



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING


04/15/2025 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.

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 April 15, 2025, meeting.
6. **DISCUSSION/FOR POSSIBLE ACTION:**

For Discussion and possible approval of the Minutes from the March 18th, 2025, meeting.
7. **CONSENT AGENDA FOR POSSIBLE ACTION:**
 - I For possible action, approval of business license first readings:
 - A. Boxout LLC - General / 625 Pittsburgh Ste 110 ~ McCarran, Nv
 - B. Culligan Water Conditioning, Culligan Red Rock - Contractor / 1145 Icehouse Ave ~ Sparks, NV
 - C. Direct Line Global, LLC - Contractor / 47929A Fremont Blvd ~ Fremont, CA
 - D. Desert Roots Inc. - Out of County / 7420 Robert Banks Blvd ~ Sparks, NV
 - E. Environmental Protection Services LLC - Professional / 1601 Fairview Dr. Office B ~ Carson City, NV
 - F. Food Truck Los Plebes LLC - Food Truck / 5205 Valley Hi Dr. ~ Sun Valley, NV
 - G. Innova System LLC - Out of County / 200 Talus Way Apt 314 ~ Reno, NV
 - H. Linde Advanced Material Technologies - Out of County / 10 Riverview Dr. ~Danbury, CT
 - I. Ramboll Americas Engineering Solutions Inc. - Professional / 333 W. Washington St. ~ Syracuse, NY

- J. Savannah River Fulfillment – General / 2777 USA Parkway Ste 105 ~ McCarran, NV
- K. Sonora Hotdogs – Food Truck / 3226 Myles Dr. ~ Sparks, NV
- L. Tacmed Secured – Out of County / 10689 Angel Dreams Ave. ~ Las Vegas, Nv
- M. Unifirst Corporation – Out of County / 946 Spice Island Dr. ~ Sparks, NV
- N. Vintage Gaucho – Home Based / 108 E. Washington ~ Virginia City, NV

II Justice Court Quarterly Report.

III Approval of claims in the amount of \$7,469,064.53.

IV For possible action, approval of the updated Storey County Investment Policy updated to establish a collaborative decision process between the Treasurer and the Comptroller for the allocation of available cash for investment and revising the apportionment of earned interest across county funds.

V Correction of Personal Property tax bills CM000125 Bank of America & CM001957 Dish Wireless. We incorrectly assigned a longer year life for a computer asset that should have a shorter year life, resulting in a lower value. This will result in a refund in the amounts of \$486.97 for Bank of America, and \$107.72 for Dish Wireless.

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 Special Use Permit (File 2025-022). The applicant requests a Special Use Permit to construct a solar field which is defined as an electric generating plant by Storey County code. The electricity generated will be used onsite and on adjacent properties owned by the applicant. The property is located within the Tahoe Reno Industrial Center at 875 Innovation Way, McCarran, Storey County, NV, Assessor's Parcel Number 005-012-61

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

Consideration and possible approval to execute the Nevada Agreement on Allocation of Opioid Recoveries – Amendment 2 between Storey County and the State of Nevada, which amends Section B, paragraph 3 regarding the receipt, division, and allocation of Recoveries.

12. DISCUSSION/FOR POSSIBLE ACTION:

Discussion and possible consideration approving the 2025-2026 Storey County employee health benefits plan renewal including options for the base High Deductible Health Plan (HDHP) and Health Savings Account (HSA), optional employee buy-up plans, and base dental, vision, and life insurance plans.

13. DISCUSSION/FOR POSSIBLE ACTION:

Review and possible approval of the 2025-2026 Storey County Tentative Budgets for submission to the Nevada Department of Taxation.

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

15. DISCUSSION/FOR POSSIBLE ACTION:

Review and possible approval of the 2025-2026 Storey County Water & Sewer Tentative Budgets for submission to the Nevada Department of Taxation.

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

17. DISCUSSION/FOR POSSIBLE ACTION:

Review and possible approval of the 2025-2026 Storey County Fire District Tentative Budgets for submission to the Nevada Department of Taxation.

18. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of an updated Interlocal Agreement for Automatic and Mutual Aid between the Storey County Fire Protection District and the Central Lyon County Fire Protection District for emergency responses and other assistance.

19. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Policy P508 Firefighter Lateral Process, outlining specific benefits for current certified firefighter AEMT and Paramedics including advanced pay step practice, preloaded leave banks, and an option for payment up to \$5,000 to cover paramedic training.

20. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of the promotion of three additional Fire Captains, creating three Firefighter/Paramedic or Firefighter/AEMT vacancies to be backfilled to achieve minimum three-person staffing at Fire Station 74 in Lockwood.

21. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of Resolution No. 25-766 a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 474.470 for appointed Storey County Fire Protection District officials for the 2024-25 fiscal year and superseding prior year action by resolution for appointed Storey County Fire District employees with grade adjustments for the Fuels Management Officer.

22. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of revisions to policy P503A Non-Represented Employee Compensation replacing Strike Team Leader with a more stringent National Fire Academy Managing Officer Certification.

23. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of the purchase of an unbudgeted training tower for the approximate amount of \$35,000 from North Lake Tahoe Fire Protection District.

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

25. DISCUSSION/FOR POSSIBLE ACTION:

For consideration and possible approval of the First reading for Off-Sale/On-Sale Liquor License. Applicant is Lesley Anne Lutz, Crazy Calamities, 420 South B Street, Virginia City, NV.

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

27. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval for a change request (CR-14) for the Lockwood Senior Center to procure a Main Service Panel from an alternate supplier with an increase in cost of \$35,524.84, and to authorize the County Manager to sign the change request. This procurement will keep the project on schedule for an anticipated completion date of September 4, 2025.

28. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of an Interlocal agreement between Storey County and the Nevada Secretary of State setting the terms, conditions and annual fees for Storey County's use of the newly developed and implemented Voter Registration and Election Management System (VREMS).

29. **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 as potentially related to the Comstock Historic District Commission; AB77 tax abatement; AB32 V&T Railway; bills supported by the Nevada Association of Counties (NACO); bills proposed by the Governor and legislative leadership since the last board meeting, and bills shown in the attached spreadsheet showing past and current possible positions.

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

For Consideration and possible approval of business license second readings:

- A. Brite Glass Inc. – Contractor / 100 Gentry Way # C7 ~ Reno, NV
- B. Build Group, Inc. – Contractor / 2121 N California Blvd Ste. 301 ~ Walnut Creek, Ca
- C. Crown Lift Trucks – Out of County / 44 S. Washington St. ~ New Bremen, OH
- D. Diversified Fall Protection – Contractor / 24400 Sperry Dr. ~ Westlake, OH
- E. GE Excavating – Contractor / 1123 Jo Lane ~ Gardnerville, NV
- F. HGI, Inc. – Professional / 503 Westlake Ave. N Ste 400 ~ Seattle, WA
- G. Hi Tech Commercial Service – Contractor / 1840 Stella Lake St. ~ Las Vegas, NV
- H. Horizon Equipment Repair – Out of County / 1606 Donna Way ~ Fernley, NV
- I. JP Fence LLC – Contractor / 16 Jones Rd. Ste. E ~ Mound House, NV
- J. Novo Logistics – General / 700 Milan ~ McCarran, NV
- K. Oxford Global Resources LLC – Out of County / 900 Cummings Center Ste. 326T ~ Beverly, MA
- L. Premier Drywall LLC – Contractor / 391 Smithridge Park ~ Reno, NV
- M. Prime Field Service Corp – Out of County / 575 W. 800 S. ~ Salt Lake City, UT
- N. Silver State Insulation LLC – Contractor / 105 Hercules Dr. ~ Sparks, NV
- O. TriiiForce LLC – Contractor / 1102 Reed Cir. ~ Fernley, NV
- P. United Fire Systems & Security LLC – Contractor / 2055 Helm Dr. ~ Las Vegas, NV
- Q. Universal Solar Direct – Contractor / 6555 S. Valley View Blvd. Unit 524 ~ Las Vegas, NV
- R. Voda Cleaning & Restoration of Reno & Carson City – Out of County / 5655 Riggins Ct. Ste. 13 ~ Reno, NV

31. **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.
32. **ADJOURNMENT OF ALL ACTIVE AND RECESSED BOARDS ON THE AGENDA**
33. **CLOSED SESSION:**

Call to Order Closed Session meeting pursuant to NRS 288.220 for the purpose of conferring with county management and legal counsel regarding labor negotiations with the Storey County Employees' Association Comstock Chapter, AFSCME Local 4041. This meeting will commence immediately following the regular commission meeting.

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 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.
- 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.

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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 4/10/2025; 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/agendacenter>

By *Drema Smith*

Drema Smith

Administrative Assistant II