



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

9/5/2023 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**

Dial by your location

+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
+1 929 205 6099 US (New York)

Find your local number: <https://us02web.zoom.us/j/83946331479>

**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 September 5, 2023, meeting.

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

Consideration and possible approval of the minutes for the June 6, 2023, meeting.

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

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

- A. Ace Rental and Sales. - Contractor / 5625 Manchester Ave. ~ St. Louis, MO
- B. Authentic Roofing LLC - Contractor / 1079 Spoonbill Dr. ~ Sparks, NV
- C. Copper Mountain Construction LLC - Contractor / 2449 Lawry Dr. Sparks, NV
- D. Crazy Calamities LLC - General / 355 N. F St. ~ Virginia City, NV
- E. New Mountain Excavating Inc. - Contractor / 7383 Windmill Dr. ~ Reno, NV
- F. Structures Inc. - Contractor / 5224 E Us Hwy 50 ~ Carson City, NV
- G. Sun Source Energy LLC - Contractor / 5580 W. Flamingo Rd. #101 ~ Las Vegas, NV
- H. SX VC LLC (Temp Vendor/Retail) - General / 5 N. C St. ~ Virginia City, NV
- I. TDC Management LLC - Out of County / 241 Ridge St. Ste 410 ~ Reno, NV
- J. TowerCo 2013, LLC - Out of County / 5000 Valleystone Dr. Ste. 200 ~ Cary, NC
- K. Victory Glass, LLC - Contractor / 425 Western Rd. Ste. 109 ~ Reno, NV

- II Consideration and possible approval of the modification to Policy 217 establishing the expectations of employees' attire when representing the county at meetings, conferences, and other gatherings.

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

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

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

Review, receive public comment, and provide direction to staff and consultants on the draft Storey County RFP for a successor Solid Waste Collection Services Franchise Agreement in preparation for consideration of the final RFP at the 09/19/23 board meeting.

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

Consideration and possible approval of Resolution No. 23-705, 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 2023-23 fiscal year and superseding prior year action by resolution for appointed Storey County employees with the addition of Schedule B for the intermittent/less than parttime employees of the county.

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

Consideration and possible approval of the Schedule of Project Revenue and Net Revenue for the TRI Public-Private Partnership for fiscal years ending June 2021 and 2022 and the payment to Tahoe Reno Industrial Center, LLC in the amount of \$3,666,155.

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

Tax Bill correction for 004-101-02 Flintstone Properties. NDOT landlocked this property when USA Pkwy interchange was constructed. Other parcels are owned by EP Minerals or Southern Pacific Railroad so they have access from their contiguous parcels.

13. **DISCUSSION ONLY:**

Review and discussion of the final contract between Storey County and The Abbi Agency as approved during the July 18, 2023, Board of County Commissioner's meeting.

14. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval to accept a \$5,000 donation from NOVVA Data Centers for the purchase of school supplies for the Storey County Sheriff's Office "Stuff The Cop Car" event.

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

16. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Resolution No: 23-702, annually updating mitigation rates for the deployment of emergency and non-emergency services by the Storey County Fire Protection District for incidents outside of Storey County, large-scale hazardous materials incidents, motor vehicle accidents, and negligent or criminal fires.

17. RECESS TO CONVENE AS THE STOREY COUNTY HIGHWAY BOARD

18. DISCUSSION/FOR POSSIBLE ACTION:

Report of Public Works Department regarding roads and highways in Storey County.

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

20. DISCUSSION/FOR POSSIBLE ACTION:

Discussion and possible consideration of the board's position responding to the Nevada Governor's Office of Economic Development (GOED) requesting from Storey County a letter of acknowledgement regarding application to the Governor's Office of Economic Development for a Data Center Sales & Use Tax Abatement and a Data Center Personal Property Tax Abatement for Novva Reno, LLC ("Novva Tahoe-Reno, LLC") planned in Storey County. The tax abatements are subject to GOED approval per NRS 360 as a "standard partial abatement" for data centers under NRS 360.

21. DISCUSSION/FOR POSSIBLE ACTION:

Discussion and possible consideration of the board's position responding to the Nevada Governor's Office of Economic Development (GOED) requesting from Storey County a letter of acknowledgement regarding an application to GOED for Sales and Use Tax Abatement, Modified Business Tax Abatement, and Personal Property Tax Abatement for Symbia Fulfillment Services of NV, LLC. planned in Storey County. The tax abatements are subject to GOED approval per NRS 360 as a "standard partial abatement".

22. DISCUSSION/FOR POSSIBLE ACTION:

Discussion and Possible action to authorize filing of Petition for Judicial Confirmation intended to identify the site where the Mark Twain Community Center is located is the property of Storey County.

23. DISCUSSION/FOR POSSIBLE ACTION:

Discussion and Possible action to approve Resolution 23-704 declaring the intention of the Board of County Commissioners to lease a portion of its property at 1705 Peru Drive in the Tahoe Reno Industrial Center to the State of Nevada for the benefit of the Nevada Highway Patrol for no rent, setting a date and time for a public hearing on the proposed lease and authorizing publication of a notice of the hearing.

24. DISCUSSION/FOR POSSIBLE ACTION:

For consideration and possible approval of business license second 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

25. PUBLIC COMMENT (No Action)

26. ADJOURNMENT OF ALL ACTIVE AND RECESSED BOARDS ON THE AGENDA

27. Call to Order Closed Session meeting pursuant to NRS 288.220 for the purpose of conferring with county management and legal counsel regarding potential labor negotiations with the Storey County Employees' Association Comstock Chapter, AFSCME Local 4041.

Call to Order Closed Session meeting pursuant to NRS 288.220 for the purpose of conferring with county management and legal counsel regarding potential labor negotiations with the Storey County Employees' Association Comstock Chapter, AFSCME Local 4041. This meeting will begin immediately following the general meeting of the Board of Storey County Commissioners.

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.

USDA is an equal opportunity provider, employer, and lender.

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 8/30/2023; 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