewal.

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

Consideration and possible action to approve a refund of electrical payments, past and current made by Ponderosa Saloon, LLC (Old Corner Bar) with the updated lease and rescinding of the past due agreement in the amount of \$4,677.53.

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

Storey County Proclamation for Flood Awareness Week, November 10 - 16, 2024.

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

Consideration and possible approval to declare November 4th through 11th, 2024, in support of Operation Green Light for Veterans.

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

Consideration and possible approval to authorize the County Manager to approve and sign a contract amendment between Storey County and Cintas Corporation No. 2, doing business as Cintas First Aid & Safety. Under this contract, Cintas will supply the Storey County School District & Community Chest with Automatic External Defibrillators, along with related products and services, at a monthly rate of \$504/month for Community Chest and \$1,008/month for the School District, totaling no more than \$18,144 per year for three years, in addition to the \$18,144 previously approved contract.

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

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

To approve revisions to policy P504 Rates of Pay, to reflect hourly compensation, leave accruals, and holidays when adjusting a 56 hour employee to a 40 hour schedule.

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

Discussion and possible approval of the following purchases, utilizing available funds from the Capital Projects Fund that were not budgeted for in the FY 2024 budget:

- Holmatro electric extrication tools not to exceed \$140,000;
- A replacement command vehicle, not to exceed \$75,000;
- An enclosed tandem axle trailer for UTV transport, not to exceed \$17,500.

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

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

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

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

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

Possible approval of a proposal from Lumos and Associates for repair of the B Street Rockery Wall at B Street and Sutton Street. This proposal is a revised proposal that includes cultural (historical preservation and environmental) consulting as required by FEMA for this project. The amount of the original proposal for structural design services is \$33,225.00 and the proposal for cultural resource consulting is \$54,100.00 for a total contract amount of \$87,325.00. As this is a FEMA project from the April 2023 storm event, this fee is expected to be reimbursed by FEMA at the 75% rate offered by FEMA for all the FEMA projects.

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

Consideration and possible action to approve amendments to Exhibit B of the Governmental Services Agreement (GSA) for Storey County Economic Diversification District No. 2 (EDD2) between Storey County and Tesla, Inc. regarding traffic management, signalized intersection development, and vehicle charging stations. This amendment causes no other modifications to the GSA which shall remain in effect.

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

Discussion and possible consideration of the board's position responding to the Nevada Governor's Office of Economic Development (GOED) requesting from Storey County a letter of acknowledgement regarding an application to GOED by Vantage Data Centers NV12, LLC for partial Sales and Use Tax Abatement and Personal Property Tax Abatement for a data center planned to operate in Storey County. No real property tax abatements are proposed. The tax abatements are subject to GOED approval per NRS 360 as a "standard partial abatement" for expansion and recycling.

**32. 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.

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

For consideration and possible approval of business license second 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 Ghattis Way ~ Reno, NV

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

**35. 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.

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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).

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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 10/31/2024; 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