



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

11/7/2023 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:**

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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 November 7, 2023, meeting.

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

Consideration and possible approval of the minutes from the August 15th, 2023, meeting.

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

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

- A. Andrei Mihheikin – Home Based / 240 S. M ~Virginia City, NV
- B. Asphalt Protectors Inc. – Contractor / 14010 Mt. Anderson St. ~ Reno, NV
- C. Aurum Construction Strategies, LLC – Contractor / 232 West St. ~ Reno, NV
- D. Florence Fence Inc. – Contractor / 2597 Nowlin Rd. ~ Minden, NV
- E. Johnson Plumbing – Contractor / 131 Coney Island Dr. ~ Sparks, NV
- F. Leading Out Loud, Inc. – Home Based / 2330 Enterprise Rd. ~ Reno, NV
- G. Seiwa Giken Co., LTD – Out of County / Toyonaka-shi, Japan
- H. Sierra Manor Bakery – Home Based / 6 N. D St. ~ Virginia City, NV
- I. Supreme Concrete LLC – Contractor / 5295 Coggins Rd. ~ Reno, NV
- J. Sutlug Inc. – Food Truck / 500 A Truck Inn ~ Fernley, NV
- K. Virginia City Off Road Experience LLC – Home Based / 311 S. E. St. ~ Virginia City, NV
- L. Ziglift Material Handling – Contractor / 12640 Allard St. ~ Santa Fe Springs, CA

II Approval of claims in the amount of \$9,724,721.56.

- III Consideration and possible approval of modification to Policy 504, addressing salary considerations when an employee demotes or when hiring a new employee in a difficult to recruit position.

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

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

9. **10:30 A.M. PUBLIC HEARING:**

Public hearing on Resolution 23-710, a resolution authorizing increases in connection fees for water and sewer hookups within the service area of the Divide GID i.e., Virginia City, Gold Hill, and Silver City. The resolution does not affect user fees.

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

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

Consideration and possible approval on Resolution 23-710 increasing the commercial connection fees for water and sewer hook-ups in the Divide GID service area, i.e., Virginia City, Gold Hill, and Silver City. The Resolution does not propose an increase in user fees for water and sewer services.

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

Consideration and possible approval of revisions to the County Manager job description.

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

Consideration and possible approval of Storey County Proclamation for Flood Awareness Week, November 12 - 18, 2023.

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

Consideration and possible approval of Resolution No. 23-712 requesting the assistance of the State of Nevada Attorney General in the prosecution of a criminal matter.

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

First Reading of Bill 136, Ordinance 23-324, an ordinance amending provisions of Storey County Code Title 17 to allow for changeable copy or variable message signs to be installed on public zoning district land and providing for other matters properly related thereto.

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

17. **DISCUSSION ONLY:**

Fire District 2023-2024 First Quarter Budget vs Actual Review.

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

Consideration and possible approval of revisions to the Fire Chief job description.

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

Consideration and possible approval of an extension of an agreement between the Storey County Fire Protection District and NV Energy, extending the contract for fuels management to December 31, 2023.

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

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

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

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

For consideration and possible approval of Task Order #63 with DOWL Engineering for 2024 Road Rehabilitation Project in the amount of \$67,474.00. This includes design all the way through construction management and bid assistance on South E Street-Slurry Seal, East Sheldon Street-Slurry Seal, West Union Street-Slurry Seal, South D Street-Chip Seal, and Summit Street-Full Reconstruction.

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

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

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

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

For consideration and possible approval of the second reading On-Sale/Off-Sale Liquor License. The applicant is Surjeet Singh Sohal, Vino Pizza located at 795 USA Parkway, McCarran, Nevada.

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

27. **DISCUSSION ONLY:**

Storey County Water-Sewer Funds 2023-2024 first quarter budgets to actual review.

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

29. **DISCUSSION ONLY:**

Storey County first quarter 2023-2024 Budget vs Actual review.

30. **DISCUSSION ONLY/NO ACTION:**

Quarterly County Manager's update.

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

Consideration and possible approval of the Storey County Emergency Operations Plan and Annexes by the Storey County Board of County Commissioners.

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

Consideration and possible approval of the Storey County Safety Committee's Safety Manual by the Storey County Board of County Commissioners.

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

Approval for unbudgeted item in the amount of \$5750.00 to renew a contract with Civic Plus to enhance website hosting and provide for more timely content updates and functionality.

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

Consideration and possible approval accepting property appraiser Mark Stafford Real Estate Appraisers and \_\_\_\_\_ as a qualified appraiser from the list of Storey County appraisers to provide second appraisal of property located at 175 North C Street, Virginia City, Nevada, which the county has expressed interest in purchase and/or trade for the purpose of constructing and expanding Fire Station 71.

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

For consideration and possible approval of business license second 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

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

37. **CORRESPONDENCE/NO ACTION:**

- I Posting for VCTC vacancies 2024.
- II CWSD vacancy posting.

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

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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](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 11/02/2023; 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*  
Drema Smith  
Administrative Assistant II