



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

6/6/2023 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*

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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 June 6, 2023, meeting.

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

Consideration and possible approval of the minutes from the April 4th, 2023, meeting.

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

Consideration and possible approval of the minutes from the April 18th, 2023, meeting.

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

For possible action, approval of business license first readings:

- A. Alamon Inc. – Contractor / 315 W. Idaho ~ Kalispell, MT
- B. Bates Construction Services-Contractor/136 S. Rainbow Dr~Dayton, NV
- C. Beach & Sons Mechanical Inc – Contractor / 1418-B Industrial Way ~ Gardnerville, NV
- D. Endured Builders – Contractor / 690 Stock Ln., ~ Fernley, NV
- E. Kleinfelder Inc. – Professional / 771 First Ave. Ste 400 ~ San Diego, CA
- F. Mass Electric Construction Co. – Contractor / 1550 Mike Faney St. ~ Omaha, NE
- G. Peachy Clean – Out of County / 23 Adair Dr. ~ Carson City, NV
- H. Reliant Tower – Contractor / 2428 Palisades Dr. ~ Corona, CA

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 23-681 and 23-682 as described:

Resolution 23-681 proposes the identification of Unnamed; Storey County Road Number 950035 (2 Segments); commonly known as Unnamed (Segment 1); road length 8,157 feet (1.54 Miles) Overall Average Disturbed Width:

Approximately fourteen (14) feet as a minor county road; and (Segment 2); road length 4,089 feet (.77 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet, located in Township 17 N, Range 22 East, Within Sections 10 and 14, located on BLM property in the vicinity of Neigh Road, north of Hwy 50 and east of Flowery Peak and the Basalite Mine facility in Storey County. It is proposed that the road be identified as a minor county road. 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 the public at its own risk.

Resolution 23-682 proposes the identification of Unnamed; Storey County Road Number 951030; commonly known as Unnamed; road length 2,208 feet (0.42 Miles) Overall Average Disturbed Width: Approximately eight (8) feet located in Township 17 N, Range 22 East, Within Section 16, located on BLM property in the vicinity of Sutro Springs Road and Pinenut Road, east of the Basalite Mine facility and west of Flowery Peak in Storey County. It is proposed that the road be identified as a minor county road. 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 the public at its own risk.

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

Consideration and possible adoption of Resolution 23-681, which proposes identification of Unnamed; Storey County Road Number 950035 (2 Segments); commonly known as Unnamed (Segment 1); road length 8,157 feet (1.54 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet as a minor county road; and (Segment 2); road length 4,089 feet (0.77 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet, located in Township 17 N, Range 22 East, Within Sections 10 and 14, located on BLM property in the vicinity of Neigh Road, north of Hwy 50 and east of Flowery Peak and the Basalite Mine facility in Storey County. It is proposed that the road be identified as a minor county road.

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 23-682, which proposes identification of Unnamed; Storey County Road Number 951030; commonly known as Unnamed; road length 2,208 feet (0.42 Miles) Overall Average Disturbed Width: Approximately eight (8) feet located in Township 17 N, Range 22 East, Within Section 16, located on BLM property in the vicinity of Sutro Springs Road and Pinenut Road, east of the Basalite Mine facility and west of Flowery Peak in Storey County. It is proposed that the road be identified as a minor county road. 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/FOR POSSIBLE ACTION:**

Presentation by the Nevada Rural Housing Authority (NRHA) about rural affordable home purchase programs, and discussion and consideration for approval of Resolution No. 23-691 providing for the transfer of Storey County's 2023 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.

**17. DISCUSSION ONLY:**

Presentation by Kristen Brown, Comstock Preservation and History Officer with the Nevada State Historic Preservation Office, will give an overview of the Tax Incentives for Preserving Historic Properties through the Nevada State Historic Preservation Office and the National Park Service.

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

Consideration and possible approval for the County Manager to sign a contract agreement addendum between Storey County and The Porter Group. This contract is for a two (2) year period beginning July 1, 2023, for the annual amount of \$120,000.

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

Special Use Permit 2023-017. The applicants request a special use permit to allow for a second-floor deck encroachment into the front yard setback. The proposed deck would encroach approximately six feet into the front yard setback, providing an approximate 14-foot setback from the front property line for the second-floor deck. The property is located at 150 North Summit Street, Virginia City, Nevada, Assessor's Parcel Number (APN) 001-021-07.

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

Variance 2023-018. The applicant requests a Variance to allow for a reduced front yard setback to construct an addition to an existing garage. The applicant proposes the new garage be placed approximately 7-feet from the front yard roadway easement of Hanaupah Road. The property is located at 4680 Hanaupah Road, Highland Ranches, Storey County, Nevada, Assessor's Parcel Number (APN) 003-401-10.

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

Consideration and possible approval directing the Comptroller to sign the acceptance of the presented proposal from MacLeod Watts for GASB 75 actuarial valuations for FY23 and FY24; not to exceed \$8,600 in FY23 and \$3,750 in FY24.

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

Consideration and possible approval of the acceptance of the renewal from the Nevada Public Agency Insurance Pool (POOL) for liability and casualty insurance along with the deductible option, not to exceed \$583,000 for FY23-24.

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

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

Consideration and possible approval of modification of collective bargaining agreement between the Storey County Fire Protection District (Employer) and Storey County Fire Fighters' Association Local 4227 (Union).

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

Consideration and possible approval of a contract between Carson City and the Storey County Fire Protection District for use of the Regional Fire Training Facility not to exceed \$4,000 annually.

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

Discussion and possible consideration of canceling the July 4, 2023, regular meeting of the Board of Fire Commissioners due to the holiday.

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

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

Possible approval of the Interlocal Contract between the State of Nevada and Storey County for DMV Services.

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

To authorize the county manager to accept and sign a proposal from Zion Builders for the construction of a breezeway cover at the Virginia City Senior Center in the amount of \$47,300.00. The project is fully grant funded and no county funds will be used for the project.

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

Approval of unbudgeted item for weather related emergency repair to 911 radio system at Pond Peak in the amount of \$15,423.68.

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

Consideration and possible approval to authorize Storey County to enter into an agreement with Tectonics Design Group to complete a Preliminary Architectural Report for Fire Station 71 at the cost of \$48,000.

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

Consideration and possible approval for the emergency repairs to St. Mary's Art Center (SMAC) to be paid for out of the Building Restoration Fund that was awarded to SMAC in FY22/23.

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

Consideration and possible approval to authorize Storey County to enter into an agreement with DOWL for a Preliminary Architect Report and Environmental Report for an approximate amount of \$36,260, not to exceed \$41,260, to complete the United States Department of Agriculture application requirements for the Fairgrounds Upgrade in Virginia City.

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

Consideration and possible approval of Resolution No. 23-683 granting St. Mary's Art Center, a 501(c)(3) nonprofit, a sum not to exceed \$115,200.00 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.

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

Consideration and possible approval of Resolution No. 23-684 granting the University of Nevada Reno, Storey County Extension, a 501(c)(3) nonprofit, a sum not to exceed \$30,000.00 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.

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

Consideration and possible approval for Resolution No. 23-685 granting the Community Chest, Inc., a 501(c)(3) nonprofit, the sum of \$329,175.00 for the specific purpose of funding health and human services and educational programs.

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

Consideration and possible approval for Resolution No. 23-686 granting the Comstock Cemetery Foundation, Inc., a 501(c)(3) nonprofit, a sum not to exceed \$9,975.00 for the purpose of preserving the historic cemeteries of the Comstock Historic District.

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

Consideration and possible approval for Resolution No. 23-687 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.

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

Consideration and possible approval for Resolution No. 23-688 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.

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

Consideration and possible approval for Resolution No. 23-689 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.

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

Consideration and possible approval for Resolution No. 23-690 Veterans of Foreign Wars, Evans-Kendall Post 8071, located in Virginia City, a 501(c)(19) nonprofit, a sum not to exceed \$10,000.00 for the purpose of providing services to Veterans and the Storey County community.

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

Consideration and possible approval of expenditure not to exceed \$14,400 to the Nevada Division of Water Resources for the assessed value of taxable property situated within the confines of the Groundwater Basin located in Storey County for FY2023/24 pursuant to NRS 534.040.

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

Consideration and possible approval of approximately 5-year lease between Storey County and the Nevada State Department of Public Safety (Nevada Highway Patrol) for use of existing office space of approximately 400 square-feet, and future Sheriff's Office substation area as provided for by the Sheriff, for an amount of \$0.00 but with certain cost reimbursements, located at the Storey County Government Complex at 1705 Peru Drive, McCarran, Storey County, Nevada.

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

Discussion, consideration, and general direction to staff per Commissioner Mitchell's request to consider decreasing certain base business license fees and home-based business license fees countywide.

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

Consideration and possible approval of letter to the Governor's Office of Economic Development supporting the continuation of Northern Nevada Development Authority (NNDA) being one of the county's official Economic Development Authorities.

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



Discussion and possible consideration canceling the July 4, 2023, regular meeting of the Board of Storey County Commissioners due to the holiday.

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

For consideration and possible approval of business license second readings:

- A. AQ&B LLC – Out of County / 5470 Sidehill Dr. ~ Sun Valley, NV
- B. DeHart Plumbing, heating & Air, Inc. – Contractor / 1842 Hymer Ave ~ Sparks, NV
- C. LGCY Installation Services LLC – Contractor / 3333 N. Digital Dr. # 600 Lehi, UT
- D. Revere Mechanical, LLC – Contractor / 3325 W. Ali Baba Ln. # 612 ~ Las Vegas, NV
- E. Suncrest Design & Construction – Contractor / 395 Freeport Blvd # 1 ~ Sparks, NV
- F. Sunbelt Rentals, Inc. – General / 201 Wildhorse Canyon ~ Sparks, NV
- G. The Webstaurant Store LLC – General / 265 Milan ~ Sparks, NV

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

**49. 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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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, Drema Smith, 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 06/01/2023; 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 *Drema Smith*

Drema Smith  
Administrative Assistant