



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

11/19/2024 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 19, 2024, meeting.

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

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

A. Carson Tahoe Electric - Contractor / 1985 E. Valley Rd. ~ Minden, NV

B. Food Cartel LLC - Food Truck / 1377 Jenny's Ln ~ Fernley, NV

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

Consideration and possible approval of proposed settlement agreement in the Mediation of Jerry Najera.

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

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

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

Consideration and possible approval for the County Manager to sign and approve the contract for UES to assist the County in closing out an open contamination case relating to the removal of the heating oil underground storage tank at Fire Station 71 with the Nevada Division of Environmental Protection (NDEP). Work under this contract will not exceed \$3,500.

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

Discussion and possible action regarding a declaration of support, ratification, and/or the submission of a revised bill draft request ("BDR") concerning the Nevada Commission for the Reconstruction of the V&T Railway Act of 1993, as amended, to the Legislative Counsel Bureau on behalf of, and/or by, Carson City for the 83rd (2025) Session of the Nevada Legislature, to direct the Nevada Legislature's Interim Committee on Growth and Infrastructure to conduct a comprehensive evaluation of the Nevada Commission for the Reconstruction of the V&T Railway.

12. DISCUSSION/FOR POSSIBLE ACTION:

Discussion and possible direction to county staff and lobbyists regarding Storey County and Washoe County cooperating in a legislative bill enabling the transfer of approximately 6 acres of vacant land located at 10705 Lockwood Drive, situated approximately between Lockwood/Rainbow Bend and Interstate-80, for the primary purpose of residential development, and potentially the adjacent public park at 981 Lockwood Drive for the purpose of public recreation and floodwater capacity, from Washoe County to Storey County in accordance with Chapter 3 of the Storey County Master Plan.

13. RECESS TO CONVENE AS THE STOREY COUNTY LIQUOR LICENSING BOARD

14. DISCUSSION/FOR POSSIBLE ACTION:

For consideration and possible approval of the First reading for Off-Sale/On-Sale Liquor License. Applicant is Jin Joo Song, Hi Me Café, 5 North C Street, Virginia City, NV.

15. DISCUSSION/FOR POSSIBLE ACTION:

For consideration and possible approval of the First reading for Off-Sale/On-Sale Liquor License. Applicant is Yong Suk Ko, Lost Seoul Saloon, 5 North C Street, Virginia City, NV.

16. RECESS TO RECONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS

17. DISCUSSION ONLY:

Discussion of Master Plan proposed updates and amendments to Chapter 1 Introduction and Framework, Chapter 2 Themes and Principles, Chapter 3 Land Use, Chapter 4 Public Lands, Chapter 5 Population, Chapter 6 Housing, Chapter 7 Economic Development, Chapter 8 Transportation, Chapter 9 Public Services and Facilities, Chapter 10 Water and Natural Resources, and Chapter 11 Cultural and Historic Resources of the Storey County Master Plan, Master Plan maps and other related matters. Public Comment is encouraged and can be made in person at the meeting, by email to planning@storeycounty.org or by phone at 775.847.1144. Drafts of these chapters are posted at this link <https://www.storeycounty.org/728/MASTER-PLAN-Update-2024>.

18. 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.

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

For consideration and possible approval of business license second 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

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

21. **CORRESPONDENCE/NO ACTION:**

Correspondence.

22. **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 11/14/2024; 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