



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

11/21/2023 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 21, 2023, meeting.

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

Consideration and possible approval of the minutes from the September 5, 2023, meeting.

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

I For consideration and possible approval of business license first readings:

A. Gray Construction Inc. – Contractor / 10 Quality St. ~ Lexington, KY

B. JJ's Chuckwagon LLC – Food Truck / 1005 Ruby Avenue ~ Silver Springs, NV

C. The Bug Guy Pest Control – 1706 Harvest Creek Way ~ Fernley, NV

D. XVIIIsions Productions – Home Based – 29 S. B St #3 ~ Virginia City, NV

II Approval of claims in the amount of \$6,131,259.61.

III Annual Tax Roll Resolution.

IV Personal Exemption Corrections.

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 for second 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.

10. **DISCUSSION ONLY:**

County staff has reviewed the responses to the Requests for Qualifications (RFQ) for the Construction Management portion of the Lockwood Senior Center Rebuild Project. County staff intends to pursue cost and contract negotiations with the selected respondent, Construction Materials Engineers, Inc.

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

Consideration and possible approval for County Staff to apply for grant funding in the amount of \$700,000 for ADA compliant restroom facilities for the Virginia City Fairgrounds through Conserve Nevada's Nevada Conservation and Recreation fund, with a 20% match of \$140,000 being required of the county.

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

Consideration and possible approval of Resolution No. 23-714, 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 Undersheriff at grade 148 and reallocation of Assistant Sheriff from grade 148 to grade 144.

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

Consideration and possible approval for County Staff to proceed with a Letter of Intent to Apply for a Principal Forgiveness Loan through the Nevada Division of Environmental Protection (NDEP) for Phase 1 of the Lead Siphon Transmission Replacement Project in the amount of \$2,504,666.16.

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

Consideration and approval of appointing a county resident to serve as a voting member on the Comstock Cemetery Foundation Board of Directors as the Storey County representative.

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

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

Consideration and discussion regarding the Storey County Fire Protection District 2024-2029 Capital and Operational improvement plan.

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

Consideration and possible approval of the purchase of a command vehicle approved and ordered within the 2022/2023 budget and received within the 2023/2024 that is unbudgeted.

18. **ADJOURN TO RECONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS**

19. **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 Arcadia Cold Reno, LLC. planned in Storey County. The tax abatements are subject to GOED approval per NRS 360 as a "standard partial abatement".

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

Consideration and possible approval to adopt the 2023 Storey County Water Resources Plan for south and central Storey County including Comstock (Virginia City, Gold Hill, Silver City, and American Flat), Highlands, and Mark Twain. This item is being considered in accordance with the 2016 Storey County Master Plan.

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

Review and possible approval of first reading of Bill No. 137, Ordinance No. 23-325, an ordinance amending Storey County Code Chapter 2 Administration and Personnel, Section 2.22.060 Qualifications of Appraisers, to revise Subsection 2.22.060(F) allowing a qualified appraiser to be placed on the list of county appraisers if the appraiser demonstrates an ability to obtain professional liability insurance as required by the county, and other properly related matters.

22. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval accepting property appraiser Anthony J. Wren and Associates as a qualified appraiser from the list of Storey County appraisers to provide appraisal of properties located at 175 North C Street and 208 North D Street, Virginia City, Storey County, Nevada, of which the county has expressed potential interest in purchase and/or trade for the purpose of constructing and/or expanding Fire Station 71.

23. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval accepting property appraiser Mark Stafford Real Estate Appraisers as a qualified appraiser from the list of Storey County appraisers to provide appraisal of properties located at 175 North C Street and 208 North D Street, Virginia City, Storey County, Nevada, of which the county has expressed potential interest in purchase and/or trade for the purpose of constructing and/or expanding Fire Station 71.

24. DISCUSSION/FOR POSSIBLE ACTION:

Review and possible approval of first reading of Bill No. 138, Ordinance No. 23-326, an ordinance amending Storey County Code Chapter 5 Business License Required, Section 5.04.200 Fees and Exemption from Fees, to revise the list of certain base in-county business license fees from their current amount to a reduced amount being \$25.00 annually, Section 5.04.190 deleting conflicting language regarding fees set by resolution, and other properly related matters.

25. DISCUSSION/FOR POSSIBLE ACTION:

For consideration and possible approval of business license second 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

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

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

28. **CORRESPONDENCE/NO ACTION:**

Correspondence: Letter from member of the public regarding Taylor Street.

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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- (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 11/16/2023; 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