



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

6/7/2022 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.**

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

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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*

DOREAYNE NEVIN  
*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, Storey County Highway 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 June 7, 2022

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

Consideration and possible approval of the minutes for the April 19, 2022, meeting.

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

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

- A. Anywhere Repair – Out of County / 405 Gymkhana Ln. ~ Reno, NV
- B. Bonanza Septic Service – Out of County / 157 Cambridge Dr. ~ Dayton, NV
- C. CG&B Enterprises Inc. – Contractor / 221 Sunpac Ave. ~ Henderson, NV
- D. C&L Inspection LLC – Professional / 901 Industrial Dr. ~ W. Sulphur Springs, TX
- E. Eden Home Care - Out of County / 907 Mountain St. ~ Carson City, NV
- F. Get Solarize – Contractor / 4830 W. University Ave. ~ Las Vegas, NV
- G. Gigawatt Operation – Contractor / 4305 Dean Martin Dr. # 150 ~ Las Vegas, NV
- H. Jehova Es Mi Pastor – General / 727 USA Parkway Ste 101 ~ Sparks, NV
- I. Just Because Gifts – General / 54 N. C St. ~ Virginia City, NV
- J. Quality Techniques Engineering – Contractor / 4175 Cincinnati Ave. ~ Rocklin, CA
- K. Squire Enterprises Inc. – Contractor / 17205 W. Opal Ct. ~ Reno, NV
- L. Taco Bell # 38736 – General / 460 USA Parkway ~ Sparks, NV
- M. Top Notch Construction & Development – Contractor / 122 S. Main St. ~ Yerington, NV
- N. T&R Communications Inc. – Contractor / 76 Hardy Dr. ~ Sparks, NV
- O. Wilderness Forestry Inc. – Out of County / 1385 Quilici Ranch Rd ~ Verdi, NV

**II Approval of claims in the amount of \$1,813,438.12**

III Consideration and possible approval of Assessor Business Personal Property Acct  
DC000064 Data Sales tax bill adjustment in the amount -\$13,294.52

IV Consideration and possible approval of Assessor Business Personal Property Acct  
CM000251 Wyjam LLC, Jerry Evans tax bill adjustment in the amount -\$1,926.88

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

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

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

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

Consideration and possible approval of Variance 2022-14 by applicant James Collins. A request to allow for a reduced front yard setback to construct a primary residence and to allow for dwelling construction on a parcel of land not served by a 50-foot right-of-way or a 24-foot-wide traveled way. The applicant proposes a 15-foot front yard setback from Howard Street and be accessed by an existing traveled way less than 24' in width. The property is located at 336 North Howard Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-033-03 and is identified as Lot 8A of Block 22, shown on record of survey map 136112, recorded in the Office of the Storey County Recorder on May 3, 2022.

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

Presentation by the Nevada Rural Housing Authority (NRHA) about rural affordable home purchase programs, and discussion and consideration for approval Resolution No. 22-651 providing for the transfer of Storey County's 2022 Private Activity Bond Volume Cap to the NRHA for the purpose of providing first-time home buyer, down payment, and other affordable housing assistance, and other related matters.

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

Consideration and approval of a memorandum of understanding between Storey County and the Comstock Cemetery Foundation establishing terms, conditions, and responsibilities for modern burials within, and to promote preservation, protection, and management of the Silver Terrace Cemeteries including approximately 65 acres of historic cemetery lands located in Virginia City, and the Gold Hill Cemetery located in Gold Hill, Storey County, Nevada, and other properly related matters.

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

Consideration and possible approval of Resolution No. 22-644 granting the Historic Fourth Ward School Foundation, a 501(c)(3) nonprofit, a sum not to exceed \$120,000.00 for the purpose of preserving the Historic Fourth Ward School Museum, a county owned building and for the purpose of preserving the Fourth Ward School Building and for promoting the history of the Comstock and Storey County.

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

Consideration and possible approval of Resolution No. 22-645 granting the Storey County Jeep Posse, a 501(c)(3) nonprofit, a sum not to exceed \$10,000.00 for the purpose of aiding and assisting all Storey County residents with search and rescue, emergency management, youth programs and other capacities.

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

Consideration and possible approval of Resolution No. 22-646 granting St. Mary's Art Center, a 501(c)(3) nonprofit, a sum not to exceed \$128,000.00 for the purpose of preserving the St. Mary's Art Center, a county owned building and supporting arts and culture through education and cultural offerings.

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

Consideration and possible approval of Resolution No. 22-647 granting the Community Chest, Inc., a 501(c)(3) nonprofit, the sum of \$289,500.00 for the specific purpose of funding health and human services and educational programs.

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

Consideration and possible approval of Resolution No. 22-648 granting the Comstock Community Television, Inc., a 501(c)(3) nonprofit, the sum of \$24,750.00 for the specific purpose of purchasing equipment to provide cable television service to residents of Virginia City and Gold Hill.

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

Consideration and possible approval of Resolution No. 22-649 granting Liberty Engine Company No. 1, Inc., a 501(c)(3) nonprofit, a sum not to exceed \$10,000.00 for the purpose of preserving the Comstock Firemen's Museum, a county owned building and its historic contents.

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

Consideration and possible approval of Resolution No. 22-650 granting the University of Nevada Reno, Storey County Extension, a 501(c)(3) nonprofit, a sum not to exceed \$27,500.00 for the purpose of addressing contemporary issues in the areas of agriculture, horticulture, community development, health and nutrition, personal and family development and natural resources.

19. **DISCUSSION ONLY/NO POSSIBLE ACTION:**

Update on countywide ZIP Code project.

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

Consideration and possible approval of Resolution No. 22-643 granting the Comstock Cemetery Foundation, Inc., a 501(c)(3) nonprofit, a sum not to exceed \$5,000.00 for the purpose of preserving the historic cemeteries of the Comstock Historic District.

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

Consideration and possible approval to Authorize the County Manager to approve amendments to existing contract (Task Order 34) between Storey County and Farr West Engineering for an approximate amount of \$6,549 adding and clarifying certain water rights, regulations, demand modeling, county master plan cross-referencing, and other related content to the draft 2022 Storey County Water Resources Master Plan, as recommended by county consultant Walker & Associates.

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

Consideration and possible approval for an additional expenditure of approximately \$27,775.00 for the Courthouse Paver Project.

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

Consideration and possible approval of contract between Tyler Technologies and Storey County regarding the quote for the ExecuTime time and attendance program to upgrade Storey County's payroll system in the amount of \$15,150.00.

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

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

Consideration and possible approval of Personnel Policies P703 Retirees, P705 Workers Comp-Trans Duty, P706 Education Assistance, P801 Seniority, P802 Layoffs & Terminations, P803 Resignation-Termination, and P901 Performance Management for the Storey County Fire Protection District.

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

27. **DISCUSSION ONLY/NO ACTION:**

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

28. **ADJOURN TO RECONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS**

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

For consideration and possible approval of business license second readings:

- A. G and S Enterprises – Contractor / 11595 Lemmon Dr. ~ Reno, NV
- B. Ijji Noodle House & Poke Don – General / 1 Electric Ave ~ McCarran, NV
- C. JMA Construction Company Inc. – Contractor / PO Box 22312 ~ Carson City, NV
- D. Pallet Broker LLC – Out of County / PO Box 2043 ~ Sparks, NV
- E. RIA Cast House Engineering GMBH / Out of County / PO Box 68 ~ Wabash, IN
- F. S&S Mechanical LLC – Contractor / 243 Freeport Blvd. ~ Sparks, NV
- G. Sky Fiber LLC – Contractor / 8975 Double Diamond Pkwy A9 ~ Reno, NV
- H. TCR Construction LLC – Contractor / 4585 Goodwin Rd. ~ Sparks, NV
- I. ThompsonGas, LLC – General / 905 E. Mustang Rd. ~ Sparks, NV
- J. T&T Lawns Plus LLC – Contractor / PO Box 1740 ~ Sparks, NV

30. **CORRESPONDENCE ONLY/NO ACTION:**

NACO News Release.

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

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

**33. 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.**

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 immediately following the general meeting of the Board of Storey County 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 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](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, Doreayne Nevin, 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 06/02/2022; 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 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



Doreayne Nevin Clerk-Treasurer