



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

06/17/2025 10:00 AM

THIS MEETING IS BEING HELD AT THE  
VIRGINIA CITY HIGH SCHOOL TRAINING ROOM  
LOCATED AT

95 S. R STREET, VIRGINIA CITY, NEVADA

## AGENDA

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

- 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 agendaized topic. Public comment is limited to 3 minutes per individual.
5. **DISCUSSION/FOR POSSIBLE ACTION:**  
  
Consideration and possible approval of the agenda for the June 17, 2025, meeting.
6. **DISCUSSION/FOR POSSIBLE ACTION:**  
  
Consideration and possible approval of the minutes from the May 6th, 2025, meeting.
7. **DISCUSSION/FOR POSSIBLE ACTION:**  
  
Consideration and possible approval of the minutes from the May 13th, 2025, special meeting.
8. **CONSENT AGENDA FOR POSSIBLE ACTION:**
  - I For possible action, approval of business license first readings:
    - A. Alpha Island Ltd. – Contractor / 219 Kingsbury Grade ~ Stateline, NV
    - B. Auto Chlor System of Northern CA Inc. – Out of County / 450 Ferguson Dr. ~ Mountain View, CA
    - C. Badger Dirt Works – Contractor / 11575 Fir Dr. ~ Reno, NV
    - D. Forensic Analytical Consulting Services Inc. – Out of County / 21228 Cabot Blvd. ~ Hayward, CA
    - E. Garratt-Callahan Co. – Contractor / 50 Ingold Rd. ~ Burlingame, CA
    - F. Glass Roots Construction LLC – Contractor / 2770 Arapahoe ~ Lafayette, CO
    - G. Griffin Industrial Contracting Company – Contractor / 2721 Deere Rd. ~ Decatur, AL
    - H. Gurrs Roofing Heating & Sheet Metal – Contractor / 575 S. 16th St. ~ Sparks, NV
    - I. Hammond Caulking Inc. – Contractor / 3355 W. Lake Mead Blvd. ~ N. Las Vegas, NV
    - J. KP Construction – Contractor / 9830 Dixon Ln ~ Reno, NV

- K. Integratesun LLC – Contractor / 7055 Old Katy Rd. Ste. 505 ~ Houston, TX
- L. Murphy’s Concrete LLC – Contractor / 1802 N. Carson St. Ste. 201 ~ Carson City, NV
- M. P C A Metals Tech LLC – Contractor / 6383 Waterdragon Ave. ~ Las Vegas, NV
- N. Steve’s Specialty Welding – Contractor / 7505 Hillview Dr. ~ Reno, NV
- O. Sunrise Roofing LLC – Contractor / 1601 D St. ~ Sparks, NV
- P. Sympatec Inc. – Out of County / 1600 Reed Rd. Ste. C ~ Pennington, NJ
- Q. TA Instruments – Waters LLC – Out of County / 34 Maple St ~ Milford, MA
- R. Tacos El Agave – Food Truck / 1313 Serenity Cir. ~ Fernley, NV
- S. Tesla Inc. – General / 385 Milan ~ McCarran, NV
- T. Tesla Inc. – General / 1600 Peru ~ McCarran, NV
- U. The Dapper Pooch Parlour – Home Based / 107 E. Washington ~ Virginia City, NV
- V. The Gaucho Bakery – General / 107 E. Washington ~ Virginia City, NV
- W. Vega Roofing LLC – Contractor / 1120 Cedar St. ~ Carson City, NV

II For possible action, approval of the new annual Storey County Distribution of Unanticipated Revenue Policy to establish a method to apportion greater than anticipated revenues. The intent of this policy is to establish a basis for apportioning current overages and any potential additional revenue generated from these resources. The policy will be adopted annually each June based on the needs of the County.

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 of the acceptance of the renewal from the Nevada Public Agency Insurance Pool (POOL) for liability and casualty insurance along with the deductible option for FY25-26.

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

Consideration and possible approval of Resolution 25-777 setting the tax rate levy at 3.4607 for fiscal year 2025-2026.

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

Consideration and possible approval of the transfers in various funds within the Storey County 2024-2025 Budget pursuant to NRS 354.59800. The total amount of transfers is \$1,944,908 with a net adjustment of \$0.00 in the overall budget.

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

Consideration and possible approval for the County Manager to sign a contract agreement between Storey County and Rebecca J. Phipps, Ophir Creek, LLC., for the research and development of a comprehensive grants manual and review and update the county's grant administrative policies for not to exceed cost of \$20,000.

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

Consideration and possible approval regarding Resolution No. 25-776 recognizing the ZIP Code, 89437, assigned to McCarran, Storey County, Nevada, Tahoe-Reno Industrial Center, by the United States Post Office effective November 10, 2018.

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

Consideration and possible approval of a letter to Nevada's senators and congressional representative requesting their support for the reauthorization of the Historic Preservation Fund in the federal fiscal year 2026 budget.

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

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

- I For possible action, approval of the new annual Storey County Fire District Distribution of Unanticipated Revenue Policy #A-049 to establish a method to apportion greater than anticipated revenues. The intent of this policy is to establish a basis for apportioning current overages and any potential additional revenue generated from these resources. The policy will be adopted annually each June based on the needs of the Fire District.

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

Consideration and possible approval for Resolution #25-778 to augment the Storey County Fire District 2024-2025 Budget pursuant to NRS 354.59800. The proposed budget augmentation totals \$240,000.

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

Consideration and possible approval for Resolution #25-781 to augment the Storey County Fire District 2024-2025 Budget pursuant to NRS 354.59800. The proposed budget augmentation totals \$500,000.

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

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

Consideration and possible approval of the transfers within the Storey County Water and Sewer 2024-2025 Budget pursuant to NRS 354.59800. The total amount of transfers is \$11,500 with a net adjustment of \$0.00 in the overall budget.

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

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

Consideration and possible approval of Road Abandonment File 2025-015, a request by the applicant to abandon a portion of G Street, H Street and Sutton Street rights-of-way located between Mill Street and Sutton Street in Virginia City, Storey County, Nevada. The rights-of-way to be abandoned will be consolidated into the adjacent parcels of land owned by the applicant and easements will be reserved for utilities. The rights-of-way to be abandoned are adjacent to APNS 001-154-03, 001-158-01 and 001-192-01, Virginia City, Storey County, Nevada.

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

Consideration and possible approval of Variance (File 2025-037), a request to allow for a reduced front yard setback to construct an addition to an existing residence. The property is located within the CR Commercial-Residential zoning district outside of the Downtown District in Virginia City. The variance request is to allow for an approximate 0-foot front yard setback from the property line for the proposed residence addition. The property is located at 321 South D Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-131-27.

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

Consideration and possible approval of an Agreement for Professional Services contract between Storey County and GCW, Inc. This contract is related to professional services related to the Virginia City Parking and Circulation Study. GCW will be reimbursed for time and materials related to assisting County staff with the analysis of parking and circulation issues within Virginia City. This contract will not exceed \$225,000 and will expire on June 30, 2026. This contract amount has been included in both the Planning Department's budget for Fiscal Years 24/25 and 25/26 under the category of Professional Services.

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

Consideration and possible approval of Grant of Easement File No. 2025-039 to NV Energy for communication, gas and electric facilities within the Denmark Drive Right-of-Way, McCarran, Storey County, Nevada.

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

Consideration and possible approval of the disposal of the Agilis Duo ballot sorting machine by the Clerk & Treasurer, and termination of expiring annual service and maintenance contract for the machine with Runbeck Election Services.

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

Discuss and consider authorizing the County Manager to sign and approve a contract between Storey County and Lakota HRM, LLC from 07/01/25-06/30/26 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.

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

Discussion and possible consideration of Memorandum of Understanding between Storey County and Tesla, Inc. to temporarily deviate from Exhibit B, Section (a) of Amendment 1 to the Tesla-Storey County Government Services Agreement for Economic Diversification District No. 2 (2024) regarding vehicle use and access on Milan Drive at the Tahoe-Reno Industrial Center.

31. **DISCUSSION ONLY:**

Review legislative bills and actions that occurred in the 2025 legislative session.

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

For Consideration and possible approval of business license second readings:

- A. Alpine Signs Inc. – Contractor / 1902 Idaho St. ~ Carson City, NV
- B. BBM – Home Based / 4980 Dry Gulch Rd. ~ Reno, NV
- C. Cache Creek Native Art – General / 27 S. C St. ~ Virginia City, NV
- D. Codale Electric Supply – Out of County / 5225 W. 2400 S ~ Salt Lake City, UT
- E. CVS Pharmacy. Inc. – Out of County / One CVS Dr. MC1160 ~ Woonsocket, RI
- F. Doug Croisette Electric & Design – 7090 Quill Dr. ~ Reno, NV
- G. High Mountain Construction LLC – Contractor / 947 Double R Blvd. Ste. 22 ~ Reno, NV
- H. Image Drywall & Paint Inc. – Contractor / 3635 E Ruth Dr. ~ Wasilla, AK
- I. J3 Construction Inc. – Contractor / 6437 N, Avondale Ave ~ Chicago, IL
- J. Nefab Packaging West LLC – Out of County / 8477 Central Ave ~ Newark, CA
- K. Tuff Wrap Installations Inc. – Out of County / 2080 Detwiler Rd. ~ Harleysville, PA

L. TUV SUD America Inc. – Out of County / 401 Edgewater Pl. Ste. 500 ~  
Wakefield, MA

33. **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.

34. **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 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](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](mailto: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 6/12/2025; 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  
Administrative Assistant II