



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, FEBRUARY 16, 2016 10:00 A.M.

DISTRICT COURTROOM  
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

## MINUTES

MARSHALL MCBRIDE  
CHAIRMAN  
ATTORNEY

ANNE LANGER  
DISTRICT

LANCE GILMAN  
VICE-CHAIRMAN

JACK MCGUFFEY  
COMMISSIONER  
TREASURER

VANESSA STEPHENS  
CLERK-

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**Roll Call:** Chairman Marshall McBride, Vice-Chairman Gilman, Commissioner Jack McGuffey, District Attorney Anne Langer, Clerk & Treasurer Vanessa Stephens, County Manager Pat Whitten, Comptroller Hugh Gallagher, Community Outreach Director Cherie Nevin, , Emergency Management Director Joe Curtis, Planning Director/Administrative Officer Austin Osborne, Chief Deputy Melanie Keener, Planner Jason VanHavel

1. **CALL TO ORDER REGULAR MEETING 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 February 16, 2016

**Motion:** Approve the Agenda for February 16, 2016, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

4. **DISCUSSION/POSSIBLE ACTION:** Approval of Minutes for February 2, 2016

County Manager Pat Whitten requested approval of the Minutes of February 2, 2016 is continued to March 1, 2016.

**Motion:** Continue Approval of Minutes for February 2, 2016 to March 1, 2016, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

## CONSENT AGENDA

5. For possible action approval of Accounts Payable Checks date 02/05/16 for \$404,943.59 and \$11,196.82.
6. For possible action approval of first reading for amendment to General License for the Gold Hill Hotel, 1540 Main St., Gold Hill, NV.
7. For possible action approval of Treasurer Report for January 2016
8. For possible action approval of Business Licenses First Readings:
  - A. **MIDWEST CONSTRUCTION SERVICES, INC.** - General/ 2450 Vassar Street ~ Reno (staffing)
  - B. **EBSCO INDUSTRIES, INC. dba Valley Joist** - Contractor / PO Box 1943 ~ Birmingham, AL (steel fabricator)
  - C. **HUNT ELECTRIC CORPORATION** - Contractor / 7900 Chicago Avenue ~ Bloomington, MN (contr)
  - D. **ENVIRONMENTAL AIR SYSTEMS, LLC** - Contractor / 521 Banner Ave ~ Greensboro, NC (hvac contr)
  - E. **MARIE MORRISON** - Home Business / 308 Wagon Wheel ~ Dayton (vending machine business office)
  - F. **HOUSTON SMITH CONSTRUCTION** - Contractor / 4010 Drake Way ~ Carson City (contractor)
  - G. **PANASONIC PRODUCTION ENG** - Contractor / Osaka JAPAN (lithium battery assembly machine)
  - H. **FUJITSU IT MGMT PARTNER** - Contractor / Osaka JAPAN (system implementation & support)
  - I. **PDM STEEL SERVICE CENTERS** - Contractor / 3535 East Myrtle ~ Stockton, CA (steel whsing)
  - J. **NORTHGATE EXPRESS** - Transportation / 500 Ireland (petro transportation) **TRI**
  - K. **WESTERN PACIFIC EXPRESS** - Transportation / 500 Ireland (petro transportation) **TRI**

**END OF CONSENT AGENDA**

**Motion:** Approve the Consent Agenda for February 16, 2016, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

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

**Community Outreach Director Cherie Nevin :**

- Navy personnel from Fallon participated in painting the interior of the building at the Lockwood Senior Center as well as in a project at the Art Center in Virginia City. Both locations were very happy with the work that was done.
- Various grant applications have been submitted. This includes an Emergency Performance Grant through the State Division of Emergency Management and a Historic Preservation Grant. The Historic Preservation Grant will partially be used to continue to work on plans for seismic retrofitting of the Courthouse building.

**Shaun Griffin, Community Chest/Library:**

- The Nevada Health Center locations in Virginia City and Lockwood are seeing approximately 6 to 7 patients per day, with home visits being done in Lockwood. The staff and community are

happy with the services. The development of the health centers, the library, and youth and counseling programs is evolving very nicely.

- The library's annual fundraiser, featuring "Poor Man's Whiskey" - a folk, bluegrass band - will be held at Piper's Opera House on April 8, 2016.
- Mr. Griffin introduced the new librarian, Sandy Delaski. Ms. Delaski reported the following:
  1. Winter hours for the Virginia City library are now Monday through Friday, 10 AM to 4 PM.
  2. Changes have been made to get more public access, including a new technology center to provide copying, faxing, and scanning.
  3. The library will also be setting up various "clubs" such as an adult book club and a teen book club. Announcements will be in both newspapers.
  4. Plans are being made for a "teen corps" at the library where the teens will teach members of the community how to use phones, cameras, and computers. Seven week sessions will be held on different technology training.
  5. New best sellers have been ordered for the library.
  6. Nicolas Clapp, along with Ms. Delaski, will be at the Mark Twain Community Center on February 24<sup>th</sup>, 7 PM. A raffle will be held and the event is free to Mark Twain and Lyon County residents as a way of introducing Ms. Delaski to the community.

**Emergency Management Director Joe Curtis :**

- Plans are in the works for an emergency management exercise to be held at the industrial park in early fall.
- In addition, emergency management plans are being developed for:
  1. A disaster recovery plan as part of a state-wide plan.
  2. A secondary plan for debris management.
  3. A School District emergency operations plan consistent with all other plans within the State and pursuant to State law, in conjunction with the School District.

**Comptroller Hugh Gallagher :**

- A study has been prepared by an outside company reviewing various utility prospects, one being IT & T. The report was requested because of ongoing issues with phones, billings, and items of this nature and shows exactly how lines are being used for the entire county. Over the years, many lines have been disconnected however the County is still being billed. The study has given the opportunity to get a refund from AT&T and to look at the entire phone system. New systems have been researched and the savings could be significant.
- Budgets are moving along well. Staffing levels have been determined. April 5th is the deadline for the tentative budget.
- A cost-allocation study is an on-going process.

Commissioner McGuffey: Any updates on the V & T?

Mr. Gallagher: A cash disbursement journal has not been received from the V & T. The person in charge of this has not gotten back to Mr. Gallagher. The County continues to withhold funds until this is resolved.

**Planning Director/Administrative Officer Austin Osborne:**

- A Master Plan workshop was recently held in Lockwood and was well attended. Several comments and suggestions prompted a review of items in the Master Plan draft to insure concerns of that community are being addressed. Over the last seven years, all suggestions and concerns about horses, land uses, commercial-mixed use, and other details, have been refined into the current document.

- A draft of the entire Master Plan should be available by the end of this week for public viewing on the County website. Comments, emails, and phone calls from the public are important in order to make sure this document meets people's needs.
- Mr. Osborne is working with the Dayton Valley Conservation District regarding the annual weed abatement program in Six and Seven Mile Canyons, Gold Creek, and American Flat. The Carson City Conservative District also may be able to help. A request for assistance will also be submitted to the Carson Water Sub-Conservancy District.
- The County is in the open enrollment period for health benefits insurance. Currently we are now bidding between 3 or 4 separate insurance carriers. There have been challenges but the County should be able to meet the goal of keeping a similar level of coverage for employees with minimal or no cost increase.

Commissioner McGuffey: Thanks to the crew doing the weed abatement in Six Mile Canyon - it looks really good. What is the schedule for completion of the Master Plan?

Mr. Osborne: June 30<sup>th</sup> is the target date for completion. A reminder, there is a housing moratorium in place until that date. Planned unit developments or subdivision will not be accepted until it is known what is in the Master Plan. A final draft could be ready by the end of March for the District Attorney to review, and then to the Board for review and discussion.

In regards to the weed abatement, Mr. Osborne met with the Washoe-Storey Conservation District. It's possible this year a small program may be started in the Highlands. It will take years but at least getting a program established will be good.

**County Manager Pat Whitten:**

- Most of the work in Six Mile Canyon is being done by the Fire Protection District with the excavator/masticator recently obtained.
- Very proud of the Master Plan process and the work being done by Mr. Osborne, the staff, and the communities. Thank you to the leadership provided by the Planning Commission for many hours of work and research.
- Sadly the Peace Officer's Museum will not be re-opening this year. Attendance in the past has been a struggle.
- The quint ladder truck is going through final inspection and Fire Chief Hames expects that it will be in TRI and fully operational by the second week in March.
- For residents of Lockwood/River District, the County is aware of a problem apparently limited to Verizon cell service in that area. Work on this issued should be completed today.

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

**Commissioner McGuffey :**

- Acknowledged the passing of Chief Justice Antonin Scalia of the Supreme Court.

**Vice-Chairman Gilman :**

- A Republican meeting was held at the Delta last Saturday. This meeting was well attended by leadership from the State and local governments, including Congressmen Amodei and Heck, Senator Settlemyer, and Representative Wheeler.
- A fundraiser was held for the Wild Horse Preservation funds on Saturday. This event was also well attended with a concert by Lacy J. Dalton and Lady and the Tramps.

- On March 18<sup>th</sup>, the Tahoe Reno Industrial Center will be holding a wild horse conference. All stakeholders will be attending, including County, State, and Federal agencies, along with wild horse advocacy groups. This conference was requested by Tesla and Switch.
- On March 2<sup>nd</sup>, the Norman family will be opening up the Huntington Mansion for a fundraiser to be held for Representative Jim Wheeler.
- Piper's Opera House will be hosting Presidential candidates on February 22<sup>nd</sup>. Ben Carson has agreed to attend and there may be others.

**Chairman McBride :**

- Long-time resident Brenda (Brandi) Lee passed away. Ms. Lee participated in the camel races, chili cook-off and many other events. She was well known for her recipes and friendliness to everyone. Brandi will be missed.
- Chair McBride, Commissioner McGuffey, and County Manager Whitten, leave Friday for the NACO conference in Washington DC. The itinerary includes workshops, attending cabinet speeches, and meetings with Federal lobbyists and State Congressional representatives.

**11. DISCUSSION ONLY:** National Weather Service StormReady Community Presentation.

Emergency Management Director Joe Curtis introduced Chris Smallcomb, the Warning Coordinator/Meteorologist for the National Weather Service in Reno.

Mr. Smallcomb gave a presentation regarding the County's StormReady Community designation, a National Weather Service program across the U.S. recognizing counties and communities in being prepared for hazardous weather. Storey County is one of the few counties in Nevada certified as storm ready with the most recent renewal application approved in November 2015.

The National Weather Service works with Joe Curtis and team to make sure the community is ready and knows what to expect with hazardous weather events. An over-arching theme of the Weather Service is the promotion of weather-ready nation. How do we adapt and prepare for severe weather. This information is communicated to Mr. Curtis and his team ahead of time. Emails sent to Mr. Curtis regarding weather events are distributed to other County officials so that good decisions are made ahead of storms. The Weather Service's social media presence is a great way of communicating with the public. Phone calls from friends and family trigger action. Despite the number of nice days in this area, every once in a while there are floods and blizzards. StormReady prepares the County with the communication and safety skills needed in the event of severe weather.

Mr. Smallcomb thanked Mr. Curtis and the County in working with and being prepared for these weather events.

County Manager Whitten: The County works with many Federal partners, none is greater to work with than the National Weather Service and Mr. Smallcomb.

**12. DISCUSSION/POSSIBLE ACTION:** Amend the Cooperative Agreement for the Creation of Nevadaworks by and among 13 counties of the State of Nevada and the Nevadaworks in order for the agreement to conform to the Workforce Innovation and Opportunity Act of 2014.

Nevadaworks representative John Thurman discussed reasons for updating the Cooperative Agreement for the Creation of Nevadaworks. Nevadaworks was created in 1998 under the Workforce Investment Act and expired in 2003. Operation continued until 2014 under continuing resolution by the Federal Government. Legislation was passed in 2014 which created a need to

update many documents including the Cooperative Agreement between the 13 counties for the establishment of Nevadaworks.

The new law deals with a “one stop delivery system” of workforce development services. An individual or company looking for services funded by these federal dollars, either receives services or are referred to an agency that could provide the needed services. The idea is to increase retention and earnings for potential job seekers and to improve services to employers in the area to have a ready workforce to choose from. The basic structure is the same as it was in the initial WIA of 1998.

Mr. Thurman explained that Nevadaworks is comprised of locally elected officials of Northern Nevada and the Nevadaworks council. The two make the Nevadaworks Board, which makes decisions and directs staff. An Executive Committee makes decisions on items not attended to at a regular Board meeting.

Nevadaworks funding is 100% Federal dollars appropriated for the Workforce Innovation and Opportunity Act.

Commissioner McGuffey: How many counties are on board at this time?

Mr. Thurman: Two - Pershing and Mineral counties.

Planning Director/Administrative Officer Austin Osborne: Has been sitting on this Board and working with Mr. Thurman for years. This is a Board that takes Federal dollars allocated for workforce training and rehabilitation and is the conduit to makes it go to the agencies that do the work. The local Community Chest is a recipient. Nevadaworks provides staff, workforce training, OSHA training, adult and youth services. The recipients have the creative ideas and request the funding.

Shaun Griffin: Without Nevadaworks support Community Chest wouldn't be the organization it is enabling Community Chest to provide services here and a lot of work at the high school level keeping children in school. This partnership has made all the difference to this region.

Commissioner McGuffey: How does Nevadaworks work? Rather than using a headhunter, would a company to go to Nevadaworks?

Mr. Thurman: If contacted directly, Nevadaworks would be a source to direct a company to the right agency to assist with the particular need. Within the Act, there are opportunities for worker training. A company could go to Nevadaworks to provide training for a certain group of employees if up-dated skills were required for new technology or equipment. A Request for Proposal process is required in determining which organizations receive funding.

Mr. Osborne: As an example, Community Chest, as well as many others, are organizations that provide a service and are private, public, or quasi private-public. Their funding comes from various sources including the Federal government. The Federal government does not give to the organizations directly but it goes to the State and then to Nevadaworks (in the north, Workforce Connections in the south). The Nevadaworks Board determines which organizations will receive the funds.

Commissioner McGuffey: Does Nevadaworks ask companies what is needed?

Mr. Thurman: Nevadaworks meets with companies on a regular basis. 51% of the Nevadaworks Board is comprised of business owners so input comes from those owners at Board meetings.

Mr. Osborne stated that staff recommendation, pursuant to the District Attorney's Office, would be that Mr. Thurman present this item to the Commissioners in other counties and once those counties are in agreement, bring this item back for approval by Storey County. Take no action today.

**Motion:** To take no action on this item today, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

## **RECESS AS BOARD OF COUNTY COMMISSIONERS TO CONVENE STOREY COUNTY LIQUOR BOARD**

### **Liquor Board member Sheriff Antinoro absent**

13. **DISCUSSION/ POSSIBLE ACTION:** Approval of the second reading of the Delta Saloon's (Tina Perkins) request for a Cabaret license as an addendum to the current license.

No Public Comment.

**Motion:** Approve the second reading of the Delta Saloon's (Tina Perkins) request for a Cabaret license as an addendum to the current license, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

14. **DISCUSSION/ POSSIBLE ACTION:** Approval of the second reading of the Delta Saloon's (Tina Perkins) request for an Off-Sale Liquor license as an addendum to the current license.

No Public Comment.

**Motion:** Approve the second reading of the Delta Saloon's (Tina Perkins) request for an Off-Sale Liquor License as an addendum to the current license, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

## **ADJOURN STOREY COUNTY LIQUOR BOARD TO RECONVENE BOARD OF COUNTY COMMISSIONERS**

### **COMMUNITY DEVELOPMENT AND PLANNING**

15. **DISCUSSION/POSSIBLE ACTION:** Parcel Map 2016-003, by SJS Commercial Real Estate, Mark Siegel. The Applicant requests a Parcel Map dividing one parcel into two parcels located at 3275 Waltham Way, in Storey County, Nevada (Assessor Parcel Number: 004-092-49).

Planner, Jason VanHavel, presented this item. Mr. VanHavel clarified that SJS Commercial Real Estate is the applicant and the property owner is Western 102 Ranch Ltd. Partnership and Western 102 Ranch, and are co-signers on this application. The parcel is approximately 78 acres located in the McCarren area. The proposed parcel map separates the parcel into two, one parcel of 38 acres and one parcel of 40 acres. Existing zoning for the parcel is I-2, consistent with most of the surrounding area. After the division, the zoning will remain I-2 for both parcels.

Staff's recommendation, along with the Planning Commission, is for conditional approval.

**Public Comment:**

Mark Joseph Phillips, Storey County resident: Asked if anyone can actually see the parcel map included in the packet. Suggested the Planning Commission provide a separate PDF file of the maps being shown to the public.

Mr. VanHavel read the Findings:

6.1.1 The Parcel Map must comply with NRS 278.461 through 278.469 relating to the division of land into four or less parcels; and

6.1.2 The Parcel Map complies with all Federal, Nevada State, and County regulations pertaining to Parcel Maps and allowed land uses; and

6.1.3 The Parcel Map will not impose substantial adverse impacts or safety hazards on the abutting properties or the surrounding vicinity; and

6.1.4 The conditions under this Parcel Map do not conflict with the minimum requirements in Storey County Code Chapters 17.35 I-2 Heavy Industrial Zone or any Federal, Nevada State, or County regulations.

Chair McBride: The three Commissioners attended the Planning Commission meeting when this item was presented. There were no objections at that meeting and there was a full color map showing the property in question.

**Motion:** In accordance with recommendation by staff and the Planning Commission, the Findings under 6.1 of this staff report, and other findings deemed appropriate by the County Commission, and in compliance with all conditions of approval, I, Lance Gilman, hereby recommend approval with conditions, for Parcel Map Application #2016-003 for dividing one parcel into two parcels located at 3275 Waltham Way, McCarren, Storey County, Nevada (Assessor Parcel Number: 004-092-49),

**Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner McGuffey,

**Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

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

- A. **INTEGRATED MANUFACTURING & SUPPLY, INC.** - Contractor / 6985 Via Del Oro ~ San Jose' (Mfg. Supplier)
- B. **PACE ENGINEERS, INC.** - Contractor / 11255 Kirkland Way ~ Kirkland, WA (Engineering Svcs.)
- C. **MUNTERS CORPORATION** - Contractor / 79 Monroe Street ~ Amesbury, MA (Air handling contractor)
- D. **TABER DRILLING** - Contractor / 536 Galveston St ~ W. Sacramento (geotechnical exploration)
- E. **HITACHI HIGH TECHNOLOGIES AMERICA, INC.** - Contractor / 5960 Inglewood Dr ~ Pleasanton, CA (construction consult.)
- F. **ENGINEERED PRODUCTS, A PAPE CO.** - Contractor / 9883 - 40<sup>th</sup> Avnue ~ Seattle, WA (material handling equipment)
- G. **SUBURBAN PROPANE, LP** - General / 400 Wolverine Way ~ Sparks (propane sales & service)
- H. **TERRACON CONSULTANTS, INC.** - Contractor / 18001 West 106<sup>th</sup> St ~ Olathe, KS (geotechnical consulting services)
- I. **BREAKTHRU BEVERAGE NV RENO** - General / 100 Distribution ~ Sparks (whsle distribution alcohol)

County Manager, Pat Whitten, on behalf of Community Development, recommends approval of items A. through I.



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

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

Chair McBride read a letter from Larry Prater: My name is Larry Prater and I'm the Treasurer for the Storey County Democrat Central Committee. I apologize for taking up your time but it's necessary that some slanderous allegations presented at your last meeting be addressed. First, upon inquiry with the Nevada Secretary of State, it has been determined that our committee is in good standing, and has been for many years. Second, no member of our committee is, or has been, accused of any criminal misconduct, except by the misinformed gentleman in your previous meeting. Finally, I would like to remind all that the Democratic caucus is next Saturday at 11 AM at the Middle School gym and Hillside Elementary School. We especially invite any and all Republicans who have become enlightened and are ready to disavow their misguided beliefs.

Thank you.

**18. ADJOURNMENT**

Adjourned by the call of the Chair at 11:14am

Respectfully submitted,

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