



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING


05/20/2025 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 agendized topic. Public comment is limited to 3 minutes per individual.
5. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of the agenda for the May 20, 2025, meeting.
6. **CONSENT AGENDA FOR POSSIBLE ACTION:**
 - I For possible action, approval of business license first readings:
 - A. Falcon Roofing Company – Contractor / 9805 Double R Blvd. #3059 ~ Reno, NV
 - B. Fire and Risk Alliance LLC – Professional / 7640 Standish Pl. ~ Derwood, MD
 - C. GourmenGo LLC – Out of County / 5150 Mae Anne Ave. Ste 405 #5427 ~ Reno, NV
 - D. Heavy Duty Concrete & Pavers – Contractor / 422 Roberts St. ~ Reno, NV
 - E. Legacy Air Heating, Cooling, Plumbing & Electrical – Contractor / 9410 Prototype Dr. #20 ~ Reno, NV
 - F. Madelyns Tacos – Food Truck / 501 El Rancho Dr. Spc. 5 ~ Sparks, NV
 - G. Michels Power Inc. – Contractor / 817 Main Sr. ~ Brownsville, WI
 - H. Modpack System LLC – Contractor / 710N Post Oak Rd. ~ Houston, TX
 - I. Panasonic Energy Corporation of North America (PENA) – General / 1 Electric Ave. ~ McCarran, NV
 - J. Pavion Corp – Contractor / 4151 Lafayette Center Dr. Ste. 700 ~ Chantilly, VA
 - K. Stratus Building Solutions of Reno – Out of County / 1575 Delucchi Ln. Ste. 116B ~ Reno, NV
 - L. Tahoe Mini Crane Inc. – Contractor / 213 W Gardengate Way ~ Carson City, NV

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

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

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

Consideration and possible approval for the County Manager to sign a contract agreement addendum between Storey County and The Porter Group. This contract is for a two (2) year period beginning July 1, 2025, for the annual amount of \$144,000.

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

Consideration and possible approval for a letter to the Governor's Office of Economic Development supporting the continuation of Northern Nevada Development Authority (NNDA) being one of the county's official Economic Development Authorities.

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

Consideration and possible approval to hear and consider this agenda item at a new location, that being the Virginia City High School, 95 South R Street, Virginia City, Nevada. This item was continued at the May 6, 2025, board meeting to be heard on June 17, 2025. 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.

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

Consideration and possible approval of an Agreement for Professional Services contract between Storey County and J-U-B Engineering, Inc. This contract is related to on call and engineering professional services related to the TRI Center Drainage Analysis. J-U-B will be reimbursed for time and materials related to assisting County staff with the analysis of TRI Center drainage issues related to public areas and proposed public areas as identified in the Storey County and Tahoe Reno Industrial Center Development Agreement. This contract is for Phase I of the analysis which will research and evaluate drainage issues for existing and potential public areas not to exceed \$81,100. This amount has been included in both the Planning Department's budget for Fiscal Years 24/25 and 25/26 under the category of Professional Services.

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

Review and possible approval of the Storey County 2025-2026 Final Budget for submission to the Nevada Department of Taxation.

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

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

Review and possible approval of the Storey County Fire District 2025-2026 Final Budget for submission to the Nevada Department of Taxation.

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

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

Review and possible approval of the Storey County Water and Sewer 2025-2026 Final Budget for submission to the Nevada Department of Taxation.

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

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

Possible acceptance of a bid from Titan Electrical for construction of a new traffic signal at Electric Avenue and Milan Drive in the Tahoe-Reno Industrial Center in an amount not to exceed \$634,800.00 for base bid and 20% contingency.

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

Consideration and possible approval of the Storey County Hazard Mitigation Plan 2025 update as prepared by Emergency Management staff.

21. **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: Senate Bill 69; bills regarding regional impacts in Storey, Washoe, Lyon, Carson, Douglas, and cities; SB78; AB32 V&T Railway; bills supported or opposed 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.

22. DISCUSSION/FOR POSSIBLE ACTION:

For Consideration and possible approval of business license second 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

23. **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.

24. 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 agendaized 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 5/15/2025; 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 a 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