



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, AUGUST 18, 2015 10:00 A.M.

DISTRICT COURTROOM  
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

## MINUTES

MARSHALL MCBRIDE  
CHAIRMAN  
ATTORNEY

ANNE LANGER  
DISTRICT

LANCE GILMAN  
VICE-CHAIRMAN

JACK MCGUFFEY  
COMMISSIONER  
TREASURER

VANESSA STEPHENS  
CLERK-

---

**Roll Call:** Chairman McBride, Commissioner McGuffey, County Manager Pat Whitten, Clerk & Treasurer Vanessa Stephens, District Attorney Anne Langer, Comptroller Hugh Gallagher, Public Works Director Mike Nevin, Fire Chief Gary Hames, Community Services Director Cherie Nevin, Sheriff Gerald Antinoro, Deputy Sheriff Melanie Keener, Battalion Chief Rob DuFresne, Battalion Chief Jeff Nevin, Recorder Jen Chapman, Senior Planner/Administrative Officer Austin Osborne, Planner Jason Van Havel, Fire Inspector Fritz Gibbons.

**Absent:** Vice-Chairman Gilman

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

The meeting was called to order by the Chair at 10:06am

2. **PLEDGE OF ALLEGIANCE**

Commander Peterson of VFW Post 8071 led those present in the Pledge.

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

**Motion:** Approve Agenda for August 18, 2015, **Action:** Approve, **Moved by:** Commissioner McGuffey, **Seconded by:** Chair McBride, **Vote:** Motion carried by unanimous vote  
**(Summary:** Yes=2)

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

Commissioner McGuffey requested the following corrections: Page 3, Win Buck should read Gwen Buck; Page 5, Earth Day should read Birthday Day.

**Motion:** Approve Minutes for August 18, 2015, with corrections, **Action:** Approve, **Moved by:** Commissioner McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote **(Summary:** Yes=2)

### **CONSENT AGENDA**

5. For possible action approval of Payroll Checks date 07/31/15 \$335,551.77, 08/03/15 for \$2,125.03 and 08/05/15 for \$77,408.28 and \$170,882.05. Accounts payable checks date 07/31/15 for \$6,991.50, 08/07/15 for \$176,426.32 and 47,170.74.
6. For possible action approval of Assessor's recommended changes to tax roll.
7. For possible action approval of Treasurer Report for July 2015.
8. For possible action approval of Business Licenses First Readings:
  - A. SOLAR UNITED NETWORK -- Contractor / 3555 Airway Drive #314 ~ Reno (solar contractor)
  - B. BI NUTRACEUTICALS, INC. - General / 625 Waltham Way #101 (milling botanicals) TRI
  - C. UNIQUE BUILDING GROUP - Contractor / 6390 Greenwich Drive ~ San Diego (lathing contractor)

### **END OF CONSENT AGENDA**

**Motion:** Approve Consent Agenda for August 18, 2015, **Action:** Approve, **Moved by:** Commissioner McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion passed by unanimous vote, **Summary:** (Yes=2)

9. **DISCUSSION ONLY:** Presentation by the Nevada VFW post 8071 awarding Storey County FF/PM Ben Brown as "Nevada Paramedic of the Year."

Dave Szabo, representing Nevada VFW Post 8071, introduced VFW members in attendance. Commander Peterson read and presented the Nevada Paramedic of the Year award to Virginia City Fire Department fireman/paramedic Ben Brown.

10. **DISCUSSION/POSSIBLE ACTION:** Recognition of Maggie Lowther for years of service.

County Manager Whitten gave a presentation in recognition of Maggie Lowther for many years of service as a lobbyist representative for Storey County at the Nevada State Legislature. Maggie has attended five legislative sessions, countless special sessions and many sub-committee hearings. Ms. Lowther received a plaque from Mr. Whitten on behalf of the County.

Ms. Lowther thanked and appreciates the County for this recognition.

Chair McBride expressed appreciation for all the assistance he has received from Ms. Lowther.

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

#### **Ron Engelbrecht , Mark Twain Community Center:**

- A community meeting will be held August 27th, at the Community Center. Dinner will be served at 6PM; the meeting starts at 7PM. County representatives will be attending to answer questions and discuss current issues.
- Elections for new officers will be held next month. Modifications are being made to the by-laws to make this process easier.

#### **Cherie Nevin , Community Services Director:**

- The Nevada Health Center's Mammography van will be in Virginia City on Friday, August 21st, 8AM to 3:30PM, at the Silverland parking lot. Appointments are necessary.

- Most insurance and Medicare are accepted and there is also a sliding fee schedule.
- The income survey for Mark Twain residents will begin in September. The Economic Development Center from UNR will act as the facilitator for this project.
  - 65 Fullbright Scholars will be in Virginia City on August 19th. They will attend lunch at the park, take a train ride, and end with a panel discussion at the Fourth Ward School.

**Gary Hames , Fire Chief:**

- Fire Station 75 in TRIC was reopened August 10th. Everything is going well and the Station has been very busy.
- The Fire Department has a received a Safer Grant which will allow the Department to hire 12 additional employees.
- The new engines and ambulances are all on-line and working extremely well.
- A number of personnel have been off-line being sent to California and other areas.
- A Fuels Grant through the Division of Forestry has been received. With these funds a new excavator has been ordered. The funds will allow the Department to retain nine month personnel on through the winter to do fuel reductions. This includes acreage in the Highlands, Bailey Canyon, Six Mile Canyon, and in and around Mark Twain.

**Mike Nevin , Public Works Director:**

- Work has begun to apply for grant funding for improvements to Miners Park. The grant has been finalized and official approval should be received in November. Work would be begin the spring and includes removal and replacement of all playground equipment, and work on the grounds including the addition of sidewalks. Thanks to Cherie Nevin for the hard work in completing the application.
- As mentioned in previous meetings, the water line under Highway 580 is scheduled for replacement by NDOT as part of the freeway improvement project. If the project goes as anticipated, the construction of the new piece of the siphon would be in December.
- Work began this morning - along with Lyon County Public Works - in the Mark Twain Estates subdivision, jetting out culverts that are County responsibility. Work should be completed by next week. The culverts were clogged during the June and July rain events.
- The cape/slurry seal project will be completed by the end of this week.
- The swimming pool closes this Sunday, August 23rd.

**Gerald Antinoro, Sheriff:**

- After several years, the Storey County Sheriff has begun housing Bureau of Indian Affairs inmates at the Detention Center. Approximately 12 inmates have been received in the last two weeks. The BIA is apparently happy with the results as they have increased their contract amount for the next year. BIA is responsible for transporting these inmates. If these services are provided by the County, the BIA will pay for the costs of transportation.

**Pat Whitten, County Manager:**

- Vice Chairman Gilman apologizes for missing today's meeting as he is working on a possible new business coming in to TRIC.
- There will be a ground-breaking on Friday, August 21st, for Agua Metals, a new company coming in to the Tahoe-Reno Industrial Center.
- Another new company coming to TRIC is Bi Nutraceuticals, Inc.
- There is some progress on the issue of a zip code for the industrial park and to repair the mis-identification that a small county has in using multiple zip codes. Stephanie Walker, Congressman Amodei's senior staffer, has toured the park and was excited and astounded

at what was there. Ms. Walker indicated that she and the Congressman are going to get the County the zip code.

- Zulilly, a company located at the Industrial Park, has been acquired by the parent company owning QVC.

Commissioner McGuffey asked for clarification regarding Park funds available for the Highlands. How are funds spent and what are the limits of what it can be spent on?

**Hugh Gallagher, Comptroller** - In response to Commissioner McGuffey's questions:

- The balances in the Park Fund will be corrected because the penalty interest that was applied before is not going to be the case. Consequently there will be a little less.
- Statute 278 states the collection of the tax for new home construction can be spent on following purposes: Facilities - turf, trees, irrigation, playground apparatus, playing fields, areas to be used for organized amateur sports, play areas, picnic areas, horseshoe pits, and other recreational equipment or apparatus designed to serve the natural persons, families, and small groups from the neighborhood from which the tax is collected.
- It is suggested that bids would be in order for the purchase of any of the foregoing.
- Mr. Gallagher feels that "areas to be used for organized amateur sports" would include walkways to get to the area.

Commissioner McGuffey said residents in the Highlands have brought up the issue of sidewalks for handicapped persons to enable them to access the park and mainly the gazebo.

Mr. Gallagher stated anywhere you have a park there would be ADA requirements which fits "hand in hand".

Commissioner McGuffey asked if the County can spend the funds on what the County thinks the park needs.

Mr. Gallagher indicated yes, this has been done with the park in Virginia City and Mark Twain. The County certainly would like to have ideas from residents in the area of the park as their needs may be different than the County's.

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

**Commissioner McGuffey :**

- The Volunteer Fire Department held its annual Spaghetti Feed last weekend. It appeared to be successful. The band, Lady and the Tramps, did a great job.
- At the Spaghetti Feed, residents requested - with schools re-opening - additional Sheriff presence at the bus stop near Cartwright and Lousetown.

**Chairman McBride :**

- Also attended the Spaghetti Feed on Saturday night and enjoyed the evening.
- Driving to and from the Highlands provided a chance to see all of the roadwork that has been and is being done in the area.
- An issue that is always brought up is the two miles from Saddleback to the firehouse which is the responsibility of the homeowners.
- Realizing that this road is privately owned property and not wanting to set precedence, there are several items and maintenance issues on the two mile stretch of road that should be addressed. This should be presented at a future meeting to discuss if and how these issues may be resolved.

District Attorney, Anne Langer, stated that legal issues would be researched.

County Manager Whitten said if there is a legal path, the County might have funds to provide the work needed on that two-mile portion of road.

- Chair McBride acknowledged the weekend death of a Carson City Sheriff's Deputy and also the recent death of a Tahoe firefighter, both while performing their respective duties.

13. **DISCUSSION/POSSIBLE ACTION:** Notice of intent to file application with USDA Rural Development for funding to complete the remaining phases on the Virginia Divide Sewer System.

Cherie Nevin presented the item. This is a request for approval to file a loan grant application with the USDA Rural Development Utilities Programs for the purpose of financing the remaining phases on the rehabilitation of the Virginia Divide Sewer System to meet the present and future needs of demands on the system. The total cost of the remaining phases is approximately 13 million dollars. It is hoped the County will receive a 75% grant, 25% loan. Phases 2 through 5 would be the collection system to bring all piping into the plant. The 4<sup>th</sup> phase will connect Gold Hill to the Virginia City system.

USDA representatives have come from Washington DC to review these projects. What is here is very unique and old, and in need of replacement. USDA is encouraging the County to submit this application. USDA is doing a tremendous job in lobbying for this project and getting the County these funds.

Commissioner McGuffey asked if there is indication that water/sewer rates will take a big jump as on phase 1. This is a small population for a big project.

Mr. Whitten answered that initially it was planned to phase this project over many years. However, eligibility for 75% grant funds is rapidly becoming more challenging. Also, costs increase every year and the chances of a higher loan - like a 33% loan instead of 25% - go up. Ways to do this (project) without increasing the debt burden on the rate payers, are being explored. There may be other funding or sources to help repay the loan.

Commissioner McGuffey asked if there was any thought to addressing the issue of new water pipes at the same time the sewer pipes are being put in.

Mike Nevin responded that the water system, with the exception of certain areas in Virginia City proper, is in pretty decent shape. The vast majority of the water side is fairly recent - within the last 30 years. A couple of projects have been identified through a separate grant application. There are issues with BLM and additional right-of-ways that need to be acquired. USDA requires the water issue to be a separate project. Farr West is completing the process required to obtain additional BLM right-of-ways for some of these projects. There are some sewer lines through private properties.

Chair McBride said it is exciting that since the completion of the new wastewater treatment plant, representatives from USDA Rural Development have come to see what has been done and they love it. It is USDA's suggestion that the County move forward with this project. USDA is here to help us.

Cherie Nevin complimented the staff of USDA, who are completely supportive of all of these projects.

No public comment.

**Motion:** To file an application with USDA Rural Development for funding to complete the remaining phases on the Virginia Divide Sewer System, **Moved by:** Commissioner McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote (**Summary:** Yes=2)

#### COMMUNITY DEVELOPMENT AND PLANNING

##### 14. FOR POSSIBLE ACTION, LICENSING BOARD SECOND READINGS:

- A. L. K. TOWNE CONSTRUCTION -- Contractor / 949 East Roland Street ~ Carson City (contractor)
- B. SIMERSON CONSTRUCTION - Contractor / 2701 Conestoga Drive ~ Carson City (contractor)
- C. THE BUCKNER HOUSE - General / 81 North A Street (short-term house rental) VC
- D. TESLA MOTORS, INC. - Contractor / 3500 Deer Creek Road ~ Palo Alto, CA (general contractor)
- E. VIVID VISTAS - HB / 401 Canyon Way #20 (handyman) LW
- F. VETERAN CONSTRUCTION, LLC - Contractor / 170 James Avenue ~ Dayton (contractor)
- G. A-Z TRUCK MARINE AND RV - General / 3033 Waltham Way (repair, parts, access.) TRI
- H. RICH DOSS, INC. - General / 201 Wild Horse Canyon Drive (transportation) MCC

On behalf of Community Development, County Manager Whitten, requested approval of items a., b., c., d., e., and f., and continuance of items g. and h.

**Motion:** Approve items a., b., c., d., e., and f., **Moved by:** Commissioner McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote (**Summary:** Yes=2)

**Motion:** Continue items g. and h., **Moved by:** Commissioner McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote (**Summary:** Yes=2)

##### 15. PUBLIC COMMENT (No Action)

None

##### 16. ADJOURNMENT

The meeting was adjourned by the Chair at 11:19am

Respectfully Submitted,

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