



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

6/20/2023 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 June 20, 2023, meeting.

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

Consideration and possible approval of the minutes from the May 2nd, 2023, meeting.

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

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

- A. American Battery Technology Company – General / 2500 Peru Dr. ~ McCarran, NV
- B. Hoffman Plumbing LLC – Contractor / 1517 Church St ~ Gardnerville, NV
- C. I & E Electric Inc. – Contractor / 1425 Doerr Dr. ~ Elko, NV
- D. Standvast Fulfillment LLC – General / 1025 Waltham Way, McCarran, NV
- E. ThompsonGas LLC – Out of County / 5260 Westview Dr. Ste 200 ~ Frederick, MD

II Approval of claims in the amount of \$3,183,391.04

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:**

Presentation by county staff and lobbyists on various bills and actions of the Nevada Legislature during the 2023 legislative session and special legislative session.

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

Update, discussion, and provide direction to county staff and lobbyists regarding any proposed action of the legislature during special session 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.

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

Special Use Permit file 2023-22. The applicant requests a Special Use Permit for additional building height beyond the 75-feet allowed by the applicable zoning ordinance. The applicant anticipates the maximum proposed building height to be approximately 110-feet to accommodate manufacturing equipment. This Special Use Permit request is for a maximum height of 115-feet to allow for a buffer as final equipment and building design have not yet been completed. The property is located within the Tahoe Reno Industrial Center, at 1 Electric Avenue, McCarran, Storey County, Assessor's Parcel Number 005-012-05.

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

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

Consideration and possible approval for the Public Works director to sign quote from Apex Grinding and Paving, Scope of Work #2 for repaving a section of Duck Hill Road that was blown out from a water leak on the siphon in the amount of \$15,645.35.

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

Consideration and possible approval of the Public Works Director to sign a paving proposal from Apex Grinding and Paving in the amount of \$17,605.01 to repave the ramp at the High School Football Field that was damaged from a water leak.

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

Proposal for professional services by LUMOS and Associates for Taylor Street repairs and stabilization design in an approximate amount of \$55,000.00. Tasks #1 thru #4 are set at \$32,100.00. Tasks #5 thru #9 are set at a time and materials basis. An approximate amount is being requested to cover the set amount and the T&M portion of the proposal.

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

Consideration and possible approval canceling the meeting of the Board of Storey County Highway Commissioners scheduled for July 4, 2023, due to the fact that July 4, 2023, is a state and national holiday.

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

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

Consideration and possible approval for the County Manager to sign the renewal contract with Dr. Scott Shepherd as the County Health Officer for 2 years, September 1, 2023, through August 31, 2025, at a rate of \$500 per month.

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

Consideration and possible approval directing the Recorder to accept the apparent lowest bid in the estimated amount of \$174,429.90 submitted by US Imaging, Inc for the Recorder's Office Indexing and Redaction project budgeted for fiscal year 23/24 and to direct the Recorder to sign the contract pending District Attorney review.

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

Consideration and possible approval of Resolution No. 23-693, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 245.045 for appointed Storey County officials for the 2023-24 fiscal year and superseding prior year action by resolution for appointed Storey County employees with the addition of Community Services Coordinator, Grants Manager, Culinary Coordinator, IPT Evidence Custodian, IPT Volunteer Coordinator (Sheriff Office), IPT Inmate Work Crew Coordinator, and IPT Tourism Transportation Driver.

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

Consideration and possible approval of Resolution No. 23-695 setting the tax rate levy at 3.4607 for fiscal year 2023-2024.

22. DISCUSSION/FOR POSSIBLE ACTION:

Considerations and possible approval of the transfers in various funds within the Storey County 2022-2023 Budget pursuant to NRS 354.59800 that have a net adjustment of \$0.00.

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

24. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Resolution 23-694 approving the acceptance of a transfer \$5,000 from the Storey County contingency to the Storey County Sewer Fund. This transfer will have a net adjustment of \$0.00 to Storey County's budgets.

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

26. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible action on the following policies:

- a. Policy P 503A Increasing requirements for incentive pay and including the Assistant Fire Chief.
- b. Policy P 505 Establishing District Longevity pay.
- c. Policy P 602 Increasing annual leave accrual and provisions to buy out annual leave.
- d. Policy P 603 Modifies unused sick leave maximum hours and increases sick leave payment at separation.
- e. Policy P 701 Increasing the percentage of dependent coverage from 70 to 80 percent and providing for a preload of \$500 into all full-time employees' HSA.

27. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Resolution No. 23-692, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 474.470 for appointed and non-represented Storey County Fire Protection District employees for the 2023-24 fiscal year and superseding prior year action by resolution for appointed Storey County Fire Protection District employees with the adjustments of removing the Fire Inspector II position, reclassifying the Fire Marshal as a Prevention Battalion Chief, and reclassifying Wildland grant-funded positions.

28. RECESS TO CONVENE AS THE STOREY COUNTY LIQUOR LICENSING BOARD

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

First reading for OnSale Liquor license. Applicant is Demetrio Gonzalez Trujillo. Jehovah Es Mi Pastor, 727 USA Pkwy, McCarran, NV 89434.

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

Consideration and possible action on Special Application for off C Street liquor license for Lucky's Casino and One 9 Fuel Stop at 400 USA Pkwy., McCarran NV 89434.

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

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

Consideration and possible approval of Interlocal Agreement for Management and Administrative Services between Storey County and the Virginia City Tourism Commission.

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

Consideration and possible approval of approximately 1 year license agreement between Storey County and the Department of Conservation and Natural Resources, Office of Historic Preservation on behalf of the Comstock Historic District Commission, for use of approximately 150 square-feet of temporary space within the Storey County Courthouse Slammer Museum or Piper's Opera House for use as a temporary office, for an amount of \$0.00 but with certain cost reimbursements, located at the Storey County Courthouse 26 South B Street or Piper's Opera House 12 North B Street, Virginia City, Nevada.

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

To sign an estoppel certificate in favor of Tiger Finance LLC for the benefit of Nanotech Energy Inc. for the purpose of inducing Tiger Finance to issue a loan to Nanotech Energy.

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

For consideration and possible approval of business license second 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

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

37. **CORRESPONDENCE/NO ACTION:**

Letter supporting Sheriff's Office grants and in-kind match for OHV equipment for law enforcement activities.

38. **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.

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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 06/14/2023; 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 _____

Drema Smith

Administrative Assistant I