



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

12/6/2022 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

JIM HINDLE
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 Licensing 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 the December 6, 2022 meeting.

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

Consideration and possible approval of the minutes from the November 15, 2022 meeting.

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

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

- A. Bertani LLC – Contractor / 3125 Cantara Cir. ~ Sparks, NV
- B. Bjorkman Construction Inc. – Contractor / 3112 Skye Terrace ~ Sparks, NV
- C. Building Zone Industries LLC – Contractor / 1233 S. Old Hwy 91 ~ Kanarraville, UT
- D. CMC Steel Fabricators Inc. – General / 635 Denmark Dr. ~ Sparks, NV
- E. Disruption Road Tour – Home Business / 1050 Delta Dr. ~ Reno, NV
- F. Good’ Ol Boys – Home Business / 451 Canyon Way # 74 ~ Sparks, NV
- G. Things & Things & Things LLC – General / 122 S. C St. ~ Virginia City, NV
- H. Western Single Ply – Contractor / 3442 Neeham Rd. ~ N. Las Vegas, NV

II 2023-24 NRS 361.300 Tax Roll Resolution

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 ONLY/NO POSSIBLE ACTION:**

Public Hearing on possible adoption of Ordinance 22-323 amending provisions of the county code to reflect that provisions of the county code addressing traffic and parking regulation violations which have been punished as misdemeanors will be treated as civil infractions. This proposal is in accordance with changes made in the 2021 Nevada legislative session.

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

Consideration and possible adoption of ordinance 22-323 adopting portions of the NRS which are defined as civil infractions and amending portions of the Storey County Code addressing traffic and parking regulation violations as civil infractions rather than misdemeanors. This proposal is in accordance with changes made in the 2021 Nevada legislative session.

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

Consideration and possible approval of rental agreement with Nova Geotechnical and Inspection Service Northern Nevada, LLC (Nova) for the purpose of performing geological, geotechnical, environmental (Phase I and Phase II), engineering and related due diligence studies, analyses, surveys, and activities on the site of the Gooseberry Mine. It is believed that the evaluation is being done on behalf of Nova's client towards a possible acquisition of the site. The term of the agreement is for 180 days and for a rental amount of \$1,400.00.

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

Consideration and possible approval of 2 mobile reader boards in the amount not to exceed \$44,000.00 that was previously approved in the yearly budget. Two quotes have been received. The lowest bid is for a total of \$37,070.00 through Wharton Concrete Forming Supply of Nevada.

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

Consideration and possible approval of a project to add piping and valves at the Hillside Tanks to increase our chlorine contact time for finished water treatment per NDEP in the amount not to exceed \$130,000.00 to Resource Development Corporation. This contract is being issued on an emergency basis.

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

15. **DISCUSSION/NO POSSIBLE ACTION:**

Report of Public Works on the status of the roads in Storey County

16. ADJOURN TO RECONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS

17. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of determination that continuation of the infrastructure tax is necessary for continued funding of infrastructure projects and if that determination is made possible approval of setting a public hearing to consider a new infrastructure tax expenditure plan for 10:30 a.m. on December 20, 2022 at the Storey County courthouse at 26 S. B Street in Virginia City, Nevada. The existence of the public hearing must be advertised in the local paper once a week for two consecutive weeks.

18. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of first reading of Ordinance 22-322 regarding allocation of infrastructure tax revenues on infrastructure projects within the County pursuant to an adopted plan of expenditures.

19. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of the Memorandum of Understanding (MOU) to the collective bargaining agreement between Storey County and Storey County Employees' Association AFSCME Local 4041 to add fully 100% Health Insurance coverage to eligible dependents for the purpose of maintaining competitiveness in the region for employee attraction and retention.

20. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of an amendment to Storey County Administrative Policies and Procedures, Number 701, "Health Insurance Coverage" to amend the county contribution for dependent health insurance coverage to 100% in accordance with similar action taken for other employee groups and for the purpose of maintaining competitiveness in the region for employee attraction and retention.

21. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval for Task Order 49 with Farr West Engineering, relating to B Street Water Main Replacement, in the amount of \$321,826.00.

22. DISCUSSION ONLY/NO POSSIBLE ACTION:

Update on the application by Redwood Materials, Inc. to the Governor's Office of Economic Development (GOED) per NRS 360.880 for certain partial sales and use tax, real and personal property tax, state modified business tax, and for transferable tax credits per its proposed \$1 billion capital investment for their battery recycling property located at the Tahoe-Reno Industrial Center, Storey County, Nevada.

23. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible action of Access and Utility Easement Agreement to Storey County to allow for a future roadway connection of Pittsburgh Avenue to Ireland Drive. The easement is located on APN 005-051-48 which is owned by the Tahoe-Reno Industrial Center, LLC and is located within the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada.

24. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of re-conveyance of ownership of approximately 700 linear feet of Electric Avenue to Tesla, Inc, located adjacent to APNs 005-111-22, 005-091-42 and 005-012-05 within the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada, including adopting Resolution No. 2022-663, the Written Offer of Conveyance and the Deed of Re-conveyance.

25. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of second reading for a Home-Based Business License - Wakefield CMR, LLC. 1870 Harte Rd., Reno, NV 89521. Applicant is Karen Becker.

26. DISCUSSION/FOR POSSIBLE ACTION:

For consideration and possible approval of business license second readings:

- A. ArchMOdal - Contractor / 699 Hampshire Rd. #218 ~ Westlake Village, CA
- B. Aspen Electric - Contractor / 19 Glen Carran Cir. ~ Sparks, NV
- C. Earth Tech LLC - Professional / 681 Edison Way ~ Reno, NV
- D. Lugo Framing LLC - Contractor / 7761 Tulear St. ~ Reno, NV
- E. Palmetto Solar, LLC - Contractor / 997 Morrison Dr. #200 ~ Charleston, SC
- F. Picon FRP Inc. - Contractor / 20885 Redwood Rd. # 327 ~ Castro Valley, CA
- G. TLS Supply Chain Solutions Inc. - General / 2555 USA Parkway Ste. 100 ~ McCarran, NV

27. PUBLIC COMMENT (No Action)

28. 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, 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.

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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.

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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, Brandie Lopez, Administrative Assistant to Storey County, do hereby certify that I posted, or caused to be posted, a copy of this agenda at the following locations on or before 9:00 am on 12/01/2022; 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/government/departments/clerk/agendas_minutes/index.php.

By 
Brandie Lopez
Administrative Assistant II