



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING


06/03/2025 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 June 3, 2025, meeting.
6. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of the minutes from the April 1st, 2025, meeting.
7. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of the minutes from the April 15th, 2025, meeting.
8. **CONSENT AGENDA FOR POSSIBLE ACTION:**
 - I For possible action, approval of business license first readings:
 - A. Alpine Signs Inc. – Contractor / 1902 Idaho St. ~ Carson City, NV
 - B. BBM – Home Based / 4980 Dry Gulch Rd. ~ Reno, NV
 - C. Cache Creek Native Art – General / 27 S. C St. ~ Virginia City, NV
 - D. Codale Electric Supply – Out of County / 5225 W. 2400 S ~ Salt Lake City, UT
 - E. CVS Pharmacy. Inc. – Out of County / One CVS Dr. MC1160 ~ Woonsocket, RI
 - F. Doug Croisette Electric & Design – 7090 Quill Dr. ~ Reno, NV
 - G. High Mountain Construction LLC – Contractor / 947 Double R Blvd. Ste. 22 ~ Reno, NV
 - H. Image Drywall & Paint Inc. – Contractor / 3635 E Ruth Dr. ~ Wasilla, AK
 - I. J3 Construction Inc. – Contractor / 6437 N, Avondale Ave ~ Chicago, IL

- J. Nefab Packaging West LLC – Out of County / 8477 Central Ave ~ Newark, CA
- K. Tuff Wrap Installations Inc. – Out of County / 2080 Detwiler Rd. ~ Harleysville, PA
- L. TUV SUD America Inc. – Out of County / 401 Edgewater Pl. Ste. 500 ~ Wakefield, MA

II Approval of claims in the amount of \$5,572,232.25.

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

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

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

Consideration of 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.

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

Consideration and possible approval of the purchase agreement between Storey County and Dominion Voting Systems for Ballot Marking Devices and accessories in an amount not to exceed \$21,404.50.

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

Consideration and possible approval for County Chairman Carmona to sign and approve the United States Department of Agriculture, Rural Development's (USDA-RD) letter of conditions and associated forms for the Fire Station 71 rebuild project.

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

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

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

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

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

For consideration and possible approval of the Second reading for Off-Sale/On-Sale Liquor License. Applicant is Lesley Anne Lutz, Crazy Calamities, 420 South B Street, Virginia City, NV.

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

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

Consideration and possible approval for Fire Chairman Carmona to sign and approve the United States Department of Agriculture, Rural Development's (USDA-RD) letter of conditions and associated forms for the Fire Station 71 rebuild project.

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

Consideration and possible approval to proceed with a Request for Statement of Qualifications for architectural and engineering services to develop design and associated construction documents for improvements to the newly acquired building located at 300 Italy Drive, future site of Fire Station 75.

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

Consideration and possible approval for the Fire Chief to pursue a donation from Switch Ltd. for a quint ladder truck not to exceed \$2.6 million and authorization to enter into an agreement for said donation.

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

Consideration and possible approval of Resolution No: 25-274, updating mitigation rates for the deployment of emergency and non-emergency services by the Storey County Fire Protection District for incidents outside of Storey County, large-scale hazardous materials incidents, motor vehicle accidents, and negligent or criminal fires to include rates for a Rapid Extraction Module Support unit and updates to fuel costs.

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

Consideration and possible approval of Resolution No. 25-275 a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 474.470 for appointed Storey County Fire Protection District officials for the 2025-26 fiscal year and superseding prior year action by resolution for appointed Storey County Fire District employees with grade adjustments for cost-of-living increases, step percentage reduction, and addition of a Fleet Manager/Mechanics Position.

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

25. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Resolution No. 25 - 767 granting the Veterans of Foreign Wars, Evans-Kendall Post 8071, a 501(c)(19) nonprofit, a sum not to exceed \$10,000.00 for fiscal year 2025-2026 for the purpose of providing services to Veterans and the Storey County community.

26. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Resolution No. 25 - 768 granting the Historic Fourth Ward School Foundation, a 501(c)(3) nonprofit, a sum not to exceed \$120,000.00 for fiscal year 2025-2026 for the purpose of preserving the Historic Fourth Ward School Museum, a county owned building, and for promoting the history of the Comstock and Storey County.

27. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Resolution No. 25 - 769 granting St. Mary's Art Center, a 501(c)(3) nonprofit, a sum not to exceed \$101,010.00 for fiscal year 2025-2026 for the purpose of preserving the St. Mary's Art Center, a county owned building and supporting arts and culture through education and cultural offerings.

28. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Resolution No. 25 - 770 granting the 109 Comstock Ladies, a 501(c)(3) nonprofit, a sum not to exceed \$6,000.00 for fiscal year 2025-2026 for the purpose of preserving heritage and community through specific programs that support the children of the Storey County.

29. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Resolution No. 25 - 771, granting the Community Chest, Inc., a 501(c)(3) nonprofit, the sum of \$435,767.00 for fiscal year 2025-2026 for the specific purpose of funding health and human services and educational programs.

30. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Resolution No. 25 - 772 granting the Storey County Jeep Posse, a 501(c)(3) nonprofit, a sum not to exceed \$12,000.00 for fiscal year 2025-2026 for the purpose of aiding and assisting all Storey County residents.

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

Consideration and possible approval of Resolution No. 25 - 773 granting the University of Nevada Reno, Storey County Extension, a 501(c)(3) nonprofit, a sum not to exceed \$35,500.00 for fiscal year 2025-2026 for the purpose of addressing contemporary issues in the areas of agriculture, horticulture, community development, health and nutrition, personal and family development and natural resources.

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

Discussion and possible direction to county staff to research available data related to groundwater availability and conditions in the Virginia City Highlands, Highland Ranches, and Virginia Ranches, and present findings and potential solutions ensuring long-term water sustainability in accordance with the Storey County Master Plan and Water Resources Plan.

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

Discussion and direction to county staff and lobbyists regarding SB 69; bills regarding regional impacts in Storey, Washoe, Lyon, Carson, Douglas, and cities; SB78; AB32; 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.

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

For Consideration and possible approval of business license second 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

35. **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.

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

37. **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.

38. **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 the Storey County Sheriff's Office Employees' Association NAPSO Local 9110. This meeting will commence immediately following the closed session regarding the Storey County Employees' Association Comstock Chapter, AFSCME Local 4041.

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.

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 5/29/2025; 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