



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

5/7/2024 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 May 7, 2024, meeting.

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

- I For possible action, approval of business license first readings:
  - A. A & A Construction Inc. – Contractor / 200 Day Lane ~ Smith, NV
  - B. A Team Trash Hauling LLC – Out of County / 1755 E. Plumb Ln. Ste 101 ~ Reno, NV
  - C. Brush Bros Painting, LLC – Contractor / 304 Rue De La Fauve ~ Sparks, NV
  - D. Crazy Calamities – General / 420 S. B St. ~ Virginia City, NV
  - E. Desert Valley Landscapes LLC – Contractor / 50 Freeport Blvd. # 18 ~ Sparks, NV
  - F. DPR Construction, A General Partnership – Contractor / 1801 J St. Ste 200 ~ Sacramento, CA
  - G. Eaton’s Custom Works LLC – Handyman / 127 Deschutes Dr. ~ Dayton, NV
  - H. Fulcrum Construction Inc. – Contractor / 441 E. 4th St. ~ Long Beach, CA
  - I. Johnnie Gifford – Handyman / 334 7th St. ~ Sparks, NV
  - J. La Toxica – Food Truck / 1408 Pinewood Dr. ~ Sparks, NV
  - K. Las Vegas Crushing Inc. – Mining / 1030 Wigwam Pkwy. ~ Henderson, NV
  - L. Linear Star Construction LLC – Contractor / 216 Lemmon Dr. # 321 ~ Reno, NV
  - M. Medic Electric LLC – Contractor / 455 E. McLean Way ~ Sparks, NV
  - N. Mountain West Industrial – Contractor / 1095 S. 800 E. ~ Orem, UT
  - O. Outdoor Concepts LLC – Contractor / 3608 Cambrian Ct. ~ Reno, NV

- P. Royal Carpet One Floor & Home – Contractor / 780 E. Main St. ~ Fernley, NV
- Q. Small Strides 2 Inc. – General / 1140 Venice Way ~ Sparks, NV
- R. Victory Drywall LLC – Contractor / 2770 Beach River Dr. ~ Reno, NV

II Approval of claims in the amount of \$4,751,205.35.

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 No. 140 Ord No. 24-328 Zoning Code text amendments to amend the language of Storey County Code Title 17, Chapter 17.16 R1 Residential Zone, Sections 17.16.030 and 17.16.040; Chapter 17.20 R2 Multi-Family Residential Zone, Sections 17.20.025 and 17.20.070; Chapter 17.24 A Agricultural Zone, Section 17.24.025 and 17.24.070; Chapter 17.30 CR Commercial-Residential Zone, Section 17.30.030; Chapter 17.40 E Estate Zone, Sections 17.40.025 and 17.40.050; and 17.44 SPR Special Planning Review Zone, Section 17.44.030. The proposed amendments will allow 401 square-feet as the minimum area of a single-family dwelling with a special use permit in the above referenced zoning districts.

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

Consideration and possible approval for Second Reading of Bill No. 140 Ord No. 24-328 Zoning Code text amendments to amend the language of Storey County Code Title 17, Chapter 17.16 R1 Residential Zone, Sections 17.16.030 and 17.16.040; Chapter 17.20 R2 Multi-Family Residential Zone, Sections 17.20.025 and 17.20.070; Chapter 17.24 A Agricultural Zone, Section 17.24.025 and 17.24.070; Chapter 17.30 CR Commercial-Residential Zone, Section 17.30.030; Chapter 17.40 E Estate Zone, Sections 17.40.025 and 17.40.050; and 17.44 SPR Special Planning Review Zone, Section 17.44.030. The proposed amendments will allow 401 square-feet as the minimum area of a single-family dwelling with a special use permit in the above referenced zoning districts.

11. **DISCUSSION ONLY:**

Storey County FY25 Tentative to Final budget update.

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

Approval of modification and extension of 2023-2024 Collective Bargaining Agreement between Storey County (Employer) and the Storey County Sheriff's Office Employees' Association/Nevada Association of Police and Sheriff's Officers (NAPSO).

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

Consideration and Possible Approval of Grant of Easement File No. 2024-017 to NV Energy for communication and gas facilities within a portion of the Waltham Way Right-of-Way and Alexandria Ct. Right-of-Way, McCarran, Storey County, Nevada.

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

Consideration and possible approval of Interlocal Agreement Between Storey County and Storey County Fire Protection District for the partial-grant-funded construction of and for the Fire District's purchase of Fire Station 71 located at 145 North C Street (APNs 001.094.03 and 001.094.02), Virginia City, Nevada.

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

16. **DISCUSSION ONLY:**

Report of Public Works Department regarding roads and Highways throughout Storey County.

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

18. **DISCUSSION ONLY:**

Storey County Water and Sewer FY25 Tentative to Final budget update.

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

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

For consideration and possible approval of the First reading for On-Sale/Off-Sale Liquor License. Applicant is Jagmohan Dhillon, Sparks Hotel, LLC DBA Courtyard by Marriott-Reno/Sparks-McCarran located at 505 USA Parkway, McCarran, NV 89437

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

22. **DISCUSSION ONLY:**

Storey County Fire District FY25 Tentative to Final budget update.

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

Consideration and possible approval to proclaim May 2024 as Nevada Wildfire Awareness Month in Storey County.

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

Consideration and possible approval of disposal by means of auction, donation, sale, or trade-in, of one 2002 Chevrolet reserve ambulance.

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

Consideration and possible approval of Interlocal Agreement Between Storey County and Storey County Fire Protection District for the partial-grant-funded construction of and for the Fire District's purchase of Fire Station 71 located at 145 North C Street (APNs 001.094.03 and 001.094.02), Virginia City, Nevada.

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

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

Consideration and possible approval for the County Manager to sign a proposal with Universal Engineering Sciences (UES) for geotechnical and inspection services for the Fire Station 71 – Phase 1 project. Costs are not to exceed \$22,760.00.

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

Possible grant of easement to NV Energy for utilities within a portion of the Peri Ranch Road right-of-way as described in the attached Grant of Easement Request provided by NV Energy. This easement is part of the Lockwood Senior Center Project.

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

To possibly accept a proposal for the design of the Mark Twain Community Center – Phase 1, a metal building for the storage of fire apparatus submitted by Paul Cavin Design in an amount not to exceed \$246,500.00. This proposal includes architectural, structural, mechanical, civil, and electrical design.

**30. 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 vacant land located at 935 State Route 341 (Truck Route) APN 002.023.08 Virginia City, Storey County, Nevada, of which the county has expressed interest in potential purchase to facilitate improved access and parking area for the county jail facility.

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

Discussion and possible direction to county staff and consultant regarding the final draft Storey County Strategic Plan. This draft reflects comments from the 04/16/24 board meeting.

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

Consideration and possible approval of the draft FY25 Storey County Capital Improvement Plan and to direct county staff to continue working on fiscal years 26-29.

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

For consideration and possible approval of business license second readings:

- A. High Impact Sign & Design - Contractor / 820 Wigwam Pkwy. Ste 100 ~ Henderson, NV
- B. Huston High Desert Excavation LLC - Contractor / 1140 Larson Rd. ~ Reno, NV
- C. NJ Tool Sales LLC - Out of County / 1527 Riverpark Pkwy. ~ Dayton, NV
- D. TYG EXPRESS - Out of County / 1495 E. Prater Way Ste. 107 ~ Sparks, NV

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

**35. CORRESPONDENCE/NO ACTION:**

Correspondence

**36. 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.
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[http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](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:

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(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 5/02/2024; 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](https://www.storeycounty.org/government/departments/clerk/agendas__minutes/board_of_commissioners.php)

By *Drema Smith*  
Drema Smith  
Administrative Assistant II