



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

12/17/2024 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 three 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)** Public comment will be allowed at the beginning and end of each meeting. These comments are limited to matters not on today's agenda. Public comment will also be allowed during each agenda item upon which action will be taken. These comments must be limited to the item on the agenda. Public comment is limited to three minutes per individual, with discretion of the board chair.

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

Consideration and possible approval of the agenda for the December 17, 2024, meeting.

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

Consideration and possible approval of the minutes from the November 5, 2024, meeting.

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

Consideration and possible approval of the minutes from the November 13, 2024, Special Meeting.

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

Consideration and possible approval of the minutes from the November 19, 2024, meeting.

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

Consideration and possible approval of the minutes from the December 3, 2024, meeting.

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

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

- A. A.C. Moate Industries, Inc - Contractor / 180 Gentry Way ~ Reno, NV
- B. ARCO DB Companies, Inc. - Contractor / 325 S. Alabama St. Ste 200 ~ Indianapolis, IN
- C. Bighorn Roofing LTD - Contractor / 2090 Rabbit Dr. ~ Washoe Valley, NV
- D. Budget Blinds of Reno - Out of County / 6550 Longley Ln. #115 ~ Reno, NV
- E. Deluxe Step and Rail Inc. - Contractor / 1995 Tampa St. ~ Reno, NV
- F. Diamond G Construction Inc. - Contractor / 340 W. Wickenburg Way Ste. A34 ~ Wickenburg, AZ
- G. Highline Electric LLC - Contractor / 8030 Monterey Shores Dr. ~ Reno, NV
- H. Mason Valley Janitorial - Out of County / 8 Van Fleet Dr. ~ Yerington, NV

- I. NGK Electronics USA, Inc. - Out of County / 5975 Home Gardens Dr. ~ Reno, NV
- J. Precision Firearms Training - Home Based / 4682 Hanaupah Rd. ~ Reno, NV
- K. Pure Water Systems of NV - Contractor / 245 Vine St. ~ Reno, NV
- L. SOKAB LLC - Home Based / 1700 Main St. ~ Gold Hill, NV
- M. WSP USA INC - Professional / 4139 Oregon Pike ~ Ephrata, PA

II Consideration and possible approval of modifications to Personnel Policy 506 to establish bilingual pay and eliminate Field Training Officer pay for county employees.

III Consideration and possible approval of the revision of Administration Policy 018: Surveillance in the Workplace effective 07/03/2018, revised 12/06/2024.

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

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

Badge pinning ceremony for Battalion Chief Bryce Montoya following successful completion of promotional probationary period.

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

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

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

16. **10:30 A.M. PUBLIC HEARING:**

Public Hearing on proposed Resolution No. 2024-752, a Resolution Adopting the 2024 Storey County Master Plan. The resolution includes comprehensive text amendments to the existing Storey County Master Plan, including the following elements: Land Use; Population; Housing; Economic Development; Transportation; Public Services and Facilities; Water and Natural Resources; Cultural and Historical Resources; and other provisions thereof. The resolution also includes comprehensive map amendments to the existing Storey County Master Plan area and land use designation maps. Public participation is encouraged. A copy of the proposed resolution, and proposed draft master plan chapters and master plan maps are available from the Storey County Planning Department, at 26 South B Street in Virginia City, Nevada, 775-847-1144 or email Staff at planning@storeycounty.org. You can also view them at the link below.

<https://www.storeycounty.org/728/MASTER-PLAN-Update-2024>

17. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Resolution No. 2024-752, a Resolution Adopting the 2024 Storey County Master Plan. The resolution includes comprehensive text amendments to the existing Storey County Master Plan, including the following elements: Land Use; Population; Housing; Economic Development; Transportation; Public Services and Facilities; Water and Natural Resources; Cultural and Historical Resources; and other provisions thereof. The resolution also includes comprehensive map amendments to the existing Storey County Master Plan area and land use designation maps. A copy of the proposed resolution, and proposed draft master plan chapters and master plan maps are available from the Storey County Planning Department, at 26 South B Street in Virginia City, Nevada, 775-847-1144 or email Staff at planning@storeycounty.org. You can also view them at the link below.

<https://www.storeycounty.org/728/MASTER-PLAN-Update-2024>

18. DISCUSSION/FOR POSSIBLE ACTION:

Review and possible approval of the Storey County Audited Financial Statements for year ending June 30,2024, completed by DiPietro and Thornton.

19. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of an updated Memorandum of Understanding (MOU) between Storey County (County) and the Community Chest, Inc. (CCI). CCI will continue to allow the County's IT Department to install certain microwave, radio, and other telecommunications equipment on CCI's Community Center building, located at 175 East Carson Street, Virginia City, Nevada for use by the county for its adjacent Storey County Swimming Pool, Virginia City Senior Center, Miner's Park, and other area county facilities, and for use by the CCI to provide social and community services to the County; for the CCI to provide electricity costs for that equipment; and for the County to provide CCI certain computer and network technological troubleshooting, repair, and other minor technology services for equipment owned by CCI.

20. RECESS TO RECONVENE AS THE STOREY COUNTY FIRE PROTECTION DISTRICT BOARD

21. DISCUSSION/FOR POSSIBLE ACTION:

Annual review and evaluation of the performance of Jeremy Loncar, Storey County Fire Chief, for the time period of December 21, 2023, through December 20, 2024.

The Board may, without further notice, take administrative action against Jeremy Loncar, Fire Chief, if the Board determines that such administrative action is warranted after considering the character, alleged misconduct, professional competence, or physical or mental health of Mr. Loncar. At the end of the annual performance evaluation, the Board may modify existing goals and objectives of the Fire Chief's job; determine whether or not to provide a merit increase, bonus, or other compensation adjustment; take adverse administrative action up to and including termination; or any other such action deemed warranted by the Board.

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

23. DISCUSSION/FOR POSSIBLE ACTION:

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

24. DISCUSSION/FOR POSSIBLE ACTION:

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

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

26. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Memorandum of Understanding (MOU) between Storey County and CC Communications (ongoing operation of Churchill County, Nevada) for Phase 2, remainder of Storey County, deploying and providing rate structures for fiberoptic broadband internet service to residential, commercial, and enterprise customers in Storey County.

27. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Service Provider Agreement between CC Communications (ongoing operation of Churchill County, Nevada) and Storey County for Phase 2 all Storey County for the deployment and maintenance of fiberoptic broadband network infrastructure in Storey County and to provide Residential Broadband Internet, Commercial Broadband Service, and Enterprise Broadband Service for 10 years, with payments not exceeding \$6,700,000 made to CC Communications by Storey County, in accordance with the Memorandum of Understanding between the parties approved by the board on or before this agreement, and other properly related matters.

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

Update, discussion, and provide direction to county staff and lobbyists regarding upcoming bills and legislation affecting Storey County including, but not limited to, the following, and other properly related matters: SB69 Storey County bill adjusting tax abatement programming; sales and use, property, and other tax abatement categories; county boundary line adjustments; historic district considerations; health and human services; and other BDRs and bills potentially affecting Storey County.

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

Discussion and possible consideration setting the gross billing franchise fee to a percentage pursuant to Article 9 of the 2024-2034 Solid Waste Collection Franchise Agreement between Storey County and Waste Management of Nevada, Inc.

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

Discussion and consideration for approval Resolution No. 24-754 supporting and contributing \$100,000 to the Regional Transportation Commission of Washoe County for the completion of a Northern Nevada regional commuter rail study between Reno-Sparks and the Tahoe-Reno Industrial Center in Storey County. This is a budgeted expense.

31. **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.

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

For consideration and possible approval of business license second readings:

- A. All Points Electric LLC - Contractor / 5600 Grass Valley Rd. ~ Reno, NV
- B. Allied Mechanical Services LLC - Contractor /
1350 Freeport Blvd Ste. 104 ~ Sparks, NV
- C. American Pacific Concrete, LLC - Contractor /
18124 Wedge Pkwy. # 418 ~ Reno, NV
- D. Co2 Monitoring LLC - Contractor / 4310 Cameron St. # 7 ~
Las Vegas, NV
- E. Corestates Construction Services Inc. - Contractor /
3237 Satellite Blvd. Ste. 465 ~ Duluth, GA
- F. Eagles Crest Inc. - Contractor / 4865 Joule St. #C6 ~ Reno, NV
- G. Emiliooo's Plumbing & Water Heaters - Contractor /
1357 Viellion Pike Ln. ~ Carson City, NV
- H. Encore Automation LLC - Out of County / 50 Corporate Dr. ~
Auburn Hills, MI

- I. Graywolf Integrated Construction Company – Contractor / 2205 Ragu Dr. ~ Owensboro, KY
- J. Impact Dock Works, Inc. – Contractor / 16787 Beach Blvd. #785 ~ Huntington Beach, CA
- K. Jones Sign Co., Inc. – Contractor / 1711 Scheuring Rd. ~ De Pere, WI
- L. Revival Paint Management – Contractor / 135 Shadycrest Dr. ~ Verdi, NV
- M. Shootin Trouble Electrical Servicing LLC – Contractor / 198 Shady Grove Ln. ~ Dayton, NV
- N. Sierra Summit Landscaping, LLC – Contractor / 18124 Wedge Pkwy. # 418 ~ Reno, NV
- O. Sunbelt Rentals Inc. – General / 1121 USA Parkway ~ McCarran, NV
- P. T J I Plumbing & Heating – Contractor / 2590 Baxter Way ~ Sparks, NV
- Q. Virginia City Mercantile – General / 85 S. C St. ~ Virginia City, NV

33. **PUBLIC COMMENT (No Action)** Public comment will be allowed at the beginning and end of each meeting. These comments are limited to matters not on today’s agenda. Public comment will also be allowed during each agenda item upon which action will be taken. These comments must be limited to the item on the agenda. Public comment is limited to three minutes per individual, with discretion of the board chair.

34. **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.

USDA is an equal opportunity provider, employer, and lender.

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 12/12/2024; 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 at 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