



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, APRIL 21ST, 2015 10:00 A.M.

DISTRICT COURTROOM
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

MINUTES

MARSHALL MCBRIDE
CHAIRMAN

ANNE LANGER
DISTRICT ATTORNEY

LANCE GILMAN
VICE-CHAIRMAN

JACK MCGUFFEY
COMMISSIONER

VANESSA STEPHENS
CLERK-TREASURER

Roll Call: Chairman McBride, Vice-Chairman Gilman, Commissioner McGuffey, County Manager Pat Whitten, Comptroller Hugh Gallagher, Sheriff Gerald Antinoro, IT Director James Dean, Public Works Director Mike Nevin, Community Services Director Cherie Nevin, Communications Director Dave Ballard, Recorder Jen Chapman, Assessor Jana Seddon, Fire Chief Gary Hames, Community Development Dean Haymore, District Attorney Anne Langer, Administrative Officer/Senior Planner Austin Osborne and Clerk/Treasurer Vanessa Stephens.

1. **CALL TO ORDER AT 10:00 A.M.**

The meeting was called to order by the Chair at 9:58am

2. **PLEDGE OF ALLEGIANCE**

The Chair led those present in the Pledge of Allegiance

3. **DISCUSSION/POSSIBLE ACTION:** Approval of Agenda for April 21, 2015

County Manager Pat Whitten requested continuance of Item 14 to an indefinite date.

Motion: Approve Agenda with continuation of Item 14 , **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey **Vote:** Motion carried by unanimous vote (**summary:** Yes=3)

CONSENT AGENDA

4. For possible action approval of Payroll Checks date 04/03/15 \$105,603.79 and \$50,352.46 and date 04/10/15 for \$401,493.03.
5. For possible action approval of Justice Court Quarterly Report

6. For possible action approval of the Treasurer Report for March 2015
7. For possible action approval of Business Licenses First Readings:
 - a. SIGNS ON SIGNS - Contractor / 960 Matley #22 ~ Reno (sign installation)
 - b. KONE, INC. - Contractor / 3727 Bradview Drive #200 ~ Sacramento (elevator contractor)
 - c. SHORE MANAGEMENT & DEV NV, INC. - General / 222 East Sydney Ste. B (const. mgmt.) TRI
 - d. ELECTRO SPECTRA, INC. - Contractor / 5490 Wildwood Drive ~ Reno (low voltage contractor)
 - e. GREAT WEST ASPHALT PAVING - Contractor / 133 East Warm Springs ~ Las Vegas (paving cont.)
 - f. HARRIS & HART, INC. - Contractor / 1759 West 1200 South ~ Ogden, UT (hvac contractor)
 - g. ALLIED SANITATION SERVICES - Contractor / 830 West Bridge St. ~ Yerington (vacuum truck)

END OF CONSENT AGENDA

Motion: Approve Consent Agenda , **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey **Vote:** Motion carried by unanimous vote (**summary:** Yes=3)

8. **DISCUSSION/POSSIBLE ACTION:** Approval of Resolution 15-420 approving Notice of Completion and acceptance of the Virginia City Sewer Improvement Project - Phase 1

Cherie Nevin, Community Services Director and Lucas Tipton of Farr West Engineering presented this item. Mr. Tipton:

- Wastewater treatment plant project was substantially completed March 16th
- Various walk-throughs have been conducted with County and USDA staff;
- NDEP approval of the project has been received;
- Farr West had an on-site inspector throughout the duration of the project;
- All inspection records, operation and maintenance manuals are being delivered to the County;
- The plant has been in service since March 11th and is working very well.

Pat Whitten said this project went very smoothly. Mr. Whitten acknowledged Cherie Nevin, Farr West Engineering, and Q & D Construction for outstanding work on the project.

Motion: Approve Resolution 15-420 approving Notice of Completion and acceptance of the Virginia City Sewer Improvement Project - Phase 1 , **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey **Vote:** Motion carried by unanimous vote (**summary:** Yes=3)

9. **DISCUSSION/POSSIBLE ACTION:** Approval of an ordinance authorizing the issuance of the Storey County, Nevada, Sewer Revenue Bond Series 2015 in the principal amount of \$3,002,000.00 to pay, in part, the cost of refinancing an obligation issued to finance The Virginia City Sewer Improvement Project.

Cherie Nevin, presented this item.

- Pursuant to USDA requirements, the County obtained financing for construction of this project through Wells Fargo.
- Construction is complete and the County is now ready to move forward with the loan through USDA.

Kendra Follett of Sherman & Howard stated this Ordinance authorizes the revenue bond, secured by sewer revenues. The terms from USDA are 40 years at 2 1/2%, with monthly payments beginning June 12th.

Commissioner McGuffey:

- What is the amount of the payment?

Ms. Nevin:

- There is an amortization schedule which was presented in the tentative sewer budget. The schedule can be provided.

Mike Nevin:

- The payment is approximately \$9,700 month; annually \$118,000.
- There will be a monthly increase of \$1.93 residential and \$3.17 commercial. Those figures will be adjusted to reflect the amount needed to retire the debt.

Vice Chair Gilman thanked everyone for their help on this project.

Chair McBride commented Farr West and the USDA, World Development, is a great engineering team. USDA representatives from Washington D.C. recently toured the facility. This agency does whatever deemed necessary to help and improve communities.

Pat Whitten thanked Kendra Follett and the firm of Sherman & Howard for their work on the project.

Virginia City Resident, Mark Joseph Phillips: Asked whether or not there was proper notification of the Ordinance.

Kendra Follett answered that NRS Chapter 350 permits ordinances for bonds to be adopted as if an emergency exists. This is a procedural method, no emergency has to be declared. If adopted, the Ordinance is published twice by title thereafter.

District Attorney Anne Langer agreed. Based on research, this is her understanding relating to bonds.

Motion: Approve an ordinance authorizing the issues of the Storey County, Nevada, Sewer Revenue Bond Series 2015 in the principal amount of \$3,002,000.00 to pay, in part, the cost of refinancing an obligation issued to finance the Virginia City Sewer Improvement Project,
Action: Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey
Vote: Motion carried by unanimous vote (**summary:** Yes=3)

Mr. Whitten recommended that items 10 and 11 be combined. The Board agreed to combine the items.

10. DISCUSSION ONLY (No Action – No Public Comment): Committee/Staff Reports

11. DISCUSSION ONLY (No Action – No Public Comment): Quarterly financial updates for fiscal year 2014/2015

Hugh Gallagher, Comptroller, reviewed the 3rd quarter financial reports. There were no significant deviations from the budget that were not able to be explained by each Department. Staff reports were also provided during each department's review of the quarterly report.

Mr. Gallagher reported:

- Basic CCRT is up, reflecting that retail sales in TRI and Virginia City have gone up considerably.
- Based on the County's decision to go off Guaranteed Share, the County will receive revenue in September.

Pat Whitten, County Manager:

- There has been a change of ownership and management of the Comstock Chronicle. Zack Spencer is the editor and is in attendance at this meeting.

Merilee Miller, River District:

- Presented a note from the Lockwood-Rainbow Senior Center thanking the Commissioners for their attendance at the recent Open House hosted by the Senior Center. Positive changes showcased are directly due to the Commissioners' support and generosity. Citizens came out in numbers to take part in the celebration. Thanks to Mustang Ranch Steakhouse & Hunter's Lodge for the catered food. Thank you to Maggie Lowther and Cherie Nevin for their support.

Sheriff Antinoro:

- In response to a question regarding Highway Patrol coverage of USA Parkway, Sheriff Antinoro will be meeting with the Highway Patrol regarding an agreement clarifying who is doing what in relation to USA Parkway.

Chair McBride congratulated Sheriff Antinoro for his participation in the Polar Plunge raising funds for Special Olympics.

Dean Haymore:

- Vice Chair Gilman acknowledged and thanked Mr. Haymore for his hard work in the success of TRI.
- People are coming from all over the world to see how the County does business - thanks to the County's team.
- 2 ½ million square feet of new buildings are being finished, with a couple of million square feet more starting.

- A new process is being implemented in the Community Development office to insure all pertinent sales tax is being correctly reported in Storey County. This will apply to every permit issued.

Austin Osborne:

- Work on SR342 is continuing. NDOT has indicated that plans submitted by CMI will be approved. CMI will move forward going out to bid for the design and build of the road. The cap has been placed over the shaft and the hole is being filled. Pictures are available on Storey County's facebook page. The project is on target for a June opening.
- The Reno-Tahoe Odyssey runners will be able to go through SR342 prior to completion of the roadway. Chase vehicles will use the truck route.
- Master Plan and Zoning Update Workshops were recently held. An "out of box" approach is being taken to determine how Virginia City and other communities should look. Setbacks have been discussed, as well as increases in hotel and transient lodging capacity, along with parking requirements.

Cherie Nevin:

- Residential dump days will be held in Virginia City May 1st and 2nd, and Lockwood Landfill April 23rd and 25th.
- A grant application will be submitted to State Parks for funds to replace playground equipment at Miners Park.
- Storey County has been asked to host the Governor's Office of Economic Development Community Development Block Grant Forum September 15th and 16, at Piper's Opera House.
- The annual Health Fair will be held Saturday, November 7th, at Piper's.
- The Courthouse roof project is moving along with just a few items left to be completed.
- Ms. Nevin, on behalf of Storey County, participated in the USDA's Earth Days celebration in Dayton. Thank you to USDA for their support.

Chair McBride called for a recess at 11:17am. Meeting reconvened at 11:28am.

Shaun Griffin:

- Thank you to the Commissioners for their support of the Night to Imagine event. It was the most successful ever and it really helped the community.

Mike Nevin:

- Joe Curtis recently held a seminar at the County's new facility in TRI.
- Re-stripping of the front park lot at the TRI facility has been completed.
- Public Works is considering a chip/seal process on several roadways within four areas of the County. This process can add up to 10 years of extra life to the paved surfaces. Work is currently being done on Waltham Way in TRI. Chip/seal is anticipated for Lousetown Road and the first mile of Cartwright in the Highlands, all of Sam Clemens in Mark Twain, and on many roads in Virginia City.
- USDA Rural Development representatives and the USDA Director of Waters Program Division from Washington DC recently toured the new sewer treatment plant and the Five-Mile Reservoir.

- Marlette Lake Coordinating Committee met last week. The lake water is not what it should be however pumping will move forward. Catchments will be improved this year. Residents are urged to consider voluntary conservation efforts.

County Manager Pat Whitten requested the Chair to pause discussion on Items 10 and 11 to hear Item 15.

15. **DISCUSSION/POSSIBLE ACTION:** Approval of accounts payable dated April 3, 2015 in the amount of \$473,689.26 and \$7,007.62.

Chairman McBride abstained from the item.

Virginia City Resident, Mark Joseph Phillips: Questioned holdings of Chair McBride and the reporting of interest in the Bucket of Blood on his Financial Disclosure Statement.

Motion: Approval of accounts payable dated April 3, 2015 in the amount of \$473,689.26 and \$7,007.62, **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey **Vote:** Motion carried by unanimous vote (**summary:** Yes=2)

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

Commissioner McGuffey thanked CMI for assistance with the street sweeper and the reservoir.

Vice-Chairman Gilman was excused from the meeting at 12:16pm

Discussion continued on Items 10 and 11.

Jana Seddon:

- Nevada Assessor's Association Conference will be held in September.

Fire Chief Gary Hames:

- Acknowledged the commitment of two Haz-Mat technicians who attended weeks of training on their own time.
- A new Haz-Mat IQS system is now in place. The system primarily affects rescues. Thank you to Cherie Nevin for assistance in obtaining a grant for the system.
- Advertisements are out for Intermittent Wildland Firefighter seasonal help.
- Two of the three ambulances are back. These ambulances will replace the three primary response ambulances.
- New engines are being built, the cabs are complete and being put on chassis. Hopefully the first one will be here on June 15th.
- Working toward fuel reduction projects in the Highlands which may start in the fall.
- Grants are being worked on to purchase an excavator with a masticator head to be used on fuel reduction projects.

13. **DISCUSSION ONLY (No Action - No Public Comment):** Discussion and direction to staff regarding legislation or legislative issues proposed by legislators or by other entities permitted by the Nevada State Legislature to submit bill draft requests, or such legislative issues as may be deemed by the Chairman or the Board to be of critical significance to Storey County.

Chair McBride stated both Bills AB 417 and AB 427, to which staff expressed opposition, are dead.

County Manager Whitten reported the Senate has passed the Governor's Business License Tax. This will now go before the Assembly.

Mr. Whitten continued that today is the day all bills have to be out of the chamber of origin. If a bill does not survive, does not mean it cannot come back as part of another bill. AB 417 will continue to be watched to make sure it stays dead.

Mr. Whitten reviewed bills that have passed the Senate. AB364 - being watched to make sure participation is by discretion and not mandated. Water bills are being followed carefully.

COMMUNITY DEVELOPMENT AND PLANNING

16. FOR POSSIBLE ACTION, LICENSING BOARD SECOND READINGS:

- a. STEM, LLC dba THE CANVAS CAFE - General / 110 North C Street (restaurant) VC
- b. FLEET TEAM, INC. - General / 1425 Valley Belt Road ~ Cleveland, OH (lease equipment)
- c. MERIDIAN SURVEYING & MAPPING, INC. - 405 Marsh Avenue ~ Reno (land surveyor)
- d. NEXT GENERATION DRYWALL - Contractor / 925 Del Sol Street ~ Sparks (contractor)
- e. ROC-TEK CORPORATION - General / 222 East Sydney (engineering research lab) TRI
- f. ASSOCIATED CRANE - Contractor / 235 London Drive (crane service) TRI
- g. SUPERNAP RENO, LLC - General / 1705 Peru (data ctr temp office) TRI
- h. FLETCHLINE, INC. - Contractor / 5480 Lakeview Road ~ Springfield, TN (rack installation)
- i. T F ROOF SVCS dba AFFORDABLE ROOFING - Contractor / 1250 Ridgeway Ct ~ Reno (contractor)
- j. DENT B GONE - Home Business / 21760 Clemens Road (mobile service) VCH
- k. DANIEL J. CARAVALLLO dba VC BLING - HB / 130 South Q Street (internet sales) VC
- l. SIERRA COAST ROOFING, INC. - Contractor / 6015 South Virginia St., ~ Sparks
- m. IONIX, LLC - General / 3033 Waltham Way, Unit 5 (metal fabrication) location change TRI
- n. RICH DOSS, INC. - General / 201 Wild Horse Canyon Drive (transportation) MCC

Pat Whitten, on behalf of Community Development, recommends approval of items a. through l., and items m. and n. be continued.

Motion: Approve items a., b., c., d., e., f., g., h., i., j., k., and l., **Action:** Approve, **Moved by:** Commissioner Mc Guffey, **Seconded by:** Chair McBride **Vote:** Motion carried by unanimous vote **(Summary:** Yes=2)

Motion: Continue items m. and n., **Action:** Approve, **Moved by:** Commissioner McGuffey, **Seconded by:** Chair McBride **Vote:** Motion carried by unanimous vote **(Summary:** Yes=2)

17. PUBLIC COMMENT (No Action)

Virginia Highlands Resident, Nicole Barde: A person from the Highlands was getting water for the water truck and was given the impression that water conservation/rationing is going to start happening. This person was not allowed to buy the treated water and was offered un-treated water at a later date. Is there going to be a holding back on the amount of water residents and businesses can access, or in water for the roads?

Pat Whitten commented there may have been issues in the treatment facility or storage. Over the next few months we may have to conserve and control usage. Mr. Whitten could not be more specific without Mr. Nevin's input. If the water was for dust control, it should always be untreated.

18. ADJOURNMENT

The meeting was adjourned by the Chair at 12:57 PM.

By _____
Vanessa Stephens Clerk-Treasurer