



Board of Storey County Commissioners Agenda Action Report

Meeting date: 12/17/2024 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the minutes from the November 19, 2024, meeting.
- **Recommended motion:** Approve or amend as necessary.
- **Prepared by:** Jim Hindle

Department: Clerk & Treasurer

Contact Number: 7758470969

- **Staff Summary:** See Attached
- **Supporting Materials:** See Attachments
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

____ Department Head

Department Name:

____ County Manager

Other Agency Review: _____

- **Board Action:**

<input type="checkbox"/> Approved	<input type="checkbox"/> Approved with Modification
<input type="checkbox"/> Denied	<input type="checkbox"/> Continued



STOREY COUNTY BOARD OF COUNTY
COMMISSIONERS MEETING

11/19/2024 10:00 AM
26 SOUTH B STREET, VIRGINIA CITY, NV

MEETING MINUTES

JAY CARMONA
CHAIRMAN

CLAY MITCHELL
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

ANNE LANGER
DISTRICT ATTORNEY

JIM HINDLE
CLERK & TREASURER

Roll Call

√ Commission Chairman Jay Carmona, √ Commission Vice-Chair Clay Mitchell,
√ Commissioner Lance Gilman,

□ District Attorney Anne Langer, √ Deputy District Attorney Brian Brown

√ Clerk & Treasurer Jim Hindle, √ County Manager Austin Osborne,

Total Attendance: 25

1. CALL TO ORDER REGULAR MEETING AT 10:00 A.M.

Commission Chairman Jay Carmona declared a quorum present and called the meeting to order at 10:03 a.m.

2. CONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT (No Action): None

5. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the agenda for the November 19, 2024, meeting.

County Manager Austin Osborne asked to remove Item #7 from the agenda.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve today's agenda with the one noted change. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve today's Consent agenda as presented. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

7. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of proposed settlement agreement in the Mediation of Jerry Najera.

This item was removed from the agenda.

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

Sheriff's Office

- Sheriff Mike Cullen said 3 officers graduated from POST. The Sheriff's Office welcomes a new Administrative Assistant who will be in training the next couple of weeks. This is to backfill the opening created as Dore Fate transitioned to the Clerk & Treasurer's Office.

Fire District

- Chief Loncar said the purchase of the property next to the fire station was finalized and is being cleaned up.

Operations and Projects

- Coordinator Mike Northan said the Lockwood Senior Center is on schedule and under budget.
- TRI Restrooms and Mark Twain Community Center projects are in the design phase.
- Virginia City Highlands Community Center is getting a second proposal, to try and move it along more quickly.
- Station 71 environmental impact report is nearing completion.
- Fuel Tank and Pump Replacement Project just went out to bid.
- The Fairgrounds Project is almost ready to out to bid after new items were placed in the project by engineers and environmentalists.

- Snow removal plans for Virginia City are being looked at again. The Courthouse Parking lot will have signs regarding snow placement and any inoperable vehicles in the lot must be moved.

Business Development

- Grants Manager Sara Sturtz thanked EdgeCore Digital Infrastructure for a \$400,000 donation to Storey County's Sheriff's Office and Health and Community Services Department.
- Each department head is involved in C-PACE development and they are reviewing Clark County's program guide, and then they will give their input to Business Development Officer Lara Mather, and she will forward it to the District Attorney's Office.

Health and Community Services

- Assistant Director Bob Hastings said we have a new Meals on Wheels Loves Pets grant to assist low-income seniors. Applications to participate in this program are available at the Virginia City Senior Center; contact Sarah Cannon at 775-847-0957.
- The Holiday Craft Fair and Bake Sale will be on Dec 7 from 10 a.m. to 4 p.m., and Dec. 8 from 10 a.m. to 3 p.m. Other craft fairs are at St. Mary's Art Center and in Silver City. Tables are \$20 per day.
- The annual Thanksgiving lunches will have two seatings on Nov. 27, one at 11 a.m. and one at 12:30 p.m. There will be space for 40 people for each. Please sign up in advance.

Community Development

- Director Pete Renaud said the Code Enforcement Officer position has been filled.

County Manager

- County Manager Austin Osborne said department heads are working on the Strategic Plan.
- The County had another meeting with the applicant to manage Piper's Opera House including a walk-through of the building.

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

- Chairman Jay Carmona said that Dawn Grant, part owner of the Union Brewery, passed away.
- Commissioner Gilman will be celebrating his 80th birthday this week: *Happy Birthday!*

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.

Grants Manager Sara Sturtz said the heating oil underground storage tank at Fire Station 71 was removed in May, so that Universal Engineer Sciences can continue with their Geotech plans, with soil samples submitted to the Nevada Division of Environmental Protection. DOWL has since identified the need for further soil analyses, to close the case with NDEP.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve 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. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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.

Commissioner Clay Mitchell, who sits on the NCRV&TR Commission, said for the past year they have looked to make the commission sustainable, including asking for state support. There is no provision for staffing or funding, even though it is a state commission. Carson City presented a Bill Draft Request and are asking us to support the initiative.

Cameron Gresh, of Carson City - Government Affairs, said this initiative has two main elements: 1) have the Nevada Legislature's Interim Committee on Growth and Infrastructure conduct an evaluation of the Commission as it currently operates to its mission: and, 2) for the Interim Committee on Growth and Infrastructure to recommendation legislation for the 2027 Legislative Session that either reorganizes the Commission to improve long-term viability, or terminates the Commission with a plan to dispose of the Commission's assets.

Commissioner Mitchell said Carson City has kept Storey County apprised of these actions. He said requesting a study is rare but appropriate in this case. Carson City is asking for a declaration of support from Storey County.

Public Comment: None

Motion: I, Commissioner Mitchell, move to provide this declaration of support regarding ratification and 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. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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.

County Manager Austin Osborne said this initiative concerns a piece of property north of Lockwood that was discussed at a town hall meeting with residents, and the possibility of moving it from Washoe to Storey County. County staff has discussed this with the property owner, Washoe County officials, and potential sponsors in the Legislature. Silver State Government Relations has done the same. There is no official position by Washoe County as the property owner is still working with Washoe on some issues. The owner has expressed an interest in moving the property to Storey County. We need to proceed forward as we are approaching deadlines for the Legislature to consider this transfer. Mr. Osborne is at this time requesting board direction for writing the bill, proceeding with submission of the BDR, and continuing cooperation with all the involved parties for development compatible with the Rainbow Bend Community.

Will Adler of Silver State Government Relations said Storey County has gone through a long and deliberate process on this initiative which is good and appropriate for the desired objective. Mr. Osborne said, per the mention by a Washoe County Planner, we could also be willing to take over the adjacent land to the west of the area in question as well.

Commissioner Carmona asked if the area west would be an area for housing. Mr. Osborne said the land to the west has not been fully investigated. It is a substantial amount of land. We could come back to this board for issues involving the land to the west. This must be done by early December.

Commissioner Gilman said he supports the issue and recommends we look at the larger opportunity. Commissioner Mitchell said he is open to hearing all aspects of this. Mr. Osborne said it could be industrial, but Washoe County may require it be residential.

Public Comment: None

Motion: I, Commissioner Mitchell, move to direct county staff and lobbyists to continue conversations, seek a legislative sponsor, and to draft and submit to the Legislative Counsel

Bureau a 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. I further move to authorize staff and our lobbyists to explore possibilities with the western parcels as discussed on the record. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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.

Deputy Frank Valdez said he found no criminal, civil or financial issues, with no disqualifiers.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve 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. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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.

Deputy Frank Valdez said he found no criminal, civil or financial issues, with no disqualifiers.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve 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. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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>.

Planning Manager Kathy Canfield said this process was started by looking at the Master Plan in 2023. Staff has met with all communities and discussed the current Master Plan, collecting residents feedback. She said people felt the Master Plan adequately addresses their concerns and the document was still relevant. The department decided to update the document rather than re-write it. Items added include:

- Secondary access to Lockwood.
- Conservation of wildlife in the Virginia City Highlands.
- Drainage for the Mark Twain Estates.
- More housing in Mark Twain east toward the Basalite mine. Ms. Canfield is calling this area “The Flowery Range”.
- Zip code issues for Lockwood, Mark Twain and the Virginia City Highlands.
- Virginia City parking, with a study already planned
- Interconnectivity between communities.
- Continued water monitoring by the USGS in the Virginia City Highlands.
- Gold Hill updated area for school district and use of vacant buildings.
- A hazard mitigation plan for Lockwood, including land across the river and east of the community. They discussed not only the land across the river but land to the east of the community as well.
- A second Lands Bill for Mark Twain, the Gold Hill Cemetery and area around the high school’s property.
- An assessment of housing and development to include Painted Rock, the Flowery Range and other areas for possible PUD development.

Ms. Canfield said the Department still used Census numbers, but may use more detailed numbers from other studies. She said the Department incorporated the White Paper in the updates. She said some items already in the Master Plan were moved to other sections,

Commissioners Gilman and Mitchell thanked staff for their efforts. Commissioner Mitchell asked about an item in the Master Plan involving disturbance of the land, and Mr. Osborne said the purpose was to try to preserve mine tailings, rock outcroppings and relics of the past.

Ms. Canfield said any changes that are made to the plan as presented to the Board would require the Master Plan update to go back to the Planning Commission for approval.

Public Comment: None

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.

Mr. Osborne said Administrative Officer Lisa Maciel participated in the latest work on the Strategic Plan, increasing the focus on veterans' needs.

Ms. Maciel said she was interested in encouraging the communities as well as nonprofits to consider adding veteran service officers to their agencies, to help with things such as disability claims encouraging residents to attend Veteran's Day at the Legislature.

Commissioner Jay Carmona requested to postpone the item so that commissioners can have time to study the issue of the FY2024-2025 Strategic Plan.

Public Comment:

Motion: I, Commissioner Mitchell, move to continue item to next regularly scheduled meeting Dec. 3 at the courthouse. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

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

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve second readings of business licenses under Item #19, listed as A-R. **Seconded by:** Lance Gilman. **Vote:** Motion passed unanimously.

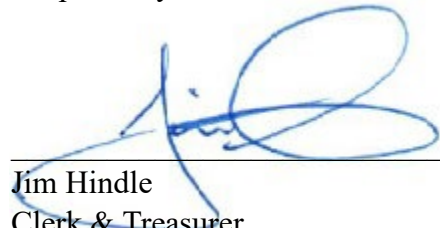
20. PUBLIC COMMENT (No Action): None

21. CORRESPONDENCE/NO ACTION: Correspondence.

22. ADJOURNMENT OF ALL ACTIVE AND RECESSED BOARDS ON THE AGENDA

Commission Chairman Carmona adjourned the meeting at 11:14 a.m.

Respectfully submitted,



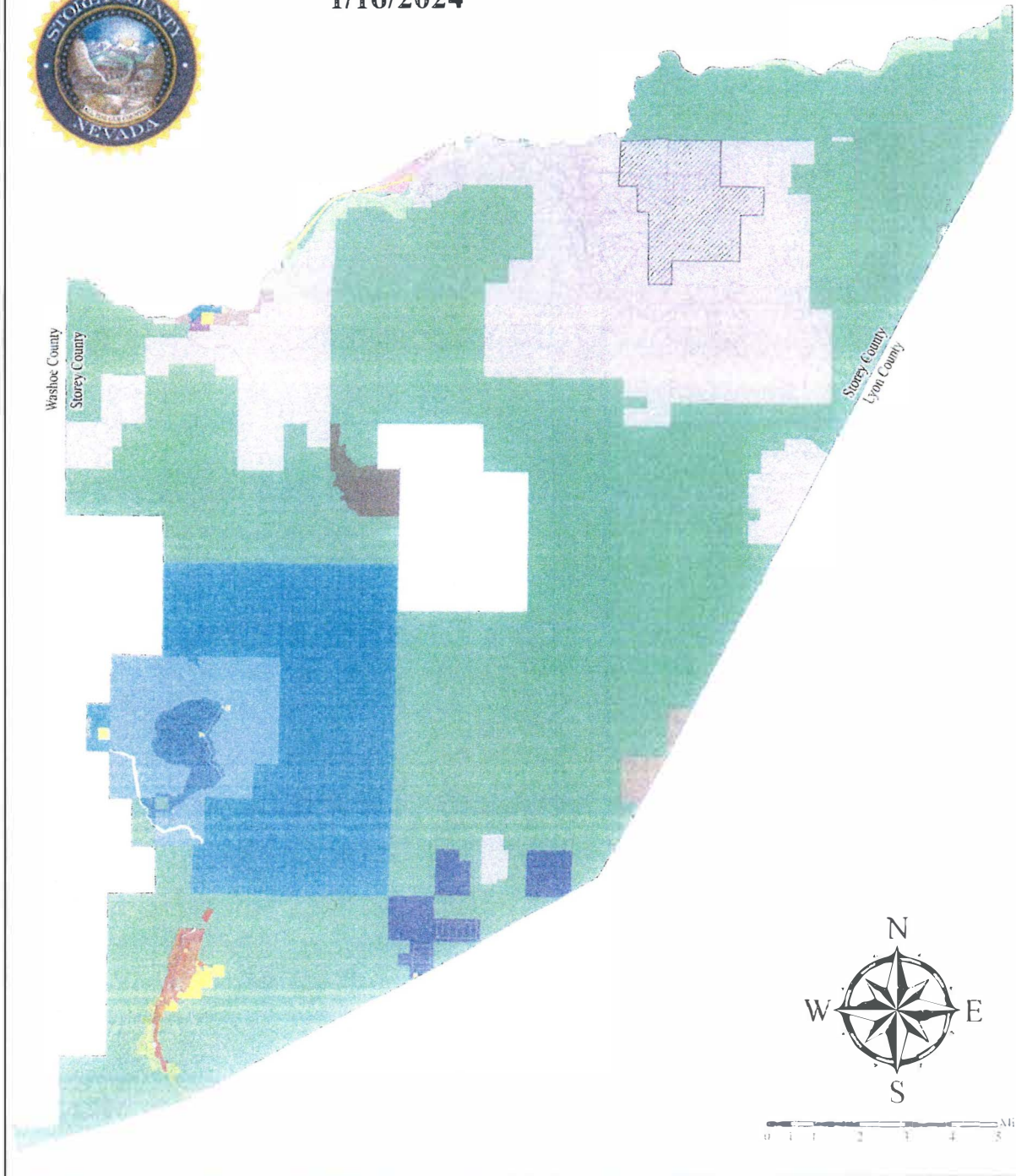
Jim Hindle
Clerk & Treasurer

ADDENDUM

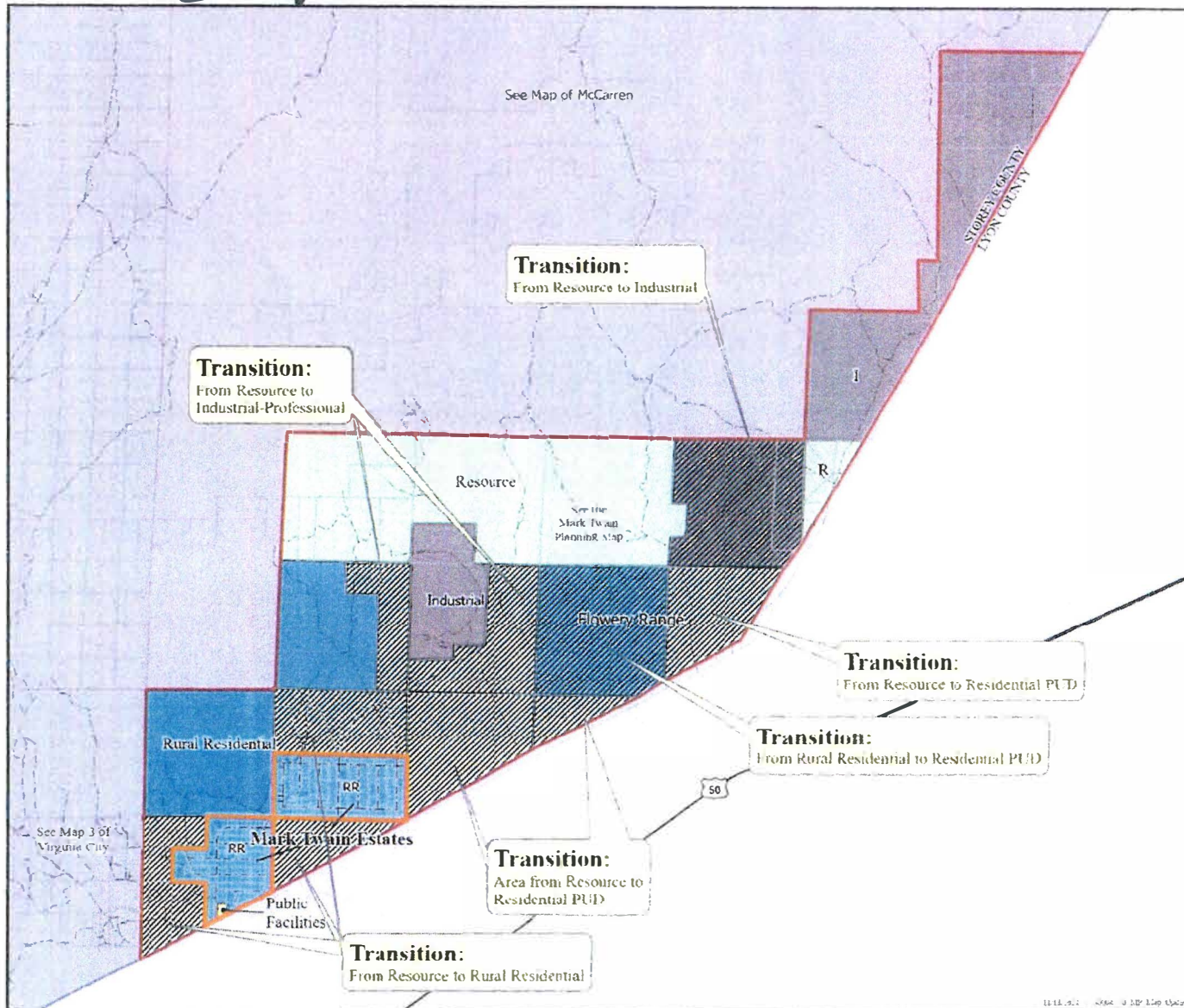
MEETING HANDOUTS

Official Storey County Zoning Map

1/16/2024



DRAFT



Official Master Plan Map of Storey County Mark Twain - Flowerly Range

Adopted by Planning Commission
December 2024



Master Plan - Land Use

- Industrial - I
- Public Facilities - PF
- Resource - R
- Rural Residential - RR
- Transition



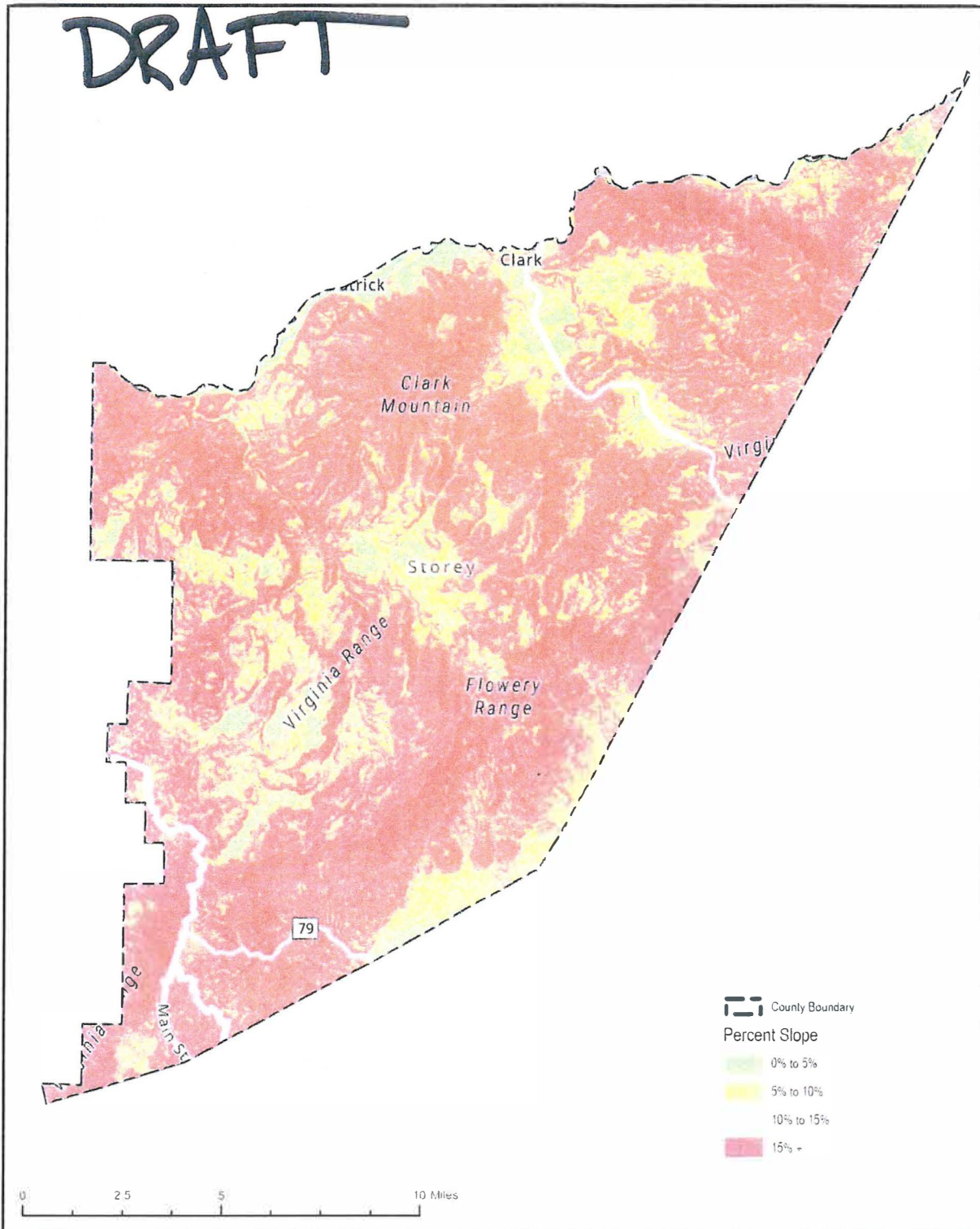
This map is intended to provide information and is not intended to be used as a legal document. It is subject to change without notice. The Planning Commission and County Board of Storey County are not responsible for any errors or omissions in this map.

This is to certify that this is the Official Master Plan Map of Storey County.

Jim Umbach
Storey County Planning Commission Director

Lyndi Reusud
Storey County Planning Commission Director

DRAFT



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Storey County Master Plan Slope Map

The data contained herein does not represent survey delineation and should not be construed as a replacement for the authoritative source. No liability is assumed by DOWL as to the sufficiency or accuracy of the data.

Q:\Client\Storey County Projects\Federal\Owned Lands\Map\Federal Lands\Federal Lands.aprx, Editor: jsmith, Printed: 9/17/2024

existing in the Mark Twain area, the south banks of the River District, and within the interior of the county's