



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

12/5/2023 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**

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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 December 5, 2023, meeting.

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

Consideration and possible approval of the minutes from the September 19, 2023, meeting.

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

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

- A. Cooper Steel - Contractor / 503 N. Hillcrest Dr. ~ Shelbyville, TN
- B. New Earth Concepts LLC - Out of County / 801 Belfair Ave. ~ SW Orting, WA
- C. Protective Industrial Products Inc. - General / 2625 USA Parkway Ste. 111 ~ Sparks, NV

II Approval of claims in the amount of \$4,958,759.95.

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

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

Consideration and possible approval of Resolution No. 23-715 recognizing and commending a Storey County employee who has served 15 - 20 years of service to the county.

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

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

Presentation of commendation to Fire Captain Daniel St. Clair, Firefighter Derek Giurlani, Firefighter Michael Leland, and Firefighter Jonathon Petersen for their actions on August 13th, 2023.

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

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

Presentation, consideration, and possible action to adopt the Area Drainage Master Plan for Virginia City and Six Mile Canyon. A presentation of the plan will be provided by Lumos and Associates, in conjunction with JE Fuller and the Carson Water Subconservancy District. To view complete copy of this plan/report including appendixes, please email planning@storeycounty.org or call 775-847-1144 or see [storeycounty.org/Planning/Updates/Virginia City Area Drainage Master Plan](http://storeycounty.org/Planning/Updates/Virginia%20City%20Area%20Drainage%20Master%20Plan). Link is here.

https://www.storeycounty.org/government/departments/planning/planning_updates.php

The complete report is too large to attach in this packet.

13. **10:30 A.M. PUBLIC HEARING:**

Public Hearing for the 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.

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

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.

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

16. **11:00 A.M. PUBLIC HEARING:**

Public Hearing on proposed Resolutions 23-707, and 23-708 and 23-709 as described: RESOLUTION 23-707, which proposes identification of Old Stagecoach; Storey County Road Number 920390 (2 segments; commonly known as Old Stagecoach; road segment length 5,793 feet (1.1 Miles), Overall Average Disturbed Width:

Approximately fourteen (14) feet; and Old Stagecoach (Segment 2) road segment length 500 feet (0.09 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet. It is proposed that the road be identified as a minor county road. RESOLUTION 23-708 which proposes the identification of Storey County Road Number 910405, commonly known as Unnamed, road segment length 9,668 feet (1.83 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet. It is proposed that the road be identified as a minor county road. RESOLUTION 23-709 which proposes the identification of Storey County Road Number 910395, commonly known as Unnamed, road segment length 1,541 feet (0.29 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet. It is proposed that the road be identified as a minor county road. The effect of identifying a road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.

17. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible adoption of Resolution 23-707, which proposes identification of Storey County Road Number 920390 (2 Segments), commonly known as Old Stagecoach (Segment 1), road segment length 5,793 feet (1.1 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet; and Old Stagecoach (Segment 2) road segment length 500 feet (0.09 Miles) Overall Average Disturbed Width: Approximately fourteen (14) feet as a minor county road as more fully described in the attached Exhibit 1, this applies only to the segments of the road that traverse land managed by the Bureau of Land Management. It is proposed that the road be identified as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.

18. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible adoption of Resolution 23-708 which proposes the identification of Storey County Road Number 910405, commonly known as Unnamed, road segment length 9,668 feet (1.83 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet. It is proposed that the road be identified as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.

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

Consideration and possible adoption of Resolution 23-709 which proposes the identification of Storey County Road Number 910395, commonly known as Unnamed, road segment length 1,541 feet (0.29 Miles), Overall Average Disturbed Width: Approximately fourteen (14) feet. It is proposed that the road be identified as a minor county road. The effect of identifying the road as a minor county road is to identify it as a public road, available for public use but not maintained by Storey County. It must be used by motorists at their own risk.

20. **DISCUSSION ONLY:**

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

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

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

For consideration and possible approval of the First reading for On-Sale/Off-Sale Liquor License. The applicant is Carol Maley, Silverland Inn & Suites located at 100 North E Street, Virginia City, NV 89440.

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

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

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

Review and possible approval of second 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.

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

Consideration of letter of interest for the Appointment of a board member to the Board of Directors of the Carson Water Subconservancy District representing Storey County to serve a four-year term, expiring December 31, 2027, with possible re-appointment following expiration of the term.

27. 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.

28. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of amendment to rental agreement with Nova Geotechnical and Inspection Service Northern Nevada, LLC (Nova) for the purpose of performing geological, geotechnical, environmental (Phase I and Phase II), engineering and related due diligence studies, analyses, surveys and activities on the site of the Gooseberry Mine. The amendment is to extend the current rental agreement by approximately an additional 195 days.

29. DISCUSSION/FOR POSSIBLE ACTION:

For consideration and possible approval of business license second 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

30. PUBLIC COMMENT (No Action)

31. 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.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, 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.

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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 11/30/2023; 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 a 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

Administrative Assistant II