



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, DECEMBER 2, 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 McBride, Vice-Chairman Gilman, Commissioner Sjovangen, District Attorney Bill Maddox, County Manager Pat Whitten, Clerk & Treasurer Vanessa Stephens, Deputy District Attorney Anne Langer, Special Counsel Robert Morris, Sheriff Gerald Antinoro, Administrative Officer/Planner Austin Osborne, Comptroller Hugh Gallagher, Community Services Director Cherie Nevin, Public Works Director Mike Nevin, and Commissioner Elect Jack McGuffey.

- 1. CALL TO ORDER AT 10:00 A.M.**
The Chair called the meeting to order at 10:00am
- 2. PLEDGE OF ALLEGIANCE**
The Chair led those present in the Pledge of Allegiance
- 3. DISCUSSION/POSSIBLE ACTION:** Approval of Agenda for December 2, 2014 County Manager, Pat Whitten, recommended continuing items 20, 26, and 27 to the January 5th meeting.

Mark Joseph Phillips, Virginia City Resident: Questioned items 5, 6, 7 and 8 on the Consent Agenda.

Chair McBride stated item 6, Treasurer's Report, is not available at this time. This item will be continued to the next meeting.

County Manager Pat Whitten indicated the Treasurer's Report would be completed by the end of the year and will be provided to the Commissioners and posted to the County website at that time. Items 7 and 8 have been previously approved by the Board.

Austin Osborne stated that the posting date for the zone changes was reported in the newspaper as January 6th. Mr. Osborne clarified those items that were continued will be heard on January 5th at 2 PM , not January 6th.

Motion: Approve Agenda for December 2, 2014 with the continuation of items 20, 26 and 27, **Action:** Approve **Moved by** Commission Sjovangen **Seconded by** Vice-Chairman Gilman **Vote:** Motion carried by unanimous vote (**summary:** Yes=3)

4. **DISCUSSION/POSSIBLE ACTION:** Approval of Minutes for October 21, 2014

Motion: Approve Minutes for October 21, 2014, **Action:** Approve **Moved by** Commission Sjovangen **Seconded by** Vice-Chairman Gilman **Vote:** Motion carried by unanimous vote (**summary:** Yes=3)

CONSENT AGENDA

5. For possible action approval of Payroll Checks date 11/07/14 for \$418,371.73, date 11/21/14 for \$309,990.23. Accounts payable checks date 11/13/14 for \$1,727,548.65 and \$5,840.76.
6. For possible action approval of November 2014 Treasurer Report (Continued.)
7. For possible action approval of the Board of Commissioners to authorize the Chairman to sign the Loan Closing documents when closing is scheduled for the type one triple combination fire engines and three ambulances through the USDA Loan.
8. For possible action approval and signature by the Chairman of the USDA Loan Resolution Security Agreement Form RD 1942-9, OMB No. 0575-0015, as revised 10-96. This is required to close the USDA loan in order to release funding for three structural fire engines, new ambulance chassis and ambulance chassis change over which was heard and approved on September 2, 2014.
9. For possible action cancelation of the regularly scheduled meeting on December 16, 2014.
10. For possible action approval of Business License First Readings -
 - a. AB2C, LLC - Home Business/157 South B Street (hat sales) VC
 - b. ROPO, INC. - General/1337 Crest Valley Drive, Reno (janitorial)
 - c. SNAP ON TOOLS, INC. - General/1617 South Deer Run Road, Carson City (tools sales)
 - d. LEGACY PAINTING, LLC - Contractor/870 Deming Way, Sparks (painting contractor)
 - e. HATTON'S CRANE & RIGGING - Contractor/3643 Depot Road, Hayward, CA (crane svcs.)
 - f. NEVADA BBQ CO dba BJ's BBQ - General/80 East Victorian, Sparks (catering)
 - g. PRICELESS CONSTRUCTION - Contractor/1175 Flint Street, Fernley (contractor)

END OF CONSENT AGENDA

Motion: Approve Consent Agenda with continuation of item 6, **Action:** Approve **Moved by** Commission Sjovangen **Seconded by** Vice-Chairman Gilman **Vote:** Motion carried by unanimous vote (**summary:** Yes=3)

11. DISCUSSION/POSSIBLE ACTION: Approval of Resolution 14-415, 2014 Community Service Annual Award

Ron Gallagher, on behalf of the Board of Commissioners and the VCTC, presented the 2014 Community Service Annual Award to businessman Angelo Petrini. Mr. Gallagher read the Resolution. Mr. Gallagher reviewed Mr. Petrini's many years of service to the community.

Motion: Approve Resolution 14-415 the 2014 Community Service Annual Award given to Angelo Petrini, **Action:** Approve **Moved by** Commission Sjovangen **Seconded by** Vice-Chairman Gilman
Vote: Motion carried by unanimous vote (**summary:** Yes=3)

12. DISCUSSION/POSSIBLE ACTION: Second reading of Ordinance no. 14-260, an ordinance adding chapter 3.50 to the Storey County Code creating the Storey County Economic Diversification District No. 1 and providing for other properly related matters.

County Manager Pat Whitten said there have been no changes since the first reading of this item. This Ordinance will not go into effect until Tesla and the County have successfully negotiated and approved the two of the provisions in Senate Bill 1 of the Special Session.

Kay Dean, Virginia Highlands Resident: Ms. Dean questioned descriptions and ownership of various tracts at Tahoe Reno Industrial Center.

Mr. Whitten said the County's GIS group has verified this is the property Tesla acquired from TRI.

Planner Austin Osborne stated there are many parcels that are part of the original Tesla maps. If requested, these townships, ranges, and sections can be tracked fairly easily from Mr. Osborne's office.

Vice Chair Gilman indicated that a portion of the parcels are owned by TRI, are under option to Tesla, and are not part of the original purchase of 980 acres.

Ms. Dean asked about the development tract and said it is difficult to ascertain where these properties are.

Mr. Osborne said the approximate 1,100 acres originally talked about, includes all the land reviewed as part of the Tesla project. This is the land in and around Tesla, as well as land along Electric Avenue and where the project is actually to be constructed.

Ms. Dean said the windfarm tract is not within the TRI boundaries. Vice Chair Gilman stated the windfarm is in the TRI and is part of the 104,000 acres owned and under development.

Nicole Barde, Storey County Resident: Ms. Barde questioned the requirements and standards for a business to qualify for the benefits of being in the Economic Diversification District.

District Attorney Bill Maddox stated that SB1 sets out the requirements. The State has to approve tax abatements and approval is forwarded to the County.

Motion: Approve Second reading of Ordinance no. 14-260, an ordinance adding chapter 3.50 to the Storey County Code creating the Storey County Economic Diversification District No. 1 and providing for other properly related matters, **Action:** Approve **Moved by** Commission Sjovangen **Seconded by** Vice-Chairman Gilman **Vote:** Motion carried by unanimous vote (**summary:** Yes=3)

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

Community Services Director Cherie Nevin:

- The Community Health Nurse is busy setting up at the Health Center. Community Services is working with UNR to have interns develop a records management system. Open House is tentatively set for January 21, 2015.
- On November 15, approximately 30 Navy personnel volunteered at Mark Twain Community Center and at the Fire Museum in Virginia City. The work they did at both locations was greatly appreciated. A Certificate of Appreciation will be sent.
- Community Chest has started the annual Holiday Angel Tree. Trees can be seen throughout the community.
- Ms. Nevin attended the NACO convention and appreciates the opportunity to participate.

Administrative Officer/Planner Austin Osborne:

- Developments at TRI include Montana Steakhouse coming in from Idaho providing food services at the Tesla site for workers coming at the facility. This will be a full-service restaurant housed in an 18-wheeler. Philly's - a restaurant permanently on site - is working with the County to provide a food truck service at the Tesla site as well as other distant places at TRI.
- An authorization will be given to Art Wilson for a small operations mine near Silver City. Mr. Wilson will be giving a presentation to the Silver City Town Advisory Board this evening. Mr. Osborne will attend.
- Mr. Osborne is working with Dessie Redmond to retain an intern from UNR to primarily work with data mining and other activities related to completing the Master Plan. Work on the Master Plan will be ramping up in the near future with an anticipated completion date of July or August 2015.
- The yearly weed abatement program in Six & Seven Mile Canyons and Gold Canyon was unable to be completed this year due to lack of funding. Mr. Osborne will contact all potential funding sources to obtain funds and to interlocal with Dayton Valley Conservation District for use of its resources - crews, trucks and equipment. Hopefully the work will be done in April or May 2015.

Public Works Mike Nevin:

- Public Works participated with NDOT in a planning workshop discussing the possibility of rehabilitation work on exit 22 at the Lockwood Interchange off Interstate 80. NDOT has listed this as a high priority in next year's work program. The curb and gutter situation in Virginia City was also reviewed. Hopefully some of the bad sections along C Street will be repaired in the next year. The pavers in front of the Firemen's Museum were looked at. There may be an opportunity to obtain assistance through a transportation assistance program sponsored by NDOT.

- USA Parkway maintenance is in the process of transitioning to NDOT. This includes the existing 6 miles of paved section. At a recent meeting, it was agreed that the County would assist in snow removal along that route for the next couple of months, as additional staff is hired by NDOT and needed equipment is obtained. NDOT will be responsible for pre-treatment of that route. In return, the County's sand and salt usage at TRI will be free of charge from NDOT for this coming season.
- The Five Mile Reservoir projects are underway. Weather permitting, the Five Mile project will be substantially completed in the next couple of weeks. Fencing posts have been installed at the Divide Reservoir.
- All of the major components manufactured off-site for the Sewer Treatment Plant Project have arrived and are being assembled. The control building is going up. Issues will be discussed this week with a representative from USDA, including what to do with a remaining contingency of approximately \$400,000. This could be used for replacement of some sewer lines possibly along R Street and Washington to L Street.
- The Six Mile Canyon Drainage Project is progressing. Farr West Engineering has completed aerial over-views and on-site survey. A field review will be done this week.
- The Courthouse roof project has been underway for a couple of months. The contractor has had a few challenges, including a chimney that had not been capped off. This has been resolved.
- Core samples will be taken this week on the Courthouse parking expansion. A portion of the gravel area will be closed off for this work.

Chair McBride asked if there had been a discussion with NDOT regarding extending the west-bound acceleration lane at the Lockwood Interchange. Residents have complained that this acceleration lane is too short. Mr. Nevin said he would discuss this with NDOT representatives to see if this can be included in the work at the interchange.

Comptroller Hugh Gallagher:

- Mr. Gallagher attended a recent POOL/PACT meeting. A discussion was held regarding the increase in heart-lung expenditures. After 5 years of continuous service, all public safety employees are eligible for heart-lung expenditures. The agency is concerned about this issue. The POOL provides insurance for equipment and buildings. There are concerns with older buildings within the group. This includes accidents happening within the infrastructure of the buildings. This increases premiums. Cherie Nevin is working to obtain funding to "shore-up" the courthouse building. POOL is considering low-interest loans or funding for all of the Counties insured with POOL to make sure the older buildings remain standing for a considerable period of time.
- Additional areas being looked at by POOL/PACT include information technology services and health insurance.
- Dean Haymore gave a great presentation at the NACO conference regarding the business license and permit processes.

Sheriff Gerald Antinoro:

- Sheriff Antinoro has been meeting with the Governor's Office, the Department of Agriculture and wild horse advocacy groups in preparation of an agreement between the advocacy groups and the Department of Agriculture for the management of wild horses

on the Virginia Range. This will allow for localized management of the horses, including birth control and diversionary measures helping to keep the horses out of populated areas.

- A reminder this is trapping season through February 28th. Be aware if you are in the back country. Harassing or interfering with a trap is a crime. Trapping is regulated by the State and there are rules on both sides. If trappers or residents have an issue, contact the Sheriff's Office or the Department of Wildlife.

District Attorney Bill Maddox:

- Mr. Maddox introduced the new Deputy District Attorney, Keith Lumos. Mr. Lumos discussed his previous experience.

Deputy District Attorney Anne Langer:

- Ms. Langer, in recognizing Mr. Lumos, said it is important to have a civil deputy that can assist with all departments and issues in Storey County. Outside counsel, Bob Morris, will continue to work on ordinances that need to be updated. Bill Maddox has led Storey County in bringing items up-to-date and his are big shoes to fill. Mr. Lumos will start on January 5th.

County Manager Pat Whitten:

- Welcome to Mr. Lumos. Keith Lumos was also co-counsel in the matter of Corda Vista vs Storey County and was part of a stellar team that got the County through a very difficult process.
- With the approval of the Consent Agenda for this meeting, the regularly scheduled December 16th meeting is cancelled. Though not anticipated, a special meeting could be called to handle singular items.
- Next week the Deputy Under-Secretary of Agriculture will be touring the Fulcrum site.
- A meeting will be held next week pursuant to the recently approved resolution encouraging the cities of Reno and Sparks to cooperate with Storey County and others to find a way to transport treated effluent to TRI.
- Soil-test drilling will be conducted this week in the area of the possible parking lot.
- At the request of Tesla and Panasonic, Fire Chief Gary Hames, Community Development Director Dean Haymore, and Fire & Life Safety Officer Fritz Klingler are in Japan to review Panasonic's operating plants to better understand the processes and designs.
- Thanks to Angelo Petrini who was the first businessman to welcome Mr. Whitten to the community in 1994.
- Everyone is invited to the Annual Christmas Party to be held on December 12th at Pipers Opera House.

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

Commissioner Sjovangen:

- A couple of items that need attention from the County, as well as State wide, are water and land issues. Under water issues - water rights, vested water rights, wells going dry, as well as EPA concerns with water and water drainage.
- Senator Heller's representatives are confident there will be action on the Lands Bill within the next two weeks.

Chairman McBride:

- The NACO conference in Ely was well attended by Storey County elected officials, department heads, and staff. There were discussions regarding issues such as water and grazing rights, and PERS. Every small county has the same issues as Storey County. Some of the Counties are in dire straits and could not afford to have a representative attend. The conference is a great opportunity for networking with other County officials.
- Congressman Amodei had the Lands Bill passed in the House and sent to the Senate in the format that Senator Reid asked for. There is no reason why Senator Reid should not take this to the floor. Senator Reid backs all five of the claims that are in the bill. This would eliminate several of Storey County's problems with the BLM.

Commissioner Elect Jack McGuffey:

- Attended the NACO conference. There were great workshops for new Commissioners. Mr. McGuffey thanked Pat Whitten for introducing him to other County counterparts, representatives from EDAWN, the Governor's office, and others Mr. McGuffey will be working with in the future.

Chair called for a recess at 11:22am; reconvened at 11:37am

15. **DISCUSSION/POSSIBLE ACTION:** Appointment of Molly Burnet, with St. Mary's Art Center, to the vacant "Motel" seat on the Virginia City Tourism Commission effective December 12th, 2014.

Pat Whitten, on behalf of Deny Dotson, reported that Leisa Findley, VCTC Chairman and also board representative for Motels and Bed & Breakfasts, submitted a resignation from these positions on November 1st. The Tourism Commission advertised for a representative for this position. Molly Burnet has applied. Molly owns a floral shop and is President of the Board of Trustees for St. Mary's Art Center. Staff recommends this appointment.

Mark Joseph Phillips, Storey County resident: Requested the record to reflect this appointment is by statute.

Motion: Approve appointment of Molly Burnet, with St. Mary's Art Center, to the vacant "Motel" seat on the Virginia City Tourism Commission effective December 12th, 2014, **Action:** Approve **Moved by** Commission Sjovangen **Seconded by** Vice-Chairman Gilman **Vote:** Motion carried by unanimous vote (**summary:** Yes=3)

16. **DISCUSSION/POSSIBLE ACTION:** Approve and rank applications for the Community Development Block Grant Funding for 2015 for submittal to the State of Nevada Governor's Office of Economic Development.

Cherie Nevin, Community Services Director, reviewed projects being proposed for Community Development Block Grant Funding for 2015.

- Project #1: Type 1 Ambulance Chassis Changeover. This ambulance would be stationed at Fire Station 74 in the Lockwood Community. Estimated project cost: \$115,000 - \$120,000.

- Project #2: Tahoe-Reno Industrial Center General Improvement District Utility GIS system. Estimated project cost: \$150,000 to \$175,000.

Staff feels that each of these projects fits within the scope of the grant program for funding. The ambulance will be a great asset to the Lockwood Community. The TRI GIS project will be a great benefit to the economic development activities in Northern Nevada. Upon approval, grant applications will be prepared and submitted to the State CDBG program by January 7, 2015.

In response to a question from County Manager Whitten, Ms. Nevin said the projects are ranked in this order because the TRI project will go into a separate source of funds set aside for economic development. Mr. Whitten requested when the applications are submitted that it be made clear that the ambulance application is under the competitive program and the TRI application is under different eligibility. Ms. Nevin said the State is aware that the TRI application will be submitted as an economic development project.

Motion: Approve the Type 1 Ambulance Chassis Changeover Grant Application as the #1 Project and the Tahoe Reno Industrial Center Utility GIS system Grant Application as the #2 project for submittal to the Governor's Office of Economic Development for the 2015 Community Development Block Grant Program, **Action:** Approve **Moved by** Commission Sjovangen **Seconded by** Chairman McBride **Vote:** Motion carried by unanimous vote (**summary:** Yes=2) Vice-Chairman Gilman abstained.

17. **DISCUSSION/POSSIBLE ACTION:** Acceptance of the Tahoe Reno Industrial Public-Private Partnership Audit for FYE 2013

Comptroller Hugh Gallagher presented the 2013 audit for the Tahoe Reno Industrial Public-Private Partnership. Work will begin on the 2014 audit on December 3rd.

Dave Thomas, Virginia Highlands Resident: Asked about the length of time to prepare the audit. Mr. Thomas questioned differences between this audit report and the County's audit report. This audit reflects a different amount for USA Parkway expenditures than what was presented at a previous meeting.

County Manager Pat Whitten addressed the USA Parkway costs indicating the costs are for the Parkway, the Interchange, Phase 2, Phase 3 and the bridge. Mr. Whitten reviewed the amounts for each of these items which would be the approximate value given back to TRI in exchange for maintenance in perpetuity.

Mr. Thomas stated, with respect to USA Parkway, the County would ultimately pay \$28,130,006 to TRI. Mr. Whitten concurred.

Connie Christiansen, CPA: Several factors affect the timeframe of the audit. This is a determination of project revenue in accordance with an agreement established at the beginning of the development of the TRI area. Over the years, other issues and new agreements and resolutions have come about as to how to treat certain income and expense items. It takes time for all parties to be on the same page and for issues to be resolved. Completion of the County audit is critical to the completion of this audit.

Ms. Christianson stated the discrepancy between the two audits is infrastructure costs incurred in 2011 and 2012.

Mark Joseph Phillips, Storey County Resident: Expressed concerns regarding unsigned portions of the audit, blank pages, and letters referred to not included.

Comptroller Hugh Gallagher stated this is a draft. The items referred to were not available at the time of the preparation of the packet but are available now. All figures and representations are the same as they were on the draft.

Motion: Accept the Tahoe Reno Industrial Public-Private Partnership Audit for FYE 2013, **Action:** Approve **Moved by** Commission Sjovangen **Seconded by** Vice-Chairman Gilman **Vote:** Motion carried by unanimous vote (**summary:** Yes=3)

18. **DISCUSSION/POSSIBLE ACTION:** Resolution 14-416 Honoring Commissioner Bill Sjovangen.

County Manager Pat Whitten presented and read Resolution 14-416 honoring Commissioner Bill Sjovangen for four years as a County Commissioner. Mr. Sjovangen also served many years on the RTC and a time as interim VCTC director.

Chair McBride presented a plaque to Commissioner Sjovangen and thanked Mr. Sjovangen for his dedication and the difference he has made to the community.

Motion: Approve Resolution 14-416 Honoring Commissioner Bill Sjovangen, **Action:** Approve **Moved by** Vice-Chairman Gilman **Seconded by** Chairman McBride **Vote:** Motion carried by unanimous vote (**summary:** Yes=2) Commissioner Sjovangen abstained.

19. **DISCUSSION/POSSIBLE ACTION:** Resolution 14-417 Honoring District Attorney Bill Maddox

County Manager Pat Whitten presented and read Resolution 14-417 honoring District Attorney Bill Maddox. Mr. Maddox served four years as District Attorney and previously as a District Court Judge for many years.

Motion: Approve Resolution 14-417 Honoring District Attorney Bill Maddox, **Action:** Approve **Moved by** Commission Sjovangen **Seconded by** Vice-Chairman Gilman **Vote:** Motion carried by unanimous vote (**summary:** Yes=3)

20. **DISCUSSION/POSSIBLE ACTION:** Second reading of Ordinance 14-261, an ordinance amending Storey County Code chapter 5.16 Prostitution to change the name to Brothels, amending the procedure for revoking a license, and changing requirements on work cards, and providing for other properly related matters.

Item continued to January 5, 2015 at 2:00pm.

21. **DISCUSSION/POSSIBLE ACTION:** Second reading of Ordinance 14-258, an ordinance amending Storey County Code chapter 10.16 to repeal driving while impaired and to change the

amount of alcohol in a driver's blood to .08 to be unlawful to drive or be in actual physical control of a vehicle and providing for other properly related matters.

District Attorney Anne Langer reviewed the amendment to Storey County Code chapter 10.16. This amendment will bring the Ordinance current.

Motion: Approve second reading of Ordinance 14-258, an ordinance amending Storey County Code chapter 10.16 to repeal driving while impaired and to change the amount of alcohol in a driver's blood to .08 to be unlawful to drive or be in actual physical control of a vehicle and providing for other properly related matters, **Action:** Approve **Moved by** Commission Sjovangen **Seconded by** Vice-Chairman Gilman **Vote:** Motion carried by unanimous vote (**summary:** Yes=3)

22. DISCUSSION/POSSIBLE ACTION: Approve Settlement Agreement between Storey County and Toys "R" Us, Inc.

District Attorney Bill Maddox said an agreement between Toys "R" Us, Inc. and the Nevada Commission on Economic Development entered into April 19, 2011, provided for tax abatements for a period of not less than five years. Toys "R" Us, Inc. closed its fulfillment center in less than the five years as required by the agreement. As a result, Storey County billed Toys "R" Us, Inc., a total of \$247,876.71. This amount was disputed by Toys "R" Us, Inc. In order to resolve this matter, upon approve of the Settlement Agreement by the Nevada Tax Commission, Storey County will be paid \$234,927.86, waiving all interest.

Motion: Approve Settlement Agreement between Storey County and Toys "R" Us, Inc., **Action:** Approve **Moved by** Commission Sjovangen **Seconded by** Vice-Chairman Gilman **Vote:** Motion carried by unanimous vote (**summary:** Yes=3)

23. DISCUSSION/POSSIBLE ACTION: Request staff to research implementing the first in a series of residential property tax roll backs given the economic prosperity on the horizon.

Vice Chair Gilman reported on economic results coming to the County from TRI and the Tesla transaction. Mr. Gilman described the Tesla facility which will be the largest facility of its kind in the U.S. Construction is underway with permits and fees being paid to the County. Over \$300 million in payroll will be added to the economy every year. As a direct result of Tesla, many other companies are moving into Storey County and TRI.

Mr. Gilman discussed the direct benefits to residents. There is an immediate prospect of over 20,000 jobs added to this region. There will be increases in property values, as already seen in Lockwood. Once the abatement period is over, there will be a massive infusion of taxes into operating school budgets. The State of Nevada is taking over maintenance of USA Parkway and will built the extension - this will no longer be the County's responsibility resulting in millions of dollars in savings to the County over the next decade.

Mr. Gilman believes it is time to establish a plan for all residents of Storey County to share in the financial success of TRI and the Tesla transaction.

Vice Chair Gilman is requesting County staff to prepare a plan specifying an amount of reduction in property tax rates that the County can afford, a time frame for the reduction, and any other reduction for fees and assessments that occur on an annual/routine basis that would be feasible. It is requested that a staff report with a proposed plan be delivered within 60 days, with a target date of the first Commission meeting in February.

Dave Thomas, Storey County Resident: Questioned the wording of “residential” in the proposed action.

County Manager Pat Whitten apologized for the wording. The Board of Equalization, as Mr. Whitten understands, requires that the tax rate is not differential for residential as opposed to commercial and/or industrial. Everyone will benefit.

Commissioner Elect, Jack McGuffey: Applauds Mr. Gilman. Years ago, this was one of the promises from TRI.

Motion: Request staff to research implementing the first in a series of county wide property tax roll backs and to provide a staff report within 60 days, **Action:** Approve **Moved by** Commission Sjovangen **Seconded by** Vice-Chairman Gilman **Vote:** Motion carried by unanimous vote (**summary:** Yes=3)

24. DISCUSSION/POSSIBLE ACTION: Direct our Human Resource Group to conduct a compensation study of key management positions that support the economic development successes and results in Storey County. Specific positions to be reviewed will be determined under the direction of Commissioner Gilman as Chairman of Economic Development.

Vice Chair Gilman, on behalf of the County Economic Development Committee, said Tesla considered many factors in making its decision to locate in Storey County. This included the competence and abilities of key Storey County staff. The County has prospered under the leadership of the County Manager. Leaders in local government receive very little credit for their successes. Mr. Gilman would like to establish an environment where great performance by key leaders is rewarded and requests that he be authorized to work with the HR department on a recommendation for a salary increase for the County Manager.

Chair McBride would like to see this recommendation expanded to determine how directors and other staff compare to counter-parts in surrounding counties that have economic development and growth. This would not include elected official salaries which are set by the Legislature or staff salaries set by collective bargaining agreements.

County Manager Pat Whitten said the last time a salary survey was completed was approximately six years ago. No adjustments have been made in that time due to the economy.

Motion: Direct our Human Resource Group to conduct a compensation study of key management positions that support the economic development successes and results in Storey County. Specific positions to be reviewed will be determined under the direction of Commissioner Gilman as Chairman of Economic Development, **Action:** Approve **Moved by** Commission Sjovangen **Seconded by** Vice-Chairman Gilman **Vote:** Motion carried by unanimous vote (**summary:** Yes=3)

COMMUNITY DEVELOPMENT AND PLANNING

25. **DISCUSSION/POSSIBLE ACTION:** In accordance with Condition No. 2.2 of Special Use Permit No. 2000-222-A-4 (SUP) held by Comstock Mining, LLC, the SUP holder (Comstock Mining) submitted to the Board of County Commissioner a major modification to its mine operating plan so that the Board may validate that the modification conforms to the conditions of the existing SUP. The major modifications will allow Comstock Mining to commence definition and exploration mineral assessment by means of reverse-circulation drilling, core drilling, and other methods allowed in the SUP at the area east of the Lucerne Resource Area (existing mine pits) and State Route 342 in southern Gold Hill, Storey County, Nevada. The subject area map is included in Enclosure B.

Planner Austin Osborne stated that under Condition 2.2 of the Comstock Mining Special Use Permit, operating plans developed by Comstock Mining, on mining only, must come to the Board for validation that the operating plan conforms to the Special Use Permit provisions. Formal vote is not required unless there is not full consent of the Board.

This item is a major modification allowing Comstock Mining exploration and mine definition drilling east of State Route 342, an approximate 2 acre area. This modification conforms to the Specific Use Permit and to important elements such as the Silver City water line protection – a comprehensive water line protection plan has been submitted by Comstock Mining which has been approved by staff. Residential distances and reclamation plan per NDEP requirements are in compliance.

Mr. Osborne said one change to the application from Comstock Mining, is that CMI would like to begin work immediately after validation is provided rather than in January 2015.

Corrado De Gasperis, President Comstock Mining: Said Comstock Mining has done minor environmental sampling on the east side. There may be an opportunity to clean up old dumps and materials, and improve the landscape. All of this activity is progressing towards an expanded mine plan. Although this is a major modification, it is actually a continuation of exploration drilling being done previously.

Mr. Osborne said this provides a great oversight on the progress of the mining operation and also to receive the latest information from CMI on what is being done.

Motion: In accordance with Condition No. 2.2 of Special Use Permit No. 2000-222-A-4, I Bill Sjovangen, validate that the operating plan major modification conforms to the conditions of the existing SUP and, accordingly, authorize county staff to accept the operating plan modifications and to proceed otherwise in accordance with the applicable federal, state, and county regulations.

Action: Approve **Moved by** Commission Sjovangen **Seconded by** Vice-Chairman Gilman **Vote:** Motion carried by unanimous vote (**summary:** Yes=3)

26. **DISCUSSION/POSSIBLE ACTION:** Application No. 2014-020 by the Tahoe-Reno Industrial Center, LLC to amend the text of Storey County Code Title 17 (Zoning Ordinance) by adding Chapter 17.39 I-C Industrial-Commercial Zone. The intent of the proposed I-C Zone is to provide for certain mixed-use industrial and commercial uses where found appropriate by the board with recommendation by the planning commission. Additional information including, but not limited

to, reports and the draft zone text may be obtained from the Planning Department at 775.847.1144 or planning@storeycounty.org.

Item continued to January 5, 2015 at 2:00pm.

27. **DISCUSSION/POSSIBLE ACTION:** Application No. 2014-021 by the Tahoe-Reno Industrial Center, LLC., and Storey County on behalf of The Nature Conservancy, LLC and the Union Pacific Railroad Company to amend the Official Storey County Zoning Map. The amendments will apply regulatory zones to approximately 600 acres of land located in McCarran, Nevada (river District near the Tahoe-Reno Industrial Center) which was in July of 2014 transferred from Washoe County to Storey County by mean of boundary line adjustment. The subject area is described approximately as portions of Section 31 and 32, Township 20 North, Range 22 East; Section 6, Township 19 North, Range 22 East; Section 36, Township 20 North, Range 21 East; Sections 2 and 11, Township 19 North, Range 21 East; and Section 1, Township 19 North, Range 21 East, all in the Mount Diablo Baseline and Meridian (MDB&M). The specific zones and subject properties will be as follows: (a) F Forestry zoning will be applied to land located as Assessor's Parcel Numbers (APN) 004.161.98, 004.161.99, 004.162.01, and 004.162.02; (b) N-R Natural-Resources zoning will be applied to land located at APNs 004.161.85, 004.161.86, 004.161.88, and 004.161.96; (c) I-C Industrial-Commercial zoning will be applied to land located at APNs 005.121.01, 005.121.02, 005.121.03, 005.121.04, and 005.121.05; and (d) P Public will be applied to land located at 004.161.87, 004.161.89, 004.161.90, 004.161.91, 004.161.92, 004.161.93, 004.161.94, 004.161.95, and 004.161.97, all within the approximate subject area described above. The purpose of the zone map amendment is to apply zoning to newly acquired land in Storey County that is consistent with surrounding uses and the Storey County Master Plan. Prior to their transfer into Storey County, the properties were zoned in Washoe County as Agriculture, Medium Density Rural, Industrial, and Public Infrastructure. Additional information including, but not limited to, reports and maps may be obtained from the Planning Department at 775.847.1144 or planning@storeycounty.org.

Item continued to January 5, 2015 at 2:00pm.

28. **DISCUSSION/POSSIBLE ACTION:** First reading of Ordinance No. 14-262, an Ordinance creating interim development regulations affecting Title 16 and 17 of the Storey County Code by creating Title 16A establishing minimum interim requirements for subdivision map approvals and Title 17A by limiting master plan amendments for approvals of planned unit developments during the master plan approval process, and providing for other properly related matters. The moratorium on subdivisions and planned unit developments will be in effect until the comprehensive update to the Storey County Master Plan is adopted, or December 18, 2015, whichever comes first.

Planning Director, Austin Osborne, summarized the Ordinance as a moratorium on subdivisions, planned unit developments, and master plan and zone amendments that apply to subdivisions and planned unit developments. This will not affect residents wanting to split a parcel of 4 or less parcels, variances, building permits on existing parcels, and special use permits. The purpose is to create orderly development in the County and not allow subdivision or planned unit developments during the master plan process. The moratorium will be in effect until the comprehensive update to the Master Plan is adopted, or December 18, 2015, whichever comes first.

Mr. Osborne said a draft of the Master Plan should be completed by July or August 2015.

Motion: Approve first reading of Ordinance No. 14-262, an Ordinance creating interim development regulations affecting Title 16 and 17 of the Storey County Code by creating Title 16A establishing minimum interim requirements for subdivision map approvals and Title 17A by limiting master plan amendments for approvals of planned unit developments during the master plan approval process, and providing for other properly related matters. The moratorium on subdivisions and planned unit developments will be in effect until the comprehensive update to the Storey County Master Plan is adopted, or December 18, 2015, whichever comes first., **Action:** Approve **Moved by** Commission Sjovangen **Seconded by** Vice-Chairman Gilman **Vote:** Motion carried by unanimous vote (**summary:** Yes=3)

29. FOR POSSIBLE ACTION, LICENSING BOARD SECOND READINGS:

- a. IQ TECHNOLOGY SYSTEMS - Contractor / 5595 Equity Avenue ~ Reno (IT Services)
- b. QUALITY FENCE OF NEVADA - Contractor / 59 Red Rock Road ~ Mound House (fence contractor)
- c. MONTANA STEAKHOUSE - General / 688 Poleline Road ~ Twin Falls, ID (caterer)
- d. LARGO CONCRETE, INC. - Contractor / 2741 Walnut Ave ~ Tustin, CA (concrete contractor)
- e. DIELCO CRANE SERVICE, INC. - Contractor / 5454 Arville Street ~ Las Vegas (crane operator)
- f. ACE ROOFING - Contractor / 5185 Nola Way ~ Reno (roofing contractor)
- g. LEAL, INC dba SI AMIGOS MEXICAN RESTAURANT - General / 1553 S Virginia ~ Reno (caterer)
- h. WALKER CELLULAR, INC. - Contractor / 4021 Alvis Court ~ Rocklin, CA (cell tower contractor)
- i. LIFE RESCUE, INC. - Contractor / 1424 East 36th Ln ~ Bellingham, WA (safety consulting)
- j. HARRIS INDUSTRIAL GASES - General/236 East Sydney (welding equip supply)

Motion: Approve items a through i, **Action:** Approve **Moved by** Commission Sjovangen **Seconded by** Vice-Chairman Gilman **Vote:** Motion carried by unanimous vote (**summary:** Yes=3)

Motion: Continue item j, Harris Industrial Gases, **Action:** Approve **Moved by** Commission Sjovangen **Seconded by** Vice-Chairman Gilman **Vote:** Motion carried by unanimous vote (**summary:** Yes=3)

30. PUBLIC COMMENT (No Action)

Les Cater, Painted Rock resident: Thanked Vice Chairman Gilman for speaking about lower property taxes. At present there are no services in Mr. Cater's area, other than the Sheriff and Fire Department, even though residents are paying for services.

Mr. Cater said residents would like to see the bridge taken care of. People are taking photos of the bridge and it needs paint and repair. Also, Mr. Cater is waiting for "escape route" maps promised a few months ago. Mr. Cater expressed concern about the lack of an on-ramp at Painted Rock and that information and notices are not posted in his area.

Mr. Cater had a letter dated 1864 from Nevada City written about the gold rush which Mr. Cater wanted to donate to Storey County. He gave the letter to Kathy Weeks to be taken care of. Mr. Cater is concerned because he cannot find that the letter has been donated.

Dave Thomas, Virginia Highlands Resident: As previously suggested by Mr. Thomas, the residents of the Highlands are creating an informal community council. The community council will represent the one acre association and the ten acre association. The community council function will be to represent all residents in the Highlands in various services provided by the County. Mr. Thomas said the Highlands, like Painted Rock, receives very little in services from the County. Forty acre residents will be included.

Chair McBride pointed out that Highlands residents receive services in the form of three public schools, and residents have an equal part in paying for the services of local government. Until recently, the Highlands have never requested a Community Center.

County Manager Pat Whitten suggested Mr. Thomas work closely with the Lockwood and Mark Twain Community Centers.

Mr. Thomas said he will be presenting the Board with a 10 year financial audit that he has prepared.

Kim Fegert, Gold Hill Historical Society: Mr. Fegert asked the Commission for assistance in resolving the issue between the County and Gold Hill Historical Society.

County Manager Pat Whitten advised the matter will be addressed, at the direction of the Board, at a future meeting.

31. ADJOURNMENT

The Chair adjourned the meeting at 1:20pm

Respectfully submitted,

By _____
Vanessa Stephens, Clerk-Treasurer