



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

01/07/2025 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

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

Election of Chairman to the Storey County Board of Commissioners for the term of one year in compliance with NRS 244.070 and County Code 2.04.008.

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

Election of Vice-Chairman to the Storey County Board of Commissioners for the term of one year in compliance with NRS 244.070 and County Code 2.04.008.

6. **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.

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

Consideration and possible approval of the agenda for the January 7, 2025, meeting.

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

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

- A. Apollo Mechanical Contractors- General / 2400 Peru Dr. ~ McCarran, NV
- B. Erthos Manufacturing LLC - Out of County / 740 S. Mill Ave. Ste. 210 ~ Tempe, AZ
- C. Erthos Partner Services LLC - Out of County / 740 S. Mill Ave. Ste. 210 ~ Tempe, AZ
- D. Honeywell International Inc. - Out of County / 715 Peachtree St. ~ N.E. Atlanta, GA
- E. KAWM Group LLC - Contractor / 1426 Foothill Rd. ~ Reno, NV
- F. Mazak Optonics Corporation - Out of County / 2725 Galvin Ct. ~ Elgin, IL
- G. McCuan Metals Inc. - Contractor / 1320 High Chaparral Dr. ~ Reno, NV
- H. Precision Fitness Training, LLC - Home Based / 4680 Hanaupah Rd. ~ Reno, NV
- I. Silicon Valley Mechanical, Inc. - Contractor / 2115 Ringwood Ave. ~ San Jose, CA

II 24-25 Property Tax bill correction in the amount of (\$153.21) for parcel 3-431-02. Concrete was picked up during the 2024-25 reappraisal and it is personal property non taxable pavers. Resulting in a reduction in taxes of \$153.21.

III Approval of claims in the amount of \$19,747,408.93.

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

Resolution No. 25-756 honoring retired Storey County Commissioner Lance Gilman for his 12 years of service to the residents and businesses of Storey County.

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

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

Badge pinning ceremony for Battalion Chief Bryce Montoya and Fire Captain Matt Dixon, after successfully completing their promotional probationary period.

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

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

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

15. **10:30 A.M. PUBLIC HEARING:**

Public hearing to consider public comments on proposed lease of that portion of Piper's Opera House known as the Old Corner 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 utilities; 35% of the monthly electric billing and \$50 for water service.

16. **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 and water payments requirement in Section 3.02, while continuing the monthly rental of \$1,800 per month until December 31, 2025, with possible two-year renewal.

17. **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.

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

Consideration and possible action to approve a refund of electrical and water 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 \$11,077.53.

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

Consideration and possible approval of unbudgeted grant-funded, Health Community Worker Position for the 2024-2025 Fiscal Year.

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

Consideration and possible approval of Resolution No. 24-755, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 245.045 for appointed Storey County officials for the 2024-25 fiscal year and superseding prior year action by resolution for appointed Storey County employees with the addition of Community Health Worker Grade 116 and the reallocation of Senior Services Director to Health & Community Services Director Grade 152.

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

Consideration and possible approval for the County Manager to sign and approve the cost reimbursement agreement between Storey County and the Bureau of Land Management - Carson City District Office (BLM) for the processing of the right-of-way application for the Lead Siphon Project. Work under this agreement will not exceed \$10,100.

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

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

Consideration and possible approval to make a conditional offer to purchase the property located at 300 Italy Drive in McCarren Nevada, APN 005-091-67, based upon the appraisal dated November 13, 2024, by Anthony J. Wren, MAI, SRA Certified General Appraiser, including approval of opening escrow, and completing a title search, not to exceed \$3,800,000 and approximately \$280,000 in applicable closing costs.

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

Discussion and possible approval to utilize available funds from the Capital Projects Fund for the purchase of a tractor and trailer that were not budgeted for in the FY 2024 budget, but outlined in the district CIP, not to exceed \$300,000.

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

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

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

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

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

Possible acceptance of a bid for replacement of fuel tanks and pumps at 100 Toll Road and 1705 Peru Drive, from LA Perks Petroleum, in the amount of \$686,007.00. The acceptance of this bid will allow staff to issue a Notice of Intent to Award to the apparent low bidder and solicit a contract for construction for legal review. Upon legal approval, the contract will be brought before this board for approval.

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

For Consideration and possible approval of acceptance of the 2024 Winter Grant round from the Nevada State Off Highway Vehicles Commission for the grant amount of \$28,065.78 for the Storey County Sheriff's Office, Off Highway Vehicle Operations Unit.

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

For Consideration and possible approval of receipt of a donation for the Storey County Sheriff's Office for the purchase of a traffic unit for patrol, emergency response and community outreach.

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

Consideration and possible approval authorizing the County Manager to sign and approve an amendment to an existing 2024-2025 contract between Storey County and Silver State Government Relations for lobbying and government affairs services during the Nevada legislative interim and general sessions for \$6,500 per month effective July 1, 2024, through December 31, 2024, and \$10,000 per month effective January 1, 2025, through June 30, 2025.

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

Consideration and possible authorization for the County Manager to sign and approve a contract from 01/07/25 through 12/31/25 between Storey County and Sam Shad Productions producing and airing with Nevada Newsmakers a series of television commercials, website banners and links, audio and video podcasts and Youtube clips, and social media outreach programs for a total cost of \$200,000 as specified in the attached draft contract and scope of work, with an audience focus toward Nevada legislative officials and state, county, and local leadership.

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

Possible approval amending the list of county appointments to serve on state, county, and regional boards and committees, and filling vacancies on the Virginia City Tourism Commission for the 2025 calendar year.

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

Consideration of letters of interest for appointment of a planning commissioner to serve a term representing Precincts 3 & 6 Lockwood and River Districts, on the Storey County Planning Commission.

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

Consideration of letters of interest for appointment of a planning commissioner to serve a term representing Precinct 5 Virginia City Highlands District, on the Storey County Planning Commission.

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

Consideration of letters of interest for appointment of a planning commissioner to serve a term representing Precinct 1 Virginia City District, on the Storey County Planning Commission.

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

Consideration of letters of interest for appointment of a planning commissioner to serve the remainder of a term for County At Large position on the Storey County Planning Commission.

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

Consideration of letters of interest for appointment of a planning commissioner to serve a term representing the County At Large position on the Storey County Planning Commission.

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

For consideration and possible approval of business license second 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

40. **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.

41. **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, audiotape, 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 1/02/2025; 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