



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

8/15/2023 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. PUBLIC COMMENT (No Action)**

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

Consideration and possible approval of the agenda for the August 15, 2023, meeting.

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

**I For Possible action, approval of business license first readings:**

- A. Keeley Construction Group Inc. - Contractor / 500 S. Ewing Ave  
Ste. G ~ St Louis, MO
- B. Redwood Materials EPC, LLC - Contractor / 1201 Battery Blvd ~  
McCarran, NV
- C. TNT Auction - General / 601 Britain Dr. ~ McCarran, NV
- D. Troomi Wireless Inc. - Out of County / 151 Southhall Lane Ste. 450 ~  
Maitland, FL

**II Personal Exemption corrections for renewals turned in after 7/1/23 and  
corrections to exemptions.**

**III Approval of claims in the amount of \$2,452,373.84.**

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

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

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

Discussion, presentation and consideration for possible approval of a three-year contract between Storey County and NEOGOV for a cloud based Human Resources Management Suite for recruitment and onboarding processes not to exceed \$43,855.20 over the term of the contract.

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

Consideration and possible approval for county staff to apply for funding for the Phase 2 of the Comstock Historic Structures Survey project through the State Historic Preservation Office Historic Preservation Fund 2023 grant. County staff will be applying for \$50,000 in grant funding.

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

Consideration and possible approval of Resolution #23-701, 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 fiscal year (FY2022-23) action by resolution for the appointed Storey County employees with the Senior Services Director allocated to Grade 144, effective retro-active to January 1, 2023 and the Culinary Coordinator allocated to Grade 119, effective retro-active to July 1, 2023.

**11. DISCUSSION ONLY/NO POSSIBLE ACTION:**

Presentation by County staff of marketing materials provided by Lumos & Associates for the Lockwood Senior Center Rebuild Project.

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

Consideration and possible approval of a vision statement, mission statement, perspectives, and goals for inclusion into the Storey County Strategic Plan.

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

Consideration and possible approval of a 2023-024 Variance request to allow for a reduced front yard setback to construct a primary residence. The applicant proposes a front yard setback of 20-feet from the Highland Road roadway, drainage and utility easement within the Virginia City Highlands subdivision as opposed to the required 30-foot front yard setback. The property is located at 21281 Highland Road, Virginia City Highlands, Storey County, Nevada, Assessor's Parcel Number (APN) 003-191-15.

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

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

2nd reading for On-Sale/Off-Sale Liquor License. Applicant is Ryan Albright-Lucky's Casino, 400 USA Pkwy, McCarran, NV 89434.

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

2nd Reading for Off-Sale Liquor License. Applicant is David Clothier - Pilot Travel Center - 400 USA Pkwy, McCarran, NV 89434. DBA - One 9 Fuel Stop # 1359.

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

Pursuant to SCC 5.04.100, discussion and consideration of the temporary suspension of the business/liquor license of the Bonanza Saloon issued by the Storey County Sheriff on August 3, 2023, and potential action to institute proceedings for continued suspension, cancelation or revocation of the Bonanza Saloon business/liquor license pursuant to SCC 5.04.110.B.

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

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

Consideration and possible approval of apparent low bid and award the B Street Water Main Replacement project in an amount not to exceed \$1,936,000 to F.W. Carson Co. in accordance with the enclosed letter of recommendation of award from the project engineer. The current budgeted amount for the project is \$1.69 million, and the apparent best lowest bid is \$1.936 million which brings this project approximately \$246,000 over budget. The Comptroller is confident that there will be available resources for this project. The budget for this project includes funding from ARPA (\$800,000) and PILT (\$100,000) totaling \$900,000.

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

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

Discussion and possible consideration approving voluntary entry into a Corrective Action Plan for Storey County Regarding Indigent Defense Services in accordance with NRS 180.440-450, with approval of the Nevada State Public Defender's Office, transferring primary indigent defense services currently provided by the Nevada State Public Defender's Office to the Carson City Public Defender's Office by method of interlocal agreement between Storey County and Carson City.

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

Discussion and consideration of approval of amendments to the Storey County Indigent Defense Service Plan designed to meet the requirements of the State of Nevada in accordance with NRS 260.070 and to comply with the Nevada Supreme Court's orders in ADKT 411, and demonstrating the transfer of primary indigent defense services currently provided by the Nevada State Public Defender's Office to the Carson City Public Defender's Office by method of interlocal agreement between Storey County and Carson City.

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

Discussion and possible consideration approving an interlocal agreement between Storey County and Carson City enabling the Carson City Public Defender's Office to provide the primary indigent defense services to Storey County until June 30, 2025, and for an approximate first-year fee of \$196,649 and second-year fee of \$216,244, and additional professional services fees in the amount not to exceed \$50,000 without board approval.

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

Acceptance of \$10,000 donation for the Storey County Sheriff's Office Highway Vehicle Program from an anonymous Virginia City Highlands resident.

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

Approval of 2nd reading for General Business License and gaming license. Applicant is Ryan Albright-Lucky's Casino, 400 USA Pkwy, McCarran, NV 89434.

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

Approval of 2nd reading of General Business License. Applicant is David Clothier - Pilot Travel Centers, 400 USA Pkwy, McCarran, NV. DBA - One 9 fuel Stop #1359.

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

For consideration and possible approval of business license second 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

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

29. **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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[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).

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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 8/10/2023; 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

Administrative Assistant I