



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

8/1/2023 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. **PUBLIC COMMENT (No Action)**

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

Consideration and possible approval of the agenda for the August 1, 2023 meeting.

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

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

- A. Apuna's Kitchen LLC - Food Truck / 20 Darilyn Ln. ~ Washoe Valley, NV
- B. Baldwin Studios - Home Business / 6 Rue De La Azure ~ Lockwood, NV
- C. Custom Aire Inc. - Contractor / 52 E. Glendale ~ Sparks, NV
- D. Mt. Davidson Panning LLC - General / 171 S. C St. ~ Virginia City, NV
- E. Sommercal Construction Inc. - Contractor / 3690 33rd Ave. ~ Sacramento, CA
- F. WSB Electric, Inc. - Contractor / 2222 E. Yeager Dr. Ste. 100 ~ Chandler, AZ

II Approval of claims in the amount of \$976,704.11.

III Recycled Materials Abatement corrections - 50% abatements not applied during tax calculations. Parcels 004-111-37, 005-031-14, 005-071-49, 005-061-59, 005-012-08, 005-012-11, 005-012-18.

IV Consideration and possible approval of the revisions made to Policy 205A pursuant to legislative bill AB163.

V Justice Court Quarterly Report

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

Discussion and consideration of approval for Resolution No. 23-697 recognizing and commending Storey County employees who have served 10 to 15 years of service to the county.

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

Discussion and consideration of approval for Resolution No. 23-698 recognizing and commending Storey County employees who have served 15 - 20 years of service to the county.

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

Discussion and consideration of approval for Resolution No. 23-699 recognizing and commending Storey County employees who have served 20 years of service to the county.

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

Discussion and consideration of approval for Resolution No. 23-700 recognizing and commending Storey County employees who have served more than 20 years of service to the county.

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

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

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

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

13. **DISCUSSION ONLY:**

Presentation by the Bureau of Land Management regarding the Greenlink West Project Draft Environmental Impact Statement, a transmission corridor for NV Energy located between Las Vegas and Reno which will traverse through Storey County.

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

Review and if appropriate, approval of response letter regarding Greenlink West Project Draft Environmental Impact Statement.

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

A Parcel Map request to return previously consolidated two parcels of land back into two legal lots of record. The parcel map alters the original lot line

configuration slightly to allow for easier parcel access. The property is located at 21430 Saddleback Road in the Virginia City Highlands neighborhood of Storey County, Nevada, Assessor's Parcel Number 003-101-69.

16. **DISCUSSION ONLY:**

4th Quarter 22-23 Storey County fiscal review (unaudited).

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

18. **DISCUSSION ONLY:**

4th Quarter FY22-23 Storey County Water-Sewer Fund fiscal review (unaudited).

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

20. **DISCUSSION ONLY:**

4th Quarter FY22-23 Storey County Fire District fiscal review (unaudited).

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

Consideration and possible approval of a contract for plans review services from Firewise Code Consulting LLC.

22. **RECESS TO CONVENE AS THE STOREY COUNTY LIQUOR LICENSING BOARD**

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

I First reading for On-Sale, Off-Sale Liquor License. Applicant is Ryan Albright, Lucky's Casino, 400 USA Pkwy, McCarran, NV 89437.

II First reading for Off-Sale Liquor License. Applicant is David Clothier, Pilot Travel Centers, DBA One 9 Fuel Stop, 400 USA Pkwy, McCarren, NV 89437.

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

25. **DISCUSSION ONLY:**

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

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

Consideration and possible approval of task order from DOWL Engineering is for the design to mitigate the storm water drainage issues on O Street in the amount of \$36,000.00.

27. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of task order from DOWL Engineering is for the design to help mitigate the storm water drainage issues in Mark Twain along Prospector, Martin, and Sutro Springs in the amount of \$160,000.00.

28. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of task order #54 from DOWL Engineering for the evaluation of the Six Mile Canyon Truck Turn Around in the amount of \$17,185.00.

29. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Task Order #57 with DOWL Engineering to update the County Wide Road CIP in the amount of \$39,660.00.

30. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Task Order #53 with DOWL Engineering for the Lousetown Road Reconstruction Design in the amount of \$516,225.00.

31. 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.

32. 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.

33. RECESS TO RECONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS

34. DISCUSSION/FOR POSSIBLE ACTION:

To authorize the county manager to sign a Line Extension Agreement with NVEnergy in the amount not to exceed \$16,000.00 to replace the transformer and underground feeder lines to the new building at Station 72 in the Highlands. An analysis by NVEnergy of the existing plus the proposed electrical loads at Station 72 shows a requirement for an upsized transformer to supply energy to the station. This amount is the estimated total advance. If the total project cost is less, the difference will be refunded per the agreement.

35. DISCUSSION/FOR POSSIBLE ACTION:

Discussion and possible consideration approving TRI Reimbursement Voucher #2, an infrastructure reimbursement voucher for certain rail improvements in the amount of \$781,101.26 to DP Operating Partners, L.P. in accordance with the Storey County/Tahoe-Reno Industrial Center development agreement.

36. DISCUSSION/FOR POSSIBLE ACTION:

Discussion and possible consideration appointing Business Development Office Lara Mather to the Nevada Governor's Workforce Development Board (GWDB), serving as Storey County's rural Local Elected Official (LEO), subject to approval of the Governor.

37. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval authorizing the County Manager to sign a contract between Storey County and Foley Public Affairs for lobbying and government affairs services during the Nevada legislative interim session August 1, 2023, through June 30, 2024, in the amount of \$4,000 per month.

38. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval authorizing the County Manager to sign a contract between Storey County and Silver State Government Relations for lobbying and government affairs services during the Nevada legislative interim session August 1, 2023, through June 30, 2024, in the amount of \$4,000 per month.

39. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval authorizing the County Manager to sign a contract between Storey County and Walker and Associates for lobbying and government affairs services during the Nevada legislative interim session August 1, 2023, through June 30, 2024, in the amount of \$4,000 per month.

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

For consideration and possible approval of business license second readings:

- A. All-Lite Materials LLC - Mining / 3005 Canyon Way - Sparks, NV
- B. Aurora Parts & Accessories LLC - General / 1525 Venice ~ McCarran, NV
- C. B&J Industries, LLC - Out of County / 599 East Nugget Ave ~ Sparks, NV
- D. Boiler & property Consulting - Out of County / 5018 Bristol Ind Way Ste 203 ~ Buford, GA
- E. Brinderson LLC - Contractor / 10343 Sam Houston Park Dr. Ste. 200 ~ Houston, TX
- F. Cal-Nevada Road Services LLC - Out of County / 1408 Pittman Ave ~ Sparks, NV
- G. Clayton homes #890 - Out of County / 10020 Highway 50 East ~ Carson City, NV
- H. Dobbas Railroad Services LLC - Out of County / 300 London Dr ~ McCarran, NV
- I. Faria's Mobile Repair - Out of County / 8721 Rainbow Trout Ct. ~ Reno, NV
- J. Infinity Painting & Decorating Inc. - Contractor / 200 Canyon Way Ste. B ~ Sparks, NV
- K. Kona Ice of Sparks Truck # 1 - Food Truck / 4690 Longley Ln # C-126 ~ Reno, NV
- L. Kona Ice of Sparks Truck # 2 - Food Truck / 4690 Longley Ln # C-126 ~ Reno, NV
- M. Las Tapatias Food Truck - Food Truck / 14185 Pyramid Way ~ Reno, NV
- N. Linde Gas & Equipment Inc. - Out of County / 2301 SE Creekview Dr. ~ Ankeny, IA
- O. Maynard Block Properties LLC - General / 1491 Main St. ~ Virginia City, NV
- P. Mountain Vista Roof Systems LLC - Contractor / 19 Glen Carran Cir. ~ Sparks, NV
- Q. Prestige Builders LLC - Contractor / 2009 Lanstar Dr. ~ Sparks, NV
- R. Quench USA Inc. - Out of County / 630 Allendale Rd. ~ King of Prussia, PA
- S. RSAnalysis LLC - Out of County / 1035 Suncast Ln # 130 ~ El Dorado Hills, CA
- T. R. Schneider Cosntruction LLC - Contractor / 53 Bellevue Rd. ~ Carson City, NV
- U. Taber LLC - Contractor / 536 Galveston St. ~ West Sacramento, CA
- V. The Herrick Corporation - Contractor / 3003 E. Hammer Lane ~ Stockton, CA

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

42. **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, 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 7/27/2023; 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*

Drema Smith

Administrative Assistant I