



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

10/17/2023 9:30 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:**

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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 CLOSED SESSION MEETING COMMENCING AT 9:30 A.M.**
2. **CONVENE AS THE STOREY COUNTY LIQUOR LICENSING BOARD**

Call to Order Closed Session meeting pursuant to NRS 241.030 (1) for the purpose of conferring with the Storey County Liquor Board and legal counsel regarding the liquor license for the Firehouse Saloon-applicant Peter Lutz. The Board may consider Peter Lutz financial standing to expected satisfactory and profitable business operation for a liquor license and his experience in the saloon or liquor operating business. Meeting to commence at the beginning of the Liquor Board.

3. **RECESS TO CONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS**
4. **CALL TO ORDER REGULAR MEETING AT 10:00 A.M.**
5. **PLEDGE OF ALLEGIANCE**
6. **PUBLIC COMMENT (No Action)**
7. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of the agenda for the October 17, 2023, meeting.

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

Consideration and possible approval of the minutes from the August 1st, 2023, meeting.

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

- I For possible action, approval of business license first readings:
 - A. Burnett Electric Inc. – Contractor / 1215 Kleppe Ln # 10 ~ Sparks, NV
 - B. Dennis Miller Concrete & Construction LLC – Contractor / 595 W. A St. ~ Fallon, NV
 - C. Gutter Perfection LLC – Contractor / 3415 Gulling Rd. ~ Reno, NV
 - D. Joe’s Roofing LLC – Contractor / 199 Kirman Ave. ~ Reno, NV
 - E. Nevada Fence LLC – Contractor / 508 N. Curry St. Unit B ~

- Carson City, NV
- F. Rabine Paving America LLC – Contractor / 900 National Pkwy. Ste. 260 ~ Schaumburg, IL
 - G. Reno Green Landscaping LLC – Contractor / 190 Woodland Ave ~ Reno, NV
 - H. Russell’s Tree Service – Out of County / 3125 Snowberry St. ~ Silver Springs, NV
 - I. Silver State Dirtworks – Contractor / 4800 Koenig Rd. ~ Reno, NV
 - J. Spartan Companies – Contractor / 116 W. 100 S. ~ Richmond, UT
 - K. Sun Mountain Micro Farm – Home Based / 120 S Howard St. ~ Virginia City, NV
 - L. Westwoods Inc. – Contractor – 1160 Gator Way ~ Sparks, NV

II JC Quarterly Report to Commissioners.

III Approval of claims in the amount of \$2,396,461.24.

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

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

12. **RECESS TO RECONVENE AS THE STOREY COUNTY LIQUOR LICENSING BOARD**

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

For consideration and possible approval of the First reading on On-Sale/Off-Sale Liquor License. Applicant is Surjeet Singh Sohal, Vino Pizza located at 795 USA Parkway, McCarran, NV.

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

For consideration and possible approval of the First reading on On-Sale/Off-Sale Liquor License. Applicant is Peter Joseph Lutz, Firehouse Saloon located at 171 South C Street, Virginia City, NV 89440.

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

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

Consideration and possible approval of Resolution No. 23-711, 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 Administrative Officer and clarification of pay for casual, intermittent, less than part-time Deputy Sheriffs.

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

Consideration and possible approval of DOWL's Task Order 62, for design services of the Virginia City Fairgrounds Upgrade project, in the amount of \$180,800.

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

Consideration and possible approval to declare November 6th through 12th, 2023, in support of Operation Green Light for Veterans.

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

Consideration and possible approval to award \$9,500.00 to the Virginia City Highlands in Area 2, Virginia City Highlands and Lagomarsino, of Storey County for the Community Project Grant to purchase electronic equipment for the Community Center and to paint the exterior and interior of both mail sheds and the 3-sided shed at the entrance of the Virginia City Highland and Highland Ranch Communities.

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

Consideration of Business Impact Statement regarding the effect of a proposed increase in sewer and water connection fees by the Board of County Commissioners set forth in Resolution 23-710 applicable in the Virginia City, Gold Hill and Silver City areas. The proposal does not affect user rates for water and sewer services. The business impact statement is available for public inspection at the Storey County Clerk/Treasurer's Office.

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

Consideration and possible approval of a contract with RCG Economics to develop a Storey County Housing Needs Assessment to be part of the 2023/24 Storey County Master Plan Housing Element update in an amount not to exceed \$125,000. This is a budgeted and planned expense.

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

For consideration and possible approval of business license second readings:

- A. Artisan Wallcovering LLC - Contractor / 15796 Fawn Ln ~ Reno, NV
- B. Brahma Group Inc. - Contractor / 1132 S. 500 ~ W. Salt Lake City, UT
- C. Clark Pacific - Contractor / 710 Riverpoint Ct. Ste. 100 ~ West Sacramento, CA
- D. Delta Saloon Inc. (Parking Lot) - General / 19 & 39 S. C St. ~ Virginia City, NV
- E. DIRECTV, LLC - Out of County / 140 Grand St. Ste 300 ~ White Plains, NY

- F. Dunn Rite Inc. – Contractor / 5400 Winnemucca Ranch Rd. ~ Reno, NV
- G. New Rise Renewables Reno – General / 611 Peru Dr. ~ Sparks, NV
- H. Symbia Logistics – General / 655 Waltham Way ~ Sparks, NV
- I. Tacos La Patrona LLC – Food Truck / 1800 E. Williams St. Ste 2 ~ Carson City, NV
- J. The Nevada Wolf Shop #8365 – Out of County / 120 Mountain View Blvd ~ Basking Ridge, NJ
- K. Wild Horse – Home Based / 195 N. B St. #2 ~ Virginia City NV

23. PUBLIC COMMENT (No Action)

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

25. CLOSED SESSION

Call to Order Closed Session meeting pursuant to NRS 288.220 for the purpose of conferring with county management and legal counsel regarding 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.

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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 10/12/2023; 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 II