



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

07/07/2020 10:00 A.M.

26 SOUTH B STREET, VIRGINIA CITY, NEVADA\*

## AGENDA

No members of the public will be allowed in the BOCC Chambers due to concerns for public safety resulting from the COVID-19 emergency and pursuant to the Governor of Nevada's Declaration of Emergency Directive 006 Section 1 which suspends the requirement in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate.

Further, due to the Governor's mandated steps to protect against the spread of COVID-19, the Storey County Board of County Commissioners are hosting a teleconference meeting this month. Members of the public who wish to attend the meeting remotely, may do so by accessing the following meeting on Zoom.com. Public comment may be made by communication through zoom.

**\*Join Zoom Meeting:**

<https://zoom.us/j/597519448>

**Meeting ID: 597 519 448**

Dial by your location  
+1 346 248 7799 US (Houston)  
+1 669 900 6833 US (San Jose)  
+1 253 215 8782 US  
+1 301 715 8592 US  
+1 312 626 6799 US (Chicago)  
+1 929 205 6099 US (New York)  
Meeting ID: 597 519 448

Find your local number: <https://zoom.us/u/adi9WjdtNr>

**For additional information or supporting documents please contact the  
Storey County Clerk's Office at 775-847-0969.**

**MARSHALL MCBRIDE**  
*CHAIRMAN*

**ANNE LANGER**  
*DISTRICT ATTORNEY*

**JAY CARMONA**  
*VICE-CHAIRMAN*

**LANCE GILMAN**  
*COMMISSIONER*

**VANESSA STEPHENS**  
*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 Brothel License Board, Storey County

Water and Sewer System Board and the Storey County Liquor and Gaming 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.

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. **PLEDGE OF ALLEGIANCE**

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

Approval of the Agenda for July 7, 2020

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

Approval of the Meeting Minutes for May 19, 2020

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

Approval of the Meeting Minutes for June 2, 2020

6. **CONSENT AGENDA**

I For possible action, approval of claims in the amount of \$1,378,980.16

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

**A. Ashman Company Auctioneers & Appraisals** - Out of County / 1415 Oakland Blvd. Ste 200 ~ Walnut Creek, CA

**B. Aspen Engineering LLC** - Professional / 4600 Kietzke Ln, # 0-264 ~ Reno, NV

**C. Best Buy Stores LP** - Contractor / 7601 Penn Ave ~ S. Richfield, MN

**D. Drillrite LLC** - Contractor / 233 Springfield Pkwy ~ Spring Creek, NV

**E. Fly Right LLC** - Contractor / 822 Wyoming Avenue ~ Reno, NV

**F. Holistic 20/20** - Home Business / 326 Rue De La Janue ~ Sparks NV

**G. Hotwire Electric LLC** - Contractor / 310 W. Williams Ave. Ste B. ~ Fallon, NV

**H. Mercury Clean Up, LLC** - Mining / 2443 Fair Oaks Blvd., PMB 516 ~ Sacramento, CA

**I. Pinyon Mountain Studios** - Home Business / 21535 Dortort Dr. ~ Reno, NV

**J. Servpro of Lyon and Storey Counties** - Contractor / 193 Shady Lane ~ Stateline, NV



- K. Shcalo Group Corporation** – Out of County / 58555 Winnowing Cir. ~ N. South Lyon, MI
- L. Siddons Martin Emergency Group, LLC** – General / 3033 Waltham Way ~ McCarran, NV
- M. Cal-Sierra Technologies, Inc.** – Out of County / 39055 Hastings St. Ste. 103 ~ Fremont, CA
- N. CWX Architects Inc** – Out of County / 1680 Montclair Ave. Ste A ~ Reno, NV

III For possible action, approval of Assessor's Recommended Correction to Unsecured Tax Roll

IV For possible action, approval of update to Storey County Administrative Policies and Procedures 1002-Definitions; 507-Scheduled Salary Step Advancement; Policy 504-Rate of Pay; and Policy 313-Casual Employment.

7. **PUBLIC COMMENT (No Action)**

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 of Resolution 20-587 providing for the transfer of the County's 2020 Private Activity Bond Volume Cap to the Nevada Rural Housing Authority; and other matters related thereto.

11. **PUBLIC HEARING (No Action):**

Public Hearing to consider comments on the proposed amendment of the lease to Divide Fitness Inc. whereby the initial term of the lease will be extended from two to three years and there will be an option to extend the lease for an additional two years as allowed by NRS 244.2833.

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

Consideration and possible approval of amendment to lease of county property at 800 South C Street with Divide Fitness, Inc. extending the term of the lease from two (2) to three (3) years and providing an option to extend the lease for an additional two years.

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

Consideration and possible approval of the transfer of Community Development funds in the 2019-2020 Storey County budget to accommodate permit refunds approved in Resolution #20-564 in the amount of \$71,586.00

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

Consideration and possible action of the annual review and evaluation of the performance of Austin Osborne, County Manager for the time period of July 1, 2019 through June 30, 2020. The board may, without further notice, take administrative action against Austin Osborne, County Manager, if the board determines that such administrative action is warranted after considering the character, alleged misconduct, professional competence, or physical or mental health of Mr. Osborne. At the end of the annual performance evaluation, the board may modify existing goals and objectives of the county manager's job; determine whether or not to provide a merit increase, bonus, or other compensation adjustments; take adverse administrative action up to and including termination; or any other such action deemed warranted by the board.

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

Consideration and possible approval of Resolution No. 20-583 setting the tax rate levy for 2020-2021.

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

Consideration and possible approval of Tyler InCode modules to existing contract in the amount of \$80,896 to add modules permitting, licensing, parks and recreation and MobileEyes as part of the remote workforce development due to COVID-19.

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

Consideration and possible approval of the grant of an easement to TRI GID for the construction of the effluent pipeline from TMWRF to TRI Center along a portion of Canyon Way near Lockwood.

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

Consideration and possible approval of Resolution No. 20-585, a resolution setting grade and salary range of employees fixed by ordinances or resolution per NRS 245.045 for appointed Storey County officials for the 2020-2021 fiscal year and superseding prior year action by resolution for appointed Storey County employees Resolution 20-567 and 19-547 by clarifying language and removing unbudgeted position titles of Assistant County Manager, Assistant Comptroller and adding budgeted position titles of Fire Marshal/Community Development Director, Dispatch Manager, Information Technology Officer, HR Director and HR Generalist.

**19. RECESS TO CONVENE AS THE 474 FIRE PROTECTION DISTRICT BOARD**

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

Consideration and possible approval of Resolution No. 20-586, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 474.470 for appointed Storey Fire Protection District officials.



21. **RECESS TO RECONVENE AT THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS**

22. **DISCUSSION ONLY (No possible action):**

Discussion of road right-of-way modifications and process for potential modifications, including but not limited to, Italy Drive and East Sydney Drive, within the Tahoe Reno Industrial Center.

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

Planning File No. 2019-052. Consideration and Possible Action to approve Resolution 20-584 conditionally accepting the dedication of two parcels of land from Sparks Hotels LLC. The two parcels of land, created for right-of-way purposes, are shown on the map titled "EP Minerals, LLC and Sparks Hotels LLC, merger and re-subdivision of Parcel 2008-38 of ROS 110555 and Parcel 2007-144 of ROS 108433". These two parcels, identified as Parcel 2019-27 and 2019-28, will be dedicated to Storey County for future use in potential roadway improvements within the USA Parkway right-of-way, located within the Tahoe-Reno Industrial Center, McCarran area of Storey County, Nevada.

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

Approval of business license second readings:

A. **Elite Hardscapes LLC** - Contractor / 35 Eagle Claw Ct. ~ Reno, NV

B. **LA Rebuilds** - Home Business / 4680 Hanaupah Rd ~ Reno, NV

C. **Reno Heating & Air Inc.** - Contractor / 899 Marietta Way ~ Sparks, NV

D. **Silver State Heating and Air** - Contractor / 80 Coney Island Dr. ~ Sparks, NV

E. **United Technology Services Group Inc** - Home Business / 355 Mill St. ~ Virginia City, NV

25. **PUBLIC COMMENT (No Action)**

26. **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 will be allowed at the end of each meeting (this comment should be limited to matters not on the agenda). Public Comment will also be allowed during each item upon which action will be taken on the agenda (this comment should be limited to the item on the agenda). Time limits on Public Comment will be at the discretion of the Chairman of the Board. Please limit your comments to three minutes.
- 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](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](mailto: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, Vanessa Stephens , Clerk to the Board of Commissioners, do hereby certify that I posted, or caused to be posted, a copy of this agenda at the following locations on or before 07/01/2020; Virginia City Post Office at 132 S C St, Virginia City, NV, the 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.

By Vanessa Stephens  
Vanessa Stephens Clerk-Treasurer