



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

2/6/2024 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**

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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 February 6, 2024, meeting.

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

Consideration and possible approval of the minutes from the January 2, 2024, meeting.

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

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

- A. Abrams Metals – Contractor / 7260 Delta Cir. ~ Austell, GA
- B. All Things Wired – Contractor / 250 Vista Blvd. Ste. 101 ~ Sparks, NV
- C. Apex Sweeping – Out of County / 762 Mount Rose St. ~ Reno, NV
- D. Bali Express – Food Truck / 185 Marmot Dr. ~ Reno, NV
- E. Becht Industrial Group LLC – Out of County / 2150 N Indianwood Ave. ~ Broken Arrow, OK
- F. Chick-Fil-A S. McCarran & 580 – Out of County / 6365 S. McCarran Blvd. ~ Reno, NV
- G. Comstock Consulting Services LLC – Home Based / 166 S. Q. St. ~ Virginia City, NV
- H. Danny’s Construction Company LLC – Contractor / 1066 W. 3rd Ave. ~ Shakopee, MN
- I. GFI Nevada LLC – Transportation / 2903 Waltham Way ~ Sparks, NV
- J. Lambs Heating and Air – Contractor / 2408 Cartwright Rd. ~ Reno, NV
- K. Safe Step Walk In Tub LLC – Contractor / 15262 Pipeline Ln. ~ Huntington Beach, CA
- L. Schuff Steel Company – Contractor / 3003 N. Central Ave. Ste. 1500 ~ Phoenix, AZ
- M. Spite House Picture Gallery & Framing – Home Based / 318 S. D St. ~ Virginia City, NV

II Approval of claims in the amount of \$2,133,504.05.

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

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

9. **DISCUSSION ONLY:**

Storey County FY24 2nd quarter budget vs actual review.

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

Consideration and possible approval to consider Letters of Interest from applicants to serve on the Virginia City Tourism Commission (VCTC) and to appoint a Merchant Representative to the VCTC Board.

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

Consideration and possible approval to consider Letters of Interest from applicants to serve on the Virginia City Tourism Commission (VCTC) and to appoint a Hotel Representative to the VCTC Board.

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

To authorize the County Manager to approve an amendment to the Tyler Annual Software Contract for ERP PRO, Previously approved in the 2023-2024 Budget. Community Development is moving from a Fire Based System to a Building Based Permitting & Inspection System. An increase of approximately \$2,148 is anticipated for this software. A pro-rated refund is expected from the Fire Based system once the new system is up and working. The amended increase should be covered by the pro-rated refund from the fire based system.

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

14. **DISCUSSION ONLY:**

Water-Sewer FY24 2nd quarter budget vs actual review.

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

16. **DISCUSSION ONLY:**

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

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

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

For consideration and possible approval of the First Reading On-Sale Liquor License. The applicant is Paul Peter Remneff, Howdy's Grub located at 5 North C Street Unit B, Virginia City, Nevada.

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

20. **DISCUSSION ONLY:**

Fire District FY24 2nd quarter budget vs actual review.

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

Consideration and possible approval of an updated interlocal agreement for regional Hazardous Materials emergency response within Douglas County, Lyon County, Carson City, and Storey County.

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

Discussion and possible approval of the final fiscal year 25 through 29 Storey County Fire Protection District Capital Improvement Plan (CIP) including facilities and infrastructure, plans and studies, staffing, and equipment and vehicles.

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

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

Discuss and consider authorizing the County Manager to sign and approve a contract between Storey County and Lakota HRM, LLC commencing February 6, 2024, and ending June 30, 2025, in an amount of \$95.00/hour not exceeding 600 hours on an as-needed basis, for the purpose of providing prescribed human resources services including labor relations, independent administrative investigations, union contract negotiations, and other related services.

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

Per Commissioner Gilman's request, discussion and consideration directing county officials to proceed with necessary research about procedures including, but not limited to, providing conditional offers, cooperative efforts, and taking necessary governing action, and to bring findings and recommendations back to the board for consideration to establish easements or rights-of-ways for a public road, utilities, and other associated county public infrastructure on portions of land located at Assessor's Parcel Numbers (APNs) 004-154-27 owned by Solar Farms, LLC; 004-151-06 Virginia Highlands, LLC; and/or 004-211-06 NV Uplands, LLC, and other properly related matters.

26. DISCUSSION/FOR POSSIBLE ACTION:

Discussion and consideration for approval a negotiated ten-year franchise agreement between Storey County and Waste Management, Inc. (dba "Storey County Sanitation") for the collection of solid waste and recyclables in Storey County.

27. DISCUSSION/FOR POSSIBLE ACTION:

First Reading of Bill No. 139, Ordinance No. 24-327, an ordinance adding Article III District No. 2 to Chapter 3.50 to the Storey County Code creating Storey County Economic Diversification District No. 2 and providing for other properly related matters.

28. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible action to approve the Governmental Services Agreement for Storey County Economic Diversification District No. 2 (EDD2) between Storey County and Tesla, Inc. defraying county costs providing law enforcement, administration, infrastructure, and other services to EDD2. This item will be continued to the next board meeting following discussion and public comment.

29. PUBLIC COMMENT (No Action)

30. 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 2/01/2024; 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