



MEETING MINUTES
STOREY COUNTY
BOARD OF COUNTY COMMISSIONERS

2/17/2026 10:00 AM
26 SOUTH B STREET, VIRGINIA CITY, NV

JAY CARMONA
CHAIRMAN

CLAY MITCHELL
VICE-CHAIRMAN

DONALD GILMAN
COMMISSIONER

JIM HINDLE
CLERK & TREASURER

ANNE LANGER
DISTRICT ATTORNEY

Roll Call

Present: Commissioners Carmona, Gilman, Mitchell – a quorum was established.
Total Meeting Attendance: 37

1. CALL TO ORDER REGULAR MEETING AT 10:00 A.M.

Meeting called to order at 10:02 a.m. by Chairman Carmona.

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 February 17, 2026, meeting.

No public comment

Motion Made to Approve the agenda by Commissioner Mitchell and **Seconded by** Commissioner Gilman:

Aye: 3: Nay: 0: Abstain: 0: Absent: 0; Recused: 0:

Voted For: Mitchell-Clay, Carmona-Jay, Gilman-Donald.

6. CONSENT AGENDA FOR POSSIBLE ACTION:

I. For possible action, approval of business license first readings:

- A. Banner Industrial Services LLC – Contractor / 99 Roxlin Ln ~ Columbia Falls, MT
- B. Coast Construction Group – Contractor / 328 N Olympic Ave ~ Arlington, WA
- C. Frank M. Booth, Inc. – Contractor / 1482 Kleppe Ln. ~ Sparks, NV
- D. Hassle-Free LLC – Home Based / 3780 Palisade Rd. ~ Reno, NV

- E. Kirch Construction LLC – Contractor / 3461 Lisbon Ct. ~ Sparks, NV
- F. The Loesche Collection – Home Based / 1675 Empire Rd. ~ Reno, NV
- G. Titan Plumbing – Contractor / 4690 Longley Ln. # 21 ~ Reno, NV
- H. Trophy Tek – Home Based / 915 S. C St. ~ Virginia City, NV

II Consideration and Possible Approval of Proposed Policy 206B – Drug and Alcohol Testing for Employees in Safety-Sensitive Positions.

III Consideration and possible approval of Policy 061 – Appointment and Supervision of the Public Works Director.

No public comment

Motion Made to Approve the Consent agenda by Commissioner Mitchell and **Seconded by** Commissioner Gilman:

Aye: 3; Nay: 0; Abstain: 0; Absent: 0; Recused: 0;
Voted For: Mitchell-Clay, Carmona-Jay, Gilman-Donald.

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

Reports made by Sheriff Mike Cullen, Fire Chief Bob Ryser, Business Development Director Lara Mather, Administrative Officer Lisa Maciel, Emergency Manager Adam Wilson, County Manager Austin Osborne, Clerk & Treasurer Jim Hindle, and Community Development Acting Director Joe Starnes.

8. BOARD COMMENT (No Action - No Public Comment)

Commissioner Gilman: No comment.

Commissioner Mitchell: No Comment.

Commissioner Carmona requested a moment of silence for two longtime residents of Virginia City who recently passed away: Jimmy Gill and Pierce Powell.

9. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of an additional submittal for Community Project Funding for Federal Fiscal Year (FFY) 2027, the Water Siphon Replacement Project. The Board previously approved four priority projects for federal Community Project Funding consideration on January 6th, 2026: the Silver City Watermain Line Replacement; the Storey County Public Safety Complex; the Divide Tank Watermain Replacement; and the A Street Road and Slope Stabilization Project.

Business Development Officer Lara Mather said since the siphon project did not automatically receive the grant funds, it must go through another agency. The County must request a smaller amount through a Community Project Funding Request.

No public comment

Motion Made to Approve County staff to proceed with an additional submittal for Community Project Funding for Federal Fiscal Year (FFY) 2027, the Water Siphon Replacement Project by Commissioner Mitchell and Seconded by Commissioner Gilman:

Aye: 3; Nay: 0; Abstain: 0; Absent: 0; Recused: 0;
Voted For: Mitchell-Clay, Carmona-Jay, Gilman-Donald.

10. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of 2026-006 Division of Large Parcels Map. The applicant is requesting a Division of Land into Large Parcels, File 2026-006. The existing large parcel of land with a total of approximately 606.78 acres will be subdivided into two new large parcels to facilitate future development, with both parcels being over 40 acres in size. This request also includes a waiver to the requirement of the submittal of the tentative map. The subject property is located west of USA Parkway at the Storey/Lyon County boundary, having Assessor's Parcel Number 004-181-13, Storey County, Nevada.

Commissioner Gilman said he once represented the owners as a real estate broker, but no longer does, so he will vote on the issue.

Planner Jessica Prager said a 678-acre parcel proposed to be divided into two parcels, with 1 at 51 acres and the other at 558 acres. There is no development on the land, while the zones and land uses are the same. The Land borders the industrial park and is in the park's GID service area. She requested to waive the tentative map. Part of the parcel is in Lyon County

Mitch Nelson, director of entitlements with Tract Inc., said they have met with Lyon County on this issue as well.

No public comment

Motion Made to Waive the requirement for a Tentative Map and recommend approval of the Division of Land into Large Parcels, File 2026-006. The existing large parcel of land with a total of approximately 606.78 acres will be subdivided into two new large parcels to facilitate future development, with both parcels being over 40 acres in size. This request also includes a waiver to the requirement of the submittal of a tentative map. The subject property is located west of USA Parkway at the Storey/Lyon County boundary, having Assessor's Parcel Numbers 004-181-13, Storey County, Nevada by Commissioner Mitchell and **Seconded by** Commissioner Gilman:

Aye: 3; Nay: 0; Abstain: 0; Absent: 0; Recused: 0;
Voted For: Mitchell-Clay, Carmona-Jay, Gilman-Donald.

11. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval for the County Manager to sign an agreement between Storey County and Bureau of Land Management (BLM) for Storey County to pay full actual costs to BLM, an unbudgeted amount of \$24,280 for costs to process an expedited Right-of-Way (RoW) application and monitor the use of the RoW related to the replacement of the Silver City water main.

Administrative Officer Lisa Maciel said this is to expedite the RoW application. She suggested paying the actual cost of \$24,280 to avoid delays.

No public comment

Motion Made to Approve the County Manager to sign an agreement between Storey County and Bureau of Land Management (BLM) for Storey County to pay full actual costs to BLM, an unbudgeted amount of \$24,280 for costs to process an expedited Right-of-Way (RoW) application and monitor the use of the RoW related to the replacement of the Silver City water main by Commissioner Mitchell and **Seconded by** Commissioner Gilman:

Aye: 3: Nay: 0: Abstain: 0: Absent: 0; Recused: 0:
Voted For: Mitchell-Clay, Carmona-Jay, Gilman-Donald.

12. DISCUSSION/FOR POSSIBLE ACTION: Request for consideration and possible approval for the County manager to sign a request granting consent to Great Basin Gas Transmission Company to access Storey County owned parcel 005-041-43 and area of prior parcel number 004- 041-88 for a 2028 Expansion Project.

Ms. Maciel said this is to expand that existing pipeline on a parcel that was dedicated to the County, so company staff can perform work.

No public comment

Motion Made to Approve the County manager to sign a request granting consent to Great Basin Gas Transmission Company to access Storey County owned parcel 005-041-43 and area of prior parcel number 004-041-88 for a 2028 Expansion Project. by Commissioner Mitchell and **Seconded by** Commissioner Gilman:

Aye: 3: Nay: 0: Abstain: 0: Absent: 0; Recused: 0:
Voted For: Mitchell-Clay, Carmona-Jay, Gilman-Donald.

13. DISCUSSION/FOR POSSIBLE ACTION: For Consideration and possible approval of business license second readings:

A. C Street Garage – General / 351 N. C St. ~ Virginia City, NV

B. Don James Roofing LLC – Contractor / 5263 Arrowhead Dr. ~ Carson City, NV

- C. Dorado Masonry – Contractor / 1196 Rock Blvd. ~ Sparks, NV
- D. Dotson Electric Company Inc. – Out of County / 551 Cal Batsel Rd. ~ Bowling Green, KY
- E. Exclusive Builders LLC – Contractor / 1000 Sonoma St. ~ Carson City, NV A-3
- F. Jenco Construction LLC – Contractor / 2810 N. Nellis Blvd #110 ~ Las Vegas, NV
- G. Leo’s Awnings and Interiors LLC – Contractor / 150 E. Grove St. ~ Reno, NV
- H. Option 1 Industrial LLC – Contractor 183-A West Blalock Cir. ~ Liberty, MS
- I. Rustic Rope N’ Treasures – General / 71 S. C St. ~ Virginia City, NV
- J. Wild Horse Gallery – General / 71 S. C St. ~ Virginia City, NV

No public comment

Motion Made to Approve the second readings of business licenses listed as A-J under Item 13 by Commissioner Mitchell and Seconded by Commissioner Gilman:

Aye: 3: Nay: 0: Abstain: 0: Absent: 0; Recused: 0:
Voted For: Mitchell-Clay, Carmona-Jay, Gilman-Donald.

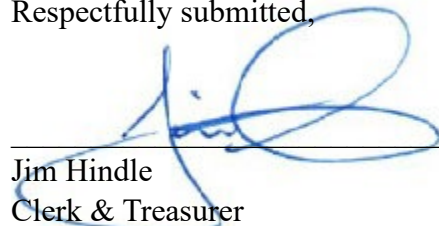
14. PUBLIC COMMENT (No Action).

15. ADJOURNMENT OF ALL ACTIVE AND RECESSED BOARDS ON THE AGENDA

Commissioner Carmona adjourned the meeting at 10:40 a.m.

16. 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 Firefighters’ Association IAFF Local 4227. This meeting will commence immediately following the regular commission meeting

Respectfully submitted,



Jim Hindle
Clerk & Treasurer