



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

4/4/2023 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:** <https://us02web.zoom.us/j/83946331479> **Meeting ID: 839 4633 1479**

### **Dial by your location**

+1 253 215 8782 US (Tacoma)  
+1 346 248 7799 US (Houston)  
+1 669 900 6833 US (San Jose)  
+1 301 715 8592 US (Washington DC)  
+1 312 626 6799 US (Chicago)  
+1 929 205 6099 US (New York)

**Find your local number: <https://us02web.zoom.us/j/83946331479>**

**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 April 4, 2023 meeting.

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

Consideration and possible approval of the minutes from the February 7th, 2023 meeting.

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

Consideration and possible approval of the minutes from the February 21, 2023 meeting.

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

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

- A. Arcadia Solar LLC - Contractor / 4050 East Cotton Center Blvd. #30 ~ Phoenix, AZ
- B. BES Electric - Contractor / 621 Gyrfalcon Ct. Unit A. ~ Windsor, CO
- C. Capriati Construction Corporation - Contractor / 1020 Wigwam Parkway ~ Henderson, NV
- D. Clark & Sullivan Constructors, Inc. - Contractor / 905 Industrial Way ~ Sparks, NV
- E. Done Right Set Up and Service - Contractor / 1355 Farm District Rd. ~ Fernley, NV
- F. Gore Acoustics & Drywall Systems Inc. - Contractor / 4855 Joule St. B# ~ Reno, NV
- G. Hilow Services - Out of County / 3983 S. McCarran Blvd. ~ Reno, NV

- H. International Paper Molded Fiber LLC – General / 2555 Peru ~ McCarran, NV
- I. Jax Construction & Consulting LLC – Contractor / 17 Sharp Springs Ct. ~ Sparks, NV
- J. Jones Covey Group Inc. – Contractor / 9595 Lucas Ranch Rd. ~ R. Cucamonga, CA
- K. Layton Construction Company LLC – Contractor / 9090 S. Sandy Parkway ~ Sandy, UT
- L. MRBRAZ & Associates, PLLC – Contractor / 2004 West Timberlake St. Ste 101 ~ Azle, TX
- M. Mule Fence Inc. – Contractor / 40 Hardy Dr. ~ Sparks, NV
- N. Qualus LLC – Professional / 100 Colonial Center Parkway Ste. 400 ~ Lake Mary, FL
- O. Sparks, NV LC – Out of County / 2730 Peralta St. ~ Oakland, CA

II Approval of claims in the amount of \$2,790,185.09.

III Removal of uncollectable delinquent Business Personal Property tax bills. Total amount of bills to be deleted including penalties and interest \$125,430.25.

IV Removal of tax bills for demolished Mobile Home. MH000169 totaling \$310.40.

V Removal of tax bills for MH001154 TE Bertagnolli & Associates 2009-2023. \$1255.48 mobile home destroyed.

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

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

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

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

11. **10:30 A.M. PUBLIC HEARING:**

Public Hearing on proposed Resolutions 23-671 and 23-675 as described:  
RESOLUTION 23-671, proposes the identification of a road commonly known as County Road Number 910040 (3 segments), Yellowjacket Road/ American Flat (Segment 1), American Flat/ American Flat Lower (Segment 2), Unnamed Road (Segment 3), pursuant to Nevada revised statutes 403.170 AND 405.191 as a minor county road. The road is located southwest of Gold Hill in the American Flat neighborhood of Storey County on both private and public land managed by the Bureau of Land Management, however only the roadway on public land is proposed for identification. The road commences within Township 16 N, Range 21 East, within Section 6 within APN 004-331-06 at an approximate spring crossing then heads north and then northeast to conclude at

the historic Catholic Cemetery on APN 002-283-01. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.

RESOLUTION 23-675 proposes the identification of a road identified as Unnamed, County Road Number 910045 pursuant to Nevada revised statutes 403.170 AND 405.191 as a minor county road. The road is located southwest of Gold Hill in the American Flat neighborhood of Storey County on public land managed by the Bureau of Land Management. The road commences within Township 16 N, Range 21 East, within Section 6 within APN 004-331-06 at an approximate spring crossing then heads south to the Storey County/Lyon County boundary. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.

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

Consideration and possible adoption of Resolution 23-671 which proposes the identification of a road commonly known as County Road Number 910040 (3 segments), Yellowjacket Road/ American Flat (Segment 1), American Flat/ American Flat Lower (Segment 2), Unnamed Road (Segment 3), pursuant to Nevada revised statutes 403.170 AND 405.191 as a minor county road. The road is located southwest of Gold Hill in the American Flat neighborhood of Storey County on both private and public land managed by the Bureau of Land Management, however only the roadway on public land is proposed for identification. The road commences within Township 16 N, Range 21 East, within Section 6 within APN 004-331-06 at an approximate spring crossing then heads north and then northeast to conclude at the historic Catholic Cemetery on APN 002-283-01. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.

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

Consideration and possible adoption of Resolution 23-675, which proposes the identification of a road identified as Unnamed, County Road Number 910045 pursuant to Nevada revised statutes 403.170 AND 405.191 as a minor county road. The road is located southwest of Gold Hill in the American Flat neighborhood of Storey County on public land managed by the Bureau of Land Management. The road commences within Township 16 N, Range 21 East, within Section 6 within APN 004-331-06 at an approximate spring crossing then heads south to the Storey County/Lyon County boundary. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.

14. **DISCUSSION ONLY:**

Report of public works department regarding roads and highways in Storey County.

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

16. **DISCUSSION ONLY:**

Brian Mitchell, Director of the Governor's Office of Science, Innovation and Technology (OSIT) is here to present the broadband infrastructure and digital equity planning process taking place throughout the state of Nevada.

17. **DISCUSSION ONLY:**

Presentation by the Virginia City Silver Circuits robotics team including a robotics demonstration and discussion about their curriculum and achievements.

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

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

Update, discussion, and provide direction to the Fire Chief and appropriate Fire District Staff along with professional services, regarding upcoming bills and legislation affecting Storey County Fire Protection District including, but not limited to the following, and other properly related matters: AB63 I80 Safety Corridors; SB81 Regional Orderly Growth; SB304 NFPA Mandates; AB 358 Emergency Medical Services; SB432 Economic Development, and any legislative BDR, bill, resolution, or other action of the legislature or the government of the State of Nevada causing SB1 or other post-tax abatement revenues from Tesla or other tax abated or non-tax abated companies to be canceled, diverted away from Storey County, redistributed, postponed, or extended, and other properly related matters.

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

Review and possible approval of the 2023-2024 Storey County Fire District Tentative Budget for submission to the Nevada Department of Taxation.

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

**22. 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, the following, and other properly related matters: AB63 I80 Safety Corridors; SB81 Regional Orderly Growth; AB143 Lands Transfer Bill; AB47 OHV Bill; SB92 Sidewalk Vendors; SB304 NFPA Mandates; SB432 Storey County post abatement revenue redistribution; and any legislative BDR, bill, resolution, or other action of the legislature or the government of the State of Nevada causing SB1 or other post-tax abatement revenues from Tesla or other tax abated or non-tax abated companies to be canceled, diverted away from Storey County, redistributed, postponed, or extended, and other properly related matters.

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

To authorize the county manager to execute a license agreement between Storey County and Renegade Towers, LLC to permit the construction of a commercial communications tower on county property at 8665 USA Parkway, McCarran Nevada for a monthly license fee of \$900.00

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

Consideration and Possible Action of Grant of Easement File No. 2023-010 to NV Energy for utilities within a portion of the Electric Avenue Right-of-Way at the intersection of USA Pkwy, McCarran, Storey County, Nevada.

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

Consideration and Possible Action of Grant of Easement File No. 2023-011 to NV Energy for utilities within a portion of the Electric Avenue Right-of-Way east of USA Pkwy, McCarran, Storey County, Nevada.

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

Consideration and possible approval of Resolution No. 23-676 of the Board of Storey County Commissioners extending the declaration of a state of emergency in Storey County due to unforeseen severe weather events causing sudden flooding, avalanche, and mudslide due to snow runoff caused by atmospheric river flows across the county starting March 9, 2023, and the end date extending from April 4, 2023, to such time that the State of Nevada ends its declaration of emergency. The emergency declaration may provide the county access to state and federal funds and other resources which otherwise may not be available for its response to the weather emergency. This action should not cause alarm, but it should remind residents and businesses to be vigilant and to prepare for potential impacts caused by storm events.

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

Review and possible approval of the 2023-2024 Storey County Tentative Budget for submission to the Nevada Department of Taxation.

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

Discussion and possible action to accept assignment of lease of property within the Silver Terrace cemeteries from Comstock Cemetery Foundation (CCF) which is presently leased to CCF for 99 years for \$1 per year by Consolidated Virginia Mining Company (CVMC). CVMC will include in the lease additional property within is an as yet undefined area of cemetery property to be known as the Eastern Extended Lands (EEL). In order to define the area being included in the assigned lease the County will cause a survey of a portion of the Ohio Relocation and March Fraction mining claims belonging to CVMC to be made at County's expense in an approximate amount of \$30,000.

**29. RECESS TO CONVENE AT THE STOREY COUNTY WATER AND SEWER BOARD**

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

Review and possible approval of the 2023-2024 Storey County Water and Sewer Tentative Budget for submission to the Nevada Department of Taxation.

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

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

For consideration and possible approval of business license second readings:

- A. Custom Sign Service LLC - Contractor / 3350 Centennial Park Dr. ~ Carson City, NV
- B. RAD Pizza - Out of County / 825 Delucchi Ln. Apt. 1168 ~ Reno, NV
- C. Sean Craig's Plumbing LLC - Contractor / 3231 N. Decatur Blvd. Ste 225 Las Vegas, NV
- D. Supreme Plumbing LLC - Contractor / 395 Freeport Blvd. Ste. 8 ~ Sparks, NV
- E. Westex Consulting Engineers, LLC - Professional / 220 S. Rock Ste. 12 ~ Reno, NV

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

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

**35. CALL TO ORDER CLOSED SESSION MEETING PURSUANT TO NRS 288.220 FOR THE PURPOSE OF CONFERRING WITH THE STOREY COUNTY FIRE DISTRICT CHIEF AND LEGAL COUNSEL REGARDING LABOR NEGOTIATIONS WITH THE STOREY COUTNY FIREFIGHTERS' ASSOCIATION IAFF LOCAL 4227**

Call to Order Closed Session meeting pursuant to NRS 288.220 for the purpose of conferring with the fire district chief and legal counsel regarding labor negotiations with the Storey County Firefighters' Association IAFF Local 4227. This meeting will begin directly after the regular commission meeting.

**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, audiotape, 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, 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 03/30/2023; 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/government/departments/clerk/agendas\\_minutes/board\\_of\\_commissioners.php](https://www.storeycounty.org/government/departments/clerk/agendas_minutes/board_of_commissioners.php)

By *Brandie Lopez*  
Brandie Lopez  
Administrative Assistant II