



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

4/2/2024 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. Public comment is limited to 3 minutes.

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. **CONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS**
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENT (No Action)**
5. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of the agenda for the April 2, 2024, meeting.
6. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of the minutes from the February 20, 2024, meeting.
7. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of the minutes from the March 5, 2024, meeting.
8. **CONSENT AGENDA FOR POSSIBLE ACTION:**
  - I For possible action, approval of business license first readings:
    - A. Bab Cafe – Out of County / 303 W. 3rd St. Ste. 130 ~ Reno, NV
    - B. HITT Contracting Inc. – Contractor / 2900 Fairview Park Dr. ~ Falls Church, VA
    - C. JCCORD LLC – Contractor / 261 Sunpac Ave. ~ Henderson, NV
    - D. Miller Concrete LLC – Contractor / 9215 Moonset Ct. ~ Reno, NV
    - E. OneStudio D+A – Professional / 6151 Lakeside Dr. Ste 1100 ~ Reno, NV
    - F. Silver Strike Concrete – Out of County / 3401 Fitzgerald Rd. ~ Rancho Cordova, CA
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 direct county staff to begin researching the process of subdividing the county-owned land adjacent to Miner's Park which is occupied by the Virginia City Community Center operated by Community Chest, Inc. and located at 175 Carson Street, Virginia City, Nevada, and for potential future transfer of ownership of said property to the Community Chest, Inc.

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

Consideration and possible approval of an expenditure not to exceed \$10,400 to the Nevada Division of Water Resources for the assessed value of taxable property situated within the confines of the Groundwater Basin located in Storey County for FY2024/25 pursuant to NRS 534.040.

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

Consideration and possible approval to remove the 2022-23 & 2023-24 Personal Property unpaid tax bills for MH001114 in the amount of \$24.50. This Mobile Home burned in 2019 and the Assessor's office was not notified. This structure is unlivable/unrepairable.

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

File 2024-002 Division of Large Parcels map. The applicant is requesting a Division of Land into Large Parcels. Two existing large parcels of land with a total of approximately 1,530 acres will be merged and subdivided into seven new large parcels, all over 40 acres in size. The subject property is located west of USA Parkway at the Storey/Lyon County boundary, having Assessor's Parcel Numbers 004-171-20 and 004-181-10, Storey County, Nevada.

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

Special Use Permit 2024-004. The applicant requests additional building height beyond the 75-feet allowed by the applicable zoning ordinance. The applicant anticipates the maximum proposed building height to be approximately 105-feet to accommodate manufacturing equipment. This Special Use Permit request is for a maximum height of 115-feet to allow for a buffer as final equipment and building design have not yet been completed. The property is located within the Tahoe Reno Industrial Center, at 875 Innovation Way, McCarran, Storey County, NV, Assessor's Parcel Number 005-012-08.

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

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

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

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

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

For consideration and possible approval of the First Reading On-Sale/Off-Sale Liquor License. The applicant is Arturo Valadez, Bonanza Cantina located at 27 North C Street, Virginia City, Nevada.

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

For consideration and possible approval of the Second Reading for On-Sale/Off-Sale Liquor License. Applicant is Mitanshu Chandna, VC Mart Gas, Liquor & Grocery located at 351 North C Street, Virginia City, NV 89440.

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

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

Consideration and possible approval of a change to the Fire District non-represented pay chart to compress the steps from 10 to 7.

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

Review and possible approval of the 2024-2025 Storey County Fire District Tentative Budgets for submission to the Nevada Department of Taxation.

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

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

Review and possible approval of the 2024-2025 Storey County Water and Sewer Tentative Budgets for submission to the Nevada Department of Taxation.

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

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

Review and possible approval of the 2024-2025 Storey County Tentative Budget for submission to the Nevada Department of Taxation.

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

Discussion and possible action enabling staff to remove Taylor Street Repair Project, if necessary, from the FEMA disaster mitigation claims from the April 2023 disaster event due to potential delays caused by federal Section 106 compliance requirements and other relevant matters, which may lead to previously board-approved funds to not exceed \$220,000 to possibly be non-reimbursable. As a result, these funds would be paid from the existing Roads maintenance budget.

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

For consideration and possible approval of business license second readings:

- A. 775 Electric LLC - Contractor / 130 Alamosa St. ~ Dayton, NV
- B. A Affordable Striping & Sealing - Contractor / 4440 E. Alexander Ste. A ~ Las Vegas, NV
- C. Criterion Construction LLC - Contractor / 2175 Lakeside Dr. ~ Reno, NV
- D. LeafFilter North, LLC - Contractor / 1595 Georgetown Rd ~ Hudson, OH
- E. Legion Solar Power LLC - Contractor / 2645 W. Cheyenne Ave ~ North Las Vegas, NV
- F. LTI Contracting - Contractor / 22631 N. 18th Ave. ~ Phoenix, AZ
- G. MMI Tank Inc. - Contractor / 3240 S. 37th Ave. ~ Phoenix, AZ
- H. Pavers by Porter - Contractor / 645 Tranquil Dr. ~ Sparks, NV
- I. Redline Technical Services LLC - Contractor / 5595 Tarzyn Rd. ~ Fallon, NV
- J. Tahoe Mini Crane Service - Contractor / 213 W. Gardengate Way ~ Carson City, NV

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

**31. CORRESPONDENCE/NO ACTION:**

Letter to the GOED per direction of the Storey County Board of County Commissioners on 03/19/24.

**32. 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  
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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 3/28/2024; 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 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](https://www.storeycounty.org/government/departments/clerk/agendas_minutes/board_of_commissioners.php)

By *Drema Smith*  
Drema Smith  
Administrative Assistant II