



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, NOVEMBER 3, 2015 10:00 A.M.

DISTRICT COURTROOM
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

AGENDA

MARSHALL MCBRIDE
CHAIRMAN

ANNE LANGER
DISTRICT ATTORNEY

LANCE GILMAN
VICE-CHAIRMAN

JACK MCGUFFEY
COMMISSIONER

VANESSA STEPHENS
CLERK-TREASURER

Members of the Board of County Commissioners also serve as the Board of Fire Commissioners for the Storey County Fire Protection District, Storey County Brothel License Board, Storey County Water and Sewer System Board and the Storey County Liquor and Gaming Board and during this meeting may convene as any of those boards as indicated on this or a separately posted agenda.

All items include discussion and possible action to approve, modify, deny, or continue unless marked otherwise.

1. CALL TO ORDER AT 10:00 A.M.
2. PLEDGE OF ALLEGIANCE
3. DISCUSSION/POSSIBLE ACTION: Approval of Agenda for November 3, 2015
4. DISCUSSION/POSSIBLE ACTION: Approval of Minutes for October 6, 2015

CONSENT AGENDA

(All matters listed under the consent agenda are considered routine, and may be acted upon by the Board of County Commissioners with one action, and without an extensive hearing. Any member of the Board or any citizen may request that an item be taken from the consent agenda, discussed, and acted upon separately during this meeting. The Commission Chair reserves the right to limit the time allotted for each individual to speak.)

5. For possible action approval of Payroll Checks date 10/23/15 for \$333,085.99. Accounts Payable Checks date 10/16/15 for \$936,582.70 and \$6,490.81(except for check 83580 for \$4,500.00).

6. For possible action cancellation of the November 17, 2015 and December 15, 2015 Board of County Commissioner's Meeting.
7. For possible action approval of Assessor's petition to designate taxes on certain personal property as uncollectible.
8. For possible action approval of Business Licenses First Readings:
 - A. **RENO PROVISIONS** - General / 100 North Sierra ~ Reno (food truck)
 - B. **FLEXIBLE ASSEMBLY SYSTEMS** - Contractor / 9240 Mira Esbe Ct. ~ San Diego (tools distributor)
 - C. **US TEST & BALANCE CORP** - Contractor / 10 Corporate Park Dr ~ Hopewell Junction, NY (hvac)
 - D. **SUNRUN INSTALLATION SVC** - Contractor / 595 Market ~ San Francisco, CA (pv installer)
 - E. **LABEEG BUILDING SVCS** - General / 225 Keystone Avenue ~ Reno (janitorial service)
 - F. **XL LANDSCAPE DEVELOPMENT, LLC** - Contractor / 4460 Riviera Ridge ~ Las Vegas (landscaper)
 - G. **MODERN MINING SOLUTIONS, LLC** - General / 1280 Alexandria Court **TRI**
 - H. **SIMPSON GUMPERTZ & HEGER, INC.** - Professional / 41 Sevon St ~ Waltham, MA (eng svcs.)
 - I. **JAMES MAGGARD DESIGN CONS** - Professional / 14665 Ambric Knolls ~ Saratoga, CA (eng)
 - J. **GRAYBAR ELECTRIC CO** - Contractor / 150 East Greg Street ~ Sparks (electrical distributor)
 - K. **SHRED-IT RENO** - Contractor / 8670 Technology Way ~ Reno (document destruction contractor)
 - L. **JUGGERNAUT SERVICES, LLC dba Square 1 Solutions** - Professional / 780 Smithridge Drive ~ Reno (staffing solutions)
 - M. **DUSOUTH INDUSTRIES dba DST Controls** - Contractor / 651 Stone Road ~ Benicia, CA (IT svcs.)

END OF CONSENT AGENDA

9. **DISCUSSION ONLY (No Action - No Public Comment):** Committee/Staff
10. **BOARD COMMENT (No Action - No Public Comment)**
11. **DISCUSSION ONLY:** Presentation by Ed James of the Carson Water Subconservancy District (CWSD) including an overview of activities of the CWSD and impacts on the Carson River Watershed area caused by the drought. The presentation will also include various programs such as flood preparedness, regional water supply, the CWSD watershed literacy survey, flood planning and education.
12. **DISCUSSION/POSSIBLE ACTION:** Approval of the TRI Public-Partnership for the year ended June 30, 2014.
13. **DISCUSSION/POSSIBLE ACTION:** Approval of check 83580 for \$4,500.00 to Buck of Blood Saloon.

14. **DISCUSSION ONLY:** Workshop on nuisances and the appropriate procedures to deal with nuisance's and discussion on a proposed ordinance No. 15-267 amending Storey County Code Title 8, Health and Safety by adding chapter 8.01 Nuisances, providing a uniform process for abating all the different nuisance complaints in the code. The existing nuisance procedures in other parts of the Code in title 6, 8, 13, 15 and 17 are amended to be consistent with the new chapter.
15. **DISCUSSION/ POSSIBLE ACTION:** Approve second reading of Ordinance 15-266 an ordinance amending Storey County Code section 17.12.064 Public Utility Uses to establish a procedure for permitting aboveground utility projects and renewable energy generation projects and providing for other properly related matters.

COMMUNITY DEVELOPMENT AND PLANNING

16. **DISCUSSION ONLY:** Presentation by planning staff on the status of the comprehensive update to the Storey County Master Plan. The presentation is provided pursuant to Storey County Code Title 16A and 17A establishing minimum interim requirements for subdivision map approvals and limiting master plan amendments for approvals of planned unit developments during the master plan approval process, and providing for other properly related matters.
17. **DISCUSSION/POSSIBLE ACTION:** Approve first reading of Ordinance 15-270, an ordinance extending interim development regulations affecting Title 16 and 17 of the Storey County Code by extending through June 30, 2016 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 July 1, 2016, whichever comes first.
18. **DISCUSSION/POSSIBLE ACTION: (Continue item until 01/19/16 board meeting).** Application No. 2014-021 (Continued from 06/01/15 meeting) 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. 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.
19. **FOR POSSIBLE ACTION, LICENSING BOARD SECOND READINGS:**
- A. **RED-D-ARC, INC.** - Contractor / 685A Lee Industrial Boulevard ~ Austell, GA (ind. equipment sales)
 - B. **PANASONIC ENERGY OF N.A.** - General / Electric Avenue (lithium-ion battery manufacturing) TRI
 - C. **SUMMIT CONTRACTING, LLC** - Contractor / 120 North Lime St ~ Lancaster, PA (insulation contractor)

- D. **SYSTEMS CONTRACTORS, INC.** - Contractor / 701 South Carson Street ~ Carson City (steel erectors)
- E. **HIGH DESERT SURFACE PREP** -- Contractor / 1885 Temple Hill Rd ~ Reno (concrete prep contractor)
- F. **SANKYO USA, INC.** - Contractor / 1555 Mittel Blvd ~ Wood Dale, IL (cargo handling svcs.)
- G. **STEP BY STEP** - Home Business / 2321 Cartwright Road ~ VCH (foot care nurse - no public traffic)
- H. **OAKRIDGE INDUSTRIES, INC.** - Contractor / 352 East Monterey ~ Pomona, CA (epoxy coatings)
- I. **SOLUM CONSTRUCTION** - Contractor / 10105 Indian Ridge ~ Reno (contractor)
- J. **VERITAS MANAGED SOLUTIONS, INC.** - General / 5302 Greenside Drive ~ San Jose, CA (IT)
- K. **CMC STEEL FABRICATORS, INC.** - Contractor / 2990 East Annadale ~ Fresno, CA (rebar cont)
- L. **INDUSTRIAL LOGISTICS** - Contractor / 3868 Goni Road ~ Carson City (machinery transport, sales)
- M. **MESA FIRE SERVICES, INC.** - Contractor / 7442 Tahoe Basin Drive ~ Las Vegas (fire protection)
- N. **CARR ELECTRICAL TECH, INC.** - Contractor / 2929 Quality Dr ~ Petersburg, VA (elect cont)
- O. **DESERT COMMERCIAL SWEEPING** - Contractor / 5620 Madras St ~ Carson City (indust. sweeping)
- P. **JC ROOFING, INC.** - Contractor / 10580 N McCarran ~ Reno (roofing contractor)
- Q. **C & M CLEANING** - Home Business / 137 D Street ~ Virginia City (cleaning service - no public traffic)
- R. **RYAN'S ROCK & HOE** - Contractor / 274 North A Street ~ Virginia City (dirt hauling)
- S. **BI NUTRACEUTICALS, INC.** - General / 625 Waltham Way #101 (milling botanicals) TRI
- T. **A-Z TRUCK MARINE AND RV** - General / 3033 Waltham Way (repair, parts, access.) TRI
- U. **RICH DOSS, INC.** - General / 201 Wild Horse Canyon Drive (transportation) MCC

20. PUBLIC COMMENT (No Action)

21. ADJOURNMENT

NOTICE:

- Anyone interested may request personal notice of the meetings.
- Agenda items must be received in writing by 12:00 noon on the Monday of the week preceding the regular meeting. For information call (775) 847-0969.
- Items may not necessarily be heard in the order that they appear.
- Public Comment will be allowed at the end of each meeting (this comment should be limited to matters not on the agenda). Public Comment will also be allowed during each item upon which action will be taken on the agenda (this comment should be limited to the item on the agenda). Time limits on Public Comment will be at the discretion of the Chairman of the Board. Please limit your comments to three minutes.
- Storey County recognizes the needs and civil rights of all persons regardless of race, color, religion, gender, disability, family status, or nation origin.

Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Commissioners' Office in writing at PO Box 176, Virginia City, Nevada 89440.

Storey County is an equal opportunity provider and employer.

CERTIFICATION OF POSTING

I, Vanessa Stephens , Clerk to the Board of Commissioners, do hereby certify that I posted, or caused to be posted, a copy of this agenda at the following locations on or before October 28, 2015; Virginia City Post Office at 132 S C St, Virginia City, NV, the Storey County Courthouse located at 26 S B St, Virginia City, NV, the Virginia City Fire Department located at 145 N C St, Virginia City, NV, the Virginia City Highlands Fire Department located a 2610 Cartwright Rd, VC Highlands, NV and Lockwood Fire Department located at 431 Canyon Way, Lockwood, NV.

By Vanessa Stephens
Vanessa Stephens Clerk-Treasurer



Storey County Board of County Commissioners

Agenda Action Report

Meeting date: November 3, 2015

Estimate of time required: 5 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Approval of minutes for October 6, 2015

2. **Recommended motion:** Approve minutes as submitted.

3. **Prepared by:** Vanessa Stephens

Department: Clerk & Treasurer

Telephone: 775 847-0969

4. **Staff summary:** Minutes are attached.

5. **Supporting materials:** Attached.

6. **Fiscal impact:** N/A

Funds Available:

Fund:

____ Comptroller

7. **Legal review required:** N/A

____ District Attorney

8. **Reviewed by:**

☒ Department Head

Department Name: Clerk & Treasurer

____ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. 4



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, OCTOBER 6, 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, District Attorney Anne Langer, Comptroller Hugh Gallagher, Outside Counsel Robert Morris, Administrative Officer/Planning Director Austin Osborne, Planner Jason Van Havel, Sheriff Gerald Antinoro, Public Works Director Mike Nevin, Fire Chief Gary Hames, Chief Deputy Melanie Keener

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

The meeting was called to order by the Chair 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 October 6, 2015

County Manager Pat Whitten requested that Consent Agenda Item 8 be deleted- rescheduling of the meeting is no longer necessary- and to move Item 20 before Item 17.

Planning Director Austin Osborne requested continuance of Item 16 to November 2, 2015; Items 22 and 23 to October 19, 2015. Mr. Whitten corrected the October 19th date is now October 20, 2015.

Public comment:

Virginia City Resident, Mark Joseph Phillips: In regards to Agenda Item 14, Mr. Phillips requested this item be separated into two items - one for the general liquor license and general business license for the Delta Saloon as 14A. And, 14B for the general business license and regular liquor license for the Bonanza Saloon. Dr. Vincent Malfitano applicant on both items. Mr. Phillips further suggested the Board convene as the Liquor Board while hearing these items.

County Manager Whitten stated the notice at the beginning of the Agenda states that this Board also serves as the Liquor and Gaming Board, amongst other boards. Mr. Whitten concurs that item 14 be heard as 14A and 14B, with the liquor licenses for the Delta and the Bonanza combined as 14A, and the general licenses for the Delta and the Bonanza combined as 14B.

Outside Counsel Robert Morris said he believes there is sufficient notice that the Liquor Board is going to take action based on the initial paragraph in the Agenda to be able to go ahead with the item today.

Chairman McBride reviewed corrections/changes to the agenda as follows: Removal of item 8 on the Consent Agenda, continuance of item 16 to November 2, 2015 and items 22 and 23 to October 20, 2015. Divide agenda item 14 into 14A – to approve liquor licenses, and 14B – to approve general licenses. Move item 20 to be heard before item 17.

Motion: Approve the Agenda for October 6, 2015, with changes as indicated, **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 August 18, 2015

District Attorney Anne Langer explained the August 18th Minutes had been approved at a previous meeting. Vice Chairman Gilman was not present at the August 18th meeting and had voted to approve the minutes. For that reason, the August 18th Minutes are requested to be re-approved by the two Commissioners present at that meeting.

Mr. Whitten noted the incorrect spelling of Fritz Klingler on the Roll Call of the minutes.

Motion: Approve the Minutes for August 18, 2015, with correction of spelling of Fritz Klingler under the Roll Call, **Action:** Approve, **Moved by:** Commissioner McGuffey, **Seconded by:** Chair McBride, **Vote:** Motion carried by unanimous vote (**Summary:** Yes=2)

5. DISCUSSION/POSSIBLE ACTION: Approval of Minutes for September 1, 2015

Motion: Approve the Minutes for September 1, 2015, **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote (**Summary:** Yes=3)

CONSENT AGENDA

6. For possible action approval of Payroll Checks date 08/28/15 for \$439,338.52, date 09/11/15 for \$476,976.73, date 09/14/15 for \$117,294.43, date 09/14/15 for \$64,037.69 and date 09/25/15 for \$407,693.92. Accounts Payable Checks date 08/04/15 for \$499,000.00, 09/04/15 for \$211,237.81 and \$10,732.86, date 09/08/15 for \$17,529.25 and date 09/18/15 for \$3,046,743.17 and \$6,780.98.

7. For possible action approval of Treasurer Report for August 2015

9. For possible action approval of Business Licenses First Readings:

- A. **ROCK RAT ADVENTURES, LLC -- General / 160 South A Street (guided UTV tours)VC**
- B. **MAVERICK TECHNOLOGIES, LLC - Contractor / 265 Admiral Trost Drive ~ Columbia, IL (eng)**
- C. **PAPA FRED'S FOOD (DBA) - General / 1575 Linda Way ~ Sparks (mobile food truck)**
- D. **PRECISION CONCRETE - Contractor / 1640 West Brooks Avenue ~ N. Las Vegas (concrete cont.)**
- E. **JET.COM - General / 2777 USA Parkway (fulfillment center) TRI**
- F. **RELIABLE PLUMBING - Contractor / 4075 Desatoya ~ Reno (plumbing contractor)**
- G. **DUKE'S PLUMBING - Contractor / 1424 Industrial Way ~ Gardnerville (plumbing contractor)**
- H. **FAMILY LANDSCAPE MAINTENANCE - Contractor / 330 River Road ~ Dayton**
- I. **NEVADA COMMERCIAL COATINGS, LLC - Contractor / 4890 Aircenter Cir ~ Reno (painting cont.)**
- J. **FARWEST INSULATION - Contractor / 1220 South Sherman St., ~ Anaheim, CA (insulation contractor)**
- K. **MIDWEST RECYCLEING SERVICE & SALES, INC. - Contractor / 855 Rowland Springs Rd ~ Cartersville, GA (install recycling equipment)**
- L. **TILE ALLIANCE, INC. - Contractor / 4615 Aircenter Cir ~ Reno (tile contractor)**
- M. **PETRO SOLUTIONS - General / 2511 Edgerock Road ~ Reno (truck storage @ 3033 Waltham)**
- N. **PLATINUM SCAFFOLDING SERVICES - Contractor / 14950 Heathrow Forest ~ Houston (scaffolding)**
- O. **M G & H CONSULTING, LTD - Home Business / 21570 Dortort Drive ~ VC Highlands (consultant)**

10. For possible action approval of Sheriff Business Licenses First Reading:

- a. The Hatchling House, a home day care in the VC Highlands

END OF CONSENT AGENDA

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

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

Ron Englebrecht, Mark Twain Community Center:

- An arts and crafts fair will be held at the Community Center in November.
- In December, the Community Center will hold its annual spaghetti feed.
- The Veteran's Memorial is under construction and should be completed in time to hold a dedication on Veteran's Day. This will be a great presentation with local Vietnam Vets and American Legion members being invited.

Shaun Griffin, Community Chest :

- On October 28th the Health Center will re-open in Virginia City with an attending physician's assistant. The Health Center will be open every Wednesday from 8:30 AM to 4PM. There is a possibility that pharmaceutical services will be provided.
- Health services will open in Lockwood on Thursday, November 5th. Services will be available on Thursdays and will be coordinated through the Community Chest Outreach counselor, Adrienne Sutherland. Services are primarily senior outreach.
- On November 21st, 4 - 6 PM, an author presentation will be given by Heidi Durrow, critically acclaimed author of The Girl Who Fell From the Sky, at Piper's Opera House.
- Plans are nearing completion and progress continues on Phase 2 of the Community Center. Requests have been made to six foundations for support. Written commitments to be returned by November.

Jason VanHavel, Planner:

- The Planning Department has been reviewing recent sign variances and issues. A group has been brought together to discuss issues and potential updates. A public conversation on this topic and implications of updating the County's sign zoning will be initiated in the future.

Austin Osborne, Administrative Officer/Senior Planner:

- A "pocket plaza" is being built as a 5 - 10 year interim project at the Black & Howell building. This will include a shade structure, benches and a kiosk.
- Work continues on the Courthouse parking lot. Comstock Mining, Inc. will be providing rip-rap at a low cost to be utilized in stabilizing the slopes at the back of the parking lot. This project goes out to bid this week. A mandatory contract meeting will be held at the site before bids are accepted.
- State Route 342 is closed for completion of the 2nd phase of the road project. Work should be finished by the target date of November 12th.
- We continue to work on the Master Plan. Chapters on the website for housing, transportation, land use and population, are substantially complete. The Laramie plan is complete and on the website. March 2016 is the anticipated date for completion and presentation to the Board. Written comments and questions from the public regarding the Master Plan are encouraged. Comments become part of the record supporting the Master Plan and should be directed to the Planning Department.
- The entire Master Plan is a draft. Numbers and dates will be assigned in the future.
- Mr. Osborne continues to meet with BLM and with staff from Congressman Amodei's and Congressman Porter's offices regarding the land conveyance between BLM and Storey County. Bill draft language for the next Congressional session is being prepared.
- A review of Storey County employee health benefits plans has begun in preparation for the annual employee benefits fair to be held in May. An employee committee will be set up to discuss any issues.

Gary Hames, Fire Chief:

- Thank you to the staff for their work and support during the Chief's recent absence.
- Fire crew fuel management activities should begin next week in the Highlands. The new excavator will be used to complete this work. After the Highlands, work will continue at Six Mile Canyon and the top of Bailey's Canyon. A presentation will be given this month at each of the Highlands Homeowner Association Boards regarding the work to be done. A fuels foreman will go door-to-door to discuss fuel management with residents.
- Fire Station 75 is now fully staffed. Since being staffed, call volume has quadrupled. An additional dorm-room has been installed by Public Works. We are working with REMSA regarding response issues.
- An opening burning press release was issued this week primarily for Mark Twain and Painted Rocks. There is no open burning allowed in the Highlands.
- The aerial platform for Station 75 was delivered to Las Vegas for refurbishment. Hopefully the platform will be in service by the first of the year.
- The CDBG grant for the fourth ambulance is going through. The cab and chassis have been ordered with delivery after refurbishment in March.

Vice Chair Gilman asked about the call volume and the nature of the calls in TRI at Station 75.

Chief Hames said most of the calls are medical emergencies. In the past, these type of incidents were most likely transported in private vehicles due to long response times.

Hugh Gallagher, Comptroller:

- The budget to actual process for the first quarter 2015-16 will be scheduled for the next meeting. At a recent meeting of local Counties fiscal management, attendees were surprised at the amount of consideration this Board gives to the budget process and the progress made through this process.

Commissioner McGuffey asked if there was any progress on the V & T Railroad issues.

Mr. Gallagher replied that several outside auditors that were contacted do not have time to complete an audit of the V & T issues. The County will step up and do it internally. This will be done soon.

Anne Langer, District Attorney:

- The Hoover estate/property has been cleaned up. An auction of items found on the property is scheduled for October 24 at that location. Time and date will be published in the newspaper. A lot of the items belong to the Comstock and hopefully these items will remain here through a private auction.

Pat Whitten, County Manager:

- Present at today's meeting is former Commissioner Bill Sjovangen as well as the developer of Tahoe Reno Industrial Center, Don Roger Norman.
- Completion of a cape-seal project on the private portions of Cartwright Road in the Highlands has been discussed at a previous meeting. Both Homeowner's Associations have sent the requisite letter requesting the County's support and help. The legal

department has found an approach allowing the County to do this. Currently the project will be on hold until the next paving season, which may be May of next year.

- The Clerk's office will post notice of a possible quorum for October 28th and November 5th so that Commissioners can attend the opening of the Health Centers in Virginia City and Lockwood respectively.
- The work done in the parking lot has been some of the best collaboration of County resources to date. Austin Osborne has done a great job on this project and in obtaining rip-rap from Comstock Mining at a lower cost.

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

Commissioner McGuffey:

- Community Development Director Dean Haymore was recently honored by EDawn for his great efforts and successes in working with businesses at TRI.
- The NACO convention was held last week. Commissioner McGuffey attended and has completed all mandatory workshops, and has taken additional classes towards becoming a certified public officer.
- Commissioner McGuffey attended the Comstock Mine Portal dedication to Randy Harris. At the time of the dedication, the portal was about 200 feet deep in and is progressing 10 feet per day. Giant steel doors with padding have been installed and are closed during blasting.

Chair McBride:

- Lisa Mensa, Department of Agriculture Under-Secretary, recently toured the industrial park visiting properties that have been given loan guarantees from USDA.
- Projects such as the new wastewater treatment plant on Six Mile Canyon are done in cooperation with the USDA Rural Development, who gives the County grant funds and loans money for a long period of time at low interest rates. After completion of projects, USDA sends a representative from Washington to review the property and see that everything was done to specifications. Kent Evans from Washington recently toured the facility with representatives from the USDA Carson City office. The County has been working on replacing the wastewater lines throughout Virginia City and Gold Hill, a project that would be many phases over many years. Mr. Evans was so impressed with the how smoothly the treatment plant project was completed, he suggested the County submit plans for replacement of the system in Virginia City and Gold Hill.
- An application was submitted to the USDA in August. Within 30 days, the USDA advised the County of being very interested in the project and suggested the County ask for full funding and one phase - saving money by having one set-up and one tear-down. The application for full funding was granted and USDA Rural Development has awarded Storey County a grant of almost \$9 million and a low-interest, long term loan of approximately \$4 million. This project can be completed as soon as a bid is awarded.
- The County is mandated by EPA to be in compliance with clean drinking and wastewater. With the assistance of the Federal government, the County has been given the opportunity to obtain the majority of funds needed to complete the wastewater system project. This is a sign of good government.

- Chair McBride thanked the staff of USDA Rural Development, Carson City, who went out of their way to make sure the application was submitted timely and approved.
- Chair McBride also attended the NACO conference in Las Vegas.

13. DISCUSSION/POSSIBLE ACTION: Approve second reading of liquor and general business license for Storey County School District for Piper's Opera House

Sheriff Antinoro joined the Commissioners as part of the Storey County Liquor and Gaming Board.

County Manager suggested hearing this item as 13A for the liquor license and 13B for the general business license.

Sheriff Antinoro stated that investigation has been completed on the School Board's liquor license. There is no reason to preclude the School Board from obtaining the liquor license and Sheriff Antinoro recommends approval.

Public comment:

Mark Joseph Phillips, Virginia City Resident: Would like to confirm that it is the School Board of Trustees that submitted this application.

Sheriff Antinoro replied that it was.

Mr. Whitten indicated that this license is primarily for upstairs and not related to the Corner Bar.

Motion: Approve the liquor license for Storey County School District for Piper's Opera House,
Action: Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey,
Vote: Motion carried by unanimous vote (**Summary:** Yes=3)

Chair McBride stated Item 13B, general business license, would be for selling souvenirs, conducting events, and the like.

No public comment.

Motion: Approve the general business license for Storey County School District for Piper's Opera House, **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote (**Summary:** Yes=3)

14. DISCUSSION/POSSIBLE ACTION: Approve liquor and general business license for The Bonanza and The Delta

Chair McBride said this item will be heard as 14A for liquor license and 14B as general business license.

Chair McBride disclosed that he is in business on C Street and holds a liquor license, and does not have a pecuniary interest in either the Delta or Bonanza Saloons.

Vice Chair Gilman disclosed that he operates a business on C Street, and has not pecuniary interest in the Delta or the Bonanza.

District Attorney Anne Langer presented this item (14A), liquor licenses for the Delta and the Bonanza.

Ms. Langer said NRS 369.190 would apply to the liquor license regarding both establishments. This statute discusses applying for a liquor license and that your moral character would be an item that the Board will, and shall, take into consideration when making their opinion on granting a liquor license.

In further review of the statute and researching the subject, it came to the attention of the District Attorney's office that - 369.190 applies to wineries, breweries - places along that line. When looking to a general liquor license, what would apply here would be the County Code, Section 5.

Ms. Langer said Outside Counsel, Robert Morris, has done the major research regarding the County Code and will continue the presentation of the procedures that the Board would like to know prior to making a decision.

Robert Morris discussed legal areas providing the groundwork for the Board's decision in this matter.

Initially, NRS 244.350 is the authorization allowing Board of County Commissioners to become the Liquor Board and to pass regulations on the sale of intoxicating liquors in this County, and allows the County to adopt ordinances for that purpose. The County has adopted two different sections - chapter 5.04 for business licenses. Chapter 5.12, deals with the sale of alcoholic beverages. The basic requirements for any license within the County are contained in chapter 5.04. Section 5.04.050 talks about the need to have a hearing on any license. There is an additional section in the code dealing with alcoholic beverage licenses having additional requirements. For a business license, Section 5.04.100 gives grounds for the refusal of a license - stating that a license may be refused by any licensing agency until the applicant complies or agrees to comply with all the other existing ordinances, laws in force, including the County master plan. A license may be revoked for failure to comply therewith. Specifically for a business license, any unpaid taxes would be grounds for refusing a license.

Mr. Morris continued, since this is a license for sales of alcoholic beverages, it's important to look at that requirement. The first section of 5.12.010, states that all new applicants for a liquor license authorizing the sale of alcoholic beverages on or off premises, shall provide the County Liquor License Board with the following primary consideration: a) proof of financial standing to warrant an expected, satisfactory and profitable business operation. That is to provide the Board evidence to show that applicant has the financial standing to have a profitable business operation.

This should provide the Board with the basic legal framework for their decision. There is a lower standard of approval for a business license. Since there is a specific section about the sale of alcoholic beverages, there is the additional requirement of proof of financial standing - it is important for the Board to see if there is evidence to show or not to show that.

Mr. Morris said it is important for the Board to specifically call out the reasons why they are voting one way or the other on an item like this. If there are particular reasons the Board feels convinces a vote one way or the other, it would be good to put those on the record.

Under the code sections, the Sheriff is to do an investigation into the background. Some of the other sections are a complete background as to applicant's criminal record and experience in saloon or liquor vending businesses. The Sheriff is the one to report to the Board on this matter.

Sheriff Antinoro stated the applicant made application to the County for the liquor license. An investigation was conducted finding nothing of a criminal nature that would preclude applicant from having a license. During the course of investigation, there was showing of significant finances and financial background knowledge to where there would be no reason to expect the business would fail.

Sheriff Antinoro believes the reason this is being done with such gusto, is because of what happened recently with this particular applicant with gaming. Gaming has a significantly higher standard than what the County ordinances have, requiring much larger showing of financial background and knowledge of the industry - things like that. For the purposes of Storey County liquor licenses and the licenses we have issued in the past, nothing was found in the applicant's background or during the course of the investigation that would preclude him from obtaining a Storey County liquor license.

Mr. Morris suggested that since the matter of the Gaming Control Board and it's order has been raised as something that the Board might want to consider, Mr. Morris has a copy of that order and can provide it for the record. There is one section the Board may want to consider. On page 4, "Virginia City Gaming, Malfitano and Delta failed to carry their burdens to demonstrate adequate business competence for the licensing applications. This is demonstrated through the non-disclosure of business related issues to the Board, significant disclosed and non-disclosed litigation, significant employment related issues from Malfitano's assisted living and his prior dental practice, significant citations and actions by other regulatory agencies concerning Malfitano's assisted living business and prior dental practice, the existence of numerous prior tax liens, and appearance of significant cash flow problems."

Mr. Morris continued the only reason to use that is to consider the financial standing of the applicant and whether that would assist in deciding whether you could expect the satisfactory and profitable business operation.

Sheriff Antinoro, again Gaming has an extremely high standard. Several of the State agencies have standards that far exceed what we have ever given to in Storey County in the past. One regulatory agency requires you have \$20,000 cash sitting in the bank at your disposal for your business. Sheriff Antinoro does not know specifically what Gaming requires, however in our investigation, Mr. Malfitano has significant personal holdings. According to the financial documentation provided to us, he does have liquid resources along with real property holdings. The CPA familiar with Mr. Malfitano's finances said there is no reason why he would not be successful in this endeavor. If we are to consider what Gaming offers on his financial status, then we should look at what Gaming requires as the level of proof financial stability. If we are going to hold this applicant to that standard

of what Gaming requires, does that mean we now have to go back and reconsider all other liquor applicants who may have a difficult time reaching that same threshold.

Mr. Morris reminded the Board that it's not the Gaming requirements that the applicant has to meet. Basically you are deciding, "proof of financial standing to warrant an expected satisfactory and profitable business operation". You're looking at that specific standard of requirement.

Sheriff Antinoro pointed out that the investigative reports have been provided to the Board. While the personal financials were not included as it contains protected information - the bottom line estimated value of Mr. Malfitano's holdings, as listed, are in excess of 5 million dollars.

Mr. Morris said the Board could ask the applicant. Chair McBride noted the applicant is not in attendance.

Chair McBride indicated that Mr. Malfitano's general manager is present and prepared to give testimony.

Mr. Morris indicated the Board has staff's view of the matter and it's appropriate for the applicant, or anyone that wants to speak, to go ahead and give public testimony. It is understood that the Chair may have testimony as well, and after - if there are any other questions - they could be answered and the Board could go ahead.

Tina Perkins, current General Manager at the Bonanza and the Delta for Dr. Malfitano, said they have been working tirelessly preparing the documents. Health inspections were yesterday, which went very well. The Bonanza restaurant and the bar were approved. Four of the bars in the Delta were approved - the restaurant was not approved yet as there is a lot of work to be done.

Ms. Perkins continued, at least 15 of the prior employees have been retained. Five from the Sawdust Restaurant. They are trying to keep everyone employed and everyone who has asked to stay, has stayed.

Bruce Kiddis, resident of Carson City and friend of Dr. Malfitano for 20 years: Describing the Gaming Board Commission process in one word - tilt. Mr. Kiddis doubts that any of you could pass the Gaming Commission if they decided we don't want them. You can be accused and you don't get the documents. That's not the point. This is Virginia City, this is the old west.

Mr. Kiddis continued: This young man has made his money the old-fashioned way. He paid the seller, Mr. Petrini, 4 million dollars. Mr. Kiddis is sorry if Mr. Petrini regrets selling it. He could have easily said in the contract - if you don't get your Gaming License, I get first option to buy it back. He didn't. We are sorry to see the machines leave the Delta - they may come back. The whole process is discouraging. This young man is an entrepreneur and deserves a chance to run a business. If he doesn't make it, he'll go bankrupt or sell it.

Hugh Gallagher, Storey County Comptroller, has a couple of items to remind or advise the Commission on:

- First and best use going forward - that it was a gaming establishment originally, and the process was it was going to be continued as such. It is no longer going to be the case;

- Profitability at that point in time becomes somewhat "salted down". Understanding the fact that the Gaming Control Board decided not to license the applicant, is a big concern - going forward as to the profitability of those two locations.
- The other side is there has been a number thrown out as to the net worth of the applicant, which is somewhere around 5 million. Mr. Gallagher is not sure if this is an audited statement or just an application. If that's the case, that should probably be examined to see if that is not true.

Chair McBride disclosed that after reading that applicant was denied by the Nevada Gaming Control Board, Mr. McBride decided to attend the next meeting before the Nevada Gaming Commission - two weeks later. It was three hours of testimony. As pointed out by Mr. Morris, there has to be strong financial standing in order to be licensed - not only by liquor regulations but by gaming. Gaming pointed out a host of different things - lawsuits, foreclosures, delinquent tax payments, tax liens, default notices, all of these items.

The vote against the applicant from the Gaming Control Board was 3-0 for denial. The Gaming Commission vote was 5-0 for denial. Talking about financial stability and net worth of approximately 5 million dollars, dwarfs what Commissioner Townsend on the Gaming Commission stated - that the debt Mr. Malfitano has is 12 million dollars.

Chair McBride continued that Mr. Kiddis has suggested that Mr. Malfitano paid 4 million dollars for the properties. Probably true, but no secret that there are large sums of debt attached to this purchase, in the amount of 2.5 million dollars. Looking at the financials, he is upside-down by 7 million dollars, and has outstanding debt of 2.5 million dollars. Removing gaming from the properties, and the cash flow by 60 or 70%, does not make a sustainable business.

As pointed out earlier, Chair McBride said he does have a little knowledge when it comes to gaming, with his family in the business since 1931.

Chair McBride said this would be an up-hill climb when it doesn't look like there's any financial stability in order to operate these two businesses,

Sheriff Antinoro asked what kind of precedent we are setting. An entity has just been licensed without going through this discussion on finances. We assume the School Board has sufficient money to keep that license going and run a sustainable business - different type of business.

Even though Mr. Morris says we are not holding him (applicant) to a gaming standard, in essence we are. Everything being talked about is what Gaming says. If Gaming says there are lawsuits, tax liens, and judgments - again, do we go back and look at the existing license holders. There are existing license holders that have suffered some of those same issues. Sheriff Antinoro said he is not judging the applicant's business model. As Mr. Gallagher pointed out, Sheriff Antinoro thinks trying to run (the businesses) just as a bar, that the businesses will probably fail. That is not his decision to make.

Are we going to hold this applicant to a different standard, than what we have in the last five years and to what the last approval was held to?

Chair McBride replied that he doesn't know if we're holding to a different standard. Under liquor license provisions in Chapter 5.12, "an applicant is required to provide to County Liquor License Board the proof of financial standing to one expected, satisfactory profitable business operation". Can a profitable operation when the major source of revenue has been taken out

Sheriff Antinoro stated he does not know the breakdown of revenues and does not know what the entire business plan is for the operation of the buildings. He is looking at the consistent application of the ordinances and issuance of liquor licenses. It seems to be like a different standard.

Vice Chair Gilman said he has reviewed the Gaming Board's review and analysis. Mr. Gilman assumes that that Board had well-qualified, investigative staff who looked carefully at this individual perhaps beyond what this Board would do for a license. If the Gaming Board's reasons for denial are followed, how can we - as a body - support a liquor license based on our statutes. The Sheriff has done his investigation and we have an investigation done in depth by the Gaming Board. Mr. Gilman does not understand why we're apart because the Gaming Board's investigation was clear and the violations are clear. The standard wasn't reach for the gaming license or for a liquor license.

Commissioner McGuffey expressed that it was difficult to compare (this item) with the school board getting a liquor license. They make some money and are trying to help support that old building. As far as relying on what the Gaming Board says - no, but the information gives an idea of what kind of person he (Mr. Malfitano) is. Commissioner McGuffey refers to information in the Gaming Board's decision referring to the applicant's business background, numerous tax liens, and significant cash flow problems. Applicant was not qualified to be a landlord. This shows what kind of person he has been and shows that he lacks probity and does not show integrity to run a business - the way the Gaming Board sees it.

Sheriff Antinoro replied, again the Gaming Board is holding that position on the basis of their requirements to hold a gaming license. Storey County has had, and has, license holders who have judgments and tax liens. Do we go back and review all of those licenses to hold them to a different standard? We're talking about a Storey County liquor license, not a gaming license. The Sheriff said he cares that we are applying things equally and fairly across the board to all past, present and future license holders and applicants.

County Manager Whitten read from page 4 of the gaming order continuing from Mr. Morris left off, "For the landlord applications, this is demonstrated by significant issues concerning foreclosures, delinquent tax payments, tax liens and default notices concerning the real property of or business owned by Malfitano, which indicates Malfitano was not suitable to be the landlord of the gaming establishment." These are serious contra-indicators of financial standing.

Mr. Whitten continued that as Sheriff he issued these licenses for six years. He applied similar standards known in the banking industry where you looked at character and capacity in order to extend lines of credit. Once he became knowledgeable of the level of concern from gaming, seeing gaming's order, it is Mr. Whitten's opinion, it can't be denied.

Mr. Whitten said he would argue that if this information was known about every other liquor license applicant, they should be held to this standard - but we don't. In the instant case, we know because of the gaming order and the testimony heard at the Gaming Commission hearing.

These are serious indicators of lack of financial strength and ability to conduct a business. Staff's recommendation is to deny both liquor based on those findings.

Chair McBride called for additional public comment.

Bruce Kiddis, Carson City Resident: Earlier you approved the September 1st minutes. Item 13 refers to a statement that if Dr. Malfitano were to sever relations with Dewing Gaming to operate the businesses himself, there would be no delay in obtaining the licenses. There is no reason not to license Dr. Malfitano except that it would be a duplicate license. Mr. Kiddis addressed Chair McBride and said the Chair was there and Malfitano's attorney - who had served on the gaming board - argued the standard for gaming was different from that for being a landlord.

What was said on September 1st is meaningless.

Chair McBride responded: You are correct, that is what was said. Chair McBride said he mis-spoke and what he should have said - and to correct the record - that you (Malfitano) can come back for consideration to have the license approved.

Chair McBride continued, your friend's lawyer - testifying before the Gaming Commission - lost his argument. He is an expert in gaming law as he was on the Gaming Board. He was amongst his peers and lost. It rarely happens that a person goes through the application process all the way to denial. Most of the items there were items that were undisclosed - numerous lawsuits, sexual harassment settlements, all undisclosed. The six page letter of denial is public record.

Chair McBride said he has to look out for what's good for Storey County, the community of Virginia City, the taxpayers, and the wellbeing of the people who live and work in the community.

This is the most controversial issue in Chair McBride's three years on the commission. He has received phone calls and walk-ups from people who are upset and displeased that the Delta is going to turn into a sports bar. There's a history of gaming there (at the Delta).

The Gaming Commission awarded Mr. Dewing, the operator, 90 days to operate giving Mr. Malfitano time to find other avenues to sell the property, to operator or do something else. He opted to take this path.

Pat Whitten: One item to clarify. Further in the minutes it does indicate that County Manager Whitten stated that Sheriff Antinoro has asked Mr. Whitten to explain the licenses will be considered for approval. So the misstatement (by Chair McBride) was corrected at the time to indicate they would be considered.

Vice Chair Gilman: The statement was made on what was known at the time. Now there is more information and it's important to make the proper decision. Mr. Gilman does not understand why the two reports and investigations are so different.

Nicole Barde, Storey County Resident: Suggested that before trying to apply a higher standard as demanded by gaming, go back to the local standard. Is it asked on the liquor license application and on the business license, for disclosure of the issues that came up at the Gaming Commission.

Sheriff Antinoro replied, some of the financial stuff, yes – some of it, no. All of the criminal stuff is asked for disclosure. There were no omissions by Mr. Malfitano on what we inquired of.

Ms. Barde: If there's something wrong with our process that allows this level of magnitude of issue to pass by our investigation, we need to plug that hole. If the application asks for this information and he failed to disclose it, it seems that it can be denied based on the local requirement. Ms. Barde is concerned that if a step is taken outside the local regulations and the higher standards of the Gaming Commission are used, it may have implications and set precedence we may not like. If the violation is in the regulations, applications, ordinances, that's clean to say denial. Stepping outside of that may cause problems. Ms. Barde is not advocating for or against, just saying it leaves you open.

Judy Cohen, C Street business owner and Storey County Resident: Ms. Cohen has a general business license. No one on C Street likes to see what's happening. Ms. Cohen thinks, if there is a discrepancy, the statute – whatever it's called – needs to be looked at.

District Attorney Anne Langer: Before the vote, Ms. Langer said she would like to go over a few rules. One of the first issues wafting around, is under NRS 369.190, moral character. A lot of the issues that have come up before the vote, is to look at the Storey County ordinances having to do with the procedures for getting a liquor license. This comes down to proof of financial standing to warrant an expected satisfactory and profitable business operation. That's it. Moral character doesn't apply. Financial wellbeing under the local ordinance is what you are looking at, and that is what I would direct you to as Storey County District Attorney.

County Manager Pat Whitten: Staff's recommendation is to deny both liquor licenses for the grounds that have been explained, and that you have explained on the record – your concerns.

Ms. Langer: Depending on the motion, whether to approve or deny the license, please make it specific as to your reasoning behind approval or denial.

Motion: To deny the licenses, the liquor licenses, for both the Bonanza and the Delta, based upon the probability of financial instability to operate successfully here in Virginia City **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote (**Summary:** Yes=3, Chair McBride, Vice Chair Gilman and Commissioner McGuffey; Nay=1, Sheriff Antinoro)

Chair McBride called to hear item 14B, licensing for the general license for the Delta and the Bonanza.

Outside Counsel Robert Morris, addressed the board. If there's consideration of refusal of a license, Section 5.04.100, has specific grounds for refusal. Basically, a license can be refused by any agency until the applicant complies or agrees to comply with all other existing ordinances, law in force, including the County master plan and license.

This is a general requirement that the applicant abide by existing ordinances and laws. Refusal would be based on the applicant not complying with existing ordinances and laws.

There is a section about any unpaid real property taxes. Mr. Morris understands that this has not been brought up.

The business license has a different requirement for approval and denial than the liquor license.

County Manager Whitten: It would be staff's position, subject to further input from legal counsel, that as far as the Delta is concerned – to the best of his knowledge – they are current on inspection requirements for both building and fire, and would be eligible to meet the burden of standard.

However, the Bonanza is not. There are fire code issues being worked on currently.

Mr. Whitten said staff's recommendation is to recommend approval for the Delta and continuation of the Bonanza, therefore revoking any temporary licenses granted earlier and allow them to operate without liquor or gaming. The Bonanza would not be allowed to operate.

Commissioner McGuffey asked if in the past they were able to operate their business while making fire, sprinkler improvements or anything like that. If so, might we entertain that possibility?

Mr. Whitten asked Fire Chief Hames to comment on the status of compliance.

Gary Hames, Storey County Fire Protection District Fire Chief: We have been working with them for approximately nine months. In our district, the generally accepted practice is six months. We are over by three months. That building is not safe. Chief Hames understands that at escrow it was understood that building had to be fire sprinkled. It's almost a year now. I would recommend that a general business license is not issued for that facility.

Bruce Kiddis: To the Chief, is there or isn't there a written agreement that says the sprinklers will be in by December 31st and that was negotiated in the County Manager's office. Is there or isn't there? There is.

Chief Hames: No, there is not. There is an agreement in place that states that it ties back to the gaming license approval. The gaming license approval was not successful. It is Chief Hames' opinion that the agreement is null and void as it was tied to the gaming license. That process was not fulfilled.

Motion: To deny the Bonanza business license and to approve the Delta general business license,
Action: Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey,
Vote: Motion carried by unanimous vote (**Summary:** Yes= 4)

Chair McBride: And the denial would be lifted upon the time that the sprinkler systems were completed.

Mr. Whitten: If you're going to do that, they would have to reapply.

The Chair called for recess at 11:42AM; reconvened at 11:53AM

RECESS TO CONVENE AS STOREY COUNTY FIRE PROTECTION DISTRICT BOARD

15. DISCUSSION/POSSIBLE ACTION: Approval of Resolution No. 15-431 approving portal-to-portal payment for CFAA mutual aid requests.

Fire Chief Gary Hames presented this item. This is a five-party agreement between the Federal parties, US Forest Service, BLM, California Office of Emergency Services, Cal-Fire, and local governments. The agreement allows and promotes portal to portal payments relating to mutual aid outside of the area over to California. The agreement is portal to portal so that our crews can be run 24 hours per day on fire incidents. Separate from the agreement, a resolution supporting the same language is required.

Vice Chair Gilman said he understands there is no financial impact, the agreements are already in place and California has requested the County to address an ordinance to satisfy their requirements.

Chair McBride corrected that it's a resolution not an ordinance.

Commissioner McGuffey asked if there are mutual fees involved.

Chief Hames said yes, this is a reciprocal agreement. The fees are broken down in the agreement that has been signed for 15 years.

Motion: Approve Resolution No. 15-431 approving portal-to-portal payment for CFAA mutual aid requests **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote (**Summary:** Yes=3)

ADJOURN TO RECONVENE AS STOREY COUNTY BOARD OF COUNTY COMMISSIONERS

16. DISCUSSION/POSSIBLE ACTION: (Continue until 11/02/15 board meeting) Approve second reading of Ordinance 15-266 an ordinance amending Storey County Code section 17.12.064 Public Utility Uses to establish a procedure for permitting aboveground utility projects and renewable energy generation projects and providing for other properly related matters.

20. DISCUSSION/POSSIBLE ACTION: Request by Don Gilman for assistance re ad hoc rulemaking.

Vice Chair Gilman recuses from discussions and vote as he has a pecuniary interest in the business operations that will include items 17, 18, 19 and 20.

Donny Gilman, licensed manager of the Mustang Ranch, is before the Board for help related to work card issues. This includes ad hoc rule changes without notice of what is expected on applications. Initially all convictions within the last 10 years were to be listed. That progressed to all arrests and convictions in the past 10 years, then to all arrests and convictions in adult life. Finally to include all arrests as a minor. All changes have been verbal from the Sheriff's staff. Although requested, nothing in writing has been received. This has resulted in issues where individuals have forgotten or not realized what was, or should have been, on their record - causing a ban for life from applying for a work card and a refusal from the Sheriff's Office to accept a corrected application.

Mr. Gilman requests the Board look into this issue.

Mr. Gilman: Regarding renewal of work cards, a person submitting for renewal who has had a card for several years where everything was listed, and something is forgotten, a work card is automatically denied and an appearance before the Commission is required. If a person's information is already on file and a card is approved, why is a "memory test" necessary.

Mr. Gilman: Three workers are present who were recently denied work cards and the right to re-apply with the corrected work card application to include information that was forgotten. Mr. Gilman requests the Board to approve these work cards.

Robert Morris: Mr. Gilman is addressing items 17, 18, and 19 and should only address item 20 at this time.

County Manager Whitten: This item is heard as a combination of Brothel Licensing Board and County Commission. It would be appropriate to have Sheriff Antinoro join the table as a member of the Brothel Licensing Board.

Mr. Morris: A rework of the Brothel Ordinance was done earlier this year. A lot of time was spent on the issues raised. There are two sections of the Code dealing with this issue - the section on work cards states, "the Sheriff must investigate through all available means the accuracy of all information supplied by any applicant on the registration form and the Sheriff may issue a work permit after investigation and determination the applicant meets the work permit requirements".

There are so many variations on use of discretion that it is impossible to include in the Code. The position was that the alternative to having discretion laid out in the Code, would be to leave as is or take away, the discretion of the Sheriff. It was determined to leave the Code as is, knowing that the Sheriff, as administrator of the work cards, has discretion in the issuance of work permits.

Sheriff Antinoro: There has been no change in the standard. The form states: "have you ever been arrested - list all arrests and convictions". In conversation with Mr. Gilman, the brothel keeps records and would double check when a renewal was submitted to make sure everything is clarified. It is not the place of the Sheriff to track what their employees do or do not do one year to the next. Since January, 142 work cards have been processed with 23 revocations - 8 of which were allowed to re-apply. The Sheriff's Office staff spends approximately 40% of their time on brothel issues.

Mr. Gilman: Not asking for the Sheriff's discretion to be taken away. Asking to list arrests as a minor has never been a process for all the year's Mr. Gilman has worked at the brothel. This is a new issue, not approved by the licensing board but approved by the Sheriff's Office. He is willing to submit this information, but needs to know that it is requested.

Sheriff Antinoro: The form states "all arrests and convictions". If there is a problem with that the Sheriff is available by phone. This is the first time the Sheriff is hearing about "minor" arrests.

Mr. Gilman: He had asked the Sheriff's Office staff to have the Sheriff send something in writing.

Commissioner McGuffey: If the form has been the same since the Sheriff took office, where did the issue of minor arrests come from?

Mr. Gilman: We have never had to do this in the history of having the brothel. This was an ad hoc change never brought to our attention.

District Attorney Langer: A juvenile matter is not a criminal matter it is a quasi-criminal matter. There is a different standard and approach and juvenile records are confidential information.

Sheriff Antinoro: Criminal history as a general rule does not show juvenile convictions.

Mr. Gilman: In response to the Sheriff's statement about time spent processing these applications, a fee is paid for each application. If there is a need to re-apply, another fee is paid so as to not cost taxpayers the money to run the records.

Chair McBride: The application states "all arrests and convictions". What is being requested?

Mr. Gilman: We would like a definition to be included in the application.

Mr. Gilman reviewed items requested in the questionnaire that is part of the application. People have been denied a work card for not listing things that happened as a minor.

Sheriff Antinoro: If the applicant was certified as an adult, that would be on their criminal history. If they were not certified as an adult, handled through the juvenile courts, it will not show up on their criminal history.

District Attorney Langer: That's correct.

Mr. Gilman: We have had specific people denied a work card for not listing things that happened as a minor. This contradicts what the Sheriff is saying.

Robert Morris: Since this a general request for a change in the way work cards are administered, possibly there should be a change to the ordinance being more specific about how the Sheriff uses his discretion in allowing a person to re-apply. The Board could give direct staff to review to see if there would be an amendment to satisfy both sides.

Chair McBride asked the Sheriff: In the event of an omission on the work card application, is this a lifetime ban in getting a work card?

Sheriff Antinoro: There is nothing in the ordinance that addresses a life-time ban. In several circumstances where there are continued failures to disclose, they are told in writing to follow the ordinance and appeal the decision to the Board. There is no such thing as a ban. If there's a problem with the application and it's revoked and it's clearly an oversight, the applicant is allowed to reapply.

Chair McBride: Maybe the application should be more specific.

Pat Whitten: The application is not necessarily governed by the ordinance, other than the questionnaire. Maybe we could work on clarifying this item.

Sheriff Antinoro: On the questionnaire if there is an affirmative answer on specific questions asked, that will be a denial. On the application, a failure to disclose can lead to a denial or revocation. The applicant would have to come to Board if it was a repetitive item. The applicant must apply for the work card yearly.

Chris Thompson, Controlling Manager at TRI: If a business at TRI is encountering procedures or penalties applied on that business or its workers, it is common that we look into it. County Code Section 15.16.220(b)(5) lists what must be in the questionnaire. It does not provide authority or discretion to add to the questionnaire. There is nothing in this section that talks about a list of arrests. Most people would think that a complete criminal record was criminal convictions. This would be an issue to an applicant in understanding what is being requested.

It was previously stated if there too many mistakes, on separate or consecutive applications, that the applicant is told by staff that no further applications would be accepted, corrected or not. No penalty period is given nor are they told to come back another time.

As the Code reads, a work card application may be denied but there does not appear to be any authority telling the applicant you can never file another application to work in the County. Apparently the thought is if applicant fails to list arrests or convictions, that failure is grounds for denial of a work card. The grounds for denial in (f)(6) are "willfully making any false statement or omission in the registration form". There is no authority, in the absence of a finding of willful omission, for someone to make a mistake or leave it off without a finding, is not grounds by itself. It is not a ban for life, nothing that says simply missing out on filling out application properly, is grounds for appeal.

Mr. Thompson read the Sheriff's Office denial letter which does not state that failure to disclose was willful. This is not in accordance with the Code. An inquiry with the subject business found that over approximately 15 years, 2,500 to 3,000 work cards have been applied for and no one has been connected to organized crime or drug cartels.

Mr. Thompson continued that this business is a good corporate citizen and pays the County in license fees and taxes. Each applicant pays \$72 per application for the review.

The denial of the work card is a heavy price for these applicants to pay.

Mr. Whitten: If we are to going to be specific, we will have to re-open the ordinance. What is it specifically is being asked for?

Mr. Gilman: One thing would be if someone had forgotten to put something on their work card application, they would be able to re-apply. The \$72 application and loss of a day's wages, is a reasonable fine - rather than having to stop work for 2 weeks, or more, to be able to get to a Commission meeting to have a hearing. If something is left off the application that absolutely denies from being able to have a work card, that is understandable and it should be denied.

Mr. Morris: In reading the Ordinance, there is no ban. With multiple applications, there is the remedy that an applicant can appeal any denial of the work card to the Board. If the Board is

interested in what constitutes a work card that could be re-applied for, that might be possible. There are so many possibilities it is hard to use language to limit someone's discretion.

Sheriff Antinoro: This was something that was previously struggled with. "Willful omission" and non-disclosures were discussed. Everything then becomes an accident - or I forgot. There is no life-time ban, no matter how many times it is said. The card is denied, the process is to appeal it to the Board.

Roger Norman: If there is something wrong with the application, the Sheriff could call and ask about it. There should be a way to make it work, simply and easier.

Sheriff Antinoro: We have tried to work directly with the applicants, however that caused issues. There have been discussions that the brothel management should be the "go-between".

Commissioner McGuffey: Is there a way that Mr. Gilman could get the criminal background check from the Sheriff. It might make it easier for applicants who might forget their history.

Sheriff Antinoro: Not from the Sheriff. There are private organizations that provide that information. If the brothel did a background check, the Sheriff's Office would also have to do its own check, adding to the time it takes to process the application. The temporary work card is intended to minimize the time, allowing the person to work as soon as there is a record of their existence. Information not disclosed on the application causes trouble. Most of the time, the Sheriff works with the applicant - in extreme cases it becomes a denial which comes before the Board.

Judy Cohen, Storey County Resident/Business Owner: Human Resources, in any company, should check background when hiring someone and review with and instruct the potential employee how to fill out the application.

Motion: To direct staff to adjust or amend the brothel related work card application, **Action:** Approve, **Moved by:** Commissioner McGuffey **Seconded by:** Chair McBride, **Vote:** Motion carried by unanimous vote (**Summary:** Yes=2)

County Manager Whitten requested Items 17, 18 and 19 be combined and heard as one item.

17. **DISCUSSION/POSSIBLE ACTION:** Appeal for work card, submitted by Carmen G. Rivera.

18. **DISCUSSION/POSSIBLE ACTION:** Appeal for work card for Marisha Nolan, submitted by Don Gilman.

19. **DISCUSSION/POSSIBLE ACTION:** Appeal for work card for Stephen Jim, submitted by Don Gilman.

Don Gilman asked Tara, representative of the Mustang Ranch, to present this item.

Tara reviewed the employment history and personal background information of each of the work card applicants: Carmen G. Rivera, Marisha Nolan, and Stephen Jim.

The applicants, Carmen G. Rivera, Marisha Nolan, and Stephen Jim, each explained to the Board the reasons why each of their respective applications failed to include all information found in the background investigations.

Chair McBride asked Mr. Gilman if he can attest that the applicant Carmen G. River is fit for work at the Mustang Ranch. Mr. Gilman responded yes.

Chair McBride commented to Sheriff Antinoro that his message is clear that these applicants should complete their applications correctly the first time around. Chair McBride asked the Sheriff if he is satisfied with the explanations given by applicant Rivera and would he recommend approval or denial of the appeal.

Sheriff Antinoro said he is not in a position to approve or deny but will entertain whatever is the Board's decision.

District Attorney Anne Langer stated that juvenile matters should not be considered.

Commissioner McGuffey stated he is not averse to having Ms. Rivera re-apply with a complete application and with payment of the application fee but is not willing to override the Sheriff's decision.

Motion: To approve re-submittal of the work card application for Carmen G. Rivera, **Action:** Approve, **Moved by:** Commissioner McGuffey **Seconded by:** Chair McBride, **Vote:** Motion carried by unanimous vote (**Summary:** Yes=2)

In discussing the application of Ms. Nolan, Sheriff Antinoro said the initial application was made in 2011 and was denied. A work card was issued later that year. In the two subsequent years, applications were denied for failure to complete background history. The time limit has passed for any of the background issues to be a dis-qualifier. The last issue was in 2013.

Chair McBride said he is inclined to give Ms. Nolan the opportunity to re-apply, however this will be the last time. Mr. McBride advised the Mustang Ranch representatives that they should have the records, and the employees need to know their histories. The rules are greater and more in-depth for brothels, gaming and liquor.

No public comment.

Motion: To approve re-submittal of the work card application for Marisha Nolan, **Action:** Approve, **Moved by:** Chair McBride **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote (**Summary:** Yes=2)

In regards to Mr. Jim, his work card was pulled for non-disclosure of background history. Tara explained that Mr. Jim did not understand that he had to disclose background information as all of these events took place on tribal grounds. All matters are 15 years old or older.

Chair McBride asked if the reason the information didn't show was because of the Bureau of Indian Affairs. Sheriff Antinoro explained that the history came from the tribal court with unknown dispositions.

Sheriff Antinoro requested the work card be approved for Mr. Jim.

County Manager Whitten reiterated that all future applications need to contain all background information.

Public Comment:

Nicole Barde, Storey County Resident: Asked the Sheriff what the approximate hours are that staff works on brothel licensing. It was stated that 23 applications were denied and 8 were accepted – that was out of how many?

Sheriff Antinoro: A little over 2,000 hours per year in staff hours. 142 applications submitted.

Ms. Barde: As a taxpayer, the amount and level of re-work regarding the applications and the burden on the County as a reflected in the amount of taxpayer dollars being spent to fix problems, is an outrage. This is a problem that seemingly never gets corrected. There is a lack of understanding by the applicants, and a lack of control by the brothel in making sure the applications get passed – requiring re-work by the County. This equals taxpayer dollars being spent that could be spent in other areas. Both sides need to fix this.

Commissioner McGuffey: This is a company that pays a lot of taxes to the County.

Motion: To approve the work card for Stephen Jim, **Action:** Approve, **Moved by:** Sheriff Antinoro, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote (**Summary:** Yes=3)

COMMUNITY DEVELOPMENT AND PLANNING

21. DISCUSSION/POSSIBLE ACTION: Variance 2015-029, by Hansen, Allen & Luce, INC., Attn: Vern Conder representing Refuse, Inc. The Applicant requests a Variance for a reduced setback to three feet from the required 50 feet side setback for the placement of a proposed well house on the property located at 2700 East Mustang Road, Mustang, Storey County, Nevada (APN: 004-111-20).

Jason Van Havel, Planner, presented this item. The applicant represents Refuse, Inc., also known as the Lockwood Landfill. The request is for an up-graded well house servicing their property. Mr. Van Havel referred to the staff report for an area map showing the parcel in question. The uses of land in the area are generally industrial. Notices have been sent out to all landowners in the area with no public comments received.

The new well house will continue to encroach on the setback. Applicant would like to up-grade the well to be more efficient in utilizing County resources. The Planning Commission has heard and approved the application.

Staff recommends approval of this variance.

Public Comment:

Mr. Whitten addressed applicant's representative Marc Franc. Mr. Whitten, as County Manager, recommends following the recommendation of the Planning Commission for approval. Mr. Whitten

asked Mr. Franc to send a strong message to senior management. During the time of the County's franchise agreement with Waste Management, specifically for the landfill and for refuse collection, we continue to hit items that weren't addressed. Recently it was communicated that there may be a need to address the size of dumpster box services at TRIC because they are not using what was called for. Mr. Whitten is more than willing to work with these types of issues, but this needs to be a two-way street. Recently the County changed processes with sewage sludge coming out of the plant. It is the position of the landfill manager that this change will cost the County – an amount Mr. Whitten considers very high for something the County has not paid before and what other similar governments are paying at a much lower rate. Take the spirit of what the Commission decides today back to management and request that dialogs be opened with the understanding that cooperation is a two-way street.

Mr. Franc replied that is the position of the company, and if it doesn't seem so, that will be fixed.

Jason Van Havel read the Findings for Approval:

That because of special circumstances applicable to the subject property, including shape, size, topography or location of surroundings, the strict application of the zoning ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classification; and

That the granting of the Variance is necessary for the preservation and enjoyment of substantial property rights of the applicant; and

That the granting of the Variance will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the area of the subject property and will not be materially detrimental to the public welfare or materially injurious to property or improvements in the area of the subject property; and

The proposed Variance is in compliance with all Federal, Nevada State, and Storey County regulations; and

The proposed Variance is in compliance with Storey County Code 17.03.140 Variances and 17.36 Heavy Industrial when all Conditions of Approval are met; and

The proposed Variance is in compliance with and supports the goals, objectives and recommendations of the Storey County Master Plan.

Motion: To approve Variance 2015-029, by Hansen, Allen & Luce, INC., Attn: Vern Conder representing Refuse, Inc. The Applicant requests a Variance for a reduced setback to three feet from the required 50 feet side setback for the placement of a proposed well house on the property located at 2700 East Mustang Road, Mustang, Storey County, Nevada (APN: 004-111-20), **Action:** Approve, **Moved by:** Vice Chair Gilman **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote (**Summary:** Yes=3)

22. DISCUSSION/POSSIBLE ACTION: (Continue until 10/19/15 board meeting) **SECOND READING** Ordinance No. 15-269: 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 IC Industrial-Commercial Zone. The intent of the proposed IC 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 775.847.114.

23. DISCUSSION/POSSIBLE ACTION: (Continue until 10/19/15 board meeting) **SECOND READING** Ordinance No. 15-268 (Zone Text Amendments). An ordinance amending Storey County Code Title 17 Zoning to update the procedures and requirements of the title by amending the following chapters: Ordinance title page; Chapter 17.03 Administrative Provisions; 17.06 Nonconforming Uses; 17.08 Zones Generally; 17.10 Definitions; Chapter 17.12 General Provisions; 17.15 P Public Zone; 17.16 R-1 Single-Family Residential Zone; 17.20 R-2 Multi-Family Residential Zone; 17.24 A Agriculture Zone; 17.28 C Commercial Zone; 17.30 C-R Commercial-Residential Zone; 17.32 F Forestry Zone; 17.34 I-1 Light Industrial Zone; 17.35 I-2 Heavy Industrial Zone; 17.36 I-3 Heavy Industrial Zone; 17.38 I-S Special Industrial Zone; 17.40 E Estate Zone; 17.44 SPR Special Planning Review Zone; 17.48 Historic Overlay District; 17.56 PUD Planned Unit Development; 17.76 N-R Natural Resources Zone; 17.84 Signs and Billboards; 17.92 Mineral Exploration Mining and Extraction; and other properly related matters. Public participation is encouraged. Copies of the text amendments may be obtained from the Planning Department website at www.storeycounty.org/521/updates, at 775.847.1144 or from planning@storeycounty.org.

24. FOR POSSIBLE ACTION, LICENSING BOARD SECOND READINGS:

- A. **AMERICAN MINING & TUNNELING, LLC** -- Contractor / 19208 E. Broadway ~ Spokane, WA (mining services)
- B. **P & L FENCING & IRON, LLC** - Contractor / 2842 Marco Street ~ Las Vegas (steel fabrication)
- C. **CROP PRODUCTION SERVICES, INC.** - General / 3005 Rocky Mountain Ave ~ Loveland, CO (distributor of crop input)
- D. **SOIL TECH, INC** - Contractor / 6420 South Cameron ~ Las Vegas (general contractor/engineer)
- E. **GARTNER REFRIGERATION & MFG** - Contractor / 13205 16th Ave. North ~ Plymouth, MN (refrigeration contractor)
- F. **NEIL ADAMS CONSTRUCTION, INC.** - Contractor / 6490 S. McCarran ~ Reno (general contractor)
- G. **BRYCON CORPORATION** - Contractor / 134 Rio Rancho Blvd ~ Rio Rancho, NM (general contractor)
- H. **BI NUTRACEUTICALS, INC.** - General / 625 Waltham Way #101 (milling botanicals)TRI
- I. **A-Z TRUCK MARINE AND RV** - General / 3033 Waltham Way (repair, parts, access.)TRI
- J. **RICH DOSS, INC.** - General / 201 Wild Horse Canyon Drive (transportation) MCC

On behalf of Community Development, County Manager Whitten, requested continuance of items H., I., and J., and approval of items A., through G.

Motion: Continue items H., I., and J., **Action:** Approve, **Moved by:** Vice Chair Gilman,

Seconded by: Commissioner McGuffey, **Vote:** Carried by unanimous vote (**Summary:** Yes=3)

Motion: Approve items A., B., C., D., E., F., and G., **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Carried by unanimous vote (**Summary:** Yes=3)

25. PUBLIC COMMENT (No Action)

Sheriff Gerald Antinoro: Sheriff Antinoro asked the Commission to direct staff to re-examine the liquor licensing ordinance to clarify standards. As it stands now, the Sheriff understands from today's meeting that he should investigate any potential, future liquor license applicants to the level gaming investigations. If this is not the case, there needs to be a clarification of the standard.

Commissioner McGuffey: What level are your background checks?

Sheriff Antinoro: Basically what it says in the ordinance. Applicant is not a convicted felon, a drug dealer, has no ties to organized crime, and there is some semblance of financial order that they can continue on with their business. In referring to the item heard earlier, there are other liquor license holders in Storey County that have some of the same problems. We have never held the finances to the high standard of gaming. There needs to be clear expectations for the level of investigation so the applicant knows what to expect.

County Manager Whitten: If staff's recommendation is a basis for the consideration, the record should be clear that it is not based on the fact that we should hold individual applicants to exactly the same scrutiny and process as gaming does – the recommendation was made simply on the facts that we were aware of the results of the gaming investigation and background. There were documented observations of that, and therefore, could not or should not, ignore that particular information on hand.

Sheriff Antinoro: There have been past applicants, who have been approved, where we have also been aware of tax liens, lawsuits, judgments, financial issues, or other regulatory oversight problems.

Outside Counsel, Robert Morris: It is very clear that the Board was given the legal standard out of the liquor license ordinance as to having the ability to carry out a successful business. Mr. Morris feels the Board took that advice and used it in their decision. The information that came from Gaming, was available for the Board to use in making their decision but the standard is the standard that is in the Code and should have been used all along in the approval of liquor licenses.

Sheriff Antinoro: The Board has approved licenses where some of the same financial concerns were known by the Board.

Chair McBride: This has not come up since he has been on the Board. And, nothing that has involved a multi-million dollar deal. There are a lot more moving parts on this issue.

Sheriff Antinoro and Chair McBride both concurred that the liquor ordinance needs to be clarified.

Robert Morris: Agrees and feels that this would be a high priority for this Board.

26. **ADJOURNMENT**

The meeting was adjourned by the call of the Chair at 1:41 PM.

Respectfully submitted,

By Vanessa Stephens
Vanessa Stephens, Clerk-Treasurer



Storey County Board of County Commissioners Agenda Action Report

Meeting date: November 3, 2015

Estimate of time required: 0 min

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

1. For possible action approval of Payroll Checks date 10/23/15 for \$333,085.99. Accounts Payable Checks date 10/16/15 for \$936,582.70 and \$6,490.81.
2. **Recommended motion:** Approval of claims as submitted.
3. **Prepared by:** Hugh Gallagher
Department: Comptroller **Telephone:** 775 847-1006
4. **Staff summary:** Please find attached the claims
5. **Supporting materials:** Attached

6. **Fiscal impact:**

Funds Available: NA

Fund: NA

__NA__ Comptroller

7. **Legal review required:**

__NA__ District Attorney

8. **Reviewed by:**

VS Department Head

Department Name: Comptroller

[Signature] County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. 5

STOREY COUNTY PAYROLL SYSTEM
Check Register

Rept: PR0510A
Run: 10/21/15 11:14:52

Payroll Type: Regular
Payroll Groups: 1 2 3 4 5 6 7 8 9
Check Date: 10/23/15
Period-end Date: 10/18/15

Check/ DD #	Emp #/ Ded #	Payee	Amount
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Total User Transfer for EFTPS:			52,935.19
Total Deductor Checks:			8,693.50
Total Employee Checks:			1,012.42
Total Employee Direct Deposit:			255,476.70
Total Employee Deds Xferd on Dir Dep File:			7,687.46
Total User Transfer to Deductor:			7,280.72
Total Disbursed:			333,085.99

Approved by the Storey County Board of Commissioners: _____

CHAIRMAN	COMMISSIONER	COMMISSIONER
COMPTROLLER		
TREASURER		

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VENDOR

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INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT
TEPEE FUEL		10/16/15	74701	98.39
TEPEE INCIDENTALS		10/16/15	74701	2.39
TEPEE LODGING		10/16/15	74701	89.27
TEPEE MEAL		10/16/15	74701	9.86
FUEL		10/16/15	74701	54.49
ST 75 OFFICE KEY		10/16/15	74701	12.50
FUEL		10/16/15	74701	57.63
FUEL		10/16/15	74701	44.10
FUEL		10/16/15	74701	38.24
OPERATING SUPPLIES		10/16/15	74701	82.18
ST 75 VEHICLE WASH		10/16/15	74701	6.98
ST 75 VEHICLE WASH		10/16/15	74701	32.47
POSTAGE		10/16/15	74701	2.52
POSTAGE		10/16/15	74701	52.94
SPOKANE MEAL		10/16/15	74701	14.15
WALKER FIRE REPAIRS		10/16/15	74701	1,928.70
FUEL		10/16/15	74701	102.10
ST 75 BLOWER		10/16/15	74701	149.00
WALKER FUEL		10/16/15	74701	91.30
ACADEMY SUPPLIES		10/16/15	74701	35.32
DOZER TENDER PARTS		10/16/15	74701	85.46
B172 REPAIRS		10/16/15	74701	139.81
BLACKTOP SEALANT		10/16/15	74701	2,842.96
FORK COMPLEX FUEL		10/16/15	74701	87.34
ST 75 MAINT		10/16/15	74701	150.96
ST 75 MAINT		10/16/15	74701	71.58
DECK DESIGN		10/16/15	74568	5,500.00
FIRST AID SUPPLIES		10/16/15	74651	56.36
IBUPROFEN, INMATE UNIFORM		10/16/15	74651	244.60
LOT-PAVED		10/16/15	74559	4,500.00
SEPT 24-OCT 7, 2015		10/16/15	74575	142.50
		10/16/15	74575	9.00
FR E75- REPAIR KIT		10/16/15	74570	26.28
GARNISHMENT DISBURSED		10/16/15	74633	88.17
GARNISHMENT DISBURSED		10/16/15	74633	169.10
WATER & SEWER LOCKWOOD		10/16/15	74647	46.50
LOCKWOOD GARDEN WATER		10/16/15	74565	6.76
PM58903-BRAKE BOOSTER		10/16/15	74559	518.42
STOCK-AIRFILTER		10/16/15	74559	26.99
ITS4235-CAT CONVERT		10/16/15	74559	145.67
PW21054-REP PIPE		10/16/15	74559	7.29
SHOP-TAILPIPE EXPANDER		10/16/15	74559	34.79
PW21054-MUD FLAP		10/16/15	74559	9.78
PW21054-COURTESY LAMP		10/16/15	74559	3.39
FE51843-OIL SEAL		10/16/15	74559	26.18
STOCK-FILTERS		10/16/15	74559	150.39
STOCK-AIR FILTER		10/16/15	74559	26.99
FR62244-RAD CAP		10/16/15	74559	7.69

83578 BERGER HANNAPIN

83579 BOB BARKER COMPANY INC

83580 BUCKET OF BLOOD SALOON

83581 BURRELL, SCOTT LEWIS

83582 BURTON'S FIRE INC

83583 BUSINESS & PROFESSIONAL

83584 CANYON GENERAL IMPROVEMEN

83585 CAPITAL CITY AUTO PARTS

10,454.02

5,500.00

300.96

4,500.00

151.50

26.28

257.27

53.26

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83586	CAPITAL ONE PUBLIC FUND	V&T INTEREST (5002-00411)		10/16/15	74693	57,925.00	57,925.00
83587	CAPITAL SANITATION CO	ST VIBES DELIVERY CHRGS		10/16/15	74616	60.00	60.00
83588	CARSON VALLEY OIL CO INC	PW-UNL & DSL		10/16/15	74560	1,480.58	
		PW-UNL & DSL		10/16/15	74560	1,675.79	
83589	CASELLE INC	VCH-DSL		10/16/15	74560	397.31	3,553.68
83590	CELCO PARTNERSHIP	NOVEMBER SUPPORT		10/16/15	74561	202.00	202.00
83591	CENTRAL SANITARY SUPPLY	772263062-00001 IPAD		10/16/15	74562	287.23	287.23
83592	CHIEF SUPPLY CORP	JAIL TP		10/16/15	74650	172.58	
83593	CITY OF CARSON TREASURER	BLACK TRASH BAGS		10/16/15	74576	21.99	194.57
83594	COLLECTION SERVICE OF NEV	PBT STRAWS		10/16/15	74644	131.27	131.27
83595	COMSTOCK CEMETERY FOUNDAT	STOREY CO DRUG COURT FEES		10/16/15	74602	30.00	30.00
83596	COMSTOCK COMMUNITY TV INC	GARNISHMENT DISBURSED		10/16/15	74634	17.22	
		GARNISHMENT DISBURSED		10/16/15	74634	14.74	31.96
83597	COMSTOCK GOLD MILL LLC	7/3, 8/7, 9/4 & 10/2		10/16/15	74580	310.40	310.40
83598	DATOHs USA INC	SCSO BO TV		10/16/15	74646	87.00	
		JAIL TV		10/16/15	74646	87.00	
		CABLE EM 10/1-12/31/15		10/16/15	74564	87.00	261.00
		SEPT 24-OCT 7, 2015		10/16/15	74581	16.00	16.00
83599	DISH DBS CORPORATION	ST 75 WATER		10/16/15	74702	49.95	
83600	DUPRE, JEANNE	CH DRINKING WATER		10/16/15	74595	25.95	
		CH DRINKING WATER		10/16/15	74570	51.90	
		800 PERI RANCH LOCKWOOD		10/16/15	74700	79.00	179.70
83601	ELLIOTT AUTO SUPPLY INC	OVERPMT ON CLOSED ACCT		10/16/15	74567	175.00	175.00
		CAT D-6- BATTERIES		10/16/15	74568	245.24-	
		FR51843-BRAKE ROTOR		10/16/15	74568	377.20	
		SO66025- EXT WEAR		10/16/15	74568	43.51	
		IT54258-WEAR PADS		10/16/15	74568	52.28	
		FR51843-CALIPERS		10/16/15	74568	102.40	
		VC SR CNTR VAN-BATTERY		10/16/15	74568	192.35	
		SO66025-EXT WEAR		10/16/15	74568	43.51	566.01
83602	FARMER BROS CO	COFFEE- LOCKWOOD CENTER		10/16/15	74566	59.45	59.45
83603	FARR WEST ENGINEERING	WALL & PARKING LOT PREP		10/16/15	74663	5,640.53	5,640.53
83604	FAST GLASS INC	YUKON WINDSHIELD		10/16/15	74630	260.00	260.00
83605	FLYERS ENERGY LLC	LW REG & DSL		10/16/15	74571	1,190.24	1,190.24
83606	GRAINGER						

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83607	ST75-FUSE R-74 - TIMER		10/16/15 10/16/15	74572 74572	164.34 22.52	186.86
83608	GARNISHMENT DISBURSED		10/16/15	74636	330.24	330.24
83609	45 X 3		10/16/15	74599	135.00	135.00
83610	POND PEAK QUAD COUNTY POND PAK LEASE UTILITIES		10/16/15 10/16/15 10/16/15	74681 74639 74841	562.43 328.98 40.00	931.41
83611	HACH CHEMICALS		10/16/15	74625	544.14	544.14
83612	HENRY SCHEIN		10/16/15	74573	100.00	100.00
83613	HISTORIC FOURTH WARD SCHO		10/16/15	74703	1,443.70	1,443.70
83614	HOME DEPOT CREDIT SERVICE		10/16/15	74582	87.50	87.50
83615	HUDSON, PENNY		10/16/15	74577	98.00	
83616	INTERMOUNTAIN SLURRY SEAL		10/16/15	74577	44.00	
83617	IRON MOUNTAIN INFO MGT IN		10/16/15	74577	42.55	
83618	ITS MY COMMUNITY STORE		10/16/15	74577	55.10	
83619	IT1 SOURCE LLC		10/16/15	74577	319.00	
83620	JAY BETZ MD CONSULTING CP		10/16/15	74687	14.04	
83621	JBP LLC		10/16/15	74577	49.87	657.87
83622	KIEHLER, CHRISTIAN A		10/16/15	74577	35.31	100.00
83623	L N CURTIS & SONS		10/16/15	74578	100.00	
	FR42551-REFLECTOR		10/16/15	74631	3,300.00	3,300.00
	SEPT 23-OCT 7, 2015		10/16/15	74688	223.80	223.80
	OPERATING SUPPLIES		10/16/15	74692	67.00	
	PPE		10/16/15	74692	136.00	203.00
	PPE		10/16/15	74680	343.28	
	PPE		10/16/15	74680	2,637.10	
	PPE		10/16/15	74680	608.53	
	PPE		10/16/15	74680	459.64	4,048.55
	GARNISHMENT DISBURSED		10/16/15	74664	90.00	90.00
	GARNISHMENT DISBURSED		10/16/15	74579	7.84	7.84
	GARNISHMENT DISBURSED		10/16/15	74584	288.00	288.00
	GARNISHMENT DISBURSED		10/16/15	74704	8,001.00	
	GARNISHMENT DISBURSED		10/16/15	74704	180.27	
	GARNISHMENT DISBURSED		10/16/15	74704	11,700.00	
	GARNISHMENT DISBURSED		10/16/15	74704	350.00	
	GARNISHMENT DISBURSED		10/16/15	74704	948.00	21,179.27
83624	LEE, JAMES DONALD		10/16/15	74638	113.73	
	GARNISHMENT DISBURSED		10/16/15	74638	100.42	

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83625 LIBERTY ENGINE CO NO 1	7/3, 8/7, 9/4, 10/2		10/16/15	74586	310.40	214.15
83626 LINCOLN NATIONAL LIFE	RETIREE DENTAL		10/16/15	74669	690.30	310.40
83627 LIQUID BLUE EVENTS LLC			10/16/15	74588	2,285.00	690.30
83628 LOOMIS, KEITH	PUBADMIN12AD12047 HOOVER		10/16/15	74696	41.00	2,285.00
83629 LYON CO COMPTROLLER	2015-16		10/16/15	74657	7,267.75	41.00
83630 MACKAY MANSION MUSEUM	OCTOBER 2, 2015		10/16/15	74605	40.30	7,267.75
83631 MADISON, SCOTT & LISA	OCT 1-7, 2015		10/16/15	74605	32.00	40.30
83632 MCCOMBS, JOHN N	100X100 FIBER		10/16/15	74683	2,334.50	32.00
83633 METRO OFFICE SOLUTIONS IN	CLIPS		10/16/15	74555	65.00	2,334.50
83634 MICHAEL HOHL MOTOR CO	OFFICE SUPPLIES		10/16/15	74705	39.90	65.00
83635 MIGAN, TAMARA	ENVELOPES, CDS, NOTEPADS		10/16/15	74649	67.87	39.90
83636 MORGAN TIRE OF SACRAMENTO	FR62244-TANK, CAP		10/16/15	74583	43.53	67.87
83637 MOUND HOUSE TRUE VALUE	FR E-71 TIRES		10/16/15	74591	1,172.30	110.33
83638 MUSTANG RANCH RETAILER,	FR E72 TIRES		10/16/15	74591	1,172.30	43.53
83639 NATIONAL ASSN OF COUNTIES	E74 TIRES		10/16/15	74591	1,172.30	26.23
83640 NEV COMPTROLLER	HITCH PIN		10/16/15	74585	35.65	3,516.90
	BEQ SUPPLIES, STREET VIB		10/16/15	74658	27.98	63.63
	7/3, 8/7, 9/4, 10/2		10/16/15	74589	310.40	310.40
	1/2016-12/2016		10/16/15	74552	450.00	450.00
	T FEES		10/16/15	74685	3,560.67	
	DIVORCE FEES		10/16/15	74685	100.00	
	POPULATION FEES		10/16/15	74685	200.00	
	7/3, 8/7, 9/4, 10/2		10/16/15	74685	270.00	
	PSI PRODUCTION		10/16/15	74685	50.00	
	FINGERPRINTS & BCKGRND		10/16/15	74685	500.00	
	AUGUST ROOM TAX 2015		10/16/15	74569	1,183.21	
	CONSUMER HEALTH PROTECTIO		10/16/15	74574	400,501.37	406,365.25
83641 NEV DEPT OF CONSERVATION			10/16/15	74590	310.40	310.40
83642 NEV DEPT OF PUBLIC SAFETY			10/16/15	74629	1,257.64	1,257.64
83643 NEV DEPT PUBLIC SAFETY			10/16/15	74645	1,071.00	1,071.00
83644 NEV DEPT TAXATION			10/16/15	74592	44.24	44.24
83645 NEV DIV OF HEALTH-HUMAN			10/16/15	74653	5,083.70	5,083.70
83646 NEV HUMAN RESOURCES			10/16/15	74653	5,083.70	

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VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
83647 NEV HUMAN RESOURCES	SFY16-RCW-SC-Q2		10/16/15	74678	5,928.75	5,928.75
83648 NEV TREASURER			10/16/15	74697	1,933.00	1,933.00
83649 NEVADA BLUE LTD (RNO)			10/16/15	74684	30.00	30.00
83650 NEVADA LEGAL SERVICE INC	MONTHLY PORTAL FEE		10/16/15	74654	50.00	
83651 NEVADA TAXPAYERS ASSN	PORTAL MAINT		10/16/15	74706	50.00	100.00
83652 NEXTEL OF CALIFORNIA INC	FEES COLLECTED		10/16/15	74604	78.79	78.79
83653 OFFSITE DATA DEPOT, LLC	DUES		10/16/15	74553	300.00	300.00
83654 OUTFRONT MEDIA LLC	PLANNING COMMISSION		10/16/15	74679	1,461.99	1,461.99
83655 OVERHEAD DOOR COMPANY	CLERK OFFICE		10/16/15	74667	254.59	254.59
83656 PETRINI, ANGELO D	10/19/15-11/15/15		10/16/15	74593	609.00	609.00
83657 PITNEY BOWES INC	ST 71 DOOR REPAIR		10/16/15	74707	89.00	89.00
83658 POWERPLAN	7/3, 8/7, 9/4, 10/2 SEPT 24-OCT 7, 2015		10/16/15	74595	310.40	342.40
83659 PROTECTION DEVICES INC	2119-7681-86-5		10/16/15	74594	117.00	117.00
	PW GRADER- ARM, PIN, VALVE		10/16/15	74600	368.12	368.12
	QTRLY PANIC BUTTONS		10/16/15	74555	62.50	
	JUL 13-OCT 12 MONITORING		10/16/15	74596	12.50	
	COURT HAHOUSE FIRE MONITOR		10/16/15	74635	120.00	
	QTRLY PANIC BUTTONS		10/16/15	74555	52.50	
	OCT 13-JAN 12 MONITORIN		10/16/15	74596	12.50	
	ST 75 FIRE MONITORING		10/16/15	74637	120.00	390.00
83660 PUBLIC AGENCY COMPENSATIO	2015-16		10/16/15	74656	1,250.00	1,250.00
83661 PUBLIC EMPLOY RETIREMENT	AFRICA, T		10/16/15	74675	2,461.86	
83662 PYRAMID MATERIALS INC	BURKHARDT, L		10/16/15	74675	42.21-	2,419.65
83663 RAD STRATEGIES INC	ST MARYS ART-FIRE ESCAPE		10/16/15	74558	385.00	385.00
	BASE		10/16/15	74556	375.00	
	OCTOBER		10/16/15	74556	2,000.00	
	OCTOBER		10/16/15	74556	1,800.00	4,175.00
83664 RAY MORGAN CO INC (CA)	GIS PLOTTER CN2676-01		10/16/15	74682	150.49	
	COPIER-COMM C STREET		10/16/15	74682	453.00	603.49
83665 RELIANCE STANDARD LIFE IN	GL 152469-01 RETIREE LIFE		10/16/15	74672	5.70	5.70
83666 RENO GREEN LANDSCAPING IN	1705 PERU MAINT		10/16/15	74609	373.00	373.00
83667 RUPPCO INC	EMS SUPPLIES		10/16/15	74708	233.10	233.10
83668 SAINT MARYS ARTCENTER INC	7/3, 8/7, 9/4, 10/2		10/16/15	74597	310.40	

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CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
83669	SAINT MARYS PREFERRED HEA	ARINV000008936 ARID 4212		10/16/15	74676	9,319.08	9,319.08
83670	SANI-HUT COMPANY INC	ST VIBES SAFETY BARRIERS		10/16/15	74611	528.00	528.00
83671	SBC GLOBAL SERVICES INC	847-7500 VCTC		10/16/15	74691	87.92	
		252-6412-COMMUNICATIONS		10/16/15	74691	4,857.24	
		847-0962 JOP		10/16/15	74691	72.22	5,017.38
83672	SIERRA CHEMICAL COMPANY	POOL DEP REFUND		10/16/15	74619	80.00-	
		RINSE CREDIT		10/16/15	74619	4.00-	
		DEP REFUND		10/16/15	74619	120.00-	
		CHEMICALS		10/16/15	74619	1,198.96	
83673	SIERRA CONTROL SYSTEMS	DEP REFUND		10/16/15	74619	16.00-	978.96
83674	SIERRA PEST CONTROL INC	REMOTE ACCESS,SOFTWR SUPP		10/16/15	74673	2,100.00	2,100.00
83675	SILVER STATE NATIONAL PEA	LOCKWOOD PEST CONTROL		10/16/15	74648	50.00	
		JAIL & BO PEST CONTROL		10/16/15	74648	100.00	150.00
83676	SLICK INDUSTRIES LLC DBA	SEPT 24-OCT 7, 2015		10/16/15	74598	10.50	10.50
83677	SPB UTILITY SERVICES INC	FAIRGROUNDS RENT SIGN		10/16/15	74617	120.00	120.00
83678	ST CO AMBULANCE	SEPT 15 SUPPORT		10/16/15	74621	559.22	559.22
83679	ST CO SCHOOL DISTRICT	AMBULANCE		10/16/15	74642	1,055.30	1,055.30
83680	ST CO WATER SYSTEM	PROPERTY TAX RECEIVED		10/16/15	74587	209,433.34	209,433.34
		VCTC		10/16/15	74623	128.59	
				10/16/15	74606	170.87	
				10/16/15	74623	158.79	
				10/16/15	74623	152.75	
				10/16/15	74623	128.59	
				10/16/15	74623	164.83	
				10/16/15	74623	150.86	
				10/16/15	74623	170.87	
				10/16/15	74623	128.59	
				10/16/15	74623	889.09	
				10/16/15	74623	170.87	
				10/16/15	74623	222.82	
				10/16/15	74623	441.22	
				10/16/15	74623	117.52	
				10/16/15	74623	436.63	
				10/16/15	74623	128.59	
				10/16/15	74623	66.82	
				10/16/15	74623	70.72	
				10/16/15	74606	62.92	3,961.74
83681	ST.MARYS IN THE MOUNTAINS	GH DEPOT		10/16/15	74599	310.40	310.40
83682	STEPHENS, VANESSA	7/3, 8/7, 9/4, 10/2		10/16/15	74628	61.96	61.96
83683	STOREY COUNTY JEEP POSSE	COSTCO 10/10/15		10/16/15	74660	2,500.00	2,500.00
83684	SUN PEAK ENTERPRISES						

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VENDOR

INVOICE DESCRIPTION

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TRANS#

AMOUNT

83685 THE TOMBSTONE COWBOYS

83686 THERMATEMP

83687 THORNDAL, ARMSTRONG, DELK,

83688 THREE GGG INC

83689 TIJSSSELING, DICK G

83690 TRI GENERAL IMPROVEMENT

83691 UNIFORMITY OF NEVADA LLC

83692 US POSTOFFICE (VC)

83693 VCTC

83694 VIDEO VELOCITY

83695 VIRGINIA & TRUCKEE RR CO

83696 VIRGINIA CITY FLORAL DESI

83697 VIRGINIA CITY TOURS INC

83698 VISION SERVICE PLAN, INC

83699 WALKER & ASSOCIATES

83700 WASHOE CO SHERIFFS OFFICE

83701 WASHOE COUNTY SENIOR SERV

83702 WASHOE COUNTY, NEVADA

83703 WEDCO INC

83704 WESTERN ENVIRONMENTAL LAB

SEPT 24-OCT 7, 2015

SEPT 24-OCT 7, 2015

JAIL DRYER/TOILET REPAIR

SEPT 24-OCT 7, 2015

VC WINE 8 CASES

1705 PERU -W/S

1705 PERU -IRR

SCSO HATS

OCT, NOV, DEC

OCT, NOV, DEC

VISITOR GUIDES TO TAHOE

WBCCI REG 12 REIMBURSABLE

WBCCI REG 12 REIMBURSABLE

WBCCI REG 12 REIMBURSABLE

20 VC VIDEOS

SEPT 24-OCT 7, 2015

SEPT 24-OCT 7, 2015

30 048047 0001 COBRA

30 048047 0001 RETIREE

LOBBYIST SERVICES

FORENSIC SERVICE CONTRACT

AUGUST MEALS LOCKWOOD

SEPTEMBER MEALS LOCKWOOD

DNA TESTING NRS 176.0915

ST 75 LIGHTS

ALK, TTL COLI, TTL ORG CARB

O2DEMAND, FECAL, PH, NIT, SOL

4.50

400.00

435.00

9.00

165.00

255.00

450.00

180.00

480.00

140.01

177.87

399.84

300.00

300.00

5.22

75.00

75.00

50.00

200.00

45.00

108.00

1,827.00

100.00

26.00

780.00

320.00

9.11

158.49

1,666.00

22,095.00

1,838.00

1,955.63

215.00

598.08

97.64

206.00

839.50

174.00

255.00

450.00

180.00

480.00

317.89

399.84

600.00

205.22

200.00

1,980.00

100.00

1,126.00

167.60

1,666.00

22,095.00

3,793.63

215.00

598.08

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VENDOR
83705 WESTERN NEVADA SUPPLY CO
83706 WORLDAPP, INC
83707 3D CONCRETE INC

STOREY COUNTY
CHECK REGISTER 10/16/15

INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
HALO, TTL TRI HALO		10/16/15	74627	750.00	
TTL COLIFORM		10/16/15	74627	20.00	1,073.64
FIRE HYDRANT REPAIR		10/16/15	74632	507.32	
FIRE HYDRANT REPAIR		10/16/15	74632	669.84	1,227.56
POOL-ABS PLUG, TAPE		10/16/15	74632	50.40	
APP FEE RENEW TESLA INSP		10/16/15	74666	7,450.00	7,450.00
AGG BASE- VC		10/16/15	74671	609.46	609.46
				CHECKS TOTAL	936,582.70

Rept: PB0298
Run: 10/14/15 14:30:48

STOREY COUNTY
Report of Negative Checks

Record#	Check Dt	Vend#	Vendor Name	Invoice #
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2995	10/16/15	100475	CAPITAL CITY AUTO PARTS	049145 10/06
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Total	79.26-
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ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION

CHECKS TOTAL 936,582.70 CHECK DATE 10/16/15

COMPTROLLER

TREASURER

CHAIRMAN

COMMISSIONER

COMMISSIONER

STOREY COUNTY
PURCHASE CARD REGISTER

CARD	TOTAL	VENDOR	FUND-DEPT	INVOICE #	PAYMENT	DESCRIPTION	DATE	TRANS#	AMOUNT
63		WELLS ONE COMMERCIAL CARD			AUTH #083968	BKST NACO 9/29 CHAPMA10/16/15		606	8.09
					BOTCHA CALOOPS	ENGRAVE FOR GIFT AT COLO10/16/15		607	10.00
					BREYLINGER-SUPER SHU	CASELLE CONF-TRANSFERS10/16/15		600	26.40
					BUCCIANERI AT&T2	INTERNET FOR IPADS 10/16/15		602	96.09
					BUCCIANERI VC USPS	POSTAGE DUE PLANNING EIO10/16/15		602	1.32
					C.NEVIN- FIRESHOWS	REGISTRATION - ARROYO 10/16/15		603	195.00
					C.NEVIN- USPS	RETURN MAIL INCOMESURV10/16/15		603	18.88
					C.NEVIN- 4IMPRINT	PROMO ITEMS HEALTH FAILO10/16/15		603	318.99
					CHECK #1032	DINNER NACO 9/29 CHAPM10/16/15		606	16.63
					COURT TECH CONFERERE	CE 10/16/15		604	574.95
					CW FRANKLINCOVEYPROD	REFILL DOTSON PLANNER 10/16/15		599	32.05
					DD GOLDEN GATE GAS	AUTO WASH 10/16/15		597	10.00
					DODSEN 9/28/15	JAIL EMERGENCY TP 10/16/15		1468	5.99
					DODSEN-9/24/15	STREET VIBES SUPPLIES 10/16/15		1468	15.42
					DODSEN-9/25/15	STREET VIBES SUPPLIES 10/16/15		1468	21.47
					FAIN NACO	CAB 10/16/15		609	375.72
					FAIN SPARKS FLORIST	RAD CONGRATS 10/16/15		609	63.53
					HAYMORE ALIANTE	NACO ROOM CHARGE 10/16/15		602	129.89
					HAYMORE BEST WESTERN	NACO ROOM CHARGE 10/16/15		602	92.63
					INV #INV03474686	LYNDA TRAINING OCT 15 10/16/15		606	24.99
					INV #140464	HANSEN TRAINING 10/16/15		606	125.00
					INV #140466	HANSEN TRAINING 10/16/15		606	125.00
					INV #140629	BUDGETING ESNTLS CHAPM10/16/15		606	200.00
					INV#140462	HORACHEK TRAINING 10/16/15		606	375.00
					KD AFTON ENTERTAINME	STAINLESS STEELE MUGS 10/16/15		598	112.98
					KD AMAZON MKTPLACE	LIGHT BULBS & FLAG 10/16/15		598	27.85
					KD GTG PACKAGING-THE	WINE GL BOXES FOR GIFT10/16/15		598	39.50
					KD IN RED ROCK SPRIN	LOGO WATER FOR GIFT SH10/16/15		598	160.00
					MCRIDE NACO	ALIANTE HOTEL 10/16/15		609	129.89
					MCUFFEEY NACO	SALTED LIME 10/16/15		609	357.32
					MNEVIN-DMV	SALTED LIME 10/16/15		609	101.78
					MNEVIN-DMV	EX66984-SIEREA K2500 10/16/15		600	36.25
					MNEVIN-SPRINT	EX66985- F450 SUPER DU10/16/15		600	36.25
					ORD #...30-0992657	PHONE CASE 10/16/15		600	49.99
					ORDER #SO32134	BUDGETING ESNTLS TEXT 10/16/15		606	8.13
					REC #ILMRBP7KVQPX	PRES/CONS SUPPLIES 10/16/15		606	797.94
					REC#...0650-51289137	DROPOBOX CHAPMAN FY16 10/16/15		606	96.00
					RECEIPT ID#9819571	E-RECORD TRN HANSEN/HO10/16/15		606	120.00
					RR 653339880	CHAPMAN NACRC MEMESHFF10/16/15		606	55.00
					SKRETTA-AIRPORT	RENTAL CAR 9/29 NACO 10/16/15		606	18.50
					SKRETTA-COMFORT INN	SEATTLE TRIP PARKING 10/16/15		600	17.00
					SKRETTA-MAVERRICK	SEATTLE TRIP 10/16/15		600	90.79
					SKRETTA-MCDONALDS	WATER TRUCK FUEL 10/16/15		600	125.00
					SKRETTA-ROUGH COUNTY	SEATTLE TRIP MEAL 10/16/15		600	9.29
					TBD	FIRE PREV. TRUCK-LIFT 10/16/15		600	163.90
					VEH 01197/6867014	DELL POWER ADAPTER 10/16/15		605	81.00
					WHITTEN FERNLEY CITY	RENTAL CAR TAXES 9/29 10/16/15		606	35.19
					WHITTEN NACO	RENTAL CAR TAXES 9/29 10/16/15		609	38.53
					083754--DEANE	MGR/MAYOR/ D HAYMORE 10/16/15		609	484.82

Card Total

Report No: PB5480ST
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NUMBER VENDOR

STOREY COUNTY
PURCHASE CARD REGISTER

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CARD
TOTAL

FUND-DEPT INVOICE # DESCRIPTION DATE TRANS# AMOUNT

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION DATE

COMPTROLLER

TREASURER

CHAIRMAN

COMMISSIONER

COMMISSIONER



Storey County Board of County Commissioners Agenda Action Report

Meeting date: November 3, 2015

Estimate of time required: 0-5 mins

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

1. **Title:** For Possible Action – Approval – Assessor's petition to designate taxes on certain personal property as uncollectible

2. **Recommended motion:** Approval

3. **Prepared by:** Tobi Whitten

Department: Assessor's Office

Telephone: 847-0961

4. **Staff summary:** Unsecured account # CM 001311, United Milling and Refining, has been overassessed by their own error with extenuating circumstances for the 2012-13, 2013-14 and 2014-15 tax years. Using NRS 361.5607 as a guide to designate the overassessment as uncollectible will allow this office to adjust their tax bills to what they should have been for those years. The taxpayer is currently being cooperative and has stated that they will make payments towards satisfying their personal property taxes once we have worked out a payment plan.

5. **Supporting materials:** Please see attached letter with amounts to designate as uncollectible, and new personal property tax and penalty amounts.

6. **Fiscal impact:** Unknown

Funds Available:

Fund:

____ Comptroller

7. **Legal review required:**

____ District Attorney

8. **Reviewed by:**

☒ Department Head  Department Name: Assessor's Office

 County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. 7

Jana Seddon

STOREY COUNTY ASSESSOR

STOREY COUNTY COURTHOUSE
26 South B Street
P.O. Box 494
Virginia City, NV 89440

(775) 847-0961 Phone
(775) 847-0904 Fax
Assessor@StoreyCounty.org

October 19, 2015

TO: Storey County Board of County Commissioners

RE: United Milling and Refining Corp.
CM 001311
Uncollectable Unsecured Property Taxes

Dear Sirs,

Our office has been provided with a list of the equipment located at the former United Milling and Refining Corp. facility, 1280 Alexandria Court, McCarran, and informed that the equipment on our Unsecured Tax Roll, as last declared by the company in 2012, had been grossly over-reported by the previous President of the Board of Directors for the purpose of misleading their investors. Per the discussion, the facility has remained completely idle, and what equipment was actually there was turned on and cleaned up to run only when an investor was visiting, "for show." The account has been billed based on the reported assets since the 2012-13 year. Since the last filed report, our office has also placed estimates of value per NRS 361.265 on the account and billed them accordingly for the 2013-14 and 2014-15 tax years, as no reports had been filed for those years after demand for their return was made.

Mr. Ken Barker stated that he had recently been appointed to handle the business, as there were ongoing issues with the previous Board of Directors. He has been attempting to settle as many debts as possible incurred by the previous Board, as the company and (as I understand it) the equipment has already been sold again. They had the equipment on-site inventoried and appraised in-house by the Plant Facilities Manager in March 2015. Mr. Barker and his colleague stated that, every time they have visited the facility as investors over the past several years, there has been no change in the quantity or condition of the equipment. They have asked that we amend the 2012-13, 2013-14 and 2014-15 Unsecured Tax Bills to reflect the equipment listing and values (costs) that they have provided to us.

The current, total delinquent Unsecured Tax Bill amount is \$116,736.97, which includes both reported assets not in the possession of the business and estimates of additional asset value placed on the account by our office per NRS. Add to that the fact that the facility has changed hands again and has been idle for several years after not generating income, Mr. Barker and United Milling and Refining Corp. are not going to be able to satisfy the existing bill.

Mr. Barker has also informed us that they will likely be relocating some or all of the equipment in question to a storage facility outside of Storey County, due to what he has claimed is a disagreement with the new tenants in the facility at 1280 Alexandria Court. This will make it extremely difficult, if not impossible, to recover any outstanding taxes owed should seizing and selling the equipment become necessary. I believe that, while the taxpayer is being cooperative, it would be in the best interest of the County to adjust these tax bills to what they should have been and set them up on a structured payment plan.

Given the 2015 appraised cost of equipment at the facility as provided, we have used the 2015-16 Personal Property Manual provided by the Nevada Department of Taxation to derive trended Assessed Values for the 2012-13, 2013-14 and 2014-15 years (using the conversion factors provided for 15 Year Life equipment and basically reversing depreciation). In order to recover the tax amount that should in all likelihood have actually been due to Storey County from this entity the equipment is relocated and they disappear, I recommend amending the Unsecured Tax Bills for United Milling and Refining Corp. as follows:

	2014-15	2013-14	2012-13
<i>Billed Assessed Value</i>	1,173,570	997,732	961,125
<i>Taxes Billed</i>	\$40,613.74	\$34,528.51	\$33,261.65
<i>Penalties/Interest/Publication</i>	\$4,065.98	\$3,457.92	\$3,326.17
<i>Amount Paid</i>			\$2,517.00
Amended Assessed Value	214,099	245,920	278,297
Amended Tax Bill	\$7,409.32	\$8,510.55	\$9,631.02
Amended Penalties/Interest/Publication	\$745.54	\$855.67	\$963.10
Amount Paid			\$2,517.00
Amended Balance Owning	\$8,154.86	\$9,366.22	\$8,077.12
UNCOLLECTIBLE AMOUNT (NRS 361.5607)	\$36,524.86	\$28,620.21	\$25,993.70

I have been advised that the most appropriate and expeditious way to complete the above amendments to the Unsecured Tax Bills for United Milling and Refining Corp., account CM 001311 is to deem the remaining balance after adjustments as Uncollectible per NRS 361.5607. No refund is necessary at this time, as the proposed amended balances have not been satisfied.

As the Personal Property Tax Collector, I hereby petition this board to designate the above amounts as uncollectible and allow me to adjust the corresponding unsecured taxes and proceed with attempts to collect.

Thank you for your consideration on this matter,


Jana Seddon

Storey County Assessor

(775) 847-0961

(775) 847-0904 fax

jseddon@storeycounty.org



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 11-3-15

Estimate of time required: 0 - 5

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

1. **Title:** Business License First Readings

2. **Recommended motion:** None required (if approved as part of the Consent Agenda)
I move to approve all first readings (if removed from consent agenda by request)

3. **Prepared by:** Stacey Bucchianeri

Department: Community Development

Telephone: 847-0966

4. **Staff summary:** First readings of submitted business license applications are normally approved on the consent agenda. The applications are then submitted at the next Commissioners' meeting for approval.

5. **Supporting materials:** See attached Agenda Letter

6. **Fiscal impact:** None

Funds Available:

Fund:

____ Comptroller

7. **Legal review required:** None
____ District Attorney

8. **Reviewed by:**
x Department Head

Department Name: Community Development

 County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No 8

Storey County Community Development

Business Licensing



P O Box 526 • Virginia City NV 89440 • (775) 847-0966 • Fax (775) 847-0935 • buslic@storeycounty.org

To: Vanessa Stephens, Clerk's Office
Pat Whitten, County Manager

October 26, 2015
Via email

Fr: Stacey Bucchianeri

Please add the following item(s) to the **November 3, 2015**, COMMISSIONERS Consent Agenda:

LICENSING BOARD

FIRST READINGS:

- A. **RENO PROVISIONS** – General / 100 North Sierra ~ Reno (food truck)
- B. **FLEXIBLE ASSEMBLY SYSTEMS** – Contractor / 9240 Mira Esbe Ct. ~ San Diego (tools distributor)
- C. **US TEST & BALANCE CORP** – Contractor / 10 Corporate Park Dr ~ Hopewell Junction, NY (hvac)
- D. **SUNRUN INSTALLATION SVC** – Contractor / 595 Market ~ San Francisco, CA (pv installer)
- E. **LABEEG BUILDING SVCS** – General / 225 Keystone Avenue ~ Reno (janitorial service)
- F. **XL LANDSCAPE DEVELOPMENT, LLC** – Contractor / 4460 Riviera Ridge ~ Las Vegas (landscaper)
- G. **MODERN MINING SOLUTIONS, LLC** – General / 1280 Alexandria Court **TRI**
- H. **SIMPSON GUMPERTZ & HEGER, INC.** – Professional / 41 Sevon St ~ Waltham, MA (eng svcs.)
- I. **JAMES MAGGARD DESIGN CONS** – Professional / 14665 Ambric Knolls ~ Saratoga, CA (eng)
- J. **GRAYBAR ELECTRIC CO** – Contractor / 150 East Greg Street ~ Sparks (electrical distributor)
- K. **SHRED-IT RENO** – Contractor / 8670 Technology Way ~ Reno (document destruction contractor)
- L. **JUGGERNAUT SERVICES, LLC dba Square 1 Solutions** – Professional / 780 Smithridge Drive ~ Reno (staffing solutions)
- M. **DUSOUTH INDUSTRIES dba DST Controls** – Contractor / 651 Stone Road ~ Benicia, CA (IT svcs.)

Inspection Required

cc: Chris Hood, Building Dept.
Austin Osborne, Planning Dept.
Dean Haymore, Economic Dev.

Gary Hames, Fire Dept.
Patty Blakely, Fire Dept.
Fritz Klingler, Fire Dept.

Sheriff's Office
Assessor's Office
Commissioners' Office



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 11/03/15

Estimate of time required: 30 min.

Agenda: Consent [] Regular agenda [x] Public hearing required [x]

1. **Title:** Presentation by Ed James of the Carson Water Subconservancy District (CWSD) including an overview of activities of the CWSD and impacts on the Carson River Watershed area caused by the drought. The presentation will also include various programs such as flood preparedness, regional water supply, the CWSD watershed literacy survey, flood planning, and education outreach.

2. **Recommended motion:** No action; receive and file

3. **Prepared by:** Austin Osborne on behalf of CWSD Director Ed James

Department: Planning

Telephone: 847-1144

4. **Staff summary:** Presentation with no action as described in the title language

5. **Supporting materials:** None

6. **Fiscal impact:** None on local government

Funds Available:


Fund:

____ Comptroller

7. **Legal review required:**

____ District Attorney

8. **Reviewed by:**

 Department Head

Department Name:

 County Manager

Other agency review: _____

9. **Board action:**

[] Approved
[] Denied

[] Approved with Modifications
[] Continued

Agenda Item No. 11



Storey County Board of County Commissioners Agenda Action Report

Meeting date:

Estimate of time required:

Agenda: Consent ☐ Regular agenda ☐ Public hearing required ☐

1. **Title:** TRI PUBLIC-PRIVATE PARTNERSHIP

Schedule of Project Revenue

And Net Revenue

And

Supplementary Information

FOR THE YEAR ENDED JUNE 30, 2014

2. **Recommended motion**

I do hereby make a motion to approve the TRI Public-Private Partnership for the year ended June 30, 2014

3. **Prepared by:** Hugh Gallagher

Department: Comptroller

Telephone:

4. **Staff summary:**

5. **Supporting materials:** June 30, 2014 audit report

6. **Fiscal impact:**

Funds Available:

Fund:

[Signature] Comptroller

7. **Legal review required:**

____ District Attorney

8. **Reviewed by:**

[Signature] Department Head

Department Name: Commissioner's Office

[Signature] County Manager

Other agency review: _____

9. **Board action:**

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No. 12



March 17, 2015

Board of County Commissioners
Storey County, Nevada
Drawer D
Virginia City, Nevada 89440

Tahoe-Reno Industrial Center, LLC
c/o Norman Properties
PO Box 838
Poway, California 92074

We have audited the schedule of project revenue and net revenue of the TRI Public-Private Partnership (Project) for the year ended June 30, 2014, and have issued our report thereon dated March 17, 2015. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letters to you dated May 1, 2014. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies related to the Project's net revenue are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2014. Certain amounts have been included and excluded from the schedule of project revenue and net revenue based upon the agreements between the parties.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected.

Issues concerning significant estimates made by management include:

- Management's identification of and process for making significant accounting estimates.
- Risks of material misstatement.
- Indicators of possible management bias.
- Disclosure of estimation uncertainty in the financial statements.

The most significant estimates affecting your schedule of project revenue and net revenue is the base utilized for Project costs based upon the joint agreement between the parties.

We evaluated the key factors and assumptions used to develop estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

A significant portion of Project revenue and the annual debt limit calculation is derived from real and personal property taxes that are based upon assessed values. The assessed values are estimated by the Storey County Assessor's Office and such valuations have not been subjected to any audit procedures.

We considered issues involved, and related judgments made, in formulating sensitive disclosures accompanying the schedule of project revenue and net revenue and believe they are presented with overall neutrality, consistency, and clarity.

Difficulties Encountered During the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. We proposed three adjustments that resulted in an increase in net revenue of \$31,152.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the schedule of project revenue and net revenue or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from the responsible parties that are included in the management representation letters dated March 17, 2015.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the schedule of project revenue and net revenue or a determination of the type of auditors' opinion that may be expressed on that schedule, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the independent auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Under professional standards, we are required to inform you about transactions we noted that were both significant and unusual, or transactions for which there is a lack of authoritative guidance or consensus. We noted no such transactions reflected in the schedule of project revenue and net revenue.

Other Matters

Supplementary Information

Except for the supplementary information marked, "unaudited," we made certain inquiries of management and evaluated the form, content, and methods of preparing the supplementary information accompanying the schedule of project revenue and net revenue to determine that the information is presented in accordance with the development agreement between Storey County, Nevada and the Tahoe-Reno Industrial Center LLC, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the schedule of project revenue and net revenue. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the schedule of project revenue and net revenue or to the schedule itself.

This information is intended solely for the information and use of the members and management of the Tahoe-Reno Industrial Center, LLC and Commissioners and management of Storey County, Nevada, and is not intended to be, and should not be, used by anyone other than these specified parties.

Sincerely,

KOHN & COMPANY LLP

Connie Christiansen

Connie Christiansen, CPA, CFE, CGMA



TRI PUBLIC-PRIVATE PARTNERSHIP
SCHEDULE OF PROJECT REVENUE
AND NET REVENUE
AND
SUPPLEMENTARY INFORMATION
FOR THE YEAR ENDED JUNE 30, 2014

TRI PUBLIC-PRIVATE PARTNERSHIP
JUNE 30, 2014

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Schedule of Reimbursement Limits	10



INDEPENDENT AUDITORS' REPORT

To the Members
Tahoe-Reno Industrial Center, LLC and
To the Commissioners
Storey County, Nevada

We have audited the accompanying schedule of project revenue and net revenue of the TRI Public-Private Partnership (Project) for the year ended June 30, 2014, and the related notes to the schedule. The prior year summarized comparative information has been derived from the Project's 2013 schedule of project revenue and net revenue and, in our report dated November 14, 2014, we expressed an unqualified opinion on that schedule.

Management's Responsibility for the Schedule

Storey County is responsible for the preparation and fair presentation of this schedule in accordance with the development agreement between Storey County, Nevada and Tahoe-Reno Industrial Center, LLC (TRI) dated February 1, 2000, as amended. Storey County is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the schedule that is free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on the schedule based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the schedule of project revenue and net revenue is free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the schedule. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the schedule, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the schedule in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the schedule.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the schedule of project revenue and net revenue referred to above presents fairly, in all material respects, the project revenue and net revenue of the TRI Public-Private Partnership for the year ended June 30, 2014, in accordance with the financial reporting provisions of the development agreement between Storey County, Nevada and Tahoe-Reno Industrial Center, LLC, as amended.

Basis of Accounting

We draw attention to Note 1 of the schedule, which describes the basis of accounting. The schedule is prepared by Storey County on the basis of the financial reporting provisions of the development agreement between Storey County, Nevada and Tahoe-Reno Industrial Center, LLC, as amended, which is a basis of accounting other than accounting principles generally accepted in the United States of America, to comply with the financial reporting provisions of the contract referred to above. Our opinion is not modified with respect to this matter.

Other Matter

Our audit was conducted for the purpose of forming an opinion on the schedule of project revenue and net revenue of the TRI Private-Public Partnership as a whole. The supplementary information included in pages 8 through 10 is presented for purposes of additional analysis and is not a required part of the schedule of project revenue and net revenue. Such information is the responsibility of management and was derived from and related directly to the underlying accounting and other records used to prepare the schedule of project revenue and net revenue. Except for the information marked, "unaudited," the supplementary information has been subjected to the auditing procedures applied in the audit of the schedule of project revenue and net revenue and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the schedule of project revenue and net revenue or to the schedule of project revenue and net revenue itself, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, except for the information marked, "unaudited," the supplementary information is fairly stated in all material respects to the schedule of project revenue and net revenue as a whole. The information marked "unaudited" has not been subjected to the auditing procedures applied in the audit of the schedule of project revenue and net revenue and, accordingly, we do not express an opinion or provide any assurance on it.

Restriction on Use

Our report is intended solely for the information and use of the members and management of the Tahoe-Reno Industrial Center, LLC and the Commissioners and management of Storey County, Nevada, and is not intended to be and should not be used by anyone other than these specified parties.

Kohn + Company LLP

Reno, Nevada
March 17, 2015



TRI PUBLIC-PRIVATE PARTNERSHIP
SCHEDULE OF PROJECT REVENUE AND NET REVENUE
FOR THE YEAR ENDED JUNE 30, 2014
(WITH COMPARATIVE TOTALS FOR THE YEAR ENDED JUNE 30, 2013)

	2014	2013 (Memorandum Only)
PROJECT REVENUE		
Sales tax	\$ -	\$ -
Real and personal property taxes	3,571,635	3,415,772
Business licenses and fees	38,975	35,168
Building and special use permits	581,373	195,822
Real property transfer taxes	28,483	8,135
Fire and safety inspection fees	123,302	71,988
Ambulance and fire fees	-	-
Recorder fees	3,267	2,357
Total project revenue	<u>4,347,035</u>	<u>3,729,242</u>
STIPULATED PROJECT COSTS	<u>2,278,163</u>	<u>2,169,679</u>
NET REVENUE	<u>\$ 2,068,872</u>	<u>\$ 1,559,563</u>

See accompanying notes

NOTES TO SCHEDULE

TRI PUBLIC-PRIVATE PARTNERSHIP
NOTES TO THE SCHEDULE OF PROJECT REVENUE AND NET REVENUE
FOR THE YEAR ENDED JUNE 30, 2014

NOTE 1- NATURE OF OPERATIONS AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Tahoe-Reno Industrial Center, LLC (TRI) owns approximately 82,000 acres, of which more than 9,000 acres is zoned for industrial usage within Storey County, Nevada (County). On February 1, 2000, TRI, along with DP Operating Partnership, L.P., entered into a development agreement with the County for the purposes of completing structures, including grading, infrastructure, and all public facilities related to the property owned by TRI. The TRI Public-Private Partnership (Project) represents the commitment between TRI and the County to fund the capital infrastructure costs and local community services required by the development agreement. According to the agreements, TRI is responsible for the construction of the Project public infrastructure, which shall be dedicated to and maintained by the County, such as streets, sidewalks and streetlights; flood control drainage channels, storm drains, basins and other related facilities; and County building complexes (i.e. fire stations, police stations, public works maintenance yards, and administrative offices). TRI is also responsible for the construction of the Project private infrastructure, which shall be dedicated to and maintained by the TRI General Improvement District, such as community water and sewer facilities. The utilities shall be dedicated to the purveyors. The railroad track and related facilities; landscaping of common areas; private trails and parks; and other property not dedicated to the County shall be constructed by TRI and dedicated to the TRI Owners Association. The County is responsible for separately recording certain revenue and expenses directly attributable to the Project, approving reimbursable costs, and determining the annual net revenue reimbursement to TRI, if applicable.

The agreements establish a threshold of \$5,000,000 for the Project net revenue before any reimbursements are made to TRI for Project-related infrastructure costs. This revenue threshold was met during the year ended June 30, 2008. Accordingly, the County is responsible for reimbursing TRI for the outstanding approved Project vouchers up to 35% of the annual net revenue. The County's annual debt is limited to 5% of the Project assessed valuation. See the supplementary schedules on page 10 for the calculation of these limitations.

Reporting Entity

This schedule includes only selected financial activity attributable to the Project and such information has been extracted from the financial records of Storey County, Nevada.

Basis of Accounting

Basis of accounting refers to when revenue and expenditures are recognized in the accounts and reported in the schedule. For purposes of this schedule, revenue includes only amounts actually received by the County within the fiscal year.

Project Revenue

Project revenue includes taxes and fees recorded by the County from Project-related sources. Project revenue does not include portions of any tax which are not actually distributed to the County or are dedicated revenue for earmarked programs not associated with Project services.

Stipulated Project Costs

In lieu of allocating actual operations and maintenance costs, capital outlay and overhead, TRI and the County have stipulated to a base total of \$1,700,000 for Project costs for the year ended June 30, 2008 with scheduled annual increases of 5%. Accordingly, the stipulated project costs for the year ended June 30, 2013 total \$2,278,163.

Use of Estimates

The preparation of the schedule of project revenue and net revenue and supplementary schedules includes estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

TRI PUBLIC-PRIVATE PARTNERSHIP
NOTES TO THE SCHEDULE OF PROJECT REVENUE AND NET REVENUE (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2014

NOTE 1 - NATURE OF OPERATIONS AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Subsequent Events

Subsequent events have been evaluated through March 17, 2015, which represents the date the schedule of project revenue and net revenue was available to be issued. Subsequent events after that date have not been evaluated.

NOTE 2 - VOUCHERS

Through June 30, 2014, the Storey County Board of Commissioners has accepted vouchers totaling \$46,999,059 and approved payments and credits against property taxes owed by TRI totaling \$4,135,893. At June 30, 2014, outstanding approved vouchers totaled \$42,863,166, which does not include the following subsequent activities:

- 1) Submission of a voucher for infrastructure costs incurred during the year ended June 30, 2013 totaling \$9,894, which has not yet been approved by the County.
- 2) Vouchers totaling \$624,706 that were paid August 25, 2014 the form of a credit against property taxes owed by TRI.

NOTE 3 - SUBSEQUENT EVENTS

Subsequent to year end, the State of Nevada notified the County that sales taxes generated within the County exceeded the Supplemental City-County Relief Tax (SCCRT) threshold, which would allow the County to elect to be removed from its current "guaranteed" status. If the County elects to be removed from the guaranteed SCCRT, the County will receive revenue based on actual sales taxes collected from County sources, which may have a significant impact on future Project net revenue. Currently, no portion of the SCCRT is allocated to the Project revenue because the amount the County receives is not affected by the existence of the TRI properties. Once a county is removed from the guaranteed SCCRT, the decision is permanent and the guaranteed status cannot be reinstated.

SUPPLEMENTARY INFORMATION

TRI PUBLIC-PRIVATE PARTNERSHIP
SUPPLEMENTARY INFORMATION
SCHEDULE OF NET PROJECT REVENUE REIMBURSEMENT
FOR THE YEAR ENDED JUNE 30, 2014
(WITH COMPARATIVE TOTALS FOR THE YEAR ENDED JUNE 30, 2013)

	2014	2013 (Memorandum Only)
NET PROJECT REVENUE		
For the year ended June 30, 2002	\$ 622,967	\$ 622,967
For the year ended June 30, 2003	281,152	281,152
For the year ended June 30, 2004	620,102	620,102
For the year ended June 30, 2005	599,079	599,079
For the year ended June 30, 2006	1,095,455	1,095,455
For the year ended June 30, 2007	1,537,981	1,537,981
For the year ended June 30, 2008	1,608,939	1,608,939
For the year ended June 30, 2009	1,844,154	1,844,154
For the year ended June 30, 2010	2,467,573	2,467,573
For the year ended June 30, 2011	2,179,714	2,179,714
For the year ended June 30, 2012	1,672,476	1,672,476
For the year ended June 30, 2013	1,559,563	1,559,563
For the year ended June 30, 2014	<u>2,068,872</u>	<u>-</u>
	18,158,027	16,089,155
Revenue threshold	<u>(5,000,000)</u>	<u>(5,000,000)</u>
Total net project revenue reimbursement	13,158,027	11,089,155
LESS CUMULATIVE REPAYMENTS THROUGH JUNE 30	<u>(4,135,893)</u>	<u>(3,238,460)</u>
Total net project revenue reimbursement over cumulative repayments through June 30	<u>\$ 9,022,134</u>	<u>\$ 7,850,695</u>

See accompanying notes

TRI PUBLIC-PRIVATE PARTNERSHIP
SUPPLEMENTARY INFORMATION
SCHEDULE OF PROJECT VOUCHERS
FOR THE YEAR ENDED JUNE 30, 2014

Location/Costs	Prior to June 30, 2013		During the Year Ended June 30, 2014		June 30, 2014
	Total Approved Vouchers (Unaudited)	Vouchers Paid (Unaudited)	Vouchers Approved (Unaudited)	Vouchers Paid (Unaudited)	Outstanding Approved Vouchers (Unaudited)
Waltham Way Phase I	\$ 751,562	\$ (751,562)	\$ -	\$ -	\$ -
Waltham Way Phase II	3,226	(3,226)	-	-	-
Fire Station -					
Includes Hydrants	3,093,856	(2,483,672)	-	(610,184)	-
Britain	510,546	-	-	(287,249)	223,297
Denmark	804,327	-	-	-	804,327
Ireland	318,999	-	-	-	318,999
Italy	285,648	-	-	-	285,648
London	373,299	-	-	-	373,299
Milan	695,025	-	-	-	695,025
Peru	1,980,606	-	-	-	1,980,606
Pittsburgh	202,328	-	-	-	202,328
Portofino	3,685,873	-	-	-	3,685,873
RR Spur	4,918,261	-	-	-	4,918,261
Sydney	589,985	-	-	-	589,985
USA Interchange	10,725,755	-	-	-	10,725,755
USA Parkway	2,484,529	-	-	-	2,484,529
USA Parkway Phase II	8,920,764	-	-	-	8,920,764
USA Parkway Phase III	3,618,053	-	-	-	3,618,053
USA RR Bridge	2,380,905	-	-	-	2,380,905
Venice	507,017	-	-	-	507,017
Infrastructure					
2010-2011 Fiscal Year	120,013	-	-	-	120,013
2011-2012 Fiscal Year	-	-	28,482	-	28,482
	<u>\$ 46,970,577</u>	<u>\$ (3,238,460)</u>	<u>\$ 28,482</u>	<u>\$ (897,433)</u>	<u>\$ 42,863,166 *</u>

* Total does not include the following activities:

- 1) Submission of a voucher for infrastructure costs incurred during the year ended June 30, 2013 totaling \$9,894, which has not yet been approved by the County.
- 2) Vouchers totaling \$624,706 that were paid August 25, 2014 in the form of a credit against property taxes owed by TRI.
- 3) Storey County has established the TRI Payback Fund in order to accumulate money for the payback of approved vouchers. At June 30, 2014, the TRI Payback Fund balance totaled \$1,781,685.

See accompanying notes

TRI PUBLIC-PRIVATE PARTNERSHIP
SUPPLEMENTARY INFORMATION
SCHEDULE OF REIMBURSEMENT LIMITS
FOR THE YEAR ENDED JUNE 30, 2014
(WITH COMPARATIVE TOTALS FOR THE YEAR ENDED JUNE 30, 2013)

	2014	2013 (Memorandum Only)
ANNUAL DEBT LIMIT CALCULATION		
Project Assessed Valuation (Unaudited)		
Land	\$ 68,963,210	\$ 67,834,370
Improvements	98,161,639	95,929,885
Personal property	46,499,217	42,947,008
Total net project assessed valuation	213,624,066	206,711,263
Percentage allowed	5%	5%
Annual debt limit	<u>\$ 10,681,203</u>	<u>\$ 10,335,563</u>
ANNUAL NET REVENUE LIMIT CALCULATION		
Net revenue	\$ 2,068,872	\$ 1,559,563
Percentage allowed	35%	35%
Annual net revenue limit	<u>\$ 724,105</u>	<u>\$ 545,847</u>
ANNUAL ELIGIBLE REIMBURSEMENTS BASED ON DEBT LIMITS		
June 30, 2011	\$ -	\$ 444,134
June 30, 2012	191,041	585,367
June 30, 2013	545,847	545,847
June 30, 2014	724,105	-
	<u>1,460,993</u>	<u>1,575,348</u>
Reimbursed vouchers	(897,433)	(838,460)
Eligible reimbursements based on debt limits at June 30	<u>\$ 563,560</u>	<u>\$ 736,888</u>
SUMMARY OF OUTSTANDING VOUCHERS		
Total outstanding approved vouchers, beginning of year	\$ 43,732,117	\$ 44,570,577
Add new vouchers approved	28,482	-
Less reimbursements from Storey County	(897,433)	(838,460)
Approved outstanding vouchers	42,863,166	43,732,117
Approved outstanding vouchers in excess of reimbursement limits	(42,299,606)	(42,995,229)
Approved outstanding vouchers eligible for reimbursement	<u>\$ 563,560</u>	<u>\$ 736,888</u>

See accompanying notes

Rept: PB2065
Run: 03/13/15 09:15:02

STOREY COUNTY
PUBLIC BUDGET ACCOUNTING
STATEMENT OF BUDGETED REVENUES & EXPENDITURES COMPARED TO ACTUAL

Page 1

030 FIRE
PERIOD ENDING 06/30/14

	*****Current Period*****			*****Year To Date*****		
	Actual Amount	Budget Amount	Variance	Actual To Date	Budget Amount	Variance
REVENUES						
31100-000 AD VALOREM CURRENT YEAR	3,711.44	102,916.66	99,205.22-	1,212,286.44	1,235,000.00	22,713.56-
31101-000 AD VALOREM-ASSESSOR	22,434.41	24,166.66	1,732.25-	338,149.01	290,000.00	48,149.01
31103-000 DELINQUENT FIRST YEAR	854.34	.00	854.34	14,349.65	.00	14,349.65
31105-000 DELINQUENT PRIOR YEARS	839.47	.00	839.47	10,308.87	.00	10,308.87
31108-000 STATE-CENTRALLY ASSESSED	405,330.58	36,166.66	369,163.92	439,415.63	434,000.00	5,415.63
32201-000 BUSINESS LICENSE FEES	88.00	541.66	453.66-	3,744.12	6,500.00	2,755.88-
32203-500 BUSINESS LICENSE FEES/TAHOE RENO INDUSTRIAL	91.65	.00	91.65	18,528.83	.00	18,528.83
33507-000 SCORT	63,830.28	63,329.66	500.62	764,437.14	759,956.00	4,481.14
34113-000 SPECIAL EVENTS	.00	750.00	750.00-	2,250.00	9,000.00	6,750.00-
34113-205 SPECIAL EVENTS/CAMEL RACES	.00	.00	.00	675.00	.00	675.00
34113-206 SPECIAL EVENTS/FERRARI RACES/HILL CLIMB	.00	.00	.00	1,800.00	.00	1,800.00
34306-000 AMBULANCE/FIRE FEE	19,384.10	20,000.00	615.90-	247,095.40	240,000.00	7,095.40
34307-000 INSPECTION FEES	240.00	5,333.33	5,093.33-	15,127.64	64,000.00	48,872.36-
34307-500 INSPECTION FEES/TAHOE RENO INDUSTRIAL	20,980.63	.00	20,980.63	104,772.93	.00	104,772.93
34308-000 AMBULANCE PROGRAM	3,495.00	1,083.33	2,411.67	14,488.71	13,000.00	1,488.71
34310-000 BILLINGS-FIRE DEPT	5,000.00-	19,166.66	24,166.66-	124,054.93	230,000.00	105,945.07-
34312-000 CHARGE FOR SERVICES	.00	4,800.00	4,800.00-	57,600.00	.00	57,600.00
36200-000 RENTS - ROYALTIES	200.00	.00	200.00	1,200.00	.00	1,200.00
36400-000 CONTRIB/DONATIONS PRVTE	25.00	.00	25.00	615.00	.00	615.00
36500-000 MISC - OTHER	297.92-	.00	297.92-	6,327.64	.00	6,327.64
36530-000 REFUNDS	371.48	.00	371.48	1,743.53	.00	1,743.53
36600-000 INSURANCE CLAIM REIMBURS	.00	.00	.00	1,957.87	.00	1,957.87
37203-000 TRANSFER FROM GENERAL	12,000.00	.00	12,000.00	12,000.00	.00	12,000.00
TOTAL REVENUES	548,578.46	278,254.62	270,323.84	3,392,928.34	3,339,056.00	53,872.34
EXPENDITURES						
030 FIRE DEPARTMENT						
51010-000 SALARIES & WAGES	179,644.06	138,868.66	40,775.40	1,623,513.09	1,666,424.00	42,910.91-
51010-154 SALARIES & WAGES/USDA FUELS MANAGEMENT	.00	.00	.00	692.50	.00	692.50
51010-201 SALARIES & WAGES/GRAND PRIX MOTOCYCL RACE	.00	.00	.00	228.90	.00	228.90
51010-204 SALARIES & WAGES/STREET VIBRATION	.00	.00	.00	150.42	.00	150.42
51010-205 SALARIES & WAGES/CAMEL RACES	.00	.00	.00	65.40	.00	65.40
51010-220 SALARIES & WAGES/SPECIAL EVENT OT FIRE	.00	.00	.00	323.96	.00	323.96
51010-747 SALARIES & WAGES/PEDLAR FIRE	.00	.00	.00	2,021.93	.00	2,021.93
51011-000 OVERTIME	24,128.47	16,333.33	7,795.14	206,718.89	196,000.00	10,718.89
51011-201 OVERTIME/GRAND PRIX MOTOCYCL RACE	.00	.00	.00	658.29	.00	658.29
51011-204 OVERTIME/STREET VIBRATION	.00	.00	.00	1,203.13	.00	1,203.13
51011-205 OVERTIME/CAMEL RACES	.00	.00	.00	147.34	.00	147.34
51020-000 LONGEVITY	1,850.82	1,264.08	586.74	15,333.08	15,169.00	164.08
52010-000 PERS	73,340.30	54,554.50	18,785.80	642,743.82	654,654.00	11,910.18-
52010-747 PERS/PEDLAR FIRE	.00	.00	.00	373.30	.00	373.30
52011-000 PACT	19,443.72	13,393.91	6,049.81	175,691.92	160,727.00	14,964.92
52011-154 PACT/USDA FUELS MANAGEMENT	.00	.00	.00	98.56	.00	98.56
52011-201 PACT/GRAND PRIX MOTOCYCL RACE	.00	.00	.00	152.00	.00	152.00
52011-204 PACT/STREET VIBRATION	.00	.00	.00	21.41	.00	21.41
52011-205 PACT/CAMEL RACES	.00	.00	.00	9.31	.00	9.31
52011-220 PACT/SPECIAL EVENT OT FIRE	.00	.00	.00	56.08	.00	56.08
52012-000 HEALTH INSURANCE	47,263.63	23,179.91	24,083.72	295,964.44	278,159.00	17,805.44

STOREY COUNTY
PUBLIC BUDGET ACCOUNTING
STATEMENT OF BUDGETED REVENUES & EXPENDITURES COMPARED TO ACTUAL

030 FIRE
PERIOD ENDING 06/30/14

*****Current Period*****				*****Year To Date *****			
	Actual	Budget	Variance	Actual	Budget	Variance	
	Amount	Amount		To Date	Amount		
52012-201 HEALTH INSURANCE/GRAND PRIX MOTOCYCL RACE	.00	.00	.00	137.19	.00	137.19	
52012-204 HEALTH INSURANCE/STREET VIBRATION	.00	.00	.00	280.01	.00	280.01	
52012-205 HEALTH INSURANCE/CAMEL RACES	.00	.00	.00	75.42	.00	75.42	
52012-747 HEALTH INSURANCE/PEDLAR FIRE	.00	.00	.00	618.57	.00	618.57	
52013-000 MEDICARE	3,311.41	1,933.41	1,378.00	28,500.24	23,201.00	5,299.24	
52013-154 MEDICARE/USDA FUELS MANAGEMENT	.00	.00	.00	10.04	.00	10.04	
52013-201 MEDICARE/GRAND PRIX MOTOCYCL RACE	.00	.00	.00	12.75	.00	12.75	
52013-204 MEDICARE/STREET VIBRATION	.00	.00	.00	19.62	.00	19.62	
52013-205 MEDICARE/CAMEL RACES	.00	.00	.00	3.08	.00	3.08	
52013-220 MEDICARE/SPECIAL EVENT OT FIRE	.00	.00	.00	4.70	.00	4.70	
52013-747 MEDICARE/PEDLAR FIRE	.00	.00	.00	29.04	.00	29.04	
52014-000 SOCIAL SECURITY	26.50	99.58	126.08	993.93	1,195.00	201.07	
52014-154 SOCIAL SECURITY/USDA FUELS MANAGEMENT	.00	.00	.00	42.94	.00	42.94	
52014-201 SOCIAL SECURITY/GRAND PRIX MOTOCYCL RACE	.00	.00	.00	14.19	.00	14.19	
52014-204 SOCIAL SECURITY/STREET VIBRATION	.00	.00	.00	9.33	.00	9.33	
52014-205 SOCIAL SECURITY/CAMEL RACES	.00	.00	.00	4.05	.00	4.05	
52014-220 SOCIAL SECURITY/SPECIAL EVENT OT FIRE	.00	.00	.00	7.30	.00	7.30	
52015-000 UNEMPLOYMENT COMP	16,183.09	.00	16,183.09	17,151.74	.00	17,151.74	
53010-000 POSTAGE	129.61	137.50	7.89	1,388.16	1,650.00	261.84	
53011-000 OFFICE SUPPLIES	.00	166.66	166.66	1,957.79	2,000.00	42.21	
53012-000 TELEPHONE	1,950.56	750.00	1,200.56	6,842.80	9,000.00	2,157.20	
53012-500 TELEPHONE/TAHOE RENO INDUSTRIAL	52.52	.00	52.52	630.84	.00	630.84	
53012-501 TELEPHONE/VIRGINIA CITY	91.78	.00	91.78	1,104.30	.00	1,104.30	
53012-502 TELEPHONE/VC HIGHLANDS	70.06	.00	70.06	819.42	.00	819.42	
53013-000 TELEPHONE/LOCKWOOD	56.61	.00	56.61	680.58	.00	680.58	
53013-000 TRAVEL	1,654.55	83.33	1,737.88	1,443.31	1,000.00	443.31	
53014-000 DUES & SUBSCRIP.	.00	150.00	150.00	2,680.25	1,800.00	880.25	
53016-000 EQUIPMENT MAINTENANCE	243.59	1,341.16	1,097.57	17,916.89	16,094.00	1,822.89	
53022-000 UTILITIES	502.77	2,933.75	2,430.98	4,026.59	35,205.00	31,178.41	
53022-501 UTILITIES/VIRGINIA CITY	499.10	.00	499.10	8,634.94	.00	8,634.94	
53022-502 UTILITIES/VC HIGHLANDS	579.02	.00	579.02	10,230.55	.00	10,230.55	
53022-504 UTILITIES/LOCKWOOD	332.13	.00	332.13	5,736.84	.00	5,736.84	
53024-000 OPERATING SUPPLIES	6,447.09	1,083.33	5,363.76	13,434.06	13,000.00	434.06	
53024-501 OPERATING SUPPLIES/VIRGINIA CITY	.00	.00	.00	272.00	.00	272.00	
53024-502 OPERATING SUPPLIES/VC HIGHLANDS	.00	.00	.00	50.00	.00	50.00	
53027-000 RENTS/LEASE/PURCHASE	43.73	955.41	911.68	257.73	11,465.00	11,207.27	
53027-501 RENTS/LEASE/PURCHASE/VIRGINIA CITY	473.34	.00	473.34	4,122.80	.00	4,122.80	
53027-502 RENTS/LEASE/PURCHASE/VC HIGHLANDS	95.87	.00	95.87	1,091.22	.00	1,091.22	
53027-503 RENTS/LEASE/PURCHASE/MARK TWAIN	91.09	.00	91.09	1,089.33	.00	1,089.33	
53027-504 RENTS/LEASE/PURCHASE/LOCKWOOD	293.39	.00	293.39	3,412.23	.00	3,412.23	
53028-000 COMMUNICATIONS	869.00	158.33	1,027.33	1,299.34	1,900.00	600.66	
53029-000 TRAINING	2,280.94	1,670.83	610.11	24,007.88	20,050.00	3,957.88	
53030-000 AUTO MAINTENANCE	8,928.11	3,166.66	5,761.45	48,731.82	38,000.00	10,731.82	
53034-000 COMPUTER SOFTWARE	3,324.01	395.83	2,928.18	3,474.01	4,750.00	1,275.99	
53039-000 UNIFORMS	1,072.15	1,666.66	594.51	4,409.31	20,000.00	15,590.69	
53040-000 GAS & DIESEL	2,860.97	4,112.33	1,251.36	16,557.51	49,348.00	32,790.49	
53040-500 GAS & DIESEL/TAHOE RENO INDUSTRIAL	4,776.85	.00	4,776.85	20,986.94	.00	20,986.94	
53040-501 GAS & DIESEL/VIRGINIA CITY	4,318.23	.00	4,318.23	22,608.26	.00	22,608.26	
53041-000 TIRES	454.77	414.16	40.61	4,615.86	4,970.00	354.14	
53053-000 LAUNDRY	65.34	83.33	17.99	93.90	1,000.00	906.10	
53053-501 LAUNDRY/VIRGINIA CITY	13.38	.00	13.38	378.53	.00	378.53	

Rept: PB2065
Run: 03/13/15 09:15:02
030 FIRE
PERIOD ENDING 06/30/14

STOREY COUNTY
PUBLIC BUDGET ACCOUNTING
STATEMENT OF BUDGETED REVENUES & EXPENDITURES COMPARED TO ACTUAL

	*****Current Period*****			*****Year To Date*****		
	Actual Amount	Budget Amount	Variance	Actual To Date	Budget Amount	Variance
S3053-502 LAUNDRY/VC HIGHLANDS	8.77	.00	8.77	222.21	.00	222.21
S3053-504 LAUNDRY/LOCKWOOD	10.52	.00	10.52	226.83	.00	226.83
S3056-000 EXTINGUISHER MAINT.	.00	125.00	125.00-	1,683.00	1,500.00	183.00
S3057-000 BUILDING MAINTENANCE	717.47-	208.33	925.80-	1,253.44	2,500.00	1,246.56-
S3057-500 BUILDING MAINTENANCE/TAHOE RENO INDUSTRIAL	.00	.00	.00	324.97	.00	324.97
S3057-501 BUILDING MAINTENANCE/VIRGINIA CITY	.00	.00	.00	500.10	.00	500.10
S3057-502 BUILDING MAINTENANCE/VC HIGHLANDS	.00	.00	.00	100.00	.00	100.00
S3057-504 BUILDING MAINTENANCE/LOCKWOOD	.00	.00	.00	138.95	.00	138.95
S3058-000 HEAVY EQUIP MAINT	1,075.85-	.00	1,075.85-	93.33	.00	93.33
S3070-000 PROFESSIONAL SERVICES	643.30-	125.00	768.30-	3,184.46	1,500.00	1,684.46
S4010-000 CAPITAL OUTLAY	.00	1,270.83	1,270.83-	19,431.17	15,250.00	4,181.17
S4160-000 COMPUTER EQUIPMENT	.00	.00	.00	74.99	.00	74.99
S4305-000 FIRE PROTECTION SUPPLIES	166.45	200.00	33.55-	2,233.55	2,400.00	166.45-
S4306-000 FIRE PREVENTION	.00	83.33	83.33-	1,000.47	1,000.00	.47
S4308-000 AMBULANCE SUPPLIES	3,135.40	2,791.66	343.74	25,803.09	33,500.00	7,696.91-
S4315-000 MEDICAL - PHYSICALS	102.00	1,750.00	1,648.00-	23,304.81	21,000.00	2,304.81
S5402-000 VOLUNTEER	1,250.00	458.33	791.67	4,595.00	5,500.00	905.00-
S7200-000 INTERFUND TRANSFER	.00	2,500.00	2,500.00-	30,000.00	30,000.00	.00
S7228-000 TRANSFER TO TRI PAYBACK	.00	8,666.66	8,666.66-	104,000.00	104,000.00	.00
TOTAL FIRE DEPARTMENT	404,898.98	287,075.79	117,823.19	3,467,238.27	3,444,911.00	22,327.27
TOTAL EXPENDITURES	404,898.98	287,075.79	117,823.19	3,467,238.27	3,444,911.00	22,327.27
NET REV & EXPENDITURES	143,679.48	8,821.17-	152,500.65	74,309.93-	105,855.00-	31,545.07

STOREY COUNTY
PUBLIC BUDGET ACCOUNTING
ACCOUNT HISTORY

Report No: PB7332
Run Date : 03/11/15
FISCAL YEAR 2014

ACCOUNT NUMBER	030 000 34307 500	POSTING DATES	7/01/13 TO 6/30/14
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[illegible]



Storey County Board of County Commissioners Agenda Action Report

Meeting date: November 3, 2015

Estimate of time required: 20 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Discussion only, no action. Workshop on nuisances and the appropriate procedures to deal with nuisances and discussion on a proposed ordinance No. 15.267 amending Storey County Code Title 8, Health and Safety by adding chapter 8.01 Nuisances, providing a uniform process for abating all the different nuisance complaints in the code. The existing nuisance procedures in other parts of the Code in title 6, 8, 13, 15, and 17 are amended to be consistent with the new chapter.

2. **Recommended motion:** I move staff to bring Ordinance No. 15-267 back for a first reading.

3. **Prepared by:** Robert Morris, outside counsel.

Department: District Attorney's Office

Tel: 847-0964

4. **Staff summary:** The county staff has been working on nuisance problems in Storey County and has found that the Storey County Code is fairly fragmented and has different hearing procedures for handling different nuisances based on the section of Storey County Code that is used. This ordinance creates a single hearing process for all the types of nuisances in code and amends the various sections to be consistent with the new hearing chapter.

(Continued on next page.)

5. **Supporting materials:** Ordinance 15-266

6. **Fiscal impact:** None

7. **Legal review required:** Yes

_____ District Attorney

8. **Reviewed by:**

_____ Department Head

Department Name: Commissioner's Office

_____ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No. 14

4. Staff summary continued:

There are several issues that have been brought up in this redrafting that may benefit from discussion by the board and the public.

- A. Whether a written complaint is necessary to start the process.
- B. What should county personnel do when they see nuisance violations?
- C. Should there be an independent hearing officer or should a county employee hold the position and who should appoint the hearing officer?
- D. Should all complaints go through the county manager's office?
- F. Are the hearing and appeal procedures too formal?

Ordinance No. 15-266

Summary

An ordinance amending Storey County Code section 17.12.064 Public Utility Uses to establish a procedure for permitting aboveground utility projects and renewable energy generation projects.

Title

An ordinance amending Storey County Code section 17.12.064 Public Utility Uses to establish a procedure for permitting aboveground utility projects and certain renewable energy generation projects and providing for other properly related matters.

Recitals

As part of the master plan process required by Nevada Revised Statutes 278.165, the planning commission must prepare and the board approve an aboveground utility plan that designates corridors for the construction of aboveground utility projects that is consistent with any transmission plan prepared by the Office of Energy, that ensures the continuity of transmission corridors and is consistent with the aboveground utility plan of adjacent jurisdictions, and that is consistent with any Bureau of Land Management resource management plan. The utility corridor plan is being prepared as part of the Storey County master plan process. In addition, NRS 278.26503 require the governing body to establish a process for the issuance of permits for aboveground utility projects and certain renewable energy generation projects. This ordinance provides for that process.

The Board of County Commissioners of the County of Storey, State of Nevada, does ordain:

SECTION I:

17.12.064 Public utility uses-Issuance of permit for utility projects.

~~The provisions of this title do not apply to the construction, installation, operation and maintenance of public utility distribution and transmission lines, towers and poles and underground facilities for providing gas, water, electricity, telephone, telegraph or communication services by public utility companies under the jurisdiction of the Public Utilities Commission of the State of Nevada; provided, before a public utility acquires any right-of-way for a transmission line, the proposed route must be submitted to the planning commission for review and recommendation to the board. This exemption does not apply to commercial cellular and other wireless communication antenna support structures and towers. (Ord. No. 12-244, § 1, 12-4-2012)~~

A. "Aboveground utility" means an aboveground electric transmission line, **transmission substation, and power substation** which is designed to operate at ~~200~~ 120 kilovolts or more and which has been approved for construction after October 1, 1991, by the State or Federal Government or a governing body.

B. Any aboveground utility project, which is planned to be located in an ~~overhead~~ **aboveground** utility corridor identified on the master plan, must submit the plans for the project to the planning department. The director of planning must review the plans and if the director determines the plans are complete and the location is within the master plan designated corridor, the director may ~~approve the project~~ **determine that the project is an allowed use and allow it to move forward with applicable permitting.**

C. Any aboveground utility project that is located outside an aboveground utility corridor identified in the master plan is required to have a special use permit. In addition to meeting all the general requirements for a special use permit including a public hearing, the special use permit must not be approved unless it meets the following additional criteria:

1. The construction of the aboveground utility does not conflict with any existing or planned infrastructure or other utility projects.

2. The board determines that the proximity of the proposed corridor to any school, hospital or urban residential area with a density greater than 2 units per gross acre is acceptable.

If the aboveground utility project is on federally owned land, at the beginning of the federal review and permit application process, the applicant must have a pre-application meeting with the planning department. The applicant may submit, as an application to the county, the appropriate documents related to the environmental review by state and federal land management agencies. If the applicant is required to apply to the Public Utilities Commission of Nevada, the copy of the application is required to be served on the county, pursuant to NRS, will constitute the environmental documents that make up the application to the county.

D. Any renewable energy generation project with a nameplate capacity of 10 megawatts or more is required to have a special use permit and must ~~be a permitted use~~ **an allowed use with a special use permit** in the zone where the ~~plant~~ **renewable energy generation facility** will be located.

E. An applicant for the issuance of a special use permit for the construction of any utility project or for the construction of a renewable energy generation project with a nameplate capacity of 10 megawatts or more who:

1. Believes that the decision of the planning commission or governing body to approve or deny the applicant's application was not timely; or

2. Disagrees with any conditions imposed by the special use permit issued by the planning commission or governing body; may, in the manner prescribed by the Public Utilities Commission of Nevada by regulation, petition the Public Utilities Commission of Nevada to review the decision of the planning commission or governing body.

Proposed on _____, 2015.

by Commissioner _____

Passed on _____, 2015.

Vote: Ayes Commissioners _____

Nays Commissioners _____

Absent Commissioners _____

Marshall McBride, Chair
Storey County Board of County Commissioners

Attest:

Vanessa Stephens
Clerk & Treasurer, Storey County

This ordinance will become effective on _____.

Ordinance No. 15-267

Summary

An ordinance amending Storey County Code Title 8, Health and Safety by adding chapter 8.01 Nuisances, providing a uniform process for abating all the different nuisance complaints in the code. The existing nuisance procedures in other parts of the Code in title 6, 8, 13, 15, and 17 are amended to be consistent with the new chapter.

Title

An ordinance amending Storey County Code Title 8 Health and Safety by adding chapter 8.01 Nuisances and providing a uniform process for abating all the different nuisance complaints in the code. The amendment also changes the existing nuisance procedures in other parts of the Code to be consistent with the new chapter and provides for other properly related matters.

The Board of County Commissioners of the County of Storey, State of Nevada, does ordain:

SECTION I: Title 8 Health and Safety is amended by adding the following:

Chapter 8.01

Nuisances

Sections

8.01.010 Declaration of nuisances.

8.01.020 Definitions.

8.01.030 Notice of violation.

8.01.040 Voluntary abatement.

8.01.050 Time limit for abatement.

8.01.060 Hearing procedures.

8.01.070 Appeal procedures.

8.01.080 Abatement by the county and recovery of costs.

8.01.090 Summary abatement.

8.01.100 Civil penalty.

8.01.110 Criminal penalty.

8.01.010 Declaration of nuisances

In order to protect the public health, safety and welfare of the residents of the county from public nuisances, the board of county commissioners or its designee may order the owner of real

property within the county to:

- A. Repair, safeguard, or eliminate any dangerous structure or condition.
- B. Clear debris, rubbish, refuse, litter, garbage, abandoned or junk vehicles or junk appliances which are not subject to the provisions of NRS chapter 459 Hazardous Materials.
- C. Clear weeds and noxious plant growth.
- D. Abate any condition or use that is declared a nuisance in this code.
- E. Repair, clear, correct rectify, safeguard or eliminate any other public nuisance to protect the public health, safety and welfare of the residents of the county.

As an alternative to the abatement of nuisances in the manner provided in this chapter, the district attorney is authorized, pursuant to NRS 244.360(6) to bring all necessary civil actions on behalf of the county to enjoin, abate or restrain the violation of the any ordinance of this county, the violation of which is declared to be a public nuisance in the ordinance violated and to seek damages for the cost of abatement of nuisances and the recovery of expenses and costs of suit arising out of such actions.

8.01.020 Definitions.

For the purpose of this chapter, unless the context otherwise requires, the following definitions apply:

Authorized inspector (inspector) means the person designated or authorized by this section to enforce the provisions of the code dealing with nuisances.

A. The building official or his or her designee is the authorized inspector for public nuisances regulated by title 15, Buildings and Construction, chapter 15.20 Flood damage prevention and title 13, Public Services when involving dangerous structures. The building official must use the Code for Abatement of Dangerous Buildings to abate structures that are public nuisances.

B. The fire marshal is the authorized inspector for public nuisances regulated by the International Fire Code as amended

C. The planning director or his or her designee is the authorized inspector for public nuisances regulated by titles 8, Health and Safety; 17, Zoning.

D. The sheriff or his or her designee is the authorized inspector for public nuisances regulated by title 6, Animals.

E. The public works director or his or her designee is the authorized inspector for public nuisances regulated by title 13, Public Services.

F. Any person designated as an authorized inspector may refer a complaint received by that person to the county manager or his or her designee to be reassigned to an appropriate authorized inspector.

Dangerous structure or condition means a structure or condition that may cause injury to or endanger the health, life, property or safety of the general public or the occupants, if any, of the property on which the structure or condition is located. It includes any violation of any building, electrical, housing, plumbing or safety code or the violation of an ordinance regulating public health, welfare or safety which violation is designated a public nuisance in such ordinances.

Hearing officer means a person designated by the board of county commissioners to hear matters that are declared nuisances under this code or to determine the propriety or amount of civil penalties.

Occupant means a legal entity that through the rights of ownership, rental, or residence has the use and enjoyment of the subject real property for residential or commercial purposes.

Owner means the legal entity listed as the current owner as recorded in the official records of the Storey County Recorder's office

8.01.030 Notice of nuisance.

When the county's authorized inspector receives a complaint about the existence of a condition which is declared to be a public nuisance by any provision of this code on property within the county, the authorized inspector must personally deliver to the property owner, or send to the owner of the property at the mailing address provided by the owner in the real property records of the county, a notice of the existence of the conditions along with an order to abate the nuisance. If sent by mail, the notice must be sent by certified mail, return receipt requested.

The notice of nuisance must inform the owner of the following:

- A. The street address, parcel number, or legal description sufficient to identify the property.
- B. A description and pictures if available of the offending condition or conditions.
- C. A statement of the action required to abate the nuisance and the date by which the abatement must be completed.
- D. A statement informing the owner that he will be subject to civil and criminal penalties for each day the nuisance is not abated after the date specified in the notice for completing the abatement has passed.
- E. A statement that the owner has a right to request a hearing before the hearing officer and the right to an appeal of the hearing officer's decision to the board.

The authorized inspector may alternatively refer the notice of nuisance to the district attorney. The district attorney may commence a civil action to abate, remove and enjoin the violation as a public nuisance or commence a criminal action in the manner provided by law. If a civil or criminal matter is filed in court the procedure in this chapter no longer applies.

8.01.040 Voluntary abatement.

Upon service of the written notice of nuisance, the owner of the property on which the offending conditions exist has until the date set out in the notice of nuisance to abate the nuisance unless the authorized inspector grants an extension of time in writing. If the nuisance has been abated, the owner may request an inspection to verify the condition of the property. If the applicable time limit in the notice has expired, the authorized inspector must make re-inspect the property. If the nuisance has been abated, no further enforcement action may be taken. If the nuisance has not been abated by the date set forth in the notice of nuisance and no hearing or appeal has been requested, the authorized inspector may refer the matter to the district attorney's office for enforcement.

8.01.050 Time limit for abatement.

A. The owner has 30 calendar days from the date of personal service of the notice of nuisance or from the deposit for mailing of the notice of nuisance unless the condition of the property or structure is causing an immediate danger to the public health, safety or welfare. If there is an immediate danger to the public health, safety or welfare the inspector has discretion to require immediate abatement or abatement in a time period of less than 30 days.

B. The date for abatement set forth in the notice is tolled during the time the owner requests a

hearing until he receives a decision from the hearing officer and for the time taken to decide an appeal if an appeal from the hearing officer's decision is taken.

8.01.060 Hearing procedures.

A. If the owner of the property contests the notice of nuisance, the owner may request a hearing before a hearing officer designated by the board. The hearing must be requested by the owner in writing within 10 business days of service of the notice of nuisance and must be delivered to the county clerk.

B. The county clerk must, within 10 business days of receiving the request for hearing, set a hearing before the hearing officer. The hearing must be set within 30 days of the date of the receipt of the request for the hearing.

C. At the hearing the inspector and the owner of the property must present evidence to prove or disprove the facts set out in the notice of nuisance. The hearing officer must determine if there is a nuisance that must be abated and issue a written order within five working days of the conclusion of the hearing. If the hearing officer determines there is a nuisance the hearing officer must order the owner to abate the nuisance within 10 business days of service of the order or within the number of days remaining in the original notice of nuisance, whichever is longer.

D. The hearing conducted by the hearing officer must be recorded or reported. Any evidence introduced must be retained in the custody of the county clerk.

8.01.070 Appeal procedures.

A. If the owner of the property disagrees with the decision of the hearing officer, the owner may appeal to the board of county commissioners. The appeal must be requested in writing by filing a written notice of appeal, within 10 working days of the service of the hearing officer's order, with the clerk of the board and payment of a filing fee of 100 dollars. The clerk of the board shall set the matter for a hearing at the next available meeting of the board. The county clerk must provide for the transcription of the record made before the hearing officer at the expense of the county. The clerk must provide the board with transcribed record along with the evidentiary materials admitted by the hearing officer.

B. At the appeal the board must review the record made in the hearing before the hearing officer to see if there is substantial evidence to support the hearing officer's decision. If the board finds there is substantial evidence and agrees with the decision of the hearing officer that there is a nuisance the board must order the owner to abate the nuisance within 10 business days of their decision or within the number of days remaining on the original notice of nuisance, whichever is longer.

8.01.080 Abatement by the county and recovery of costs.

A. The county may abate a nuisance declared under this chapter at any time ten days after the authorized inspector sends the owner of the property written notice of the estimated costs to abate the nuisance and any accrued civil penalties, to the address provided by the owner in the real property records of the county, by certified mail, return receipt requested.

B. The county may recover from the owner of the property on which a nuisance exists the amount expended to abate a nuisance if the owner has not abated the nuisance within the time

required by the notice of nuisance, or after a hearing where the owner did not prevail and the owner has not filed an appeal within the time specified, or the board has denied an appeal and the owner has failed to abate the nuisance in the time specified.

C. The county, in addition to filing a civil suit or any other legal means, may make the nuisance abatement expense a special assessment against the property with the nuisance and may collect the special assessment according to state law.

8.01.090 Summary abatement.

The county may secure or summarily abate a dangerous structure or condition that the building official, the fire chief, and the sheriff determine in a written document is an imminent danger to the public health, safety and welfare.

A. Before taking action to secure or summarily abate the nuisance, the owner of the property must be given notice that is hand delivered to the owner of the property or sent pre-paid by United States mail or posted on the property. The notice must state that the owner may challenge the action to secure or summarily abate the structure or condition and must provide a telephone number and an address where the owner may obtain additional information about abating the nuisance.

B. If the imminent danger will occur before the notice and an opportunity to challenge the action can be provided, the county may summarily abate the structure or condition to the extent necessary to remove the imminent danger.

C. The owner of the property must be given written notice of the abatement after its completion. The notice must state that the owner may seek judicial review and contain a telephone number and an address where the owner may obtain additional information about abating the nuisance.

8.01.100 Civil penalty, hearing and appeal.

A. An owner of property that fails to abate a nuisance by the date specified in the notice of nuisance or as subsequently ordered by the hearing officer or the board may be assessed a civil penalty of one hundred dollars per day for each day the nuisance continues beyond the date specified in the notice. The cumulative civil penalties may not exceed three times the actual cost to abate, or, if the county elects not to abate the nuisance, three times the estimated cost to abate the nuisance as set forth in the estimate provided to the owner of the property pursuant to section 8.01.080(A) or ten thousand dollars, whichever is greater.

B. Hearing.

1. An owner of property who has been billed for a civil penalty may request a hearing before the hearing officer as to the propriety of the imposition of the civil penalty or as to the amount of the civil penalty. The request for the hearing must be made by delivering a request for a hearing to the county clerk within ten days after estimated costs of abatement has been deposited for mailing pursuant to section 8.01.080(A) or within ten days after the bill for the actual costs to abate the nuisance has been deposited for mailing by certified mail, return receipt requested to the address of the owner of the property as set forth in the real property records of the county. The request for a hearing must be accompanied by a deposit of ten percent of the civil penalty assessed with the county clerk.

2. The county clerk must, within 10 business days of receiving the request for hearing, set a

hearing before the hearing officer. The hearing must be set within 30 days of the date of the receipt of the request for the hearing.

3. At the hearing the county and the owner of the property must present evidence to establish the propriety of the imposition of the civil penalty and its amount. In regards to the amount of the civil penalty the hearing officer may take into account the gravity of the owners conduct, and may be reduced in consideration of all relevant circumstances, or the payment of which may be suspended for up to five years on conditions deemed suitable in the reasoned discretion of the hearing officer.

4. The hearing conducted by the hearing officer must be recorded or reported. Any evidence introduced must be retained in the custody of the county clerk.

C. Appeal.

1. If the owner of the property disagrees with the decision of the hearing officer, the owner may appeal to the board of county commissioners. The appeal must be requested in writing by filing a written notice of appeal, within 10 working days of the service of the hearing officer's order, with the clerk of the board and payment of a filing fee of 100 dollars. The clerk of the board shall set the matter for a hearing at the next available meeting of the board. The county clerk shall provide for the transcription of the record made before the hearing officer at the expense of the county. The clerk must provide the board with the transcribed record along with the evidentiary materials admitted by the hearing officer.

2. At the appeal the board must review the record made in the hearing before the hearing officer to see if the decision of the hearing officer is arbitrary or capricious.

D. Collection of civil penalties.

If the decision of the hearing officer is not appealed and he determined that civil penalties in any amount were appropriate or if the board upheld a decision of the hearing officer that civil penalties in any amount were appropriate, the civil penalties must be collected as allowed by state law.

A decision by the county to enforce civil penalties does not limit or prohibit the prosecution of the owner for a nuisance violation by criminal complaint.

8.01.110 Criminal penalty.

In addition to any other civil remedies set forth in this chapter, the owner, occupant or agent of any lot or premises within the county who permits or allows the existence of a public nuisance as defined in this code, upon any lot or premises owned, occupied or controlled by them, or who violates any provisions of this chapter is guilty of a misdemeanor. Each day of any violation constitutes a separate offense.

SECTION II: Section 6.04.120 is amended as follows:

6.04.120 Noisy dogs--Nuisance abatement.

A. It ~~shall be~~ is unlawful for a dog owner to permit or allow a dog to habitually howl, or bark, or in any other manner disturb the peace and quietude of the community, or of any person within the community. Such conduct on the part of any dog is declared to be a public nuisance and ~~shall must~~ be abated as such.

B. The county sheriff, his deputies, or the poundmaster ~~shall immediately institute abatement~~

proceedings upon having received a written complaint that a dog is in violation of subsection A of this section. *When the sheriff receives a complaint alleging the existence of a public nuisance that is a violation of this chapter and confirms the allegations of the complaint, the sheriff must follow the procedures in chapter 8.01 to abate the nuisance.* It is lawful for any such an officer to enter upon any private property, to take any such dog causing a nuisance into custody and impoundment, except that no dog shall may be taken from any dwelling, house or other building.

SECTION III: Chapter 8.08, Refuse and Trash, is amended as follows:

Chapter 8.08

Refuse and Trash

Sections:

8.08.010 Definitions.

8.08.020 Unlawful deposit prohibited.

8.08.030 Nuisance declared.

8.08.040 Abatement--Responsibility for costs.

8.08.050 Notice to abate.

8.08.060 Hearing and appeal.

8.08.070 Failure to comply--Failure to request hearing.

8.08.080 Written demand for costs.

8.08.090 Lien--Filing.

8.08.100 Lien--Removal.

8.08.110 Violation--Liability.

8.08.120 Violation--Remedies not exclusive.

8.08.130 Civil action by county.

8.08.140 Violation--Penalty.

8.08.010 Definitions.

For the purpose of this chapter, unless the context otherwise requires, the following definitions apply:

Hearing officer means a person designated by the board of commissioners.

Garbage means swill, offal or any accumulation of animal, vegetable or other matter associated with the preparation, handling, consumption, storage or decay of plant or animal matter including meats, fish, fowl, fruits, vegetable or dairy products, or the waste wrappers or containers for these items, and any filthy or odoriferous objects.

Junk vehicle means any car, truck, trailer, recreational vehicle, boat or other vehicle, or component parts thereof, that is unregistered, disassembled, wrecked or in disrepair.

Litter means rubbish which is non-decaying, decaying or solid and semi-solid wastes, including but not limited to, both combustible and noncombustible wastes, such as paper, trash, cardboard, waste material, tin cans, yard clippings, wood, glass, bedding, or debris, scrap paving material, discarded appliances, discarded furniture, bedding, dry vegetation, weeds, dead

trees and branches, overgrown vegetation and trees which may harbor insect or rodent infestations or may become a fire hazard, piles of earth mixed with any of the above or any foreign object, including junk or abandoned vehicles, without regard to value.

Noxious plant growth means any accumulation of weeds or other harmful plants that create a danger to persons or animals or pose a fire hazard.

Person means and includes a natural person and any corporation, firm, partnership or any other legal entity.

Rubbish means any litter, vegetable waste, debris, garbage, junk vehicles, or refuse.

8.08.020 Unlawful deposit prohibited.

A. It is unlawful in the county *for a person* to place, deposit or dump, or cause to be accumulated, or cause to be placed, stored, deposited or dumped, any debris, garbage, refuse, trash, junk vehicles, rubbish, or any nauseous or offensive matter in or upon any private property with or without the consent of the owner, or in or upon any public property other than property designated or set aside for such purpose by the governing board or body having charge thereof.

B. Exemptions. The following are exempt from the provisions of this chapter:

1. Not more than three unregistered junk vehicles parked or stored on a lot or parcel of land that are contained within a building or screened from view from a public street, road or alley by a 6-foot tall solid fence, wall or other similar structure.

2. Equipment and materials used for farming, ranching or keeping of livestock, appropriate to the size and zoning of the parcel, including fencing, lumber, compost, gates, irrigation equipment and materials, etc.

8.08.030 Nuisance declared.

All debris, garbage, trash, junk vehicles, rubbish, refuse, weeds, grasses and shrubbery, of any and all kinds, accumulated or stored upon any real property within the county are declared to be nuisances and detrimental to the health, safety, economics, and general welfare of the people of the county.

8.08.040 Abatement--Responsibility for costs.

It is unlawful for any person or persons to ~~suffer or permit~~ *the* accumulation of any of the things enumerated in Section 8.08.020 of this chapter. *When an authorized inspector receives a complaint alleging the existence of a public nuisance that is a violation of this chapter and confirms the allegations of the complaint, the inspector must follow the procedures in chapter 8.01 to abate the nuisance.* ~~upon any property owned by him or them, or of which he or they may have charge, and the cost or costs of removing the same shall become a lien upon the real property upon which the same are found, unless it is removed in accordance with the terms of this chapter.~~

8.08.050 Notice to abate.

~~—Upon receipt of a complaint alleging a violation of this chapter, the hearing officer shall determine the validity of the complaint. If the complaint is determined to be valid, the hearing officer shall cause to be personally delivered to the property owner, or to be sent to the property owner by certified mail, return receipt requested, notice of violation and notice to abate. The~~

notice of violation and notice to abate must inform the owner of the following:

- ~~—A. Nature of the violation(s);~~
- ~~—B. That the owner has not more than fifteen calendar days to abate the condition;~~
- ~~—C. That the owner has a right to request a hearing before the hearing officer;~~
- ~~—D. That should the owner not prevail at the hearing before the hearing officer, he/she may appeal to the commission upon filing a notice of appeal with the commission and payment of a filing fee of one hundred dollars.~~

8.08.060 Hearing and appeal.

~~—A property owner who desires a hearing to challenge the violations set forth in the notice of violation must notify the hearing officer in writing prior to the date indicated on the notice to abate. The property owner will be afforded an opportunity to appear before the hearing officer and, if not satisfied with the results of the hearing, may request an appeal of the decision by filing a notice of appeal with the office of the county commission along with the filing fee of one hundred dollars. The notice of appeal shall be placed on the next available commission's agenda. The decision of the commission shall be final.~~

8.08.070 Failure to comply--Failure to request hearing.

~~—Should the property owner fail to comply with the terms of the notice and order and fail to request a hearing as provided in Section 8.08.050, within the time specified, or fail to prevail at any requested hearing, the county sheriff or such other official as the commissioners may direct, will report to the commissioners the location and owner or owners of all real property which have failed to comply with the notice and order and thereupon the commissioners shall order the removal of all materials as set forth in the notice to abate and to prorate the cost or costs thereof to each parcel of property upon which the work has been, or will be, performed and report the same to the commissioners.~~

8.08.080 Written demand for costs.

~~—Upon receipt of the report showing the property to be charged, and the owner or owners thereof, the county commissioners shall make written demand upon the legal owner or owners of record as shown in the office of the county assessor at the post office address of such owner or owners as recorded in the assessor's office, for the payment of the costs of removing the material.~~

8.08.090 Lien--Filing.

~~—After the expiration of thirty days from the demand referred to in Section 8.08.080 of this chapter, the cost or costs of removal as therein provided shall become a lien against the property, and the commissioners shall cause to be filed a lien specifically describing the property, naming the owner(s) or reputed owner(s) thereof, setting out the amount expended, including costs of preparing the lien and filing the same in the county recorder's office and shall, in addition, certify to the county treasurer the amount of the same segregated to the parcel of land of each owner, requesting the county treasurer to collect the same as and when taxes on the real property are collected.~~

8.08.100 Lien--Removal.

~~—When the property owner pays the amount of the cost of removal plus the costs of preparing the filing of the lien, then in that event the commissioners shall cause to be recorded with the county recorder's office a satisfaction of lien and shall, in addition, notify the county treasurer of the satisfaction and removal of the claim.~~

~~8.08.110 Violation--Liability.~~

~~—Any person who violates any provision of this chapter is liable to the county for any expense, loss or damage occasioned the county by reason of such violation.~~

~~8.08.120 Violation--Remedies not exclusive.~~

~~—Nothing in this chapter shall be construed to limit or prohibit the prosecution of the owner(s), or others, for a violation hereof by criminal complaint.~~

~~8.08.130 Civil action by county.~~

~~—As an alternative to the abatement of nuisances in the manner provided in this chapter, the district attorney is authorized, pursuant to NRS 244.360(6) to bring all necessary civil actions on behalf of the county to enjoin, abate or restrain the violation of the within ordinance and to seek damages for the cost of abatement of nuisances and the recovery of expenses and costs of suit arising out of such action(s), as provided in NRS 244.360.~~

~~8.08.140 050 Violation--Penalty.~~

~~Any person who violates the provisions of this chapter shall be deemed *is* guilty of a misdemeanor and upon conviction thereof shall be subject to a fine not to exceed one thousand dollars, or by imprisonment in the county jail for a term not to exceed six months, or by both fine and imprisonment.~~

SECTION IV: Title 13 is amended as follows:

13.76.030 Compliance required generally.

~~The ordinance codified in this division shall be effective upon the date of adoption and thereafter, the further~~ *The* maintenance or use of cesspools or other local means of sewage disposal *within the service area* constitutes a public nuisance, and it shall be *is* unlawful for any person to connect to, construct, install or provide, maintain, and use any other means of sewage disposal from any dwelling place inside the service area except by connection to the public sewer in the manner set forth in this division, provided the dwelling to be connected is within two hundred feet of an existing public sewer. (Ord. 79 § 112, 1980)

13.88.020 Prohibited discharges--Designated.

~~No person shall~~ *A person may not* discharge or cause to be discharged any of the following described waters or wastes to any public sewer:

- A. Any gasoline, benzene, naphtha, fuel oil, other flammable or explosive liquid, solid or gas;
- B. Any water or waste containing toxic or poisonous solids, liquids, or gases in sufficient quantity, either single or by interaction with other wastes, to injure or interfere with any sewage treatment process, constitute a hazard to humans or animals, create a public nuisance, or create

any hazard in the receiving waters of the sewage treatment plant, including but not limited to cyanides in excess of two milligrams as CN in the wastes as discharged to the public sewer;

C. Any water or wastes having a pH lower than six or higher than nine, or having other corrosive property capable of causing damage or hazard to structures, equipment, and personnel of the sewage works;

D. Solid or viscous substances in quantities of such size capable of causing obstruction to the flow in sewers, or other interference with the proper operation of the sewage works such as, but not limited to, ashes, cinders, sand, mud, straw, shavings, metal, glass, rags, feathers, tar, asphalts, plastics, wood, unground garbage, whole blood, paunch manure, hair, fleshings, entrails, paper dishes, cups, milk containers, etc., either whole or ground by garbage grinders;

E. Any waters or wastes containing iron, chromium, copper, zinc, heavy metals, and similar objectionable or toxic substances; or wastes exerting an excessive chlorine requirement, to such degree that any such material received in the composite sewage of the sewage treatment works exceeds the limits established by the engineer for such materials;

F. Any liquid or vapor having a temperature higher than one hundred fifty degrees Fahrenheit;

G. Any water or waste containing fats, wax, grease, or oils, whether emulsified or not, in excess of one hundred milligrams per liter or containing substances which may solidify or become viscous at temperatures between thirty-two and one hundred fifty degrees Fahrenheit;

H. Any garbage that has not been properly shredded. The installation and operation of any garbage grinder equipped with a motor of three-fourths horsepower or greater shall be subject to the review and approval of the board;

I. Any water or waste containing phenols or other taste-producing or odor-producing substances, in such concentrations exceeding limits which may be established by the engineer as necessary, after treatment of the composite sewage, to meet the requirements of the state, federal, or other public agencies having jurisdiction for such discharge to the receiving waters;

J. Any radioactive wastes or isotopes of such half life or concentration as may exceed limits established by the engineer in compliance with applicable state or federal regulations;

K. Materials ~~which~~ *that* exert or cause:

1. Unusual concentrations of inert suspended solids (such as, but not limited to Fullers earth, lime slurries, and lime residues) or of dissolved solids (such as, but not limited to sodium chloride and sodium sulfate),

2. Excessive discoloration (such as, but not limited to dye wastes and vegetable tanning solutions,

3. Unusual BOD, chemical oxygen demand, or chlorine requirements in such quantities as to constitute a significant load on the sewage treatment works,

4. Unusual volume of flow or concentration of wastes constituting "slugs";

L. Water or waste containing substances which are not amenable to treatment or reduction by the sewage treatment process employed, or are amenable to treatment only to such degree that the sewage treatment plant effluent cannot meet the requirements of other agencies having jurisdiction over discharge to the receiving waters. (Ord. 79 § 702, 1980)

13.88.030 Prohibited discharges--Control measures.

A. If any waters or wastes are discharged or wasted or are proposed to be discharged or wasted, to the public sewers, which waters contain the substances or possess the characteristics

enumerated in Ssection 13.88.020 of this chapter, and which in the judgment of the engineer, may have a deleterious effect upon the sewage works, processes, equipment, or receiving waters, or which otherwise create a hazard to life ofr constitute a public nuisance, the engineer may:

1. Reject the wastes;
2. Require pretreatment to an acceptable condition for discharge to the public sewers;
3. Require control over the quantities and rates of discharge;
4. Require payment to cover the added cost of handling and treating the wastes not covered by existing taxes or sewer charges under the provisions of Ssection 13.108.010 of this division.

B. If the engineer permits the pretreatment or equalization of waste flows, the design and installation of the plant and equipment shall be subject to the review and approval of the engineer, and subject to the requirements of all applicable codes, ordinances and laws.

C. *When the authorized inspector finds a public nuisance or receives a complaint alleging the existence of a nuisance that is a violation of this chapter and confirms the allegations of the complaint, the inspector must follow the procedures in chapter 8.01 to abate the nuisance.* (Ord. 79 § 703, 1980)

13.112.010 Nuisance designated.

The cContinued habitation of any building, or continued operation of any industrial facility in violation of the provisions of this code division or any other ordinance, or any rule or regulation of the county is declared to be a public nuisance. When the authorized inspector finds a public nuisance or receives a complaint alleging the existence of a public nuisance that is a violation of this chapter and confirms the allegations of the complaint, the inspector must follow the procedures in chapter 8.01 to abate the nuisance. The county may cause proceedings to be brought for the abatement of the occupancy of the building or industrial facility during the period of such violation. (Ord. 79 § 902, 1980)

13.112.060 Disconnection of service--Abatement of nuisance.

During the period of such disconnection, habitation of such the premises by human beings ~~shall constitute is a public nuisance, when the authorized inspector discovers the existence of a public nuisance or receives a complaint alleging the existence of a public nuisance that is a violation of this chapter and confirms the allegations of the complaint, the inspector must follow the procedures in chapter 8.01 to abate the nuisance.~~ whereupon the county shall cause proceedings to be brought for the abatement of occupancy of said premises by human beings during the period of such disconnection. In such event, and as a condition of reconnection, there is to be paid to the county a reasonable attorney's fee and cost of suit rising in said action. (Ord. 79 § 904, 1980)

SECTION V: Chapter 15.20 is amended as follows:

15.20.180 Variance--Conditions.

A. Generally, variances may be issued for new construction, substantial improvements, and other proposed new development to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level,

providing that the procedures of this article have been fully considered. As the lot size increases beyond one-half acre, the technical justification required for issuing the variance increases.

B. Variances may be issued for the repair or rehabilitation of "historic structures" ~~(as defined in Section 15.20.040)~~ upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as an historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

C. Variances ~~shall~~ *may* not be issued within any mapped regulatory floodway if any increase in flood levels during the base flood discharge would result.

D. Variances ~~shall~~ *may* only be issued upon a determination that the variance is the "minimum necessary" considering the flood hazard, to afford relief. "Minimum necessary" means to afford relief with a minimum of deviation from the requirements of this chapter. For example, in the case of variances to an elevation requirement, this means the ~~board Storey County commission~~ need not grant permission for the applicant to build at grade, or even to whatever elevation the applicant proposed, but only to that elevation which the ~~board Storey County commission~~ believes will both provide relief and preserve the integrity of the local ordinance.

E. Variances ~~shall~~ *may* only be issued upon a;

1. Showing of good and sufficient cause;

2. A determination that failure to grant the variance would result in exceptional "hardship" ~~(as defined in Section 15.20.040)~~ to the applicant;

3. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense, create a nuisance ~~(as defined in Section 15.20.040, "public safety/ nuisance")~~, cause fraud or victimization ~~(as defined in Section 15.20.040)~~ of the public, or conflict with existing local laws or ordinances.

F. Variances may be issued for new construction, substantial improvement, and other proposed new development necessary for the conduct of a functionally dependent use provided that the provisions of ~~Sections~~ 15.20.170(A) through 15.20.180(E) are satisfied and that the structure or other development is protected by methods that minimize flood damages during the base flood and does not result in additional threats to public safety and does not create a public nuisance.

G. Upon consideration of all the factors of ~~Section~~ 15.20.380 and the purposes of this chapter, the ~~board Storey County commission~~ may attach such conditions to the granting of, variances as it deems necessary to further the purposes of this chapter. (Ord. 184 (part), 2003)

15.20.290 Declaration of public nuisance.

Every new structure, building, fill, excavation or development located or maintained within any area of special flood hazard after date of first FIRM in violation of this ordinance is a public nuisance per se. *When the authorized inspector finds a public nuisance or receives a complaint alleging the existence of a public nuisance that is a violation of this chapter and confirms the allegations of the complaint, the inspector may follow the procedures in chapter 8.01 to abate the nuisance unless there is a request for a variance under section 15.20.180 or a request by the inspector for more information under section 15.20.300. and may be abated, prevented or restrained by action of this political subdivision.* (Ord. 184 (part), 2003)

15.20.300 Abatement of violation.

Within thirty days of discovery of a violation of this chapter, the floodplain administrator shall submit a report to the governing body which shall include all information available to the floodplain administrator which is pertinent to *the said* violation. Within thirty days of receipt of this report, the governing body shall either:

- A. Take any necessary action to effect the abatement of such violation; or
- B. Issue a variance to this ordinance in accordance with the provisions of herein; or
- C. Order the owner of the property upon which the violation exists to provide whatever additional information may be required for their determination. Such information must be provided to the floodplain administrator within thirty days of such order, and he shall submit an amended report to the floodplain board within twenty days. At their next regularly scheduled public meeting, the governing body shall either order the abatement of said violation or they shall grant a variance in accordance with the provisions of herein.

- D. Submit to the administrator of Federal Insurance Administration a declaration for denial of insurance, stating that the property is in violation of a cited statute or local law, regulation or ordinance, pursuant to Section 1316 of the National Flood Insurance Act of 1968 as amended. (Ord. 184 (part), 2003)

SECTION VI: Title 17 is amended as follows:

17.03.040 Enforcement.

It is unlawful for any person, firm or corporation, whether as a principal, agent, employee, or otherwise, to construct, build, convert, alter, erect maintain a building, structure or any use of property, equipment, or operation in violation of a provision of this title. Any violation of this title is a public nuisance and a misdemeanor offense ~~punishable by a fine of not more than one thousand dollars, or by imprisonment in the county jail for a period of not more than six months, or by both fine or imprisonment.~~ The following procedures apply to enforce the provisions of this title:

- A. If a violation of this title occurs, *the authorized inspector must follow the procedures in chapter 8.01 to abate the nuisance* ~~the director may deliver to the party in violation an order to comply with the provision of this title in a time period up to thirty days from the issuance of the order to comply at the director's discretion.~~

- B. The director may also refer notice of the violation to the district attorney who may commence an action to abate, remove and enjoin the violation as a public nuisance or a criminal action in the manner provided by law. A party is guilty of a separate offense for each and every day the violation of this title, or the failure to comply with any order, is committed or otherwise maintained.

- C. The conviction and punishment of any person under this section will not relieve the person from the responsibilities of correcting the nuisance. (Ord. No. 12-244, § I, 12-4-2012)

17.03.045 Abatement of public nuisances.

~~—A. Upon receipt of a complaint alleging a public nuisance violation of this chapter, the director must determine the validity of the complaint. If the director determines the complaint to be valid, the director must personally deliver to the property owner, or send to the property~~

owner by certified mail, return receipt requested, notice of the violation and notice to abate. The notice of violation and notice to abate must inform the owner of the following:

- ~~1. Nature of the violation.~~
 - ~~2. The date the owner must abate the condition. If the public nuisance is not an immediate danger to public health, safety, or welfare or was caused by the criminal activity of another person, the owner has a minimum of thirty days to abate the public nuisance.~~
 - ~~3. That the owner has a right to request a hearing before the director.~~
 - ~~4. That should the owner not prevail at the hearing, the owner may appeal to the commission upon filing a notice of appeal with the commission and payment of a filing fee.~~
- ~~B. A property owner who desires a hearing to challenge the violations set forth in the notice of violation must notify the director in writing prior to the date indicated on the notice to abate. The property owner will be afforded an opportunity to appear before the director and, if not satisfied with the results of the hearing, may request an appeal of the decision by filing a notice of administrative appeal with the office of the board along with the filing fee. The notice of appeal must be placed on the next available board's agenda. The board's decision is final.~~
- ~~C. Should the property owner fail to comply with the terms of the notice to abate, fail to request a hearing within the time specified, fail to prevail at any requested hearing, or fail to file an appeal in the time specified, the county may abate the nuisance on the property and may recover the amount expended by the county for labor and materials used to abate the public nuisance. The expense and any civil penalties are a special assessment against the property where the nuisance is located and this special assessment may be collected as allowed by law.~~
- ~~D. The board may by resolution set civil penalties to be imposed for a public nuisance violation. (Ord. No. 12-244, § I, 12-4-2012)~~

17.84.180 Nuisance Declared.

All signs not in compliance with the provisions of this chapter are declared to be nuisances and detrimental to the health, safety, economics, and general welfare of the people of this county and may be abated under the provisions of *chapter 8.01-Section 17.03.045*. (Ord. No. 12-244, § I, 12-4-2012)

Proposed on _____, 2015.

by Commissioner _____

Passed on _____, 2015.

Vote: Ayes: Commissioners _____

Nays: Commissioners _____

Absent Commissioners _____

Marshall McBride, Chair
Storey County Board of County Commissioners

Attest:

Vanessa Stephens
Clerk & Treasurer, Storey County

This ordinance will become effective on _____, 2015.



Storey County Board of County Commissioners

Agenda Action Report

Meeting date: November 3, 2015

Estimate of time required: 5 min.

Agenda: Consent ☐ Regular agenda ☐ Public hearing required ☒

1. **Title:** Discussion and possible action to approve the second reading of Ordinance 15-266, an ordinance amending Storey County Code section 17.12.064 Public Utility Uses to establish a procedure for permitting aboveground utility projects and renewable energy generation projects and providing for other properly related matters.

2. **Recommended motion:** I move to approve the second reading of Ordinance 15-266.

3. **Prepared by:** Robert Morris, outside counsel, and Austin Osborne, Planning Director

Department: District Attorney's Office

Tel: 847-0964

4. **Staff summary:** As part of the master plan process required by Nevada Revised Statutes 278.165, the planning commission must prepare and the board approve an aboveground utility plan that designates corridors for the construction of aboveground utility projects that is consistent with any transmission plan prepared by the Office of Energy, that ensures the continuity of transmission corridors and is consistent with the aboveground utility plan of adjacent jurisdictions, and that is consistent with any Bureau of Land Management resource management plan.
(Continued on next page.)

5. **Supporting materials:** Ordinance 15-266

6. **Fiscal impact:** None

7. **Legal review required:** Yes

_____ District Attorney

8. **Reviewed by:**

_____ Department Head

Department Name: Commissioner's Office

_____ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. 15

4. Staff summary continued:

The utility corridor plan is being prepared as part of the Storey County master plan process. In addition, NRS 278.26503 require the governing body to establish a process for the issuance of permits for aboveground utility projects and renewable energy generation projects. If the aboveground utility project is located in a master plan aboveground utility corridor just a permit is required. If the aboveground utility project is outside of a master plan aboveground utility corridor a special use permit is required. A special use permit is also required for the construction of a renewable energy generation project with a nameplate capacity of 10 megawatts or more. This ordinance provides for this permitting process. The additions made to the text are shown in underlined italics and deletions are shown as strikeouts. The current changes to the ordinance before the board, 1) limits renewable energy projects to areas where they are allowed, and

2) Increases the minimum size of a renewable project that comes under this section back to 10 megawatts that is required by NRS.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 11/03/15

Estimate of time required: 20 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☒

1. **Title:** Discussion/No Possible Action: Presentation by planning staff on the status of the comprehensive update to the Storey County Master Plan. The presentation is provided pursuant to Storey County Code Title 16A and 17A establishing minimum interim requirements for subdivision map approvals and limiting master plan amendments for approvals of planned unit developments during the master plan approval process, and providing for other properly related matters.

2. **Recommended motion:** No action; receive and file.

3. **Prepared by:** Austin Osborne

4. **Department:** Planning

Telephone: 847-1144

5. **Staff summary:** None

6. **Supporting materials:** Note: Draft updates to the Storey County Master Plan are maintained for public viewing and comment at www.storeycounty.org/521/updates. The drafts are updated regularly. Copies may also be requested from the Planning Department at 775.847.1144.

7. **Fiscal impact:** None on local government.

Funds Available:


Fund:

____ Comptroller

8. **Legal review required:**

____ District Attorney

9. **Reviewed by:**

 Department Head

Department Name:

____ County Manager

Other agency review: _____

10. **Board action:**

☐ Approved

☐ Denied

☐

Approved with Modifications

☐

Continued

Agenda Item No. 16



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 11/03/15

Estimate of time required: 15 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☒

1. **Title:** Discussion/Possible Action: **First Reading of Ordinance No. 15-270**, an ordinance extending interim development regulations affecting Title 16 and 17 of the Storey County Code by extending through June 30, 2016 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 July 1, 2016, whichever comes first.

2. **Recommended motion:** (Take action at time of Second Reading in accordance with the following)
In conformance with the applicable federal, state, and county regulations, and the recommendation for approval by staff, I (Commissioner) motion to approve Ordinance Number 15-270 extending interim development regulations (i.e., moratorium on subdivisions and planned unit developments) affecting Title 16 and 17 of the Storey County Code by extending Title 16A establishing minimum interim requirements for subdivision map approvals and Title 17A by limiting master plan amendments for an approvals of planned unit developments during the master plan approval process, and providing for other properly related matters.

3. **Prepared by:** Austin Osborne

Department: Planning

Telephone: 847-1144

4. **Staff summary:** See Enclosure A: staff summary.

5. **Supporting materials:** See Enclosure B: Draft Ordinance No. 15-270.

6. **Fiscal impact:** None on local government.

Funds Available:

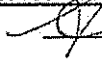
Fund:

____ Comptroller

7. **Legal review required:**

____ District Attorney

8. **Reviewed by:**

 Department Head

Department Name:

 County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. 17

Enclosure A: Staff Summary for Request for Passage of Ordinance No. 15-270

It is the purpose of this ordinance to extend temporary residential development regulations and standards, which limit the approval of subdivisions or planned unit developments (PUDs), and master plan amendments for subdivisions or planned unit developments until the comprehensive update to the existing Storey County Master Plan is completed and adopted, or July 1, 2016, whichever comes first. The moratorium on such residential development will ensure that the public interest in protecting the planning process for the master plan furthers and balances with the private hardships that may result from the imposition of controls; to ensure a uniform, orderly, and managed process by which development may proceed concurrently with the master plan in a manner that complements the nature and extent of the available resources, facilities and services; and to promote and protect the health, safety and general welfare by contributing to the physical and economic well-being of the people by promoting adequate facilities and services, and protecting Storey County's economic bases, resources and character. The following types of applications may be approved while the interim development guidelines are in effect: (a) approvals of variances; (b) issuance of a building permit on an existing parcel; (c) approval of parcel maps or divisions into large parcels; and (d) approval of a special use permit other than for a planned unit development.

Enclosure B: Draft Ordinance No. 15-270

Ordinance No. 15-270

Summary

An ordinance extending interim development regulations affecting titles 16 and 17 of the Storey County Code by creating title 16A establishing minimum interim requirements for subdivision map approvals and title 17A limiting master plan amendments for and approvals of planned unit developments during the master plan approval process.

Title

An ordinance extending interim development regulations affecting titles 16 and 17 of the Storey County Code by creating title 16A establishing minimum interim requirements for subdivision map approvals and title 17A limiting master plan amendments for and approvals of planned unit developments during the master plan approval process, and providing for other properly related matters.

The Board of County Commissioners of the County of Storey, State of Nevada, does ordain:

SECTION I: Title 17 is amended to create title 17A as follows:

17A.02.020 Purpose.

It is the policy of the board of county commissioners that existing and future development in Storey County will be guided by the master plan that provides for orderly development, and the timely provision of facilities and services. This policy recognizes the need for and the public's interest in protecting the master plan process by controlling subdivision and other development application processes to ensure that the master plan may be developed, revised or amended in an orderly fashion.

The board finds and declares that Storey County would be affected by the premature

development of residential property during the master plan process.

The board further finds that a premature amendment to the master plan for a large residential development or the subdivision of property for residential use during the revision of the master plan may jeopardize the ability of the Storey County to ensure orderly development and adequate provision of services and facilities, and that certain types of development initiated before the master plan is revised may prevent the best possible development pattern and the county's ability to economically provide necessary services and facilities.

The board further finds that interim development controls and regulations, including controls on the division of lands through subdivision maps and master plan amendments are necessary to protect the planning process for the revision of the master plan.

It is the purpose of this ordinance to enact temporary development regulations and standards, which limit the approval of subdivisions or planned unit development (PUDs) and master plan amendments for subdivisions or planned unit developments, that expire on July 1, 2016, or on the adoption of the master plan whichever occurs first, to ensure that the public interest in protecting the planning process for the master plan furthers and balances with the private hardships that may result from the imposition of controls; to ensure a uniform, orderly, and managed process by which development may proceed concurrently with the master plan in a manner that complements the nature and extent of the available resources, facilities and services; and to promote and protect the health, safety and general welfare by contributing to the physical and economic well-being of the people by promoting adequate facilities and services, and protecting Storey County's economic bases, resources and character.

The following types of applications may be approved while the interim development guidelines are in effect:

- A. Approvals of variances.
- B. Issuance of a building permit on an existing parcel.
- C. Approval of parcel maps or divisions into large parcels.
- D. Approval of a special use permit other than one for a planned unit development.

17A.02.030 Application.

Notwithstanding any provisions of the Storey County Code to the contrary until July 1, 2016, or the adoption of a revised master plan for Storey County, whichever occurs first, these interim guidelines apply to all of Storey County except where real property is subject to an existing development agreement (NRS 278.0201).

17A.03.080 Hearing.

Notwithstanding any provisions of the Storey County Code to the contrary until July 1, 2016, or the adoption of a revised master plan for Storey County, whichever occurs first, the board must hold a public hearing on the progress of the master plan within 6 months of the effective date of this ordinance.

17A.03.110 Amendments.

The board may amend these regulations before July 1, 2016, or the adoption of the master plan if it determines that one or more of the provisions is substantially detrimental to the welfare of the Storey County during the interim period and that the amendment will not jeopardize the purpose of these regulations.

SECTION II: Title 16 is amended to create title 16A as follows:

Title 16A

Subdivision interim development regulations

16A.04.010 Purpose.

It is the policy of the board of county commissioners that existing and future development in Storey County will be guided by the master plan that provides for orderly development, and the timely provision of facilities and services. This policy recognizes the need for and the public's interest in protecting the master plan process by controlling subdivision and other development application processes to ensure that the master plan may be developed, revised or amended in an orderly fashion.

The board finds that a premature division of property during the revision of the master plan may jeopardize the county's ability to ensure orderly development and adequate provision of services and facilities, and that certain types of development initiated before the master plan is revised may prevent the best possible development pattern and the county's ability to economically provide necessary services and facilities.

The board further finds that interim development controls and regulations, including controls on the division of lands through subdivision maps, and controls on other development processes, are necessary to protect the planning process for the revision of the master plan.

16A.16.020 Approval process-planning commission.

Notwithstanding any provisions of the Storey County Code to the contrary until July 1, 2016, or the adoption of a revised master plan for Storey County, whichever occurs first, the planning commission may not approve a tentative map for a subdivision or PUD that involves any of the following:

- A. The project requires the expansion or construction of any sewer plant or capacity.
- B. The project results in the greater use of septic tanks or domestic wells in areas planned for sewer or a community water system or than would be permitted for land uses authorized under the existing mater plan.
- C. The project results in a reduction of service level on impacted road segments and intersections.

The approval of any tentative subdivision map or PUD by the planning commission must be accompanied by a finding the no significant impact on ground water quality or quantity will result from the proposed subdivision.

16A.16.030 Board action.

Notwithstanding any provisions of the Storey County Code to the contrary until July 1, 2016, or the adoption of a revised master plan for Storey County, whichever occurs first, the board may not approve a tentative map for a subdivision that involves any of the following:

- A. The project requires the expansion or construction of any sewer plant or capacity.
- B. The project results in the greater use of septic tanks or domestic wells in areas planned for sewer or a community water system or than would be permitted for land uses authorized under the existing mater plan.
- C. The project results in a reduction of service level on impacted road segments and intersections.

The approval of any tentative subdivision map or PUD by the board must be accompanied by a finding the no significant impact on ground water quality or quantity will result from the proposed subdivision.

Proposed on _____, 2015.

by Commissioner _____

Passed on _____, 2015.

Vote: Ayes: Commissioners _____

Nays: Commissioners _____

Absent Commissioners _____

Marshall McBride, Chair

Storey County Board of County Commissioners

Attest:

Vanessa Stephens
Clerk & Treasurer, Storey County

This ordinance will become effective on _____, 2015.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 11/03/15

Estimate of time required: 5 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☒

1. **Title:** (Continued from 06/01/15 meeting) (Agenda Language included in Enclosure A)
2. **Recommended motion:** (Continue item until 01/19/16 board meeting). Based on findings of fact shown in Subsection 4.1 and the conditions of approval shown in Section 5 of this report, and conformance with federal, state, and county regulations, and the recommendation for approval by staff and the planning commission, I (Commissioner) motion to approve Storey County Zone Map Amendment Application No. 2014-021 modifying the official zoning map of Storey County to include the Forestry, Natural Resources, Public, and Industrial-Commercial zones as presented by staff in this report.
3. **Prepared by:** Austin Osborne

Department: Planning

Telephone: 847-1144

4. **Staff summary:** Amendment of the Official Storey County Zoning Map as explained and recommended in Staff Report No. 2014-021.
5. **Supporting materials:** Staff Report No. 2014-021 and exhibits provided at the 12/02/14 board meeting and packet are available at the Planning Department at 775.847.1144.
6. **Fiscal impact:** None on local government.

Funds Available:


Fund:

____ Comptroller

7. **Legal review required:**

____ District Attorney

8. **Reviewed by:**

 Department Head

Department Name:

 County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. 18

Enclosure A: Agenda Language for Application No. 2014-021

(Continued from 06/01/15 board meeting) 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 means 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 at 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.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 11-3-15

Estimate of time required: 0 - 5

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Business License Second Readings -- Approval

2. **Recommended motion:** Approval

3. **Prepared by:** Stacey Bucchianeri

Department: Community Development

Telephone: 847-0966

4. **Staff summary:** Second readings of submitted business license applications are normally approved unless, for various reasons, requested to be continued to the next meeting. A follow-up letter noting those to be continued or approved will be submitted prior to Commission Meeting. The business licenses are then printed and mailed to the new business license holder.

5. **Supporting materials:** See attached Agenda Letter

6. **Fiscal impact:** None


Funds Available:

Fund:

____ Comptroller

7. **Legal review required:** None

____ District Attorney

8. **Reviewed by:** 
 ☒ Department Head

Department Name: Community Development

 County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. 19

Storey County Community Development

Business Licensing



P O Box 526 • Virginia City NV 89440 • (775) 847-0966 • Fax (775) 847-0935 • buslic@storeycounty.org

To: Vanessa Stephens, Clerk's Office
Pat Whitten, County Manager

October 26, 2015
Via email

Please add the following item(s) to the **November 3, 2015**, COMMISSIONERS Agenda:

Storey County Building Department has inspected and found that the following businesses meet code requirements necessary to operate in the county:

LICENSING BOARD SECOND READINGS

- A. **RED-D-ARC, INC.** – Contractor / 685A Lee Industrial Boulevard ~ Austell, GA (ind. equipment sales)
- B. **PANASONIC ENERGY OF N.A. – General / Electric Avenue (lithium-ion battery manufact)** TRI
- C. **SUMMIT CONTRACTING, LLC** – Contractor / 120 North Lime St ~ Lancaster, PA (insulation contractor)
- D. **SYSTEMS CONTRACTORS, INC.** – Contractor / 701 South Carson Street ~ Carson City (steel erectors)
- E. **HIGH DESERT SURFACE PREP** – Contractor / 1885 Temple Hill Rd ~ Reno (concrete prep contractor)
- F. **SANKYO USA, INC.** – Contractor / 1555 Mittel Blvd ~ Wood Dale, IL (cargo handling svcs.)
- G. **STEP BY STEP** – Home Business / 2321 Cartwright Road ~ VCH (foot care nurse – no public traffic)
- H. **OAKRIDGE INDUSTRIES, INC.** – Contractor / 352 East Monterey ~ Pomona, CA (epoxy coatings)
- I. **SOLUM CONSTRUCTION** – Contractor / 10105 Indian Ridge ~ Reno (contractor)
- J. **VERITAS MANAGED SOLUTIONS, INC.** – General / 5302 Greenside Drive ~ San Jose, CA (IT)
- K. **CMC STEEL FABRICATORS, INC.** – Contractor / 2990 East Annadale ~ Fresno, CA (rebar cont)
- L. **INDUSTRIAL LOGISTICS** – Contractor / 3868 Goni Road ~ Carson City (machinery transport, sales)
- M. **MESA FIRE SERVICES, INC.** – Contractor / 7442 Tahoe Basin Drive ~ Las Vegas (fire protection)
- N. **CARR ELECTRICAL TECH, INC.** – Contractor / 2929 Quality Dr ~ Petersburg, VA (elect cont)
- O. **DESERT COMMERCIAL SWEEPING** – Contractor / 5620 Madras St ~ Carson City (indust. sweeping)
- P. **JC ROOFING, INC.** – Contractor / 10580 N McCarran ~ Reno (roofing contractor)
- Q. **C & M CLEANING** – Home Business / 137 D Street ~ Virginia City (cleaning service—no public traffic)
- R. **RYAN'S ROCK & HOE** – Contractor / 274 North A Street ~ Virginia City (dirt hauling)
- S. **BI NUTRACEUTICALS, INC.** – General / 625 Waltham Way #101 (milling botanicals) TRI
- T. **A-Z TRUCK MARINE AND RV** – General / 3033 Waltham Way (repair, parts, access.) TRI
- U. **RICH DOSS, INC.** – General / 201 Wild Horse Canyon Drive (transportation) MCC

Inspection Required

ec: Chris Hood, Building Dept.
Austin Osborne, Planning Dept.
Dean Haymore, Economic Dev.

Gary Hames, Fire Dept.
Patty Blakely, Fire Dept.
Fritz Klingler, Fire Dept.

Sheriff's Office
Commissioners' Office
Assessor's Office