



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

06/16/2020 10:00 A.M.

26 SOUTH B STREET, VIRGINIA CITY, NEVADA\*

## AGENDA

No members of the public will be allowed in the BOCC Chambers due to concerns for public safety resulting from the COVID-19 emergency and pursuant to the Governor of Nevada's Declaration of Emergency Directive 006 Section 1 which suspends the requirement in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate.

Further, due to the Governor's mandated steps to protect against the spread of COVID-19, the 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://zoom.us/j/597519448>

**Meeting ID: 597 519 448**

Dial by your location

+1 346 248 7799 US (Houston)

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+1 253 215 8782 US

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+1 312 626 6799 US (Chicago)

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Meeting ID: 597 519 448

Find your local number: <https://zoom.us/j/597519448>

**For additional information or supporting documents please contact the  
Storey County Clerk's Office at 775-847-0969.**

MARSHALL MCBRIDE  
*CHAIRMAN*

ANNE LANGER  
*DISTRICT ATTORNEY*

JAY CARMONA  
*VICE-CHAIRMAN*

LANCE GILMAN  
*COMMISSIONER*

VANESSA STEPHENS  
*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 and the Storey County Liquor and Gaming 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.

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. **PLEDGE OF ALLEGIANCE**

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

Approval of the Agenda for June 16, 2020

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

Approval of the Meeting Minutes for May 5, 2020

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

Approval of the Meeting Minutes for May 6, 2020

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

Approval of the Meeting Minutes (reconvened) May 5, 2020

7. **CONSENT AGENDA**

I For possible action, approval of claims in the amount of \$1,366,997.31

II For possible action, approval of business license first readings:

**A. Elite Hardscapes LLC** - Contractor / 35 Eagle Claw Ct. ~ Reno, NV

**B. LA Rebuilds** - Home Business / 4680 Hanaupah Rd ~ Reno, NV

**C. Reno Heating & Air Inc.** - Contractor / 899 Marietta Way ~ Sparks, NV

**D. Silver State Heating and Air** - Contractor / 80 Coney Island Dr. ~ Sparks, NV

**E. United Technology Services Group Inc** - Home Business / 355 Mill St. ~  
Virginia City, NV

III For possible action, approval of additional regular commission meeting on June 17, 2020 at 4:00pm for the purpose of canvassing the June 9, 2020 Primary Election results in and for Storey County, Nevada.

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

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

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

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

Acceptance of renewal proposal from Nevada Public Agency Insurance Pool (POOL) and approval for payment from fiscal year 2020-2021 funds.

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

Consideration and possible approval of a contract with Desert West Builders to provide and erect an approximately 2,000 square-foot metal buildings at Fire Station 72 in the Highlands for the purpose of storing fire apparatus in the amount of \$61,974.99. This building will facilitate conversion of an existing apparatus bay to a Highlands Community Center.

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

Consideration and possible approval of a contract with Desert West Builders to provide and construct an approximate 30'x28' metal building addition to the Divide Justice Center building at 800 South C Street, Virginia City, to facilitate workshop and office space for the Storey County Information Technology (IT) Department, for a sum of \$44,632.10.

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

Authorize the County Manager to approve a contract not to exceed \$14,000 and up to nine months for a temporary mobile/modular office and/or work space in which Storey County Information Technology (IT) staff may perform work while permanent space is under planning and construction at the Divide Justice Center building. The not-to-exceed amount will include setup, deposits, monthly rent/lease, and decommissioning.

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

Confirmation of Comptroller chosen by County Manager in accordance with appointment procedures in NRS 251.170.

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

Consideration and possible approval of resolution no. 20-578 declaring intention of Storey County to amend lease with Divide Fitness, Inc., of real property and improvements owned by Storey County located at 800 South C Street in Virginia City, Nevada.

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

Consideration and possible approval of resolution no. 20-582 to reduce on a day-to-day prorated basis the total rent/lease of all “non-essential” commercial tenants of properties owned by Storey County and ordered to close by Governor Sisolak’s Directive 003 (March 20, 2020). This will provide an additional ten days rent forgiveness to Divide Fitness and an additional four days of rent forgiveness to the Old Corner Bar from that already provided per resolution 20-568.

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

Consideration and possible approval of Stipulation (Stipulation #4) between Storey County and the Tahoe-Reno Industrial Center LLC (TRI Center) addressing additional revenues to be included as project revenues that are available to retire outstanding vouchers issued by Storey County to TRI Center, providing for the retirement of vouchers in the amount of four million dollars by TRI Center in lieu of constructing a fire station and park, for the conveyance of real property (APN 005-041-65) to Storey County by TRI Center as a location for constructing a new fire station and other matters properly related thereto.

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

Consideration and possible approval of transfer of appropriations in Storey County General Budget.

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

Consideration and possible approval of resolution 20-579, augmenting the Storey County Capital Projects Fund.

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

Consideration and possible approval of resolution 20-580, augmenting the Storey County Indigent Accident Fund.

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

Consideration and possible approval of resolution 20-581, augmenting the Storey County Justice Court Fund.

23. **RECESS TO CONVENE AS THE 474 FIRE PROTECTION DISTRICT BOARD**

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

Consideration and possible approval of transfer of appropriations in the 474 Fire District

25. **RECESS TO CONVENE AS THE STOREY COUNTY WATER/SEWER BOARD**

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

Consideration and possible approval of transfer of appropriations in the Water and Sewer Fund.

27. **RECESS TO RECONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONER**

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

Authorize the County Manager to approve a contract not to exceed \$100,000 retaining Lumos & Associates, Inc. for as-needed assistance in professional planning and structural engineering services.

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

Approval of business license second readings:

- A. **BLC Coating, LLC** - Out-of County / 1220 E. Greg St. Ste. #2 ~ Sparks, NV
- B. **Elite Roof Systems & Solutions LLC** - Contractor / 507 Summer St. ~ Fernley, NV
- C. **Haws Corporation** - Out-of-County / 1455 Kleppe Lane ~ Sparks, NV
- D. **Norman Ventures LLC** - Contractor / 401 Ryland St. Ste. 205 ~ Reno, NV
- E. **Slimpickins Construction** - Handyman / 141 S. L St. ~ Virginia City, NV

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

31. **ADJOURNMENT OF ALL ACTIVE AND RECESSED BOARDS ON THE AGENDA**

32. **CALL TO ORDER CLOSED SESSION**

Pursuant to NRS 288.220 for the purpose of conferring with district and county management and legal counsel regarding labor negotiations with the Storey County Firefighters Association IAFF Local 4227. *This meeting will commence immediately following the regular meeting of the Storey County Board of County Commissioners.*

**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, audiotape, 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).

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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, Vanessa Stephens , Clerk to the Board of Commissioners, do hereby certify that I posted, or caused to be posted, a copy of this agenda at the following locations on or before 06/10/2020; Virginia City Post Office at 132 S C St, Virginia City, NV, the 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.

By \_\_\_\_\_  
Vanessa Stephens Clerk-Treasurer