



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING


05/06/2025 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 CLOSED SESSION MEETING COMMENCING AT 9:30 A.M.**

Call to Order Closed Session meeting pursuant to NRS 288.220 for the purpose of conferring with county management and legal counsel regarding labor negotiations with the Storey County Firefighters' Association IAFF Local 4227. This closed session meeting is scheduled to commence at 9:30 A.M, immediately before the regular commission meeting.

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

3. **CONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS**

4. **PLEDGE OF ALLEGIANCE**

5. **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.

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

Consideration and possible approval of the agenda for the May 6, 2025, meeting.

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

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

- A. Anning-Johnson Company - Contractor / 6460 Warbonnet Way ~ Las Vegas, NV
- B. BCA Industries Inc. - Out of County / 7026 N. Teutonia Ave ~ Milwaukee, WI
- C. Great Basin Solar LLC - Contractor / 50 Butte Pl. ~ Reno, NV
- D. Harrigan Builders Inc. - Contractor / 219 Black Raven Ct. ~ Reno, NV
- E. Largo Concrete Inc. - Contractor / 2741 Walnut Ave ~ Tustin, CA
- F. Lotusworks Inc. - Professional / 10 Cabot Rd. Ste. 212 ~ Medford, MA
- G. Malvern Panalytical, Inc. - Out of County / 2400 Computer Dr. Ste 2100 ~ Westborough, MA
- H. Marshall Mint - General / 96 N. C St. ~ Virginia City, NV
- I. Mastec Network Solutions Inc. - Contractor / 910 Striker Ave Ste. A ~ Sacramento, CA
- J. MCR Equipment Services LLC - Out of County / 11310 Chesapeake Dr. ~ Reno, NV

- K. Olson Electric Company LLC – Contractor /
3676 W. California Ave. Ste A-117 ~ Salt Lake City, UT
- L. Pittsburg Tank & Tower – Contractor / 1 Watertank Pl. ~ Henderson, KY
- M. Rigaku Americas Holding Inc. – Out of County / 9009 New Trails Dr.
~The Woodlands, TX
- N. Rolling Rock LLC – Contractor / 475 Territory Rd. ~ Dayton, NV
- O. S2M – Contractor / 8839 N. Cedar Ave. Ste 1 ~ Fresno, CA
- P. Service Station Compliance & Testing LLC – Contractor / 7210 Placid St.
~ Las Vegas, NV
- Q. Shimmick Construction Company Inc. – Contractor /
530 Technology Dr. Ste 300 ~ Irvine, CA
- R. Strategic Development Partners LLC – Contractor /
155 S Water St. Ste. 220 ~ Henderson, NV

II Consideration and possible approval of Storey County Treasurer's Affidavit of Mailing Past Due Notice for all Delinquent Parcels pursuant to NRS 361.5648.

III Approval of claims in the amount of \$9,137,729.66.

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

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

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

This Item to be Considered at 10:30 a.m. – Discussion, consideration, and possible recommendation to the Nevada State Engineer regarding Application 94165T proposing to change the point of diversion, place and manner of use of a portion of Permit 29214 (Certificate 9200) and all of Permit 29213 (Certificate 9199), from surface source located in Storey County, Nevada to a new point of diversion and place of use in Washoe County, Nevada for wildlife (return flow) purposes. This is a request for a temporary diversion.

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

This Item to be Considered at 10:30 a.m. – Discussion, consideration, and possible recommendation to the Nevada State Engineer regarding Application 94166T proposing to change the point of diversion, place and manner of use of a portion of Permit 28192 (Certificate 8768), from surface source located in Storey County, Nevada to a new point of diversion and place of use in Washoe County, Nevada for wildlife (return flow) purposes. This is a request for a temporary diversion.

12. DISCUSSION/FOR POSSIBLE ACTION:

This Item to be Considered at 10:30 a.m. – Discussion, consideration, and possible recommendation to the Nevada State Engineer regarding Application 94167T proposing to change the point of diversion, place and manner of use of a portion of Permit 19883 (Certificate 6229), from surface source located in Storey County, Nevada to a new point of diversion and place of use in Washoe County, Nevada for wildlife (return flow) purposes. This is a request for a temporary diversion.

13. DISCUSSION/FOR POSSIBLE ACTION:

This Item to be Considered at 10:30 a.m. – Discussion, consideration, and possible recommendation to the Nevada State Engineer regarding Application 93433 proposing to change the point of diversion, place and manner of use of a portion of Permits 66956 and 67013, from an underground source located in Washoe County, Nevada to a new point of diversion and place of use in Washoe and Storey Counties, identified as the “current TMWA service territory”.

14. DISCUSSION/FOR POSSIBLE ACTION:

This Item to be Considered at 10:30 a.m. – Discussion, consideration, and possible recommendation to the Nevada State Engineer regarding Application 93434 proposing to change the point of diversion, place and manner of use of a portion of Permit 66853, from an underground source located in Washoe County, Nevada to a new point of diversion and place of use in Washoe County, Nevada, identified as the “current TMWA service territory”.

15. DISCUSSION/FOR POSSIBLE ACTION:

This Item to be Considered at 10:30 a.m. – Discussion, consideration, and possible recommendation to the Nevada State Engineer regarding Application 93921 proposing to change the point of diversion, place and manner of use of Claim 76/76a of the Final Decree entered in the District Court of the United States in and for the District of Nevada entitled “The United States of America, Plaintiff, vs. Orr Water Ditch Company, et al./Defendants”, from surface water located in Washoe County, Nevada to a new point of diversion and place of use in Washoe and Storey Counties, identified as the “current TMWA service territory”.

16. DISCUSSION/FOR POSSIBLE ACTION:

This Item to be Considered at 10:30 a.m. – Discussion, consideration, and possible recommendation to the Nevada State Engineer regarding Application 93825 proposing to change the point of diversion, place and manner of use of a portion of existing Permit 65780, from a surface source located in Washoe County, Nevada, to a new point of diversion and place of use in Washoe and Storey Counties, identified as the “current TMWA service territory”.

17. DISCUSSION/FOR POSSIBLE ACTION:

This Item to be Considered at 10:30 a.m. – Discussion, consideration, and possible recommendation to the Nevada State Engineer regarding Application 94075 proposing to change the point of diversion, place and manner of use of a portion of Claim 179 of the Truckee River Decree, from a surface source located in Washoe County, Nevada to a new point of diversion and place of use in Washoe and Storey Counties, identified as the “current TMWA service territory”.

18. DISCUSSION/FOR POSSIBLE ACTION:

This Item to be Considered at 10:30 a.m. – Discussion, consideration, and possible recommendation to the Nevada State Engineer regarding Application 94076 proposing to change the point of diversion, place and manner of use of a portion of Claim 331 of the Truckee River Decree, from a surface source located in Washoe County, Nevada to a new point of diversion and place of use in Washoe and Storey Counties, identified as the “current TMWA service territory”.

19. DISCUSSION/FOR POSSIBLE ACTION:

This Item to be Considered at 10:30 a.m. – Discussion, consideration, and possible recommendation to the Nevada State Engineer regarding Application 93432 proposing to change the point of diversion, place and manner of use of a portion of Permit 55938, from an underground source located in Storey County, Nevada to a new point of diversion and place of use in Washoe and Storey Counties, identified as the “current TMWA service territory”.

20. RECESS TO CONVENE AS THE STOREY COUNTY HIGHWAY BOARD

21. DISCUSSION ONLY:

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

22. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval for the Public Works Director to sign the Recommendation of Award and Contract for the 2025 Road Rehabilitation by DOWL Engineering to Cruz Construction in the amount of \$3,804,730.00 and DOWL's Task Order 79 for Construction Management in the amount of \$445,813.00. I am asking for a total of not to exceed \$4,500,000.00 to cover the 2 known bid amounts plus any unforeseeable items that may come up during construction.

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

24. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of modifications to the collective bargaining agreement between the Storey County Fire Protection District (Employer) and Storey County Fire Fighters' Association Local 4227 (Union).

25. DISCUSSION/FOR POSSIBLE ACTION:

Review and discussion on the 2025-2026 Storey County Fire District projected Final Budget.

26. RECESS TO CONVENE AS THE STOREY COUNTY WATER AND SEWER BOARD

27. DISCUSSION/FOR POSSIBLE ACTION:

Review and discussion on the 2025-2026 Storey County Water-Sewer projected Final Budget.

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

29. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval for Road Abandonment File 2025-015, a request by the applicant to abandon a portion of G Street, H Street and Sutton Street rights-of-way located between Mill Street and Sutton Street in Virginia City, Storey County, Nevada. The rights-of-way to be abandoned will be consolidated into the adjacent parcels of land owned by the applicant and easements will be reserved for utilities. The rights-of-way to be abandoned are adjacent to APNS 001-154-03, 001-158-01 and 001-192-01, Virginia City, Storey County, Nevada.

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

Consideration and possible approval for Special Use Permit 2025-035. The applicant requests a Special Use Permit to construct two segments of an overall 10.4 mile 345 kV power line outside of the existing Tahoe Reno Industrial Center designated transmission corridor. The Special Use Permit addresses the transmission corridor land use and the additional height located on land zoned Forestry for the two segments located outside of the boundary of the Tahoe Reno Industrial Center. The proposal will include approximately 7 poles greater than 45-feet in height with the proposed heights ranging from approximately 83-feet to 139 feet based on the topography of the pole location. The overall power line will connect from the Tracy Substation on Waltham Way to the Comstock Substation on Battery Boulevard. The proposed transmission line subject to this special use permit will be located within a portion of Sections 004 and 027, T19N, R22E, Storey County, Nevada, APNs 004-154-25 and 004-154-29.

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

Discussion and possible action to approve the allocation of up to \$850,000 from Storey County Rail Tax Funds to the Nevada Commission for the Reconstruction of the V&T Railway for capital improvements and repairs in FY26.

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

Review and discussion on the 2025-2026 Storey County projected Final Budget.

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

Consideration and possible approval to authorize the Storey County Manager to provide a Letter of Acknowledgment regarding Cipex International Nevada Ltd.'s application to the Governor's Office of Economic Development (GOED) for a Sales & Use Tax Abatement, Modified Business Tax Abatement and Personal Property Tax Abatement for their operations planned in Storey County.

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

Consideration and possible approval for the DOWL contract renewal for County GIS services for \$100,000, for July 1,2025 thru June 30,2026.

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

Consideration of approval of Task Order 80 to the Storey County - DOWL Master Service Agreement causing reimbursement related to Storey County 2018 Design Criteria and Improvement Standards update assistance and other related planning matters.

DOWL will be reimbursed for time and materials related to assisting County staff with the update, not to exceed \$48,700 for Fiscal Year 24/25 and \$67,000 for Fiscal Year 25/26.

36. DISCUSSION/FOR POSSIBLE ACTION:

Consideration of approval of Task Order 83 to the Storey County – DOWL Master Service Agreement causing reimbursement related to the B Street Record of Survey and other related planning matters. DOWL will be reimbursed for time and materials related to a boundary survey of the B Street right-of-way in Virginia City not to exceed \$90,000 for Fiscal Year 25/26. This project and funding amount has been included in the Planning Department budget for the Fiscal Year 25/26 under the category of Professional Services.

37. 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; SB461 Economic Development; AB77 tax abatement; AB32 V&T Railway; bills supported by the Nevada Association of Counties (NACO); bills proposed by the Governor and legislative leadership since the last board meeting, and bills shown in the attached spreadsheet showing past and current possible positions.

38. DISCUSSION/FOR POSSIBLE ACTION:

For Consideration and possible approval of business license second readings:

- A. Boxout LLC – General / 625 Pittsburgh Ste 110 ~ McCarran, Nv
- B. Culligan Water Conditioning, Culligan Red Rock – Contractor / 1145 Icehouse Ave ~ Sparks, NV
- C. Direct Line Global, LLC – Contractor / 47929A Fremont Blvd ~ Fremont, CA
- D. Desert Roots Inc. – Out of County / 7420 Robert Banks Blvd ~ Sparks, NV
- E. Environmental Protection Services LLC – Professional / 1601 Fairview Dr. Office B ~ Carson City, NV
- F. Food Truck Los Plebes LLC – Food Truck / 5205 Valley Hi Dr. ~ Sun Valley, NV
- G. Innova System LLC – Out of County / 200 Talus Way Apt 314 ~ Reno, NV
- H. Linde Advanced Material Technologies – Out of County / 10 Riverview Dr. ~Danbury, CT
- I. Ramboll Americas Engineering Solutions Inc. – Professional / 333 W. Washington St. ~ Syracuse, NY

- J. Savannah River Fulfillment – General / 2777 USA Parkway Ste 105 ~ McCarran, NV
- K. Sonora Hotdogs – Food Truck / 3226 Myles Dr. ~ Sparks, NV
- L. Tacmed Secured – Out of County / 10689 Angel Dreams Ave. ~ Las Vegas, Nv
- M. Unifirst Corporation – Out of County / 946 Spice Island Dr. ~ Sparks, NV
- N. Vintage Gaucho – Home Based / 108 E. Washington ~ Virginia City, NV

39. **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.

40. **ADJOURNMENT OF ALL ACTIVE AND RECESSED BOARDS ON THE AGENDA**

41. **CLOSED SESSION:**

Call to Order Closed Session meeting pursuant to NRS 288.220 for the purpose of conferring with county management and legal counsel regarding labor negotiations with the Storey County Employees' Association Comstock Chapter, AFSCME Local 4041. This meeting will commence immediately following the regular commission meeting.

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, 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 5/01/2025; 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