



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING


07/01/2025 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 9:15 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 Employees' Association Comstock Chapter, AFSCME Local 4041. This meeting will begin at 9:15 a.m. immediately before the general meeting of the Board of Storey County Commissioners.

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 July 1, 2025, meeting.

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

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

- A. Artemill – Home Based / 21881 Clemens Rd. ~ Reno, NV
- B. Cannonball Underground LLC – Contractor / 9040 Stange Ave ~ Las Vegas, NV
- C. Eagle Fleet LLC – Out of County / 755 E. Greg St. Ste. 18 ~ Sparks, NV
- D. Metso USA Inc. – Out of County / 275 N. Corporate Dr. ~ Brookfield, WI
- E. NRCI Telecom – Contractor / 265 Applegate School Rd. ~ Applegate, CA
- F. Radcliffe Painting – Contractor / 4596 Spring Dr. ~ Reno, NV
- G. Savage Grill – General / 65 N C St. ~ Virginia City, NV
- H. Silver State Shine LLC – Home Based / 21510 Dortort Dr. ~ Reno, NV
- I. Silver State Patio Covers – Contractor / 6540 Flower St. ~ Reno, NV
- J. Wipro PARI, Inc – Out of County / 2930 Technology Dr. ~ Rochester Hills, MI

II Approval of claims in the amount of \$9,863,117.36.

- III Discussion and possible consideration authorizing international travel for Commissioner Mitchell to attend a NAIOP Commercial Real Estate Development Association conference in Toronto, Canada in accordance with Storey County Policy 004 and FY26 budgeted funds.

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

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

10. **DISCUSSION ONLY:**

Presentation by Milt Stewart, Chief Executive Officer, Nevadaworks, on workforce development programs and regional impact.

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

Ed James, General Manager for CWSD, will present the 2025 Carson River Floodplain Management Plan (CRFMP) for county adoption. Previous iterations were adopted by Churchill County in 2008, 2013, and 2018. The presentation will describe the plan goals, objectives, and strategic actions. The update was a multi-year process that included several meetings with various floodplain administrators in the watershed and other interested stakeholders, interviews of county staff and other stakeholders like Nevada Division of Water Resources (NDWR). Comments were solicited and incorporated into the final plan. See link to Plan and Appendices. See <https://www.cwsd.org/floodplain-management/> to view plan.

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

Consideration and possible approval of modification and extension of Collective Bargaining Agreement Between Storey County (Employer) and the Storey County Employees Association AFSCME Local 4041 Comstock Chapter (Union).

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

Consideration and Possible Approval of a Memorandum of Understanding (MOU) Amending Article 7 (Compensation Practices) of the Collective Bargaining Agreement Between Storey County and the Storey County Sheriff's Office Employees' Association/NAPSO.

14. **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 McCarran Sherriff Substation project.

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

16. **DISCUSSION ONLY:**

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

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

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

Consideration and possible approval of Resolution 25-764 establishing a Special Revenue Fund known as Compensated Absence Fund within the Storey County Fire District as of June 30, 2025.

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

Consideration and possible approval for the Fire Chief to sign an Interlocal Agreement with the State of Nevada, Department of Public Safety, State Fire Marshal Division, delegating authority to the Storey County Fire Protection District to conduct inspections, plans reviews, and other code enforcement responsibilities as outlined in NAC 477 and NRS 477.

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

Consideration and possible approval of awarding a professional services contract to SWCA Environmental Consultants to update the Storey County Fire Protection District's Community Wildfire Protection Plan (CWPP), for an amount not to exceed \$185,500. This project is fully funded through a sub-award from the Nevada Division of Forestry, under the Community Wildfire Defense Grant (CWDG) Program.

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

Consideration and possible approval to over hire up to three (3) Firefighter/ AEMTs or Firefighter/Paramedics in preparation for fall 2025 fire academy enrollment to fill anticipated position openings resulting from internal promotions and retirements not to exceed 12 months past the time of hire.

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

23. DISCUSSION/FOR POSSIBLE ACTION:

Discussion and possible consideration directing county staff to research, consult with State and Lyon County officials, and to develop findings and recommendations for future board consideration regarding the transfer of Comstock Historic District and the Comstock Historic District Commission responsibilities and administration from the state to the county.

24. DISCUSSION/FOR POSSIBLE ACTION:

Discussion and consideration authorizing the County Manager to sign and approve a three-year lease agreement between Storey County and High Sierra Communications, Inc. to maintain county mobile, VHF, radio, microwave, and other telecommunications equipment at the Ophir Hill Relay Station in southern Storey County near Virginia City in an amount not to exceed \$15,333.06 for year one with annual adjustments thereafter per "Index Factor" for communications uses by the Bureau of Land Management.

25. DISCUSSION/FOR POSSIBLE ACTION:

For Consideration and possible approval of business license second readings:

- A. Alpha Island Ltd. - Contractor / 219 Kingsbury Grade ~ Stateline, NV
- B. Auto Chlor System of Northern CA Inc. - Out of County /
450 Ferguson Dr. ~ Mountain View, CA
- C. Badger Dirt Works - Contractor / 11575 Fir Dr. ~ Reno, NV
- D. Forensic Analytical Consulting Services Inc. - Out of County /
21228 Cabot Blvd. ~ Hayward, CA
- E. Garratt-Callahan Co. - Contractor / 50 Ingold Rd. ~ Burlingame, CA
- F. Glass Roots Construction LLC - Contractor / 2770 Arapahoe ~
Lafayette, CO
- G. Griffin Industrial Contracting Company - Contractor / 2721 Deere Rd. ~
Decatur, AL
- H. Gurrs Roofing Heating & Sheet Metal - Contractor / 575 S. 16th St. ~
Sparks, NV
- I. Hammond Caulking Inc. - Contractor / 3355 W. Lake Mead Blvd. ~
N. Las Vegas, NV
- J. KP Construction - Contractor / 9830 Dixon Ln ~ Reno, NV
- K. Integratesun LLC - Contractor / 7055 Old Katy Rd. Ste. 505 ~
Houston, TX
- L. Murphy's Concrete LLC - Contractor / 1802 N. Carson St. Ste. 201 ~
Carson City, NV
- M. P C A Metals Tech LLC - Contractor / 6383 Waterdragon Ave. ~
Las Vegas, NV
- N. Steve's Specialty Welding - Contractor / 7505 Hillview Dr. ~ Reno, NV
- O. Sunrise Roofing LLC - Contractor / 1601 D St. ~ Sparks, NV
- P. Sympatec Inc. - Out of County / 1600 Reed Rd. Ste. C ~ Pennington, NJ

- Q. TA Instruments – Waters LLC – Out of County / 34 Maple St ~ Milford, MA
- R. Tacos El Agave – Food Truck / 1313 Serenity Cir. ~ Fernley, NV
- S. Tesla Inc. – General / 385 Milan ~ McCarran, NV
- T. Tesla Inc. – General / 1600 Peru ~ McCarran, NV
- U. The Dapper Pooch Parlour – Home Based / 107 E. Washington ~ Virginia City, NV
- V. The Gaucho Bakery – General / 107 E. Washington ~ Virginia City, NV
- W. Vega Roofing LLC – Contractor / 1120 Cedar St. ~ Carson City, NV

26. **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.

27. **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, 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 6/26/2025; 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