



**STOREY COUNTY BOARD OF COUNTY  
COMMISSIONERS MEETING  
TUESDAY, OCTOBER 9, 2014 2:00 PM  
DISTRICT COURTROOM**

**SPECIAL MEETING MINUTES**

MARSHALL MCBRIDE  
CHAIRMAN

BILL MADDOX  
DISTRICT ATTORNEY

LANCE GILMAN  
VICE-CHAIRMAN

BILL SJOVANGEN  
COMMISSIONER

VANESSA STEPHENS  
CLERK-TREASURER

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**Roll Call:** Chairman Marshall McBride, Commissioner Bill Sjovangen, District Attorney Bill Maddox, Deputy District Attorney Anne Langer, County Manager Pat Whitten, Comptroller Hugh Gallagher, Deputy Clerk & Treasurer Dore Nevin, Special Counsel Bob Sader, Acting Chief Deputy Melanie Keener

**Absent:** Vice-Chairman Lance Gilman, Clerk-Treasurer Vanessa Stephens

**1. CALL TO ORDER AT 2:00 P.M.**

The meeting was called to order by the Chair at 2:00 PM

**2. PLEDGE OF ALLEGIANCE**

The Chair led those present in the Pledge of Allegiance

**3. DISCUSSION/POSSIBLE ACTION:** Approval of Agenda for October 9, 2014

**Motion:** Approve Agenda for October 9, 2014. **Action:** Approve **Moved by:** Commissioner Sjovangen **Seconded by:** Chair McBride **Vote:** Motion carried by unanimous vote (**summary:** Yes=2)

**4. DISCUSSION/POSSIBLE ACTION:** Approve utility easements above and below ground to Sierra Pacific Power/NV Energy for portions of USA Parkway and operate it as a public highway.

District Attorney Bill Maddox reviewed the easements being requested.

Before a maintenance agreement can be given to the Nevada Department of Transportation (NDOT), Sierra Pacific Power/NV Energy has requested utility easements for those portions of USA Parkway Storey County will still own, but that NDOT will maintain under a separate maintenance agreement.

The second easement will be the maintenance agreement to the State of Nevada.

Lastly, a section of USA Parkway now owned by Storey County, will be reconveyed to TRI which will then be sold to the State.

County Manager Pat Whitten reviewed a map of USA Parkway and TRI, and discussed maintenance costs of the Parkway. Savings to the County in road maintenance costs could be substantial. NV Energy was very involved in the Tesla project and was great to work with.

District Attorney Maddox explained that the County will no longer be responsible for completing USA Parkway. The State (NDOT) is going to buy portions of the existing roadway and will develop remaining phases in Storey and Lyon Counties. NDOT will then maintain the entire roadway. This will save the County the cost of maintaining that road.

**Linda Bisette, NV Energy:** Expressed appreciation to the County and Staff for cooperation over the years on various projects.

**Motion:** Approve the utility easements above and below ground to Sierra Pacific Power/NV Energy for the portions of County owned property along the USA Parkway. **Action:** Approve **Moved by:** Commissioner Sjovangen **Seconded by:** Chair McBride **Vote:** Motion carried by unanimous vote **(summary: Yes=2)**

5. **DISCUSSION/POSSIBLE ACTION:** Approval of easement to Nevada Department of Transportation to maintain portion of USA Parkway and operate it as a public highway.

County Manager Pat Whitten explained that this action provides for granting of a maintenance easement to the State of Nevada Department of Transportation for those portions of USA Parkway not reconveyed to TRI by Storey County. NDOT will agree to assume maintenance of this portion of USA Parkway through granting of an easement in perpetuity.

**Motion:** Approve to grant easement to Nevada Department of Transportation to maintain portions of USA Parkway and operate it as a public highway. **Action:** Approve **Moved By:** Commissioner Sjovangen **Seconded by:** Chair McBride **Vote:** Motion carried by unanimous vote **(summary: Yes=2)**

6. **DISCUSSION/POSSIBLE ACTION:** Approval of resolution 14-411 determining that maintenance of portions of USA Parkway are unnecessarily burdensome to County and approving reconveyance to its former owner pursuant to NRS 244.290.

County Manager Pat Whitten reviewed maps of USA Parkway. Mr. Whitten explained that these areas would constitute a burden to the County and that it is in the best interests of the County to issue an offer of reconveyance of portions of USA Parkway to TRI.

District Attorney Bill Maddox read Resolution 14-411 title into the record:

RESOLUTION NO. 14-411

A RESOLUTION PURSUANT TO NRS 144.290 DETERMINING THAT MAINTENANCE OF PORTIONS OF USA PARKWAY ARE UNNECESSARILY BURDENSOME TO THE COUNTY AND THAT RECONVEYANCE TO TAHOE-RENO INDUSTRIAL CENTER, LLC ("TRI") WOULD BE IN THE BEST INTEREST OF THE COUNTY AND ITS RESIDENTS AND AUTHORIZING A REPRESENTATIVE OF THE BOARD TO ISSUE A WRITTEN OFFER OF RECONVEYANCE OF PORTIONS OF USA PARWAY TO TAHOE-RENO INDUSTRIAL CNETER, LLC ("TRI") AND IF SAID OFFER IS ACCEPTED, TO EXECUTE A DEED OF RECONVEYANCE AND CAUSE SAID DEED TO BE RECORDED

**Motion:** Approve Resolution No. 14.411 determining that maintenance of portions of USA Parkway are unnecessarily burdensome to County and approve reconveyance to its former owner pursuant to NRS 244.290 **Action:** Approve **Moved By:** Commissioner Sjovangen **Seconded by:** Chair McBride **Vote:** Motion carried by unanimous vote (**summary:** Yes = 2)

7. **DISCUSSION/POSSIBLE ACTION:** Approval of resolution 14-412 which renames Portofino Drive to Electric Avenue and confirms the address of Tesla Motors and their affiliated partners manufacturing in Storey County.

County Manager Pat Whitten reviewed a map of Tahoe-Reno Industrial Center. Tesla Motors has requested Storey County to rename Portofino Drive, the road from USA Parkway to Tesla site, to Electric Avenue. Typically, street names at TRI have been chosen by developers and developer's agents. At this time, there are no other structures on Portofino Drive; therefore, no other business would be affected by the street name change.

Mr. Whitten read Resolution 14-412 title into the record:

A RESOLUTION RENAMING PORTOFINO DRIVE

Tesla has also requested confirmation of the address of their facility as: Gigafactory, Electric Avenue, Sparks, NV 89434.

Commissioner Sjovangen asked how records, postal, maps and so forth, would be changed to reflect the new address. Mr. Whitten stated the signed Resolution would be provided to the Sparks Postmaster and the County GIS group in Douglas County, who will provide the information to computer services, internet services, and other agencies.

**Nicole Barde, Virginia City Highlands resident:** The agenda packet had a zip code of 89440.

Mr. Whitten said the staff report should be corrected, the Resolution has the correct zip code.

**Motion:** Approval of resolution 14-412 which renames Portofino Drive to Electric Avenue and confirms the address of Tesla Motors' and their affiliated partners' manufacturing in Storey County. **Action:** Approve **Moved by:** Commission Sjovangen **Seconded by:** Chair McBride

**Vote:** Motion carried by unanimous vote **Summary:** Yes=2)

## 8. BOARD COMMENT

Commissioner Sjovangen, along with Comptroller Hugh Gallagher, met with representatives of the Department of Taxation to discuss the sales tax on the V & T. A dollar amount was agreed to. A number of concerns were identified. The interlocal agreement will be revised.

Chair McBride said questions were raised at the Commission meeting on October 7<sup>th</sup> asking what Storey County would be receiving from the Tesla agreement with the State. Mr. McBride explained the County will save millions of dollars by not having maintenance responsibilities of the USA Parkway.

## 9. PUBLIC COMMENT

County Manager Pat Whitten said the items in this Agenda came up after the agenda for the October 7<sup>th</sup> meeting was closed. Businesses like Tesla, and others, are attracted to Storey County for the speed and efficiency of the government. Special meetings will be called as needed to meet time demands of Tesla or others.

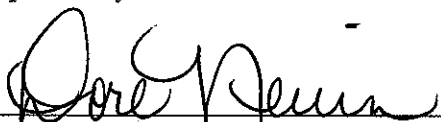
Mr. Whitten, along with Chief Hames, Dean Haymore, and Vice Chair Gilman attended a meeting on October 7<sup>th</sup> at which a tour was conducted of a facility that is interested in Storey County and TRI. The Tesla agreement has opened up new opportunities with other businesses.

**Nicole Barde, Virginia City Highlands resident:** Thanked Commissioner Sjovangen for the progress regarding the Rail Commission funds.

## 10. ADJOURNMENT

The Chair adjourned the meeting at 2:32 PM.

Respectfully Submitted,

By   
Dore Nevin, Deputy Clerk-Treasurer