



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

MONDAY, MAY 18<sup>TH</sup>, 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

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**Roll Call:** Chairman McBride, Vice-Chairman Gilman, Commissioner McGuffey, District Attorney Anne Langer, County Manager Pat Whitten, Clerk/Treasurer Vanessa Stephens, Comptroller Hugh Gallagher, Public Works Director Mike Nevin, Community Development Director Dean Haymore, Communications Director Dave Ballard, Community Outreach Director Cherie Nevin, Sheriff Gerald Antinoro, IT Director James Deane, Management Analyst Jessie Fain, Administrative Officer/Senior Planner Austin Osborne, Tourism Director Deny Dotson, Planner Jason Van Havel, Fire Chief Gary Hames and Justice of the Peace Eileen Herrington.

1. **CALL TO ORDER**

The meeting was called to order by the Chair at 10:00 A.M.

2. **PLEDGE OF ALLEGIANCE**

The Chair led those present in the Pledge of Allegiance.

3. **DISCUSSION/POSSIBLE ACTION:** Approval of Agenda for May 18, 2015

County Manager Pat Whitten requested continuance of Items 10 and 11 to June 1, 2015, and Items 28 and 29 to future meeting.

**Motion:** Approve Agenda with continuation of Items 10 and 11 to June 1, 2014, and Items 28 and 28 to a future meeting, **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote (**summary:** Yes=3)

4. **DISCUSSION/POSSIBLE ACTION:** Approval of Minutes for April 21, 2015

**Motion:** Approval of Minutes for April 21, 2015, **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote (**summary:** Yes=3)

### CONSENT AGENDA

5. For possible action approval of Payroll Checks date 05/08/15 \$405,278.82 and \$35,552.85. Accounts payable checks date 05/01/15 for \$405,709.42 and \$5,933.42
6. For possible action approval of Treasurer's Affidavit of Mailing Past Due Notice For All Delinquent Parcels
7. For possible action approval of Treasurer Report for April 2015
8. For possible action approval of 2015 BLM and Storey County Fire Protection Annual Operating Plan approval.
9. For possible action approval of Business Licenses First Readings:
  - a. WORLD SOURCE INTEGRATION, INC - Contractor / 1201 North Raddant Rd ~ Batavia, IL (equipment supply)
  - b. PEDRO & MARIA BECERRA TORRES - General / 26 E Prater ~ Sparks (handyman & cleaning)
  - c. GERHARDT & BERRY CONSTRUCTION - Contractor / 2134 Kleppe Lane ~ Sparks (engineering)
  - d. STEPHON'S MOBILE BISTRO - General / 1810 Andesite Avenue ~ Reno (food truck)
  - e. SIERRA CATERING CO., LLC - General / 840 Washington Street ~ Reno (food truck)
  - f. LEE JOSEPH, INC. - Contractor / 864 South Wells Avenue ~ Reno (pool repairs)
  - g. PWS CONSTRUCTION - Contractor / 5290 Orcutt Rd ~ San Luis Obispo, CA (contractor)

### END OF CONSENT AGENDA

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

10. **DISCUSSION/POSSIBLE ACTION:** Approve the Governmental Services Agreement for Storey County Economic Diversification District No. 1 between Storey County, Storey County Fire Protection District and Tesla. CONTINUED to June 1, 2015
11. **DISCUSSION/POSSIBLE ACTION:** Approve second reading of Ordinance 15-263 adding section 3.50.200 to the Storey County Code providing for a pilot project for granting partial abatements of permitting fees to participants in a qualified project in Economic Diversification District No. 1 and providing for other properly related matters. CONTINUED to June 1, 2015
12. **DISCUSSION ONLY (No Action - No Public Comment):** Committee/Staff Reports

**Dean Haymore, Community Development Director:**

- Renewals for business licenses are being sent out. Business licenses cannot be renewed for those who have delinquent personal and/or property taxes.

- Community Development is busy with new homes and barns being built throughout the County. Also with existing companies putting in new automation infrastructure.
- The Renown Urgent Care in TRI is being remodeled.
- Community Development is working with the different departments to change the voting district to include the new land that was swapped with Washoe County. This may include the south line with Lyon County where there are some discrepancies. The County Clerk will work with the District Attorney's Office to take care of this process.

**Deny Dotson, Tourism Director:**

- On May 21<sup>st</sup>, a balanced budget will be presented to the VCTC Board of Tourism Commission, with the exception of approximately \$49,000 in expected capital expenses.
- Thank you to Mr. Gallagher for handling matters with the Department of Taxation related to VCTC.
- Virginia City will host the kick-off party for Hot August Nights. VCTC will work on parking and traffic control. With the addition of the fairgrounds area, VCTC will have shuttles in hopes to alleviate potential issues.
- Weather permitted, the arena will be installed at the fairgrounds on Tuesday. Once installed, smaller bleachers will be moved in. A larger set of bleachers has been located and will be evaluated to see if it should be purchased. Some gravel will be put in to help with potential mud issues.

**Austin Osborne, Administrative Officer/Senior Planner:**

- Comstock Mining has completed the backfilling of SR342. Cruz Construction has started base-fill and gravel in setting up for paving. NDOT has a couple of minor issues being reviewed with the CMI plans for the area. The project is still on target for completion by June 6<sup>th</sup>.
- CMI has also started work on Phase 2 of SR342 reconstruction while work is being completed on Phase 1.
- Plans are moving forward for the Courthouse parking lot. Landscape design options are being reviewed so that the parking lot compliments the Courthouse. So far, 75 spaces are anticipated. Completion is expected by fall. The parking lot will also be set up for other uses such as farmer's markets and tourism events.
- The Lands Bill is now law. Mr. Osborne will be meeting with Congressman Amodei's office to come up with interpretations of language and what it means for the transfer of that land from the BLM to Storey County, and from Storey County to the respective property owners.

**Mike Nevin, Public Works Director:**

- During the closure of 342 through Gold Hill, a quarter mile section of water line has been replaced.
- The swimming pool will open for the season on June 14<sup>th</sup>.
- Cape/chip seal project is out to bid.
- The refurbished water re-circulation equipment has been placed in the 5 Mile Reservoir.
- Gutting of the bank building on Union and E Streets has been started in the process of making this a conference room facility for use by County entities.
- Work will begin on the Eaton lot prior to the pool opening.

**Eric Schoen, Library and Community Chest:**

- Sign-ups are being taken for the summer youth program which runs all week from 7AM to 6PM. The program is for pre 1<sup>st</sup> through 8<sup>th</sup> grade.
- Thank you to Gary Hames and Gerald Antinoro for the participation of the Fire and Sheriff Departments in the annual Cow Bus fundraiser. This is a basketball game between the two departments in Storey County and Lyon County.

**Pat Whitten, County Manager:**

- Occupancy at the refurbished bank building will be 49 persons. The building can be used, on occasion, for non-scheduled community events. Primarily it will be used for meetings or conferences for County departments. Arrangements for use can be made through the County Commissioners Office.
- On May 20 and 21, Mr. Whitten will attend a conference, Strong Economies Together, hosted by Western Nevada Development District and UNR. A tour of TRI will be included at the conference.
- A group of County employees recently toured TRI, including Tesla. It is anticipated that tours will be offered monthly to elected officials and County staff along with families.

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

**Commissioner Jack McGuffey:**

- Storey County lost a hero, Lockwood resident Charlie Denham. Charlie and his wife, as volunteers, provided food and assistance to people in need. An impressive memorial was held in his honor and he will be greatly missed.

**Vice-Chairman Gilman:**

- Mr. Gilman also attended the memorial for Charlie and concurs with Mr. McGuffey.
- The Lockwood Community Center has installed new windows bringing in a lot of light to the facility.
- We have been supporting a program in Lockwood, "Paws for Children", to assist children in reading. The first event was recently held with approximately 20 children attending, along with many dogs. The dogs are trained to sit with the children while they read.
- Storey County resident tours had been provided at TRI for several months. These tours will re-start in June. Additional information is forthcoming.

**14. 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.

County Manager Pat Whitten reported the legislative session ends Friday, May 29<sup>th</sup>. The Legislature is not far along from two weeks ago. Bills are being held up and nothing is moving. The Economic Forum met and expectations were lower than anticipated.

SB170, the Data Center Bill, has cleared the Assembly Committee with amendments.

Vice Chair Gilman said there is an entire industry hanging on the success of SB170. If it does not pass, companies such as Switch, will locate in other states.

Commissioner McGuffey asked if there was any word on the Sunny Hills issue. Mr. Whitten indicated this was effectively killed and does not seem to be coming back.

**15. DISCUSSION/POSSIBLE ACTION:** Approve an Interlocal Agreement with Washoe County Senior Services for senior meals at the Lockwood Community/Senior Center.

Cherie Nevin, Community Outreach Director, presented the Interlocal Agreement with Washoe County Senior Services to provide meals to the seniors at the Lockwood Community/Senior Center. This is a renewal contract. There is a minimal decrease in the cost per meal, language has been clarified relating to home-bound deliveries. This contract will be retroactive to October 2014 and valid to September 30, 2016.

**Motion:** Approval of an Interlocal Agreement with Washoe County Senior Services for senior meals at the Lockwood Community/Senior Center, **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote (**summary:** Yes=3)

**16. DISCUSSION/POSSIBLE ACTION:** Final Budget Hearings for FYE 2015/16

Hugh Gallagher, Comptroller, presented final budget recommendations for fiscal year ending 2015/16. Thank you to all department heads and elected officials for their attention to the budget, and to Jessie Fain for a tremendous job.

Mr. Gallagher reviewed the General Fund and presented each department's changes from the tentative budget to the final budget.

**17. RECESS TO CONVENE AS STOREY COUNTY WATER AND SEWER BOARD**

**18. DISCUSSION/POSSIBLE ACTION:** Final Budget Hearings for FYE 2015/16 for the Water and Sewer services in Virginia City, Gold Hill and Silver City.

Hugh Gallagher presented and discussed changes to the budget for Storey County Water and Sewer Board.

Public Works Director, Mike Nevin, reviewed increases to sewer service charges. To be in alignment with the required fees for the USDA loan amortization schedule, residential rates will be increased \$1.93 per month, commercial rates \$3.17 per month.

Mr. Nevin said a previous study led to a 5-year build-up plan of water base-rates to reach a "break-even" situation. This will be the 5<sup>th</sup> year of the 5-year base rate increase. This also takes into consideration a 20 cent per 1,000 gallon increase to occur in July of the raw-water expense from the State of Nevada. The monthly residential water base-rate will increase \$4.51; commercial will increase \$6.30. This is for the current minimum usage of 2,000 gallons. Water usage over the 2,000 gallons will be increased by the 20 cent per 1,000 gallon pass-through from the State.

**Zach Spencer, Comstock Chronicle:** Asked for clarification of the water rate increases.

Mr. Nevin responded:

- \$4.51 per month residential and \$6.30 per month commercial. The per gallon charge will go from \$2.79 to \$2.99, per 1,000 gallons, for usage over 2,000 gallons on residential use. Request for these increases will be presented to the Commissioners in June.

**Motion:** Approval of the Final Budget for FYE 2015/16 for the Water and Sewer services in Virginia City, Gold Hill and Silver City, **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote (**summary:** Yes=3)

**19. ADJOURN TO RECONVENE AS THE STOREY COUNTY BOARD OF COMMISSIONERS**

**20. DISCUSSION/POSSIBLE ACTION:** Final Budget Hearings for FYE 2015/16

Hugh Gallagher continued review and discussion of the General Fund department's budgets and respective changes.

**21. ADJOURN TO CONVENE AS THE 474 FIRE PROTECTION DISTRICT BOARD**

**22. DISCUSSION/POSSIBLE ACTION:** Final Budget Hearings for FYE 2015/16 for the NRS 474 Fire Protection District.

Mr. Gallagher reviewed the final budget for the 474 Fire District. Revenues adjustments were presented, there were no expense adjustments.

Mr. Gallagher suggested that portions of the ending fund balance be reserved for future purchases of heavy equipment. There will be an additional fund within the 474 Fire District for a much needed plan for infrastructure and capital improvements.

**Motion:** Approval of the Final Budget for FYE 2015/16 for the NRS 474 Fire Protection District **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote (**summary:** Yes=3)

**23. ADJOURN TO RECONVENE AS STOREY COUNTY BOARD OF COMMISSIONERS**

**24. DISCUSSION/POSSIBLE ACTION:** Final Budget Hearings for FYE 2015/16

Hugh Gallagher continued with review of changes and discussion of the General Fund Budget.

During review, Mr. Gallagher stated there has been some debate on the disposition of the VC Rail fund. More information will be forthcoming.

In regards to the General Fund, the tentative budget indicates negative revenue over expenses. This amount has been reduced considerably. Based on the outcome of the Legislature, there may be additional changes that will be presented to the Commission.

Commissioner McGuffey:

- A great job has been done on the revisions in a short time.

Vice-Chairman Gilman:

- Thank you to Hugh Gallagher, Jessie Fain, and every County department for their efforts.
- If augmentations from contingency funds are necessary, especially over the \$1500 threshold, Mr. Gilman suggested they be brought to the Board for approval.

Pat Whitten:

- The deficit mentioned by Mr. Gallagher includes a rarely used item – a contingency – which may be needed.
- Mr. Gallagher was asked to track some statistics as over the years the County has tried to be very conservative in projecting revenues, and very inclusive in anticipating expenses. In the last ten years, with the exception of two, revenue forecasts have been consistently exceeded. On the expense side, the numbers are never met.
- Thanks to all department heads who were very cooperative in their changes to the budgets. Appreciation goes to Hugh Gallagher and Jessie Fain for a great job.

Chairman McBride:

- Elected officials and department heads run a tight budget with very few overages ever seen. Hugh and Jessie have been working for over 5 months on the budget – an incredible task.

**Motion:** Approval of the Final Budget for FYE 2015/16, **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote (**summary:** Yes=3)

25. **DISCUSSION/POSSIBLE ACTION:** Final Budget Hearings for FYE 2015/16 for the Town of Gold Hill

Hugh Gallagher stated there is no budget for the Town of Gold Hill. This fund was eliminated two years ago.

**Motion:** Approval of the Final Budget for FYE 2015/16 for the Town of Gold Hill, **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote (**summary:** Yes=3)

26. **DISCUSSION/POSSIBLE ACTION:** Final Budget Hearings for FYE 2015/16 for the Town of Virginia

Hugh Gallagher said the Town of Virginia's budget has also been eliminated – there is no budget.

**Motion:** Approval of the Final Budget for FYE 2015/16 for the Town of Virginia, **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote (**summary:** Yes=3)

**27. DISCUSSION/POSSIBLE ACTION:** Approval of Liquor/General License for Robert and Nicole Wilkinson, Three GGG Inc., Gold Hill Hotel located at 1540 Main Street, Gold Hill, NV 89440.

County Manager Whitten said staff recommends approval of the Liquor/General License for Robert and Nicole Wilkinson based on clearances from Fire, Sheriff's Office, and Building Department.

**Motion:** Approval of Liquor/General Licenses for Robert and Nicole Wilkinson, **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote (**summary:** Yes=3)

**28. DISCUSSION/POSSIBLE ACTION:** Approval of Liquor/General/Gaming License for Vincent Malfitano, Bonanza Casino and Saloon located at 27 C Street, Virginia City, NV 89440.

**29. DISCUSSION/POSSIBLE ACTION:** Approval of Liquor/General/Gaming License for Vincent Malfitano, Delta Saloon and Casino located at 18 South C Street, Virginia City, NV 89440.

**30. DISCUSSION/POSSIBLE ACTION:** Approval of Liquor/Business License for Virginia City Brewery & Taphouse LLC located at 62 North C Street, Virginia City, NV 89440.

Mr. Whitten said staff recommends approval of the Liquor/General License for Virginia city Brewery & Taphouse based on clearances from Fire, Sheriff's Office, and Building Department.

**Motion:** Approval of Liquor/General Licenses for Virginia City Brewer & Taphouse, **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote (**summary:** Yes=3)

#### **COMMUNITY DEVELOPMENT AND PLANNING**

##### **31. FOR POSSIBLE ACTION, LICENSING BOARD SECOND READINGS:**

- a. SOUTHWEST STEEL, LLC - Contractor / 280 Sunpac Ave ~ Henderson (steel erector)
- b. LEGACY SPECIALTIES, INC. - Contractor / 2567 Nowlin Road #104 ~ Minden (drywall contractor)
- c. ASPEN DEVELOPMENTS CORP - Contractor / 2340 East Fifth Street ~ Reno (excavation contractor)
- d. COMSTOCK CHRONICLE OF VIRGINIA CITY - HB / 2187 Main Street ~ Gold Hill (newspaper)
- e. NOTHING BUT SKULLS VIRGINIA CITY NV - General / 11 North C Street (Retail Sales) VC
- f. REDTALON ENTERPRISES, LLC - HB / 21540 Sazarac Rd (FFL Type 7, Firearms R&D) VCH
- g. ARNOLD MACHINERY COMPANY - Contractor / 2975 West 2100 South ~ Salt Lake City
- h. IONIX, LLC - General / 3033 Waltham Way, Unit 5 (metal fabrication) location change TRI
- i. RICH DOSS, INC. - General / 201 Wild Horse Canyon Drive (transportation) MCC

Dean Haymore, Community Development Director, requests that Items e., h., and i. be continued.

**Motion:** Continue items e., h., and i. **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote (**summary:** Yes=3)



Mr. Haymore requests approval of a., b., c., d., f., and g.

**Motion:** Approve items a., b., c., d., f., and g. **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote (**summary:** Yes=3)

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

No public comment.

**33. ADJOURNMENT**

The meeting was adjourned by the call of the Chair at 11:30am

Respectfully submitted,

By \_\_\_\_\_  
Vanessa Stephens Clerk-Treasurer