



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

7/6/2021 10:00:00 AM

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

## AGENDA

**This meeting will be held in person and the public is welcome to attend.**

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**

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**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*

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:**

Consideration and possible approval of the agenda for July 6, 2021.

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

Consideration and possible approval of the minutes of May 4, 2021.

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

Consideration and possible approval of the minutes of May 18, 2021.

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

I Consideration and possible approval of claims in the amount of \$2,250,319.36

II Consideration and possible approval of Unsecured Tax Bill correction for Fulcrum Biofuels Saddle Ct.

III Consideration and possible approval of Unsecured Tax Bill correction for Fulcrum Sierra Biofuels 3600-1.

IV Consideration and possible approval of Unsecured Tax Bill Corrections for Valeo North America as part of the Tesla project

V Consideration and possible approval of Unsecured Bill Correction for Wells Fargo.

VI Consideration and possible approval of Unsecured Tax Bill Correction due to incorrect reporting.

- VII Consideration and possible approval of Unsecured Bill Correction due to incorrect reporting.
- VIII Consideration and possible action, approval of business license first readings:
- A. Atypical Consulting and Events – Out of County / 18124 Wedge Pkwy. #156 ~ Reno, NV
  - B. Big Bear Springs – General / 162 S. C St. ~ Virginia City, NV
  - C. Dad’s Family Automotive LLC – General / 351 N. C St. ~ Virginia City, NV
  - D. EC Construction, LLC – Contractor / 105 E. Parr Blvd. ~ Reno, NV
  - E. Gomez Roofing LLC – Contractor / 14 Grosh Ave. ~ Dayton, NV
  - F. Refined Technologies, Inc. – Out of County / 480 Wildwood Forest Dr. Ste. 400 ~ Spring, TX
  - G. Tahoe Rim Realty – General / 915 C St. ~ Virginia City, NV
  - H. The Biggest Little Vape Shop – General / 440 USA Pkwy. Ste. 104 ~ Sparks, NV
  - I. The Boldt Company – Contractor / 2525 N. Roemer Rd. ~ Appleton WI
- IX Consideration and possible approval for the County Manager to sign a proposal from Sierra Controls in the amount of \$94,170.00 to replace the failing and obsolete PLC's (Brains) on the water filters at the Water Treatment Plant.
- X Consideration and possible approval to confirm expenditure of \$5,000 to Economic Development Authority of Western Nevada (EDAWN) to compile and prepare an inventory of commercial and industrial parcels in Storey County for the purposes of marketing, regional data sharing, planning, and economic development.

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

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

The Board will deliberate and may take action regarding approval of a settlement agreement with employee Mitchell Hammond.

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

Consideration and possible action on Special Use Permit 2021-23 by applicant Citadel Solar, LLC. The applicant requests Special Use Permit 2021-23 to construct an approximate 4+ mile, 120 kilovolt transmission line from a proposed solar field to an eventual location within the Tahoe-Reno Industrial Center. The transmission lines will range between 50 and 120-feet in height, requiring a special use permit for the additional height. In accordance with Chapter 9 of the Storey County Master Plan, transmission lines under 200 kilovolt are required to follow the county special use permit process. The proposed transmission lines will be located within a portion of Sections 4, 5 and 9 of T18N, R22E and Sections 28, 29, 32 and 33 of T19N, R22E, Storey County, Nevada, APNs 004-201-05 & 06 and APN 004-154-27.

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

Consideration and possible approval of Resolution No. 21-627 setting the tax rate levy at 3.4607 for 2021-2022.

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

12. **PUBLIC HEARING AT 10:30AM (Discussion Only/No Action):**

The purpose of the hearing is to hear objections to a proposed amended lease of County Property at 1705 Peru Drive in the Tahoe Reno Industrial Center to the TRI GID. The proposed lease will involve adding an approximate 160 square feet of office space and 180 square feet of parking space. No rent in addition to the current rental amount of \$900.00 per month will be charged.

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

Consideration and possible approval of amendment of lease with the TRI GID to add approximately 160 square feet of office space and 180 square feet of parking space to the space currently leased to the GID at the county complex located at 1705 Peru Drive in the Tahoe Reno Industrial Center. There would be no additional rent charged to the GID beyond the current rent of \$900.00 per month.

14. **PUBLIC HEARING AT 11:00AM (Discussion Only/No Action):**

Public Hearing to be held at 11:00 a.m. The purpose of the hearing is to hear objections to a proposed lease of County Property at 1705 Peru Drive in the Tahoe Reno Industrial Center to the State of Nevada, Department of Administration, Division of Public Works (Dept.) on behalf of the Department of Health and Human Services, Division of Public and Behavioral Health, Environmental Health Section (DPBH). The proposed lease will involve approximately 120 square feet of office space and associated parking spaces with no rent requested for an initial period of four years.

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

Consideration and possible approval of lease with the State of Nevada, Department of Administration, Division of Public Works on behalf of the Department of Health and Human Services, Division of Public and Behavioral Health, Environmental Health Section (DPBH) to lease approximately 120 square feet of office space and associated parking spots at the County complex located at 1705 Peru Drive in the Tahoe Reno Industrial Center. Associated with the proposed lease is an Access and Confidentiality agreement by which the County, its officers and employees agree to keep confidential any confidential information they may come across which is held by the Environmental Health Section

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

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

Consideration and possible action to approve the Storey County Fire Protection District Annual Operating Plan with Truckee Meadows Fire Protection District

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

Consideration and possible action to approve Resolution No:21-628, establishing and implementing a program to charge mitigation rates for the deployment of emergency and non-emergency services by the Storey County Fire Protection District for services provided and/ or rendered.

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

Consideration and possible approval of Resolution 21-626, a resolution setting salary of appointed and non-represented employees of the Storey County Fire Protection District whose salaries are fixed by ordinance or resolution per NRS 474.470 for the 2021-22 fiscal year.

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

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

Consideration and possible action on the business impact statement for the proposed cannabis establishment licensing ordinance. Cannabis use ordinances and uses may be considered only for the Tahoe-Reno Industrial Center and nowhere else in Storey County.

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

Consideration and possible action on first reading of Bill No. 129, Ordinance 21-318 Cannabis establishment licensing ordinance for potential cannabis uses at the Tahoe-Reno Industrial Center. Cannabis use ordinances and uses may be considered only for the Tahoe-Reno Industrial Center and nowhere else in Storey County.

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

Resolution No. 21-625, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 245.045 for appointed Storey County officials for the 2021-22 fiscal year and superseding prior year action by resolution for appointed Storey County employees with adjustments to the Chief Deputy Sheriff, Planning Manager, and Senior Services Director positions.

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

Consideration and possible approval of Business License second readings:



- A. ARCO Construction Co. Inc. – Contractor / 900 N. El Camino Real Ste 305 ~ San Mateo, CA
- B. R.F. MacDonald Company - General / 99 Megabyte Dr. ~ Sparks, NV
- C. Rustic Rope N' Treasures – General / 263 N. C St. Virginia City, NV
- D. Wild Red's – General / 263 N. C St. ~ Virginia City, NV

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

Consideration and possible approval to sign the license agreement between Storey County and Sierra Pacific Power Company d/b/a NV Energy allowing the use of a portion of Storey County property in order to run a Community Resource Center ("CRC") in the event of a Public Safety Outage Management ("PSOM") event.

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

Consideration and possible approval of entry into set up and monitoring agreement with Delta Fire Systems to install and monitor a fire alarm system for the V & T Freight Depot for a set-up fee of \$345.00 and annual service fee of \$1,080.00. The contract is for 12 months subject to automatic renewals for 12 months until terminated.

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

Consideration and possible approval of entry into contract with Delta Fire Systems for fire systems inspections of the V & T Freight Depot for three years at a cost of \$1,800.00 with additional per hour rates for service calls and/or ratification of County Manager's entry into said agreement.

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

Update, discussion, and provide direction to county staff and lobbyists regarding SCR 11 (formerly BDR 1109 and 1148) interim legislative committee to study Innovation Zone draft legislation, and other properly related matters.

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

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 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.

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(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 06/30/2021; 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