



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING


03/18/2025 10:00 AM

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

AGENDA

This meeting will be held in person and the public is welcome to attend.

Members of the public who wish to **watch the meeting remotely** may do so by accessing the Storey County Clerk's new YouTube channel. To access the Channel and the Live Stream:

1. Open your browser and go to www.youtube.com/@storeycountyclerk
2. Click on the Storey County seal  when it has the **LIVE** display, or click on the video picture for the meeting in the playlist under the county seal with the **LIVE** display on the graphic.

- Public comment may be made by in-person appearance only. -

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. **PUBLIC COMMENT (No Action):** Public comment is welcomed at the beginning and end of each meeting. These comments should be limited to matters not already on today's calendar agenda. Public comment is again welcomed after each item on the agenda, & those comments should be limited to the agenda topic. Public comment is limited to 3 minutes per individual.
5. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of the agenda for the March 18, 2025, meeting.
6. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of the minutes from the February 18, 2025, meeting.
7. **CONSENT AGENDA FOR POSSIBLE ACTION:**
 - I For possible action, approval of business license first readings:
 - A. Bunting Magnetics Co. - Out of County / 500 S. Spencer Rd ~ Newton, KS
 - B. John Curran LLC - Out of County / 415 Keystone Dr. ~ Dayton, NV
 - C. Nuwave International Industries Inc. - Contractor / 1875 Coronado Ave ~ Signal Hill, CA
 - D. SBI Roofing - Contractor / 4201 Trailblazer Loop ~ Roseville, CA
 - E. Silver Sierra Cleaning LLC - Out of County / 4275 W th St. Apt 351 ~ Reno, NV
 - F. Tahoe Brothers Construction LLC - Contractor / 9475 Double R Blvd Ste. 10 ~ Reno, NV
 - II Approval of claims in the amount of \$7,086,400.92.
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 Exhibit A of the Talent Services Agreement with AcTalent for the revised funding amount of \$186,000.

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

Consideration and possible approval of the Capital Improvement Plan for fiscal years 26-30.

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

Consideration and possible approval to continue ongoing discussions and research between Storey County and V&T Railway Commission for the potential acquisition of APNs 002-063-22 and 002-063-24 and surrounding vacant properties in Gold Hill, Nevada.

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

Consideration and Possible Approval of Special Use Permit 2025-018. The applicant requests a special use permit to allow for greater than four large domestic animals to reside at the Estates zoned property. The applicants propose to have a variety of bovine, swine and goats residing on the property which also includes a single family residence where the applicant lives. The property is approximately 3.69 acres in size and is located at 848 Sutro Springs Road, Mark Twain Estates neighborhood of Storey County, Nevada, Assessor's Parcel Number (APN) 003-293-32.

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

Consideration and possible approval of Special Use Permit 2025-021. The applicant requests a Special Use Permit to construct a freestanding changeable message sign at the Mark Twain Community Center property. The proposed sign is approximately 9-feet wide by 8-feet tall and portion of the sign will contain a changeable message. The property is located at 500 Sam Clemens Avenue, Storey County, Nevada, Assessor's Parcel Number (APN) 003-273-13.

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

Consideration and possible approval of a quitclaim deed to transfer ownership of the parcel of land associated with the Community Chest community center from Storey County to Community Chest. This parcel is located at Miner's Park and a recent parcel map created the parcel of land associated with the Community Chest building.

This document also includes the reservation of an access easement to Storey County for the purpose of allowing maintenance activities associated with Miner's Park and more particularly an existing retaining wall that abuts the property line.

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

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

Discussion and possible approval to send \$176,929.54 of outstanding unpaid ambulance bills to collections & write off the amount of \$2,101.98.

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

Presentation, public workshop, discussion, and consideration directing staff regarding updates to the Storey County Fire Protection Districts Capital and Staffing Improvement Plan for Fiscal Year 2025-2030.

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

Discussion and possible approval to sign a purchase agreement for a Skeeter Ford F-550 Type 5 quick attack Fire Engine, that is entirely funded by Switch Inc. in the amount of \$355,271.00.

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

Discussion and possible approval of the purchase of an unbudgeted emergency generator for fire station 72 for the approximate amount of \$40,000 from Highlands Electric.

21. **RECESS TO CONVENE AS THE STOREY COUNTY LIQUOR LICENSING BOARD**

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

For consideration and possible approval of the First reading for On-Sale Liquor License. Applicant is Jennifer Stoops, Maddy's Place LLC, 55 North C Street, Virginia City, NV.

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

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

Consideration and possible approval to authorize the County Manager to authorize a change request (CR008) in the amount of \$55,096.56 due to a design oversight in the plans for the site improvements at the Lockwood Senior Center. The original design undersized the required retaining wall at the south end of the parking lot. Corrective design was provided by the designers at no cost to the County and the Contractor has submitted a price proposal to construct the larger wall per the corrected designs. CME Construction Management has reviewed the proposed costs and determined the costs to be reasonable.

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

Consideration and possible approval to accept a contract for the remodel of the restrooms at the Virginia City Senior Center to bring them into compliance with the Americans with Disabilities Act from Shakespeare Unlimited construction in an amount of \$77,553.00 with a 10% contingency for a total not to exceed \$85,308.30. This project is partially funded by a grant from Aging and Disability Services Division ARPA in the amount of \$45,000.

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

Discussion and possible consideration approving the County Manager to approve and sign a contract with RCG Economics to provide economic and fiscal advice and review to Storey County on an on-call basis as related to government and regional affairs and legislative matters for the 2025 general and interim legislative session, not to exceed \$100,000.

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

Discussion and consideration directing county staff to draft regulations pertaining to Accessory Dwelling Units in all Residential, Commercial-Residential, Estate, and Planned Unit Development zones (except where prohibited by existing HOA regulations) in Storey County including conducting countywide public surveys, scoping, and community workshops, seeking further direction from the board and planning commission, and including sufficient funds in the FY26 county budget to complete necessary drafting of and consultation for associated regulations and codes. This item is per the request of Commissioner Mitchell.

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: SB69 Storey County bill adjusting tax abatement programming, Senate bill(s) regarding regional planning Storey, Washoe, Lyon, Carson, Douglas, and cities, Daly; SB78 as potentially related to the Comstock Historic District Commission; AB77 tax abatement; AB32 V&T Railway, and all bills and resolutions supported by the Nevada Association of Counties (NACO) unless otherwise directed by the board.

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

For Consideration and possible approval of business license second readings:

- A. ABSCO Fire Protection LLC - Contractor / 9025 Spanish Trail ~ Sparks, NV
- B. All Crane Service LLC - Out of County / 1000 Marietta Way ~ Sparks, NV

- C. Crusoe Energy Systems, LLC - Out of County / 255 Fillmore St. Ste. 400 ~ Denver, CO
- D. DeHart Recycling Equipment Inc. - Out of County / 11862 Missouri Bottom Rd. ~ Hazelwood, MO
- E. Guzman & Sons Drywall LLC - Contractor / 5385 Jon. Dr. ~ Sun Valley, NV
- F. Harrison Nevcon LLC - Contractor / 503 Sam Clemens ~ Dayton, NV
- G. Kinetic Cutting Systems Inc. - Out of County / 10960 Zaiser Rd. ~ West Burlington, IA
- H. ORR Protections Systems, Inc. - Contractor / 6761 Sierra Ct. Ste A ~Dublin, CA
- I. Paul Davis Restoration of Reno & Lake Tahoe - Contractor / 650 Innovation Dr. Ste. A ~ Reno, NV
- J. Sierra Design Concrete - Contractor / 130 Circuit Ct. ~ Sparks, NV
- K. The Shrinkwrap Co., LLC - Out of County / 2400 Sharon Way ~ Reno, NV
- L. WEIMA America Inc. - Out of County / 3678 Centre Cir. ~ Fort Mill, SC
- M. X Burger - Food Truck / 984 Leah Cir ~ Reno, NV

30. **PUBLIC COMMENT (No Action):** Public comment is welcomed at the beginning and end of each meeting. These comments should be limited to matters not already on today's calendar agenda. Public comment is again welcomed after each item on the agenda, & those comments should be limited to the agendized topic. Public comment is limited to 3 minutes per individual.

31. **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 is welcomed at the beginning and end of each meeting. These comments should be limited to matters not already on today's calendar agenda. Public comment is again welcomed after each item on the agenda, & those comments should be limited to the agendized topic. Public comment is limited to 3 minutes per individual.
- 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 3/13/2025; 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