



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

12/15/2020 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

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Meeting ID: 597 519 448

Find your local number: <https://zoom.us/j/597519448>

**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 December 15, 2020

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

Approval of the minutes for October 20, 2020

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

Approval of the minutes for November 2, 2020

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

Approval of the minutes for November 16, 2020

7. **CONSENT AGENDA**

I For possible action, approval of claims in the amount of \$1,765,792.04

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

A. **Evo Electric LLC** - Out of County / 4871 Ravello Dr. ~ Sparks, NV

III For possible action, approval of update to Storey County Administrative Policies and Procedures including policies: 020 - Computer Workstation; PC Care & Other Computer Equipment; 023 - Misuse and Abuse of IT Resources; as well as Storey County Human Resources Policy 221 - Telecommuting.

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

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

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

11. DISCUSSION/FOR POSSIBLE ACTION:

Review and possible approval of Storey County Audited Financial Statements for the year ended June 30, 2020 completed by DiPietro and Thornton.

12. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of re-appointment of Dr. James C. McLennan to serve as County Health Officer per NRS 439.310, with a contract renewal from January 1, 2021 through August 31, 2021. The request at this time is for an 8-month renewal so we may reevaluate our County Health Services when the pandemic subsides.

13. DISCUSSION/FOR POSSIBLE ACTION:

For possible action: (1) Appointment of Tony Wren as the appraiser to appraise the value of an easement across property located at 386 S. G Street in Virginia City, Nevada; (2) Consideration and possible acceptance of an appraisal of the easement in the amount of \$10,970.00 by Mr. Wren; (3) Authorize the county manager to make an offer to Virginia City Holdings LLC for the purchase of the easement by the County for the amount of the appraised value; and, (4) authorize the opening and consummation of the purchase of the easement by opening an escrow and complying with the terms of the escrow including obtaining of policy of title insurance, review of exceptions to title, accepting deed of conveyance and providing for deposit of purchase money into escrow.

14. DISCUSSION/FOR POSSIBLE ACTION:

For possible action: Appointment of Tony Wren as the appraiser to appraise the value of an easement across property located at 395 S. G Street in Virginia City, Nevada; (2) Consideration and possible acceptance of an appraisal of the easement in the amount of \$7,915.00 by Mr. Wren; (3) Authorize the county manager to make an offer to Virginia City Holdings LLC for the purchase of the easement by the County for the amount of the appraised value; and, (4) authorize the opening and consummation of the purchase of the easement by opening an escrow and complying with the terms of the escrow including obtaining of policy of title insurance, review of exceptions to title, accepting deed of conveyance and providing for deposit of purchase money into escrow.

15. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval to reimburse the Storey County Fire Protection District an amount not to exceed \$22,000.00. This cost is for equipment and supplies directly related to the COVID-19 pandemic from March 1, 2020 through December 30, 2020. The funds would be reimbursed from Storey County's allocation of CARES Act funds.

16. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of an amount not to exceed \$40,000 for the purchase of a

¾ ton truck for Emergency Management to tow the Emergency Management COVID-19 response trailer. The funds will be covered by Storey County's CARES Act funds allotment.

17. PUBLIC HEARING AT 10:30AM:

For Possible Action: Hold a public hearing to consider a new infrastructure tax expenditure plan for 10:30 a.m. on December 15, 2020 at the Storey County Courthouse at 26 S. B Street in Virginia City, Nevada.

18. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of second reading of ordinance 20-317 regarding allocation of infrastructure tax revenues on infrastructure project within the County pursuant to an adopted plan of expenditure.

19. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of second reading of Bill No. 126; Ordinance No. 20-315 providing for the substitution of the Storey County Board of County Commissioners as the ex officio board of trustees of the Tahoe Reno Industrial General Improvement District (TRI GID).

20. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible action on second reading of Bill No. 127, Ordinance No. 20-316 amending Storey County Code chapter 3.76 Motor Vehicle Fuel Tax-Road Repair by imposing a tax on special fuel that consists of diesel fuel sold in Storey County.

21. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of second reading of Bill 124, Ordinance 20-313, text amendments to Storey County Code Title 16 - Subdivisions and Title 17 - Zoning Ordinances, specifically sections 16.20.010 and 17.03.230, to modify language that allows for a third-party review of Planned Unit Development and Subdivision applications, including that the cost for such third-party review be paid by the applicant.

22. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Resolution No. 20-595, A Resolution updating the Planning Fee Resolution by setting fees for Storey County services and third-party review for planned unit developments and subdivisions.

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

24. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Board of Fire Commissioners to appoint Jeremy Loncar to position of Storey County Fire Protection District Chief.

25. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Resolution No. 20-596 honoring retiring Fire Chief Jeffrey Nevin for his service with the Storey County Fire Protection District and to the residents and businesses of the county.

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

27. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Resolution No. 20-597 honoring retiring David Ballard, Communications Director, for his service to Storey County residents and businesses.

28. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Resolution No. 20-598 honoring retiring Marshall McBride, Storey County Commission Chairman, for his service to the residents and businesses of the county.

29. DISCUSSION/FOR POSSIBLE ACTION:

Approval of business license second readings:

A. Arizona Pipeline Company - Contractor / 890 E. Parr Blvd. ~ Reno, NV

B. Precision Control Systems LLC - Professional / 29355 W. 9 Mile Rd. ~ Farmington Hills, MI

C. Van Allen Plumbing - Contractor / 190 W. 5th Ave ~ Sun Valley, NV

30. PUBLIC COMMENT (No Action)

31. 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

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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, 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 12/09/2020; 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. 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 Vanessa Stephens
Vanessa Stephens Clerk-Treasurer