



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

1/16/2024 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. **PLEDGE OF ALLEGIANCE**

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

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

Consideration and possible approval of the agenda for the January 16, 2024, meeting.

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

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

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

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

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

I Justice Court Quarterly Report to the County Commissioners.

II Consideration to reappoint Jason Wierzbicki to serve on the Nevada Rural Water Association Board for the 2024 calendar year.

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

Consideration and possible approval of Resolution No. 24-717 recognizing and commending Storey County employees who have served 10 or more years of service to the county.

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

Consideration and possible approval of Resolution No. 24-718 recognizing and commending a Storey County employee who has served 15 years of service to the county.

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

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

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

Consideration and possible approval to authorize Storey County Business Development to reallocate \$2,000 of budgeted and available funds from the Capital Outlay account to host regional attendees at the National Association of Counties annual Legislative conference.

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

Discussion and possible consideration approving payment to DP Operating Partners, L.P. on July 1, 2024, pursuant to TRI Reimbursement Voucher #2, an infrastructure reimbursement voucher for certain rail improvements in the amount of \$781,101.26 to DP Operating Partners, L.P. in accordance with the Storey County/Tahoe-Reno Industrial Center development agreement.

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

Consideration of letters of interest and the appointment of a planning commissioner to represent At-Large position on the Storey County Planning Commission.

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

Consideration of letter of interest and the appointment of a planning commissioner to serve a term representing Precinct 4 (Mark Twain District) on the Storey County Planning Commission.

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

File no. 2023-049 Zone Map Amendment. The applicant is requesting a Zone Map Amendment to rezone two parcels of land zoned Forestry to I2 Heavy Industrial. No modifications to the existing site conditions are proposed with this zone map amendment application. The property is located west of USA Parkway at the Storey County/Lyon County boundary, Storey County, Nevada, and has Assessor's Parcel Numbers 004-171-20 and 004-181-10.

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

17. DISCUSSION/FOR POSSIBLE ACTION:

Annual review and evaluation of the performance of Jeremy Loncar, Storey County Fire Chief, for the time period of December 21, 2022 through December 21, 2023. The Board may, without further notice, take administrative action against Jeremy Loncar, Fire Chief, if the Board determines that such administrative action is warranted after considering the character, alleged misconduct, professional competence, or physical or mental health of Mr. Loncar. At the end of the annual performance evaluation, the Board may modify existing goals and objectives of the Fire Chief's job; determine whether or not to provide a merit increase, bonus, or other compensation adjustment; take adverse administrative action up to and including termination; or any other such action deemed warranted by the Board.

18. RECESS TO CONVENE AS THE STOREY COUNTY LIQUOR LICENSING BOARD

19. DISCUSSION/FOR POSSIBLE ACTION:

For consideration and possible approval of the second reading for On-Sale/Off-Sale Liquor License. Applicant is Jaswinder Singh, Comstock Meadows RV Park & Mini Mart located at 580 East Sydney Drive, McCarran, NV.

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

21. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of a non-budgeted position in the Clerk & Treasurer's Office with the approximate cost of \$38,300 in wages and \$35,800 in benefits that may cause an augmentation at the end of the year.

22. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval to authorize Storey County staff to enter into an agreement with Construction Materials Engineers, Inc. (CME) for Construction Management of the Lockwood Senior Center Rebuild Project at the cost of \$556,005.00.

23. DISCUSSION/FOR POSSIBLE ACTION:

Review, receive public comment, and approve draft Storey County RFP (Request for Proposal) seeking a successor to the Storey County Solid Waste Collection Services Franchise Agreement, and other properly related matters. This item was continued at the 01/02/24 board meeting to allow further discussion.

24. DISCUSSION/FOR POSSIBLE ACTION:

Per the request of Commissioner Mitchell, discussion and consideration directing county staff to investigate the feasibility and possible methods of reducing or diverting local tax and other fiscal burdens away from Storey County residents and small businesses in anticipation of potential future tax revenues in Fiscal-Year 2025 and beyond.

25. DISCUSSION/FOR POSSIBLE ACTION:

Workshop, review, and provide direction for the draft FY25 and five-year Storey County Capital Improvement Plan.

26. 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 and Real Property Tax Abatement for Recycling Tax Abatement for their operations planned in Storey County. The tax abatements are subject to GOED approval per NRS 360 as a "standard partial abatement" for expansion and recycling.

27. DISCUSSION/FOR POSSIBLE ACTION:

For consideration and possible approval of business license second readings:

- A. 1Solar - Contractor / 2391 S. 1560 W, Ste C ~Woods Cross, UT
- B. A.J.S Construction Inc. - Contractor / 20 Myrtlewood Cir. ~ Reno, NV
- C. Allied Universal Technology Services - Contractor / 9320 Hazard Way Ste A1 ~ San Diego, CA
- D. Cooney Enterprises LLC - Contractor / 1480 Fairview Rd. ~ Fernley, NV
- E. CP Construction Group - Contractor / 864 SR427 ~ Wadsworth, NV
- F. ENGEO Incorporated - Out of County / 9475 Double R Blvd. B-22 ~ Reno, NV
- G. Fast Signs of Reno & Carson City - Contractor / 4750 Longley Ln. # 103 ~ Reno, NV
- H. Finders Keepers - General / 160 S. C St. Ste. B ~ Virginia City, NV
- I. Lost No More - Home Business / 1790 Lousetown Rd. ~ Reno, NV
- J. McCarthy Building Companies Inc. - Contractor / 12851 Manchester Rd. ~ St. Louis, MO
- K. MEI Rigging & Crating LLC - General / 1280 Alexandria Ct. ~ Sparks, NV
- L. Northern Nevada High Speed LLC - Out of County / 1490 Albite Rd. ~Wellington, NV
- M. Project One Nevada LLC - Out of County / 490 Hot Springs Rd. ~ Carson City, NV

N. Taster's Paradise Mobile Café & Bakery Inc. – Food Truck /
1332 E. 10th St. ~ Reno, NV

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

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.

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 1/10/2024; 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