



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING


02/18/2025 10:00AM

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

AGENDA

This meeting will be held in person and the public is welcome to attend.

Members of the public who wish to **watch the meeting remotely** may do so by accessing the Storey County Clerk's new YouTube channel. To access the Channel and the Live Stream:

1. Open your browser and go to www.youtube.com/@storeycountyclerk
2. Click on the Storey County seal  when it has the **LIVE** display, or click on the video picture for the meeting in the playlist under the county seal with the **LIVE** display on the graphic.

- Public comment may be made by in-person appearance ONLY. -

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

DONALD 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 Health Board, 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 three minutes per individual.

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):** Public comment is welcomed at the beginning and end of each meeting. These comments should be limited to matters not already on today's calendar agenda. Public comment is again welcomed after each item on the agenda, & those comments should be limited to the agendized topic. Public comment is limited to 3 minutes per individual.
5. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of the agenda for the February 18, 2025, meeting.
6. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of the minutes from the January 21, 2025, meeting.
7. **CONSENT AGENDA FOR POSSIBLE ACTION:**
 - I For possible action , approval of business license first readings:
 - A. American Document Destruction – Out of County / 480 Coney Island Dr. ~ Sparks, NV
 - B. Amfabsteel Inc. – Contractor / 100 Calle Industrial ~ Bernalillo, NM
 - C. Baobab Press – Home Based / 96 A St. ~ Virginia City, NV
 - D. Beyond Estate Sales LLC – Out of County / 1965 Woodhaven Ln ~ Sparks, NV
 - E. California Erectors Inc. – Contractor / 4500 California Ct. ~ Benecia, CA
 - F. Comstock Construction Services Inc. – Out of County / 115 Territory Rd. ~ Dayton, NV
 - G. Danny Couste Construction LLC – Contractor / 94 Paul Way ~ Carson City, NV
 - H. Fire Suppression Technology's Inc. – Contractor / 216 F St. ~ Waterford, CA
 - I. KD Electric – Contractor / 681 Watson Way ~ Sparks, NV
 - J. MJB Construction Co. – Contractor / 5795 Tappan Dr. ~ Reno, NV
 - K. Reid Services LLC – Out of County / 425 College St. ~ Rockmart, GA

- L. Schindler Elevator Corporation – Contractor / 20 Whippany Rd. ~ Morristown, NJ
- M. Schumway’s Mobile Home Setters – Out of County / 5309 Torobie Cir. ~ Sun Valley, NV
- N. XP Electric LLC – Contractor / 2266 Hayfield Ln. ~ Fernley, NV

II Justice Court Quarterly Report Q1

III Justice Court Quarterly Report Q2.

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

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

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

Consideration and possible approval for a Justice Court Security Enhancement through Trial Court Improvement (TCI). Storey County has received a grant of \$25,000.00 from the AOC Grant Program, leaving a balance not to exceed \$12,455.04.

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

Consideration and possible approval of the unbudgeted grant-funded, Community Health Worker Position for the 2024-2025 Fiscal Year. This position is in addition to the previous approved Community Health Worker position. The grant has allocated \$168,848 for salary and benefits for 2 Community Health Worker positions. The positions are continuous.

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

Approval of contract extension for Mark Stafford to perform tax appraisals for the Storey County Assessor Office. The contract term is for approximately 3 years. The contract rate is between \$75.00 and \$150.00 per hour as outlined in the attached packet.

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

Consideration and possible approval for Special Use Permit (File 2025-001). The applicant requests a Special Use permit to allow for additional building height beyond the 75-feet allowed by the applicable zoning ordinance. The applicant proposes the maximum building heights to be approximately 120-feet to accommodate anticipated multiple story buildings with needs for additional ceiling height for each story. This Special Use Permit request is for a maximum height of 125-feet to allow for a buffer as final equipment and building design have not yet been completed. This additional height will apply to the three contiguous parcels of land where multiple buildings are anticipated to be constructed.

The property is located within the Tahoe Reno Industrial Center, at 2300 Peru Drive, McCarran, Storey County, NV, Assessor's Parcel Numbers 005-012-24, 005-012-25 and 005-012-26.

14. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval for Special Use Permit (File 2025-002). The applicant requests for additional building height beyond the 75-feet allowed by the applicable zoning ordinance. The applicant proposes the maximum building heights to be approximately 120-feet to accommodate anticipated multiple story buildings with needs for additional ceiling height for each story. This Special Use Permit request is for a maximum height of 125-feet to allow for a buffer as final equipment and building design have not yet been completed. This additional height will apply to the existing two contiguous parcels of land where multiple buildings are anticipated to be constructed. The property is located within the Tahoe Reno Industrial Center, at 2200 Peru Drive, McCarran, Storey County, NV, Assessor's Parcel Numbers 005-012-27 and 005-012-28.

15. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval for Special Use Permit (File 2025-003). The applicant requests for additional building height beyond the 75-feet allowed by the applicable zoning ordinance. The applicant proposes the maximum building heights to be approximately 120-feet to accommodate anticipated multiple story buildings with needs for additional ceiling height for each story. This Special Use Permit request is for a maximum height of 125-feet to allow for a buffer as final equipment and building design have not yet been completed. This additional height will apply to the seven contiguous parcels of land where multiple buildings are anticipated to be constructed. The property is located adjacent to USA Parkway at the Storey County/Lyon County boundary at 9000 USA Parkway, Storey County, NV, Assessor's Parcel Numbers APN 004-171-25, 26, 27, 28 & 30 and 004-181-11 & 13.

16. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval for Special Use Permit (File 2025-010). The applicant's request is for a Special Use Permit to utilize land severed from a patented mining claim to be used as a public cemetery. The parcel of land will be created with Parcel Map Permit File 2025-011. The parcel will be 4.92 acres in size and be transferred to Storey County for use as an extension to the existing public cemetery. The property is located east of North Q Street and north of Mill Street on land formerly maintained by the Bureau of Land Management, patented mining claim USS #2581 Ohio Relocation, Storey County #800-000-20 (land within APN 001-312-17 and 001-312-16).

17. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval for Parcel Map (File 2025-011). The applicant requests a parcel map to sever the surface rights from the mineral rights for a portion of land associated with the patented mining claim USS #2581 Ohio Relocation, Storey County #800-000-20. The severance of surface rights from the mineral rights will create a proposed surface parcel of approximately 4.92 acres in size. Once created, the parcel will be transferred to Storey County to be utilized as a part of the existing Storey County cemetery. The property is located East of North Q Street and north of Mill Street on land formerly maintained by the Bureau of Land Management, patented mining claim USS #2581 Ohio Relocation, Storey County #800-000-20 (land within APN 001-312-17 and 001-312-16). The remainder of the patented mining claim will remain as a mining claim and will not sever the surface rights, and a second parcel of land will not be created.

18. DISCUSSION/FOR POSSIBLE ACTION:

Discussion and possible consideration approving the Storey County Sheriff's Office receipt of a Grant from the State of Nevada Department of Public Safety, Office of Criminal Justice Assistance in the amount of \$30,836.64, Federal Award# 1 SPBJA-21-GG-00252-MUMU, to be used for travel and equipment purchase of 2 drug detection K9s and miscellaneous costs associated with this purchase. (Continued from the February 4, 2025, BOCC meeting)

19. DISCUSSION/FOR POSSIBLE ACTION:

Discussion and possible consideration approving the Storey County Sheriff's Office to receive a grant from the State of Nevada Department of Public Safety, Office of Criminal Justice Assistance in the Amount of \$15,000, Federal Award Number 1 SPBJA-22-GG-00625-MUMU to be used for training and travel and misc. equipment indicated as other for deputies assigned to the Storey County Sheriff's Office Drug Initiative Program. (Continued from the February 4, 2025, BOCC meeting)

20. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval to re-appoint Arika Perry to a 2-year term as a Public-At-Large member on the Storey County Debt Management Commission.

21. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of the Third Amendment to the Original Agreement between Storey County and Dominion Voting Systems, Inc. (DVS) signed in 2017 updating annual software and equipment licensing, warranty and support service fees and proposing an extension to the effective term.

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

Consideration and possible approval for Storey County Emergency Management to purchase road safety barriers in the amount of \$99,536.00, to protect special events and emergencies in the county from vehicles.

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

Update, discussion, and provide direction to county staff and lobbyists regarding upcoming bills and legislation affecting Storey County including, but not limited to, the following: SB69 Storey County bill adjusting tax abatement programming, Senate bill(s) regarding regional planning Storey, Washoe, Lyon, Carson, Douglas, and cities, Daly; SB78 amending regulations related to the Comstock Historic District Commission; AB77 tax abatement; AB32 V&T Railway, AB14 voter registration of candidates; AB70 energy; AB96 master plans contents; AB64 open meeting law; AB66 addition of district judges; AB222 Public Works compliance; AB112 sick leave for family and CBAs; AB152 public records requests; AB128 public records requests ombudsman including open cases; AB180 street vendors; AB131 accessory dwelling units on historic properties; AB226 economic development community benefit analysis; AB147 southern Nevada regional planning; and other bills and BDRs potentially affecting Storey County.

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

For consideration and possible approval of business license second readings:

- A. Cosco Fire Protection Inc. - Contractor / 3620 West Reno Ave, #K ~ Las Vegas, NV
- B. Empire Southwest LLC- Out of County / 3300 St Rose Pkwy ~ Henderson, NV
- C. Inside Out Construction LLC - Contractor / 1940 Currant Ct. ~ Gardnerville, NV
- D. M.A. Mortenson Company - Contractor / 700 Meadow Ln. North ~ Minneapolis, MN
- E. Reed's Garage - General / 351 N. C St. ~ Virginia City, NV
- F. Staffing Technical Services Inc. - Out of County / 528 W. Roosevelt Rd. Ste. 101 ~ Wheaton, IL

25. **PUBLIC COMMENT (No Action):** Public comment is welcomed at the beginning and end of each meeting. These comments should be limited to matters not already on today's calendar agenda. Public comment is again welcomed after each item on the agenda, & those comments should be limited to the agendized topic. Public comment is limited to 3 minutes per individual.

26. **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 12/09/2020; 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/agendacenter>

By *Drema Smith*

Drema Smith

Administrative Assistant II