



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, AUGUST 5TH, 2014 10:00 A.M.

DISTRICT COURTROOM
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

MINUTES

MARSHALL MCBRIDE
CHAIRMAN

BILL MADDOX
DISTRICT ATTORNEY

LANCE GILMAN
VICE-CHAIRMAN

BILL SJOVANGEN
COMMISSIONER

VANESSA STEPHENS
CLERK-TREASURER

Roll Call: Chairman Marshall McBride, Commissioner Bill Sjovangen, District Attorney Bill Maddox, Deputy District Attorney Anne Langer, County Manager Pat Whitten, Clerk & Treasurer Vanessa Stephens, Sheriff Gerald Antinoro, Building Inspector Shannon Gardner, Public Works Director Mike Nevin, Comptroller Hugh Gallagher, Recorder Jen Chapman, Community Services Director Cherie Nevin and Emergency Management Director Joe Curtis.

Absent: Vice-Chairman Gilman

1. **CALL TO ORDER AT 10:00 A.M.**
The Chair called the meeting to order at 10:01am
2. **PLEDGE OF ALLEGIANCE**
The Chair led those present in the Pledge of Allegiance
3. **DISCUSSION/POSSIBLE ACTION:** Approval of Agenda for August 5, 2014

Mark Joseph Phillips, Storey County Resident: Item #22 is an agenda item on Thursday's Planning Commission Meeting. Mr. Whitten responded that there is timing to be considered for notification of these meetings. There is already a recommendation to continue this item to deliberate it after the Planning Commission's meeting on Thursday.

Kay Dean, VC Highlands: Wants item #11 moved out of consent agenda and into the regular agenda. The Chair agreed to do so.

Motion: Approve agenda for August 5, 2014 with the addition of item #11 from the Consent Agenda.
Action: Approve **Moved by** Commissioner Sjovangen **Seconded by** Chairman McBride **Vote:** Motion carried by unanimous vote (**summary:** Yes=2)

4. **DISCUSSION/POSSIBLE ACTION:** Approval of amended minutes for May 19, 2014

Motion: Approve amended minutes for May 19, 2014, **Action:** Approve **Moved by** Commissioner Sjovangen **Seconded by** Chairman McBride **Vote:** Motion carried by unanimous vote (**summary:** Yes=2)

5. **DISCUSSION/POSSIBLE ACTION:** Approval of minutes for June 17, 2014

Mark Joseph Phillips, Storey County Resident: On page 13 and 16 he would like the work “fee” changed to “fine.”

Nicole Barde, Virginia City Highlands Resident: The portion of the packet she submitted that was not read is not included. She brought another copy. Vanessa Stephens explained that submitted items are not included in the minutes but are always kept with them as a matter of public record. Ms. Barde then asked if the minutes be amended to say that she submitted it and that it is attached. The commissioners agreed that even though it is in the public record already, they can make a note of it as well.

Motion: Approve minutes for June 17, 2014, with the amendment of the word “fee” to “fine” on pages 13 and 16, and a notation of the packet submittal by Nicole Barde **Action:** Approve **Moved by** Commissioner Sjovangen **Seconded by** Chairman McBride **Vote:** Motion carried by unanimous vote (**summary:** Yes=2)

6. **DISCUSSION/POSSIBLE ACTION:** Approval of minutes for July 1, 2014

Motion: Approve minutes for June 17, 2014, **Action:** Approve **Moved by** Commissioner Sjovangen **Seconded by** Chairman McBride **Vote:** Motion carried by unanimous vote (**summary:** Yes=2)

CONSENT AGENDA

7. For possible action approval of Justice Court Quarterly Report Per NRS 4.100

8. For possible action approval of Assessor’s recommended corrections to 2014/2015 tax roll for exemptions

9. For possible action approval of Assessor’s recommended corrections to 2014/2015 tax roll for obsolescence correction

10. For possible action approval of Assessor’s recommended corrections to 2014/2015 tax roll for partial property tax abatements pursuant to NRS 361.4722 through 361.4724

11. For possible action confirm the action of the County Manager and the Comptroller to purchase the former Bank of America building for \$75,000. **Approved under the regular agenda.**

12. For possible approval the Treasurer Report for June 2014

13. For possible action approval of Business License First Readings -

- A. EAGLES CREST, INC. - Contractor / 4865 Joule Street #C6 ~ Reno (contractor)
- B. ARDAGH METAL PACKAGING USA, INC. - General / 900 Waltham Way (can mfg) TRI
- C. W G YATES & SONS CONST CO - Contractor / 2641 Portofino Drive (contractor) TRI
- D. SILEGACY FLOOR FINISHING, LLC - Contractor / 750 Freeport Blvd ~ Sparks (contractor)
- E. JAMES PAT COLONNA - Home Business / 21217 Highland Road ~ VC Highlands (CPA)
- F. CARSON CITY VENDING, LLC - General / 4083 Montez Drive ~ Carson City (vending service)
- G. DIRECT FORCE MAINTENANCE, LLC - Contractor / PO Box 5611 ~ Fallon (mining support)
- H. HILL & HILL CONSTRUCTION, LLC - Contractor / 8965 Mohawk Street ~ Las Vegas (contractor)
- I. A-Z WELDING & FABRICATION, LLC - General / 1215 Alexandria (welding fab) TRI
- J. STEEL KING INDUSTRIES, INC. - Contractor / 2700 Chamber St ~ Stevens Point, WI (contractor)
- K. HIGH DESERT PLUMBING - Contractor / 131 Coney Island Dr ~ Sparks (contractor)
- L. CH2MHILL ENGINEERS, INC. - Contractor / 50 West Liberty ~ Reno (contractor)
- M. ROSSCO ENT., dba AP STAINLESS MFG - General / 1215 Alexandria (manufacturing) TRI
- N. SUPERIOR INSTALLATION SERVICES, INC. - Contractor / 1230 Crowley Cir ~ Carrollton, TX (cont)
- O. CASEY INDUSTRIAL, INC. - Contractor / 1400 W 122nd Ave ~ Westminster, CO (contractor)
- P. RITCHIE BROS AUCTIONEERS - General / 20202 East Highway 80 MCC
- Q. DATA SALES CO., INC. - General / 3450 West Burnsville Pkwy ~ Burnsville, MN (equip lease)
- R. VEGA ASPHALT PAVING, INC. - Contractor / 385 Freeport Blvd ~ Sparks (contractor)
- S. A.S.A.P. PUMP & WELL SERVICE, LLC - Contractor / 10230 Laurent Drive ~ Reno

END OF CONSENT AGENDA

Motion: Approve consent agenda with the exception of item 11, **Action:** Approve **Moved by** Commissioner Sjovangen **Seconded by** Chairman McBride **Vote:** Motion carried by unanimous vote (**summary:** Yes=2)

For possible action confirm the action of the County Manager and the Comptroller to purchase the former Bank of America building for \$75,000. **Originally listed as item 11.**

County Manager Pat Whitten: After Bank of America left last Fall, they decided to dispose of their building on E Street through public auction. Once we became aware of it, there was very little time to inspect the building. Mr. Gallagher and I took a calculated risk and submitted an offer on the building and we were the successful bidder at \$75,000. Commissioner Gilman is well versed in commercial transactions and was specific in giving them a lowball bid and walking away. We were confident that a subsequent appraisal would yield that or more. The Assessor had a taxable value of \$171,000 on her books. I also have some knowledge about the value of bank buildings having been in the business for 20 years. The terms were to submit 10% down which we have done, and sixty days to submit the rest which has not been done yet but will upon approval of this action. The appraisal did ultimately come in at \$106,000. My past professional opinion is that the vault door alone is worth \$75,000.

Potential uses include relocation of the dispatch center to that sight, Community Development, using the vault for storage of sensitive or valuable items, or holding it vacant for future lease to a bank or credit union for a branch location, although that is a longshot.

Taking it off the tax roll is not considered material as it only represents .03% of our total ad valorem.

Nicole Barde, Virginia City Highlands Resident: Where is the money coming from? Mr. Whitten responded that the staff report identifies Capitol Projects. Ms. Barde asked if that is on the list of capital projects that is part of the budget that was submitted. Mr. Whitten said that it was not on the infrastructure list and Capitol Projects is a fairly flexible opportunity to use without having to amend ordinances and republishing reports. Ms. Barde asked confirmation that if it is on the capital list you can fast track the approval. Mr. Whitten said that if it is funded by Capital Projects it could possibly be fast-tracked, vs. if it is infrastructure funded. Ms. Barde asked what the cost would be to retrofit it for our needs once the deal is closed. Mr. Whitten said they would have to determine what they would use the building for before he could answer that. Ms. Barde wants the action to include that there will be other fiscal impacts to include costs of retrofitting it. Mr. Whitten said that his staff report stands as he submitted it. Mr. McBride added that until they know who will be in the building they have no way of knowing what those expenses will be and if they end up selling it there might even be none.

Kay Dean, VC Highlands: She is disturbed that there are signatures on some of the documents dating back to April and she doesn't recall it being brought up in any commission meetings. She feels the \$75,000 could be used elsewhere and it was not budgeted for.

Mark Joseph Phillips, Storey County Resident: Asked for a physical address and parcel number. Mr. Whitten said he could give him the parcel number but there are some conflicts on the address. The county shows the address as 10 South E Street which is probably correct as it fronts E Street, but the real estate listing had a 160 East Union Street address. The parcel is 001-087-06.

Mr. McBride spoke to Ms. Dean's comment about earlier signatures and dates. When negotiating real estate deals, when you want to get the best deal and don't want someone to come take it out from under you, you keep it all on the QT. I don't think anyone can argue that getting that building for \$75,000 is going to be a bad investment.

Scott Jolcover, VC landowner: He's been in real estate for close to 40 years. If the county ends up at the end of the fiscal year \$75,000 in the red, and needs to liquidate this building, he will be glad to give them \$75,001.

Commissioner Sjovangen reiterated that sometimes things need to be kept close to the chest to get the best deal.

Motion: Approve the action of the County Manager and the Comptroller to purchase the former Bank of America building for \$75,000, **Action:** Approve **Moved by** Commissioner Sjovangen **Seconded by** Chairman McBride **Vote:** Motion carried by unanimous vote (**summary:** Yes=2)

14. DISCUSSION/POSSIBLE ACTION: Confirm the action of the County Manager Pat Whitten and Building Inspector Shannon Gardner to reject all bids for the Courthouse Roof Repair and initiate a new bid cycle soliciting bids for a complete tear-off and re-roof.

County Manager Pat Whitten: We had gone out to bid about two weeks ago were opening bids on repair of the courthouse roof. Kodiak Roofing bid \$97,375, Tom Goldston Roofing bid \$37,145, and Watershed Systems bid \$56,789 which was late so non-qualified. Watershed Systems also, at Shannon Gardner's request, ran a bid to tear the whole thing off and install it correctly. That estimate caught our eyes as it came in just under \$100,000. Several other roofers had inspected it and refused to repair it because it was not the right solution. We had to act quickly to get it back out to bid and hopefully get it done before the snow season is upon us. Cherie Nevin has landed us a \$25,000 grant through CCA (Commission on Cultural Affairs). The red roof is not historical, so they are looking at the Washoe Club's "copper penny" color, and the flagpole will probably come down and not be replaced.

Shannon Gardner, Storey County Building Inspector: This issue with repairing the roof is that we will be faced with repair again in 5-10 years. This is a very important historical building. There is currently deterioration happening to the front façade and the main reason behind that is moisture penetration. The majority of the contractors that came to look at it were uncomfortable doing a repair on work that has been done inadequately by someone in the past. Anything worth doing is worth doing right, so it is my recommendation to move forward with soliciting bids to do a complete tear-off, full ice and water shield membrane with standing seam hidden fastener roofing system with a guarantee and life-expectancy of about 50 years. This will allow us to move forward in addressing the façade.

Mr. Whitten added that the funding sources for those other repairs to the building have all said that the roof needs to be addressed first.

Commissioner Sjovangen asked if there had been discussion of seismic retrofitting. Mr. Gardner answered that no, that had not been addressed, but it is a consideration worth discussing. It is another large expense though and due to the recession he had been looking at the lowest cost approach. Though he is recommending spending more money and doing it right, it is still to save money in the long run. There is no evidence of structural failure and he is pretty confident in its structural integrity.

Mr. McBride: The first problem is that the roof was put on wrong. He commends Mr. Gardner on this recommendation.

Mr. Whitten commended Mr. Gardner and Cherie Nevin for their work on making this happen.

Motion: Reject all bids for the Courthouse Roof Repair and initiate a new bid cycle soliciting bids for a complete tear-off and re-roof, **Action:** Approve **Moved by** Commissioner Sjovangen **Seconded by** Chairman McBride **Vote:** Motion carried by unanimous vote (**summary:** Yes=2)

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

Virginia City Senior Center Director April Enloe:

- Completed Title C3 grants and the Homebound grants that should be awarded in the next two weeks.
- Nevada Legal Services – Ella Trajillo comes to help the seniors with wills and such.
- Access to Healthcare – Program to help with signing up for Medicare, Veterans Benefits, Food, Shelter. Every Wednesday Crystal Ravadelli comes to help.
- We do have a lot of needy, homebound seniors. I’m able to check on them regularly. There is a lot of Elder abuse/exploitation. We file a lot of reports on that.
- We’ve gone on two field trips; Art Town and Farmers Market. We used our Bingo Fund to do the trips.
- Melinda, our cook is on vacation, so I’ll be cooking all next week so come and eat.

Mr. Whitten mentioned a person associated with the senior center protested a payment that could have gone to the VC Senior Center. He asked if she was comfortable with the funding she was receiving from the County. She said she works out a budget and is currently \$338 in the red but will figure out what to do with that. He verified then that someone saying they represented the Senior Center and that they needed \$25,000 in funding, that that would not be an accurate statement, and Ms. Enloe agreed.

Community Chest & Storey County Library, Pam Abercrombie:

- The Storey County Library has moved downstairs into the old HAWC location. We will also be providing case management, counseling, and community health services. She submitted a picture of the circulation desk and explained that they are still in the process of moving the library. The library director has extended an open invitation for input on how it is all to be set up. Hours in VC are Tues-Wed 2-7 and Fri-Sat 10-3. She submitted a picture of the Mark Twain location and said that numbers there are coming up.
- McAvoy Layne & Shiloh, Home Means Nevada final show– Nov. 1st at Pipers will be a fundraiser for the library. \$15 presale and \$20 at the door. They are on Facebook.
- Thrive Conference will talk about transforming communities and connecting to resources and community networks and will be hosted by Lyon County Human Services, Health Communities Coalition and Community Chest. Sept. 19 from 9am-3pm in Silver Springs.

Public Works Director Mike Nevin:

- Phase I of the Sewer Rehabilitation Project is progressing as well as can be expected. We are working with the NDEP on a potential dumping of hazardous materials from many years back. Back in the mining heyday, many of the underground operations used a flat cable for hoisting works and with that a tar-like lubricant. We discovered some remnants underneath the liner of the lagoon when we removed it. It looks like they will allow us to leave it in place as long as we provide two feet of cover over it. Another issue is that in the storm drainage channel that will come around the plant and tie back into the canyon there are naturally occurring higher levels of arsenic in the soil. Those areas will be buried two feet under the surface and then be undisturbed.
- Last week we worked on the B Street houses disconnecting the water and sewer. Hopefully all four houses will be relocated in the next couple weeks.
- The pool will close after the last day of operation on Sunday Aug. 17th.
- I’ve spoken to our counterparts on the Marlette Lake side of the mountain and crew of two have taken it upon themselves to do some work on the north portal of the tunnel which is a significant source for the artesian spring water that feeds the Comstock. Just with a little

cleanup, they think they have netted another 25 gallons per minute. With the moisture we've had in the last few days, the pump from Marlette Lake into Hobart has been temporarily shut down which is a good sign as buildup of stream runoff is helping to save the resource.

- There has been a lot of work going on in TRI. Seasonals have been weeding. Some flash flood damage was taken care of quickly.
- We will be re-decking the traffic runners on the Painted Rock Bridge probably next week.

Mr. Nevin introduced Mr. Scott Jolcover, Director of Business Development for Comstock Mining:

- Mr. Jolcover made a presentation of the fine monies being directed to the county through NDEP of \$216,000. Mr. McBride noted that these funds would have gone to another county had CMI not stepped up to the plate and offered to pay an additional amount of money to make sure that it went to Storey County. Mr. Whitten commended Mr. Jolcover, Mr. De Gasperis, and CMI for not just paying the fine and moving on with business. The \$100,000 being directed to the pond projects made the difference in them actually happening. The remainder is going toward the shortfall on what insurance did not cover on replacement of the street sweeper that burned up earlier this year.

Emergency Management Director Joe Curtis:

- For the past year, Carson, Lyon, Douglas, and Storey emergency managers have been meeting to discuss the compilation of a four county plan for emergency operation centers. Cherie Nevin and I have obtained a grant to come up with Storey County's portion of \$5,000 to add to what the other counties are adding in. This puts us all on the same page with our emergency operating plans.
- Federal Grant Process through the State of the Emergency Management Planning Grant. For years I've been after the State because I have felt that Storey County gets a little short changed due to formulas they use for distributing this Homeland Security money. I have the ear of the State and a meeting next week to discuss it and may be able to get some more money for the County.
- Emergency exercises are also being looked at and planned for the future.

Community Services Director Cherie Nevin:

- October 18th Health Fair at Piper's Opera House from 10am-2pm: Flu shots, Pneumonia shots, and Shingles vaccines. Insurance will be accepted. Sliding fee scale and no one will be turned away.
- Community Chest has submitted a proposed scope of work to Carson City Health and Human Services to provide community health and prevention services with a provision to transition to primary care at some point in the future. Hope to have community health nursing sometime this fall.
- Senior Center Kitchen Improvement Project: With approval of today's grant award should begin soon.

Comptroller Hugh Gallagher:

- Park Tax Fund examination is complete. Roughly - as of 3/31/14 Lockwood will have a balance total of \$16,000, Mark Twain \$20,000, Miner's Park \$1800, and the Highlands \$19,000. We've waited but not received a response from Dave Thomas. When we have booked the total for the year ended 6/30/14, we will submit to the auditors for confirmation and appropriate

interest calculations and it should be on the audit for this year. Commissioner Sjovangen commended Mr. Gallagher, Dean Haymore, and Stacy Bucchaneri for their work on this.

Sheriff Gerald Antinoro:

- National Night Out is still on for this evening 3pm at Miner's Park, 4pm at Louis Perry Park
- Community Emergency Response Team had several members go to Carson City this past weekend and help out with the State Fair. He mentioned that any money coming from the State grants could be used but the group for equipment and clothing.

County Manager Pat Whitten:

- On behalf of Chief Hames - extended deep thanks to Bob Morris on assistance with a couple of issues including a disagreement with a fire suppression company installing sprinklers in TRI, and a company that performed a ground explosion with no permits. The clear and concise ordinances that he has helped draft that kept us on solid ground.
- On the houses being moved: The yellow one is scheduled first and is the CMI house. The next, white one is being donated to the Cemetery foundation and CMI has donated the cost of the move. The first are due to move this weekend, and the others should follow shortly thereafter.
- We had a catastrophic Internet failure yesterday that wasn't caused by the county, but affected the entire system and we are still recovering. We apologize for those who could not get onto our website and we are probably running a bit behind on emails as well.
- Tesla did announce last week that Northern Nevada, Tahoe Reno Industrial Center has been selected as a potential site for their gigafactory. We are talking about 5-10 million square feet, currently 1000 acres, and an overall investment could approach \$5 billion. 6500 jobs is very attractive and we should feel honored that they have selected us this far into the process. We have permitted and helped move 3 million cubic yards of earth by a local Northern Nevada excavation contractor. We are the only of the five sites to have that much money, investment, and work poured into it. The terms of the non-disclosure were mitigated with that announcement last Thursday.

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

Commissioner Sjovangen reported that at the Railway Commission he addressed the need to peg down a mutually agreeable number prior to the next meeting Sept. 8th. He is convinced that we have the correct number which is right about \$1 million.

Chairman McBride provided an overview of his and staff's visit to New Orleans to attend the Nation Association of Counties annual conference. He listed several of the types of classes and workshops that were offered.

Mr. Whitten extended apologies for the absence of Commissioner Gilman. The reason for his absence has to do with negotiations with another large company interested in TRI. This company is looking at approximately 400 acres with 4 million square feet and potentially adding 1000 new employees.

The Chair called for a 10 minute recess at 11:26am; The Chair called the meeting back to order at 11:39am

17. **DISCUSSION (No Action):** Restoration of the Official Map of Gold Hill, NV, Recorded Jen Chapman

Jen Chapman, Storey County Recorder: Gave a Power Point presentation on the map and the restoration. She invited and encouraged anyone interested in seeing it to come to the Recorder's office as it is displayed on the wall there.

18. **DISCUSSION/POSSIBLE ACTION:** Approval and acceptance of the 2014 Community Development Block Grant (CDBG) award in the amount of \$25,000 for kitchen and transportation improvements at the Storey County Senior Center in Virginia City and authorization for Cherie Nevin and/or Dessie Redmond to sign all associated grant documentation.

Grants and Emergency Management Coordinator, Cherie Nevin: Explained the proposed uses for the grant funds.

Motion: Approve and accept the 2014 Community Development Block Grant (CDBG) award in the amount of \$25,000 for kitchen and transportation improvements at the Storey County Senior Center in Virginia City and authorization for Cherie Nevin and/or Dessie Redmond to sign all associated grant documentation, **Action:** Approve **Moved by** Commissioner Sjovangen **Seconded by** Chairman McBride **Vote:** Motion carried by unanimous vote (**summary:** Yes=2)

19. **DISCUSSION/POSSIBLE ACTION:** Renewal of Interlocal Agreement for GIS Services between Douglas County and Storey County in the amount of \$55,000.

Pat Whitten explained the nature of the value of the agreement. He thanked Jana Seddon, Storey County Assessor for her contributions to it.

Jana Seddon, Storey County Assessor: GIS also plays a huge part in our aerial pictometry.

Chairman McBride asked if this is the same amount budgeted in the past, and Mr. Whitten confirmed that it is.

Motion: Approve the renewal of Interlocal Agreement for GIS Services between Douglas County and Storey County in the amount of \$55,000, **Action:** Approve **Moved by** Commissioner Sjovangen **Seconded by** Chairman McBride **Vote:** Motion carried by unanimous vote (**summary:** Yes=2)

20. **DISCUSSION/POSSIBLE ACTION:** Approval of Resolution 14-407 to provide Medium-Term financing in order to purchase up to nine vehicles not to exceed \$300,000.

Comptroller Hugh Gallagher: We may not spend all or any of the money, but this is to get the ball rolling so it can be presented and approved by the Department of Taxation so we can move forward. This is for requests for 5 patrol cars for the Sheriff's Department, replacement of 2 unsafe vehicles for commissioners, one for Dean Haymore in the Building Department whose consistent travels to TRI has put an undue burden on his vehicle, and one for Jana Seddon for the rocky roads of the Highlands and inclement weather when she is out assessing properties. In each of these instances, the replaced vehicles will be traded in, passed on to others in the county that may be able to utilize them, or auctioned.

Mr. Whitten clarified that this is a mechanism that allows them to begin to shop. There are requirements for the vehicles other than the patrol cars in that they must be white, in the current model year, and American made. We are looking at the options that may include USDA funding.

Sheriff Antinoro: Clarified that this is just an option. The monies were allocated for the purchase and setup of the patrol cars.

Chairman McBride explained that they made this large enough to encompass all the vehicle purchase just in case they need to use it.

Motion: Approve Resolution 14-407 to provide Medium-Term financing in order to purchase up to nine vehicles not to exceed \$300,000, **Action:** Approve **Moved by** Commissioner Sjovangen **Seconded by** Chairman McBride **Vote:** Motion carried by unanimous vote (**summary:** Yes=2)

21. **DISCUSSION/POSSIBLE ACTION:** For possible action approval of Payroll Check date 07/03/2014 for \$481,198.13, 07/18/2014 \$332,354.81 and \$5,610.31. Accounts Payable date for 7/11/14 for \$1,608,111.75 and \$3,100.06, 7/25/14 \$626,392.58 and \$12,864.54

Mr. Whitten explained that it has been a question in the past as to whether Chairman McBride may or may not vote on a "Bucket of Blood" check that is payment under a contract that was executed prior to his current commission. Usually we place this outside the consent agenda once per quarter so that it may be voted on and Commissioner McBride may abstain. As Commissioner Gilman is not present, staff's recommendation is to approve the claims exclusive of check 79513 for \$4500.

Motion: Approve claims exclusive of check 79513 for \$4,500, **Action:** Approve **Moved by** Commissioner Sjovangen **Seconded by** Chairman McBride **Vote:** Motion carried by unanimous vote (**summary:** Yes=2)

COMMUNITY DEVELOPMENT AND PLANNING

22. **DISCUSSION/POSSIBLE ACTION:** The applicant requests amendment to existing Special Use Permit No. 2000-222-A-3 to modify and expand applicable land area and allowable uses. The amendments apply to mining, processing, mine definition, exploration, and ancillary uses on the subject land in American Flat and Gold Hill. The location of the land subject to this SUP request is located approximately in Township 16 North, Range 20 East, Sections 1 and 12; and Township 16 North, Range 21 East, Sections 4, 5, 6, 7, 8, and 9 (MDB&M). The item is recommended for continuation pursuant to pending action by Planning Commission.

Senior Planner/Administrative Officer Austin Osborne: Recommended continuation to September 2nd

Motion: Continue the applicant requests to amend the existing Special Use Permit No. 2000-222-A-3 to modify and expand applicable land area and allowable uses to the September 2,2014 at 10:00am, the meeting will be held in the District Courtroom, **Action:** Approve **Moved by** Commissioner Sjovangen **Seconded by** Chairman McBride **Vote:** Motion carried by unanimous vote (**summary:** Yes=2)

23. **DISCUSSION/POSSIBLE ACTION: Variance 2014-006:** By Joyce Kveum at a property located at 109 South C Street, Virginia City, Nevada 89440 (APN 001-074-03) for a business commonly known as Comstock Corner Café. The applicant requests a variance for the purpose of changing the allowed width and length of a sign which will be attached to the porch of the business.

Dessie Redmond: Recommended continuation to August 19th as the applicant could not be here today.

Motion: Continue Variance 2014-006: By Joyce Kveum at a property located at 109 South C Street, Virginia City, Nevada 89440 (APN 001-074-03) for a business commonly known as Comstock Corner Café to August 19, 2014 at 10:00am, the meeting will be held in the District Courtroom, **Action:** Approve **Moved by** Commissioner Sjovangen **Seconded by** Chairman McBride **Vote:** Motion carried by unanimous vote (**summary:** Yes=2)

24. **FOR POSSIBLE ACTION, LICENSING BOARD SECOND READINGS:**

- A. WIZE SOLUTIONS, INC.-Contractor/2724 South 3600 West-W Valley City, UT (Contractor)
- B. MURPHY BUILT CONST- 620 Tahoe Street-Reno (Contractor)
- C. NETRONIX INTEGRATION, INC.- 2170 Paragon Drive-San Jose, CA (Contractor)

Mr. Whitten, speaking on behalf of Austin Osborne and Dean Haymore: Staff recommends approval of all three licences.

Motion: Approve second readings, **Action:** Approve **Moved by** Commissioner Sjovangen **Seconded by** Chairman McBride **Vote:** Motion carried by unanimous vote (**summary:** Yes=2)

25. **CORRESPONDENCE (No Action)**

- a. Denied request from Mark Joseph Phillips to discuss missing documents related to the "Gold Hill Nevada Area Zoning Map."

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

Mr. Whitten speaking for Jack McGuffey read: Though a central 'C' Street location would be preferred, would a restroom be beneficial in the new Parking lot as water and sewer is readily available?

Mark Joseph Phillips, Storey County Resident: A month after the Gold Hill Zoning Map amendment, it is still not available to the public. It would be prudent for it to be back in the Recorder's office before September 2nd. We discussed earlier the excessive water/sewer bill and the senior discount is only offered on the water, not the sewer side of the bill. Our petition to have a ballot question concerning having 5 commissioners for Storey County was insufficient. I would like to thank Bill Maddox for a five page letter that is a step by step process for success next time.

Senior Planner/Administrative Officer Austin Osborne: The zone change is complete, but the map reflecting them is not complete. We expect it will be brought to the board for approval in a couple weeks.

27. ADJOURNMENT

The meeting was adjourned at the call of the Chair at 12:21pm

Respectfully Submitted,

By _____
Vanessa Stephens, Clerk-Treasurer