



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

4/18/2023 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**

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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 April 18, 2023 meeting.

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

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

- A. Comstock Creations – Home Business / 127 Mary Lane ~ Dayton, NV
- B. Divide Graphics – Home Business / 915 S.C St. ~ Virginia City, NV
- C. El Reyo Landscape Inc. – Contractor / 178 Garnet Circle ~ Mound House, NV
- D. Gomez Roofing INC – Contractor / PO Box 757 ~ Dayton, NV
- E. Pioneer Electric LTD – Contractor / 1790 Carson Ave. ~ Sparks, NV
- F. Zion Builders, Inc. – Contractor / 1170 Marietta Way ~ Sparks, NV

II Approval of claims in the amount of \$1,039,097.49

III Justice Court Quarterly Report

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

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

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

8. **DISCUSSION ONLY:**

Presentation by the 109 Comstock Ladies about their non-profit organization, what it has done and will continue to do for various groups, programs, and individuals in Storey County.

9. **DISCUSSION ONLY:**

Report by consultant Linda Ritter of the results of strategic plan input received in the summer and fall of 2022 at community workshops and collected in on-line surveys. This information will be used to update strategic plans for county departments and to compile a countywide plan.

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

Consideration and possible approval of a Special Use Permit 2023-03 request by the applicant United Pacific Energy to develop and operate a railcar propane storage facility and a transloading facility for propane on the property. Propane will be stored on the site in railcars until unloaded to a distribution truck or the railcar is sent on rail to another destination. The subject property is located at 1425 Waltham Way, McCarran, Storey County, Nevada, Assessor's Parcel Number (APN) 004-091-90.

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

Consideration and possible approval of a request for a Zone Map Amendment (File 2023-07) to rezone three parcels of land zoned Forestry to Public zoning. Storey County acquired two of the parcels from the Bureau of Land Management (BLM) and the third parcel is owned by the Storey County School District. No modifications to the existing site conditions are proposed with this zone map amendment application but the intent is to allow for greater development flexibility for public service land uses. The property is located east of R Street and approximately south of 6-Mile Canyon Road, Virginia City, Storey County, Nevada, and has Assessor's Parcel Numbers 001-311-01, 04 & 05.

12. **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 and other OHV-related bills; SB304 NFPA Mandates; SB 432 Post-Abatement Tax 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.

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

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

Consideration and possible approval to proclaim May 2023 as the Nevada Wildfire Awareness Campaign in Storey County.

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

Discussion and possible approval of the modified FY2023 – 2029 Storey County Fire Protection District Capital Improvement Plan (CIP) including facilities and infrastructure, plans and studies, staffing, and equipment and vehicles.

16. **DISCUSSION ONLY:**

Storey County Fire District 2022-2023 Budget vs Actuals for the 3rd Quarter.

17. **DISCUSSION ONLY:**

Storey County Fire District 2023-2024 budget updates.

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

19. **DISCUSSION ONLY:**

Storey County 2022-2023 Fiscal Year Budget vs Actual review for the 3rd quarter.

20. **DISCUSSION ONLY:**

Storey County 2023-2024 budget update.

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

Consideration and possible approval of the potential expenditure of approximately \$20,400, an amount not to exceed \$25,400, to Lumos & Associates for the Environmental Report, Cultural Resource Survey, and SHPO Consultation for the Lockwood Senior and Community Center project.

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

Consideration and possible approval to authorize Storey County to enter into an agreement with US Geometrics Surveying for an Alta Survey for an approximate amount of \$25,680, not to exceed \$30,680, and approximately \$21,828, not to exceed \$26,828, for geotechnical reporting and inspection by Universal Engineering to complete the United States Department of Agriculture application requirements for Fire Station 71 in Virginia City.

23. **RECESS TO CONVENE AS THE STOREY COUNTY WATER AND SEWER BOARD**

24. **DISCUSSION ONLY:**

Storey County Water and Sewer 2022-2023 Fiscal budget review for the 3rd quarter.

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

Storey County Water & Sewer 2023-2024 budget update.

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

Consideration and possible approval of retaining the Law Firm of Napoli Shkolnik PLLC to represent the Sewer and Water District (District) in recouping potential costs of mitigating the contamination of water supplies by per- and polyfluoroalkyl substances (PFAS) and other hazardous water contaminants that may be required under potential new regulations by the U.S. EPA, as applicable. The firm is a nationwide firm that specializes in a number of areas including environmental law issues. The retainer agreement provides that if there is no recovery there is no cost to the District. If there is a recovery, the firm will keep 25% of the gross recovery and recoup its costs. The remainder will go to the District.

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

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

Consideration and possible acceptance of lowest best bid from Sierra Nevada Construction (SNC) for the Electric Avenue rehabilitation in an amount not to exceed \$4,212,967.70. A portion of the project will be paid for by Tesla per the negotiated 2021 Government Services Agreement.

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

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

Consideration and possible approval of the potential expenditure of approximately \$200,000, an amount not to exceed \$205,000, for a permanent generator for the Lockwood Senior Center project.

31. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval 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 not to exceed \$1,900.00 with a three percent annual increase, and other properly related matters.

32. DISCUSSION/FOR POSSIBLE ACTION:

For consideration and possible approval of business license second 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 LLC - Out of County / 2730 Peralta St. ~ Oakland, CA

33. PUBLIC COMMENT (No Action)

34. 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.

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 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.

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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 04/13/2023; 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

By Brandie Lopez
Brandie Lopez
Administrative Assistant II