



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

4/6/2021 10:00 A.M.

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

## **AMENDED 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.**

JAY CARMONA  
*CHAIRMAN*

ANNE LANGER  
*DISTRICT ATTORNEY*

CLAY MITCHELL  
*VICE-CHAIRMAN*

LANCE GILMAN  
*COMMISSIONER*

VANESSA STEPHENS  
*CLERK-TREASURER*

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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:**

Review and possible approval of the Agenda for April 6, 2021.

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

Review and possible approval of the Minutes for February 16, 2021.

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

Review and possible approval of the Minutes for February 19, 2021.

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

Review and possible approval of the Minutes for March 2, 2021.

**7. CONSENT AGENDA**

I Consideration and possible approval, 1st reading for approval of a General Business License for Gold Hill Hotel Management LLC. 1540 S Main St., Gold Hill, NV; Applicant is Jill Clough.

II Consideration and possible approval, of claims on the amount of \$1,777,782.94.

III For consideration and possible approval of business license first readings:

A. Associa Sierra North - Out of County / 10509 Professional Cir. Ste. 200, Reno, NV

B. Data Clean Corporation - Out of County / 1033 Graceland Ave., Des Plaines, IL  
C. DME Services LLC - Contractor / 3188 University Ct., Elko, NV  
D. Mountain Concrete Plumbing, LLC - Out of County / 1705 Franklin Way, Sparks, NV  
E. MSC Industrial Supply Co. Inc. - Out of County / 75 Maxess Rd., Melville, NY  
F. Rounds Bakery - Out of County / 748 S. Meadows Pkwy A-9 PMB 289, Reno, NV  
G. Silver State LLC - General / 7400 USA Parkway, McCarran, NV  
H. Shadow Valley Construction/SVC Construction - Contractor / 3232 Joy Ln., Reno, NV

**8. 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, SB 98 proposing Storey County's membership into the Carson Water Subconservancy District, and BDR 1109 Innovation Zone draft legislation, and other properly related matters.

**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 and possible approval to accept the draft May 1st COVID-19 Storey County Transition Plan pursuant to Governor Sisolak's plan to transition COVID responsibility and authority to the individual counties.

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

Consideration and possible approval of selection of Auditor for fiscal year ending June 30, 2021

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

Consideration and possible approval of Special Use Permit (SUP) request 2021-10 by applicants Kris and Kate Hukari. The applicants request a SUP to allow for a 5-foot side yard setback from the roadway easement line on the north side of the property and for a 12-foot side yard setback along the south property line. The property is located within the Virginia City Highlands at 2045 Alpine Road, Storey County, Nevada, Assessor's Parcel Number (APN) 003-081-43.

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

Consideration and possible approval to subgrant the Community Development Block Grant Coronavirus Funds (CDBG-CV) Round 2, to the Community Chest in the amount of \$40,000. The funds will be for salary and benefits for the Emergency

Management Assistant, employed by the Community Chest, for a period of 9 months beginning July 1, 2021. In addition, Storey County will match the grant with \$13,000.00, allowing the position to be funded for one year. This match will be added to the Community Relations 2021/2022 budget.

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

Consideration and possible approval of Amendment to the Governmental Services Agreement (GSA) for Storey County Economic Diversification District No. 1 (Tesla) between Storey County, Storey County Fire Protection District, and Tesla, for Fiscal Years 2020/21 - 2023/24 increasing reimbursement amounts for certain services provided to Tesla by the county.

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

Review and possible approval of the 2021-2022 Storey County Tentative Budget for submission to the NV Dept. of Taxation

**17. RECESS TO CONVENE AS THE STOREY COUNTY WATER AND SERWER BOARD**

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

Review and possible approval of the 2021-2022 Water-Sewer Tentative Budget for submission to the NV Dept. of Taxation

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

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

Consideration and approval of Amendment to the Governmental Services Agreement (GSA) for Storey County Economic Diversification District No. 1 (Tesla) between Storey County, Storey County Fire Protection District, and Tesla, for Fiscal Years 2020/21 - 2023/24 increasing reimbursement amounts for certain services provided to Tesla by the county.

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

Consideration and possible approve to approve the District Fire Chief to sign an intrastate interlocal contract with the Nevada Department of Public Safety to assist with transporting mobile training props.

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

Review and possible approval of Resolution 21-606 establishing the Fire Protection District Grant Fund and transferring \$50,000.00 from the Fire Protection District General Fund to the new fund

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

Review and possible approval of the 2021-2022 474 Fire District Tentative Budget for submission to NV Dept. of Taxation

24. **RECESS TO CONVENE AS THE STOREY COUNTY LIQUOR LICENSE BOARD**

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

Consideration and possible approval of the 1st reading for approval of an On-Sale Liquor License, Off-Sale Liquor License, and Cabaret License for Gold Hill Hotel Management LLC; 1540 S Main St., Gold Hill, NV; Applicant is Jill Clough.

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

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

Consideration and possible approval of item adjustment to the 070-070-64160-000 Capital Project in the amount of \$10,139.86 to purchase and install a new large format copier for the Justice Court Divide Facility and a new Voice Over IP Phone System for the Justice Court.

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

Consideration and possible approval of Resolution 21-605, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 245.045 for appointed Storey County officials and employees for the 2020-21 fiscal year and superseding prior action for appointed Storey County employees Resolution 20-585 by adding position title of Emergency Management Director in full-time status.

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

Consideration and possible approval of 2020-039-A, Reconveyance of Italy Drive ownership to the Tahoe Reno Industrial Center, located within the Tahoe Reno Industrial Center, Storey County, Nevada, including adopting Resolution 21-604, a resolution determining that reconveyance of Italy Drive is in the best interests of the County and its residents. This action also addresses the Written Offer of Reconveyance and Deed of Reconveyance.

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

Consideration and possible approval of 2020-039-B, Acceptance of Dedication for Italy Drive from Tahoe-Reno Industrial Center, LLC, located within the Tahoe Reno Industrial Center, Storey County, Nevada, to Storey County as a public right-of-way.

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

Consideration and possible approval of Acceptance of Dedication for a portion of Norway Drive from Comstock TRIC Associates, LLC, located within the Tahoe Reno Industrial Center, Storey County, Nevada, to Storey County as public right-of-way.

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

For possible action, approval of business license second readings:

- A. Bruno's Plumbing LLC - Contractor / 100 Potosi Rd., Dayton, NV
- B. Dabella - Contractor / 6490 S/ McCarran Blvd. Bldg. A Ste. 2, Reno, NV
- C. Empire Construction Inc. - Contractor / 199 E. Winnie Ln., Carson City, NV
- D. Highland Electric and Lighting LLC - Contractor / 271 N. D St., Virginia City, NV
- E. Inland Supply Co. Inc. - Out of County / 2820 Mill St., Reno, NV
- F. Lockwood Moore Inc. - Out of County / 754 Kuenzli St., Reno, NV
- G. PEI Placer Electric Inc. - Contractor / 5439 Stationers Way, Sacramento, CA
- H. Smash My Trash - Out of County / 12635 Water Lily Way, Reno, NV
- I. Superior Drywall - Contractor / 5390 Riggins Ct. Ste. F, Reno, NV
- J. Turman Commercial Painters - Contractor / 630 Commerce Ct., Manteca, CA
- K. West Coast Inspection Services, LLC - Out of County / 8653 Avenida Costa Norte, San Diego, CA

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

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

35. **CALL TO ORDER CLOSED SESSION PURSUANT TO NRS 288.220** for the purpose of conferring with district and county management and legal counsel regarding labor negotiations with the Storey County Firefighters Association IAFF Local 4227. *This meeting will commence immediately following the regular meeting of the Board of Storey County Commissioners and Board of Storey County Fire Commissioners.*

**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

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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](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).

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, 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 4/01/2021; 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 Clerk-Treasurer