



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, SEPTEMBER 20, 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 McBride, Vice-Chairman Gilman, Commissioner McGuffey, County Manager Pat Whitten, District Attorney Anne Langer, Clerk & Treasurer Vanessa Stephens, Comptroller Hugh Gallagher, Community Outreach Director Cherie Nevin, Public Works Director Mike Nevin, Director of Security Melanie Keener, Sheriff Gerald Antinoro, Planning Director/Administrative Officer Austin Osborne, Communications Director Dave Ballard, Director of Tourism Deny Dotson, Battalion Chief Ron Atkins.

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

Meeting was called to order by the Chair at 10:01am

2. **PLEDGE OF ALLEGIANCE**

The Chair led those present in the Pledge of Allegiance.

3. **DISCUSSION/POSSIBLE ACTION:** Approval of Agenda for September 20, 2016

**Motion:** Approve Agenda for September 20, 2016, **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 16, 2016

**Motion:** Approve Minutes for August 2, 2016, **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

5. **CONSENT AGENDA :**

I. For possible action: Approval of Treasurer's Report for August 2016.

II. For possible action: Approval of claims for payroll dated 08/31/2016 for \$76,119.19, dated 08/31/16 for \$126,247.31, dated 09/09/16 for \$502,663.69 and accounts payable dated 09/02/16 for \$265,725.52, 09/02/16 for \$9,459.56 and 09/08/16 for \$1,121.66.

III. For possible action: Approval of Assessor's recommended corrections to 2016-17 Secured Tax Roll for Clerical Error.

IV. For possible action: Approval of Assessor's recommended corrections to 2016-17 Secured Tax Roll for Exemptions

V. For possible action: Approval of First Reading Business Licenses:

A. IAT CO., LTD. - Contractor / Fukushima JAPAN (equipment startup)

B. TOTAL FACILITY SOLUTIONS, INC. - Contractor / 1001 Klein Road ~ Plano, TX (mech cont)

C. SOUTHLAND INDUSTRIES - General / 96 Megabyte (hvac, plumbing design) TRI

D. TKO STAFFING, INC. - General / 10600 University Ave ~ Coon Rapids, MN (staffing)

E. VALDO MAINTENANCE, LLC dba VT Maintenance - General / 88 Megabyte (truck repair) TRI

F. RUBYCOM ENGINEERING, INC. - Contractor / 488 Fukujima JAPAN (equipment startup)

G. MITSUTEC CO., LTD - Contractor / 134-1 Nakamura JAPAN (equipment startup)

H. INTERMOUNTAIN SLURRY SEAL - Contractor / 1120 Terminal Way ~ Reno (pavement preserv.)

I. TAIYO MACHINERY MFG CO., LTD - Contractor / 1-11-27 Osaka JAPAN (equipment startup)

J. PERO CORPORATION - Contractor / 900 G River Street ~ Windsor, CT (equipment startup)

K. ELWOOD STAFFING SVC., INC dba Elwood Staffing and Elwood Tradesmen - General / 4111 Central Ave ~ Columbus, IN (staffing agency)

L. AM TECHNICAL SOLUTIONS, INC. - Contractor / 2213 RR 620 N #105 ~ Austin, TX (purity testing)

**END OF CONSENT AGENDA**

**Motion:** Approve Consent Calendar for September 20, 2016, **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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

**Sheriff Gerald Antinoro:**

- Reminder - this is the week of Street Vibrations and the town will be full with motorcycles by the end of the week. C Street will be closed to all but motorcycle parking later in the week, use caution and be patient.
- It appears that the agreement between the Department of Agriculture and the horse groups has imploded. Efforts to remove the herds from town have fallen apart. Anyone with horse issues should contact the Department of Agriculture and tell them to take care of their horses.

**Communications Director Dave Ballard:**

- The Communications office continuously receives information from other agencies regarding fallen police officers, fire personnel, and service animals.

- Danielle Meares from the office has been working with the high school to put together a gathering to honor public safety officials during the October 8<sup>th</sup> football game with Smith Valley at Virginia City High School. Response has been good. Everyone is welcome to attend, kickoff is at noon.

**Director of Tourism Deny Dotson:**

- During the last two weeks the Camel Races and the Way it Was Rodeo events were held. Record crowds attended the Camel Races and the rodeo was a unique production and great event. Members of the Reno Rodeo Association were in attendance and were very impressed with the new location.
- Street Vibrations begins this Thursday with a poker run and vendor set up. Most of C Street will be closed on Saturday for “motorcycle only” parking.
- The Outhouse Races will be held October 1<sup>st</sup> and 2<sup>nd</sup> with road closures similar to those of Street Vibrations. This event has grown considerably in the last couple of years.

County Manager Whitten commented the rodeo was an amazing event.

**Community Chest, Shaun Griffin:**

- The annual library fundraiser is set for October 28 at Pipers Opera House. “Poor Man’s Whiskey” will be performing - tickets are \$40. Everyone is invited.

**Lockwood Community Center, John Miller:**

- Louise Peri Park has been used every weekend since June including the Lockwood 100 year centennial and National Night Out.
- Improvements that are needed at Louise Peri Park include a new sign, a new light across from the park, and on the road coming up to the park. Also flower beds across from the ball park and in front of the sign. New locks on the restrooms are also needed.
- Most of the weeds have been removed from the Community Garden but a front-end loader is needed to level out the rest of the garden.
- Thank you to the Sheriff for monitoring Peri Ranch Road, speeding has been lowered.

**Community Outreach Director, Cherie Nevin:**

- Flu Shot Clinic will be held at the Virginia City Senior Center, September 29<sup>th</sup> - 9AM to noon. All are welcome to attend - most insurances are accepted, no one will be turned away based on ability to pay.
- Mark Twain Community Center is hosting a Health Fair on October 8<sup>th</sup>, from 9AM to 3:30PM. The Nevada Health Center Mammovan will be present along with other health care and welfare vendors.
- The Comstock Firemen’s Museum-Liberty Engine Company has been invited and will participate in the 150<sup>th</sup> year celebration of the San Francisco Fire Department.
- Recently at a meeting of the Comstock Crawlers held at the Mark Twain Community Center, one of the newly acquired portable, automatic external defibrillators (AED) was put to use during an incident that took place at this meeting. These units do save lives.

Mr. Whitten: Five more of the AED’s are being placed at strategic locations.

**Public Works Director, Mike Nevin:**

- Cape slurry seal project in Virginia City Highlands will be finished in a couple of days.
- The chip-seal portions of the project will start next week in Lockwood and TRI - the Highlands to start September 29<sup>th</sup>. The chip portion of the project moves quickly.

- Slurry will begin October 10<sup>th</sup> and will take more time to set. There may be short traffic delays during this portion.
- The siphon line under Highway 580 should be in service by the end of next week.
- The park project in Virginia City will begin this week with installation of the pavers first and the new playground equipment next week.

**Comptroller, Hugh Gallagher:**

- The certified audit is going very well and will most likely be submitted to the Board prior to the October 30<sup>th</sup> statutory date.
- There are two new requirements under the Government Accounting Standards Board that may take time. An actuary will be hired who will do the calculations. The length of time this will take cannot be determined at this time.
- At a meeting of local government finances, another GASB requirement regarding leases was discussed.

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

- The parking lot project is moving along. A pre-bid, mandatory meeting for contractors has been held. Twelve contractors attended this meeting. This should be a short project with a 90-day construction period, and possibly 30 additional days if an alternate bid for paving is done at the same time. This may be done later.
- The parking lot project will include general landscaping, street lights, and other things to compliment the courthouse.
- This will not be just a parking lot, but also a multi-purpose center for events such as farmers market and things like that.
- During construction optional parking will be created along B Street and other areas so there will be as little disruption as possible.
- Still working with the County's team and the BLM on the Lands Bill. BLM has definitely heard the County's concerns on how to engage the process of transferring the land in accordance with established BLM procedures. Language is being clarified in order to convey the land from the BLM to the County and then to the respective property owners.

**County Manager Pat Whitten:**

- The construction of the parking lot will be a disruption to residents and employees but this project needs to be done for the good of all.
- Instead of calling the Department of Agriculture regarding wild horse issues as encouraged by the Sheriff, Mr. Whitten would like to call the Governor's Chief of Staff, Senator Settlemeyer, and Assemblyman Wheeler. Mr. Whitten has multiple emails out to NDOT and the Department of Agriculture regarding horse issues.
- SR342 has been completed through Gold Hill/Silver and is a thing of beauty. Comstock Mining, Inc. paid for the reconstruction of this section of roadway although it was determined that CMI was not responsible for the failure of the road. CMI paid approximately \$3 million to cap the Silver Hills Shaft, re-route a portion of SR342, establish creek culverts, and create a fix for a decades-old problem. CMI is owed a big debt of gratitude for what has been done.

**Lockwood/River District, Merilee Miller and Larry Huddleston:**

- Presented a picture album including verbage and history of the River District to be used in the new County museum. This album covers the 100 year history from the beginning to current day. Copies can be made available at a minimal cost of approximately \$34.

Mr. Whitten: The County Recorder has resources in terms of binding these albums if Ms. Miller and Mr. Huddleston are interested. This could drive the cost of album down. This album is what was hoped for to be included in the museum.

- The Community Center has been re-painted with the help of volunteers from Fallon Naval base. A new floor has been installed along with new switch plates.
- The next project will be to replace kitchen cabinets. This will be done at no expense to the County.
- The Paws to Read program continues twice a month along with monthly bunco and card games.

**7. DISCUSSION ONLY/NO ACTION:** Update from Staff regarding the ongoing zip code issue

County Manager Whitten stated this has been an issue for almost 20 years. Thank you to retired Congressman John Porter and the Porter Group engaged to assist in a resolution.

- The issues are the misallocation of sales tax revenue and increased costs that the County and County businesses pay when zip codes are not accurate.
- Locally, the County entered into a memorandum of understanding with the Department of Taxation that allows the County to conduct “spot audits”.
- A summary has been provided by the Porter Group that gives the current status of this issue. There are both “bright” and “dark” moments in the summary:
  1. There is now a House over-sight government reform committee that wants to introduce a postal reform bill as a way to address a number of issues in the USPS.
  2. Congressman Porter met with that committee to discuss if Storey County would have some applicability in this bill.
  3. The County received notice that language had been added into the bill that calls for a single, unique zip code for Storey County. There are some problems with this bill.
- The single, unique zip code is potentially a problem already solved. There is one in Virginia City - 89440. This does not mean that Lockwood and TRI will have any resolution in this matter given the way the bill is worded and might be interpreted by the USPS.
- The bill has a slim but fair chance in succeeding this year in that there are several large corporations pushing this.
- Concerns have been raised regarding the out-clauses and ambiguities with the Postal Service and the committee. The Post Office was not enthusiastic about using the 89440 zip code for the TRI area.
- There are a lot of individuals in support of the bill- this could change after November 8.
- Utah Congressman, Chairman Chaffetz, along with house leadership, is pushing hard on this bill. Senator Reid, through staff, indicated he really wants to see this done before leaving office as his legacy to Storey County.

No Public Comment.

**8. BOARD COMMENT (No Action - No Public Comment):**

**Commissioner McGuffey:**

- There was a great response to the request for mattresses by St. Mary’s Art Center. As of this week the drive is over as all mattresses needed were received. Thank you to all who donated.
- Attended the V&T Railway Reconstruction Commission meeting, along with Pat Whitten and Deny Dotson:
  1. The BDR to shrink the Board from nine members to five was approved at the last County Commission meeting.
  2. The tourism directors from Virginia City and Carson City would be on that Board.
  3. Ridership currently averages 110, but can carry 144. The train is not carrying its weight right now.

4. A public round-table was held at this meeting to discuss public awareness and increase of ridership.
5. Many believe the BDR is a good thing to move forward.
6. Not much will happen until the BDR passes - or not.
7. **It appears that the ¼ cent tax from Storey County was being taken by the Commission** and put into the budget- even though there is a clause that the money be requested with an explanation of what it was for.
8. Not knowing where the money was going, Storey County has held on to the funds for some time. There is approximately \$592,000 being held. It was always intended that this would be spent on the V&T at this end of the line.
9. The County agreed to release \$200,000 to help get Engine No. 18 running.
10. The County will hold the rest of the money and hopefully obtain a new memorandum of understanding on how to work together.
11. The County wants the V&T to succeed. It is great for the town.
12. A bridge and structure management program was adopted as directed by the Federal Railway Commission.
13. Tickets for the Polar Express went on sale August 1<sup>st</sup>. VIP tickets are 80% sold; coach tickets are 40% sold. More runs have been added this year.

Mr. Whitten: This was an interesting meeting. The County received first-hand confirmation of the lack of quality and discipline in the financial accounting. There was a lot of confusion. Mr. Whitten and Commissioner McGuffey have talked to other local County government officials and all are in support of the BDR. There is a cooperative and willing Chair (of the NCRVTR) that is looking to market and to collaborate with the VCTC and the Carson City CVB. Hopefully with these groups, this can begin to be a better project. After a review of records, it is clear the Polar Express keeps this project going.

**Vice Chairman Gilman:**

- Thank you to Merilee Miller and Larry Huddleston for the wonderful book on the history of Lockwood. There is also a video put together by Mr. Huddleston which also may be appropriate for the County Museum. This is well done and very timely.
- Many of the projects happening at TRI are under the control of non-disclosure agreements.
- From a high level, Tahoe Reno Industrial Center has found its place on the world stage.
- Catalonia, out of Spain, has been relocating to Silicon Valley and is looking to expand. This could entail anywhere from 12 to 15 new high-tech, bio-tech companies looking at relocation to Storey County.
- Right now TRI has 5,000 acres of possible transactions with letters of intent, contracts being negotiated, or serious discussions between now and the end of the year.
- Storey County is impacting and driving everything that is happening in Northern Nevada.

**Chairman McBride:**

- Met with Walker & Associates, County lobbyists, gearing up for the 2017 Legislative session. So far there are approximately 450 bill draft requests (BDR). There are a lot of issues on water and on property taxation, among others.
- Storey County is in partnership with Carson City, Lyon and Douglas Counties, in a legislative coalition. Meetings are held once month, but will be held more frequently once the session begins.
- This has been an action-packed summer for special events. The camel races had probably one of the best turn-outs ever and the rodeo was great and professionally run.
- Resident Ardell Gray recently passed away. The Gray family has a great connection to Virginia City and the County would not have the train today if it wasn't for the Gray family. Condolences to Bob Gray and the Gray children.

**9. DISCUSSION ONLY (No Action):** Provide an overview of the State of Nevada Community Development Block Grant (CDBG) Program for the upcoming 2017 grant application cycle.

Cherie Nevin, Community Outreach Director, presented this item - the first of three informational meetings required as conditions of the Community Block Grant Program (CDBG).

- Today's purpose is to present information on CDBG and past Storey County projects, how to apply, eligibility requirements, how and where funds can be used, and to give residents the opportunity to submit ideas for possible projects.
- There is approximately three weeks before the next meeting in which the public can submit ideas, which are then submitted to CDBG.
- CDBG will review the ideas and approve whether or not they can be submitted.
- A final hearing will be held to approve and rank applications. The County can submit two.
- CDBG has been around for many years and is administered through the Governor's Office of Economic Development. Storey County has received funds since the early 1980's.
- Funds from this program are Federal funds under Housing and Urban Development (HUD).
- CDBG focuses on projects for three goals:
  1. The development of suitable living environments;
  2. To provide decent housing;
  3. The creation of economic opportunities in rural parts of the state. This is the number one focus for Community Development Block Grants in Nevada.
- Most recent CDBG projects in Storey County include:
  1. Acquisition of an ambulance for the River District;
  2. New kitchen equipment and repairs to vehicles for the Storey County Senior Center;
  3. Significant upgrades to the ADA access at the swimming pool;
  4. Worked with RSVP's Rural Transportation Program;
  5. Upgrades to Virginia City and Gold Hill sewer system;
  6. County-wide flood plan funding;
  7. Working with the Canyon GID and wastewater construction.

The shift of focus to economic development means the request must be tied to job creation as a result of the project.

Ideas from the public need to be submitted to Ms. Nevin by October 5<sup>th</sup> and can be done by phone, email, or in person. Recommendations will be presented to the Commission at the October 18<sup>th</sup> meeting. Once approved, the recommendations will be sent to the State for eligibility determination.

Mr. Whitten: Suggested Ms. Nevin meet with Mr. Osborne and Mr. Whitten to review a recent meeting with Northern Nevada Development Authority (NNDA) regarding potential projects.

**10. DISCUSSION/POSSIBLE ACTION:** Approval of Resolution 16-446 setting forth the intent of Storey County, Nevada to reimburse out of Bond Proceeds the cost of certain projects related to the Virginia Divide Sewer System- Replacement of Wastewater Collection Lines in Virginia City and Gold Hill with a loan of \$4,058,000.00 and a grant in the amount of \$8,987,000.00.

Cherie Nevin presented this item. This Resolution allows the County to finance - out of County funding - pre-construction related costs of this project before the permanent loan kicks-in to finance these costs.

Comptroller Hugh Gallagher explained the first phase of this project was through Wells Fargo, with interest and fees accumulating from the beginning of the project rather than as funds were withdrawn.

The County now self-finances. The original amount in the paperwork was \$1.8 million which has been drastically reduced to \$250,000 - which is reimbursed through the grant per an IRS ruling. The County did not have this ability on the first phase, but that has changed and if the County takes advantage of this it will save money.

Mr. Gallagher said right now the committed interest rate is 2.125%. The next rate adjustment will be December 9<sup>th</sup> - it is believed the rate will go to 1.375%. The resolution will be done, and we can then apply based on what we think the rate will be. For the water project, the rate is approximately 1.875% and for community facilities the current rate is 2.375%, if there is something that needs to be done. This should be discussed to see if there is something the County wants to do and get it submitted.

Mr. Whitten: It is great to focus on \$9 million in grant money, but for purposes of a conservative, fiscal government, the focus needs to be on \$4 million plus in loans - even though at a greatly reduced rate. In the interest of full disclosure, periodically the County conducts water and sewer rate studies. Keep in mind this is just a sewer loan at this stage - (water and sewer) rates have been increased over the last five or so years for the first time in many years and to cover debt service on the loan for the plant. Raising rates again now is not an option. As the County begins to incur this debt, the source of payment will probably not come from continual (rate) increases. Initially it would be proposed that **portions of the ¼ cent infrastructure tax be dedicated to debt** payment where analysis indicates that more than enough funds are generated consistently to cover the payment, even at the higher rate. This debt is spread over 40 years.

Cherie Nevin read the resolution title:

A resolution setting forth the intent of Storey County, Nevada to reimburse out of bond proceeds the cost of certain projects related to the Virginia Divide Sewer System- Replacement of Wastewater Collection Lines in Virginia City and Gold Hill with a loan of \$4,058,000.00, under Internal Revenue Code Regulations, Section 1.150-2; providing certain details in connection therewith, and providing the effective bond date hereof.

No Public Comment

Chairman McBride: This is a great deal for the County. This is one way to see tax dollars sent to Washington come back to the County - this money is not being wasted. A grant of \$9 million is outstanding and to borrow \$4 million is a lot of money but the end result is a new sewer system throughout the Virginia City/Gold Hill area.

County Manager Whitten: Thanks to Mike Nevin for this project. Mr. Nevin, although retiring at the end of year, has agreed to oversee this project post-retirement.

**Motion:** Approve Resolution 16-446 setting forth the intent of Storey County, Nevada to reimburse out of Bond Proceeds the cost of certain projects related to the Virginia Divide Sewer System- Replacement of Wastewater Collection Lines in Virginia City and Gold Hill with a loan of \$4,058,000.00 and a grant in the amount of \$8,987,000.00, **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

11. **DISCUSSION/POSSIBLE ACTION:** Appointment of Storey County representative and alternate representative to serve as a voting member on the Governor appointed Nevada State Land Use Planning Advisory Council (SLUPAC) for the three-year 2016-2019 term.



Planning Director Austin Osborne stated that he has been serving on the SLUPAC since 2008. This is an advisory board for the Governor's office and State Lands that meets quarterly across the state to handle planning related issues.

No Public Comment

**Motion:** In accordance with the recommendation by staff, and as accepted by the Nevada State Governor's Office, I Lance Gilman hereby approve re-appointment of Planning Director Austin Osborne to serve as a voting member of the Nevada State Land Use Planning Advisory Council (SLUPAC) and appointment of Planner Jason VanHavel to serve as the alternate voting member on the SLUPAC board for the three-year 2016-2019 term, **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

12. **DISCUSSION/POSSIBLE ACTION:** Special Use Permit 2016-023, by John and Elizabeth Huntington. The Applicant requests a Variance for a reduced setback to zero feet from the required eight feet side setback and 20 feet rear setback for the placement of a proposed garage on the property located at 166 S E Street, Virginia City, Storey County, Nevada, APN: 001-141-08.

Commissioner McGuffey recused himself from voting on this item due to employment with the building contractor who is completing the project.

Austin Osborne presented this item and pointed out this is a Variance request not a Special Use Permit request. The agenda packet is clear on what is being requested and the Planning Commission approved the variance. Mr. Osborne believes the information that this is a variance request is clear and the Commission should be able to move forward today.

District Attorney Langer: Agrees with Mr. Osborne's statement. The content of the agenda item talks about the applicant requesting a variance and the documents attached to the request refer to a variance.

Mr. Osborne: This is a simple project located at 166 S. E Street, backing up to D Street.

- The owners request a setback to zero feet to the side and rear of the property to build a garage.
- In 2014, the Planning Commission and this Commission, after going through a process, approved a zero residential setback area for the downtown area of Virginia City.
- The boundary follows most of the commercial uses. The boundary went around this property but included the (neighboring) school. Allowing a zero setback on this property would create a more consistent use of buildings abutting each other on D Street. Across the street and to the other sides, properties are already allowed to have zero setback without variances.
- There would be 5 feet between the school and the garage due to an existing sidewalk.
- Conditions that are part of the approval include stabilizing a slope, construction of barriers along D Street, and complying with Fire Department requirements.

No Public Comment

Mr. Osborne read the Findings for Approval:

6.1 The Findings listed in this subsection are the minimum to be cited in an approval or approval with conditions. The following Findings are evident with regard to the requested Variance when the recommended conditions in Section 7 are applied. At a minimum, an approval or conditional approval must be based on the following Findings:

6.1.1 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 under identical zone classification; and

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

6.1.3 That the granting of the Variance will not, under the circumstances of the particular case, adversely affect or materially degrade 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

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

6.1.5 The proposed Variance is in compliance with Storey County Code 17.03.140 Variances and 17.30 CR Commercial Residential Zone when all Conditions of Approval are met; and

6.1.6 The proposed Variance is in compliance with and supports the goals, objectives and policies of the 2016 Storey County Master Plan.

Vice Chairman Gilman commended the Planning Commission on the great they are doing.

**Motion:** In accordance with the recommendation by Staff, the Planning Commission, the Findings under Section 6.1 of the Staff Report and other Findings deemed appropriate by the County Commission and in compliance with all Conditions of Approval, I, Lance Gilman, recommend approval with conditions for Variance Number 2016-023 for a reduced setback to zero feet from the required eight feet side setback and 20 feet rear setback for the placement of a proposed garage on the property located at 166 S E Street, Virginia City, Storey County, Nevada, APN: 001-141-08, **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

13. **DISCUSSION/POSSIBLE ACTION:** Special Use Permit 2016-021, by Jason and Pauline Yasmer. The Applicant requests a Variance for a reduced setback by ten feet from the required 30 feet front setback to 20 feet for the placement of a proposed garage on the property located at 21440 Delta Dr., Virginia City Highlands, Storey County, Nevada, APN: 003-014-29.

Senior Planner Austin Osborne requested this item be continued to a meeting in the future, date not determined.

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

#### 14. RECESS TO CONVENE THE STOREY COUNTY LIQUOR LICENSE BOARD

15. **DISCUSSION/POSSIBLE ACTION:** Approval of the second reading for a liquor license for the Virginia City 601 Vigilance Committee, Fred Dutton, at 120 S B St, Virginia City, NV.

County Manager Whitten stated that the Sheriff has found no disqualifiers for this applicant in the course of investigation and therefore recommends approval of this item.

No Public Comment.

**Motion:** Approve second reading for a liquor license for the Virginia City 601 Vigilance Committee, Fred Dutton, at 120 S B St, Virginia City, NV, **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

## 16. ADJOURN TO RECONVENE AS THE STOREY COUNTY BOARD OF COMMISSIONERS

17. **DISCUSSION/POSSIBLE ACTION:** Approval of Business Licenses Second Readings:  
Approval of Business Licenses Second Readings:

- A. SILVER ENVIRONMENTAL MONITORING. - General / 1135 Financial Blvd ~ Reno (testing lab)
- B. NH RESEARCH, INC. - Contractor / 16601 Hale Ave ~ Irvine, CA (testing instruments)
- C. CHEWY, INC. - General / 385 Milan (ecommerce, fulfillment) TRI
- D. ESMO USA CORP - Contractor / 1020 Winding Creek Road ~ Roseville, CA (machinery)
- E. FLEXLINK SYSTEMS GMBLT - Contractor / Ottenbach, GERMANY (flexible chains)
- F. BUDS & BLOOMS - Professional / 200 Thomas Street ~ Reno (green wall at Tesla)
- G. FLEXLINK SYSTEMS SPZ00 - Contractor / Plewiska, POLAND (flexible chains)
- H. TUV SUD AMERICA, INC. - Professional / 10 Centennial Dr ~ Peabody, MA (testing services)
- I. DN TANKS, INC. - Contractor / PO Box 696 ~ El Cajon, CA (storage tanks)
- J. NEVADA PREMIER VALET, INC. - Contractor / 295 Holcomb ~ Reno (valet parking svcs)
- K. KULICKE & SOFFA INDUSTRIES, INC. - Prof. / 1005 Virginia ~ Ft. Washington, PA (machinery)
- L. RETTUS, LLC dba Sierra Water Gardens - Contractor / 2110 Dickerson ~ Reno (nursery)
- M. KPFF, INC. - Professional / 1601 5th Ave ~ Seattle, WA (engineer)
- N. APEX CONTROLS - Professional / 3566 Highland Dr., ~ Hudsonville, MI (controls programming)
- O. SAFETY COMPLIANCE ADVISORS, LLC - Professional / 2785 Laguna Way ~ Sparks (consultant)
- P. SIERRA TREE CARE, LLC - Home Business / 1537 Canal Rd ~ Sparks (home office only)
- Q. BRUNDAGE-BONE CONCRETE PUMPING, INC. - 1025 South 48th ~ Tempe, AZ (concrete pumping)
- R. CORONA STUD & DECK, LLC - Contractor / 3015 106th St. South ~ Lakewood, WA (contractor)
- S. HANSON SYSTEMS, LLC dba Eagle Technologies Grp - Contractor / 9850 Red Arrow Hwy ~ Bridgman, MI (conveyor systems)
- T. DATA AIR PROC. CORP. dba DP Air Corp - Contractor / 7531 Eastgate Rd ~ Henderson (contractor)
- U. PACIFIC CONSOLIDATED, INC. - Contractor / PO Box 549 ~ Rocklin, CA (fleet maintenance)
- V. SSUSA WEST, LLC - General / 470 East Sydney (steam sterilization of herbs/spices) TRI
- W. NEVADA MOBILE TIRE, LLC - General / 10300 Silver Spur ~ Reno (mobile tire repair)
- X. OBERBERGER DATEN-UND SYSTEMTECHNIK GMBH - Contractor / Schechen GERMANY (machinery)
- Y. OLECTRIC - Contractor / 592 California Ave ~ Reno (electrical contractor)
- Z. ESMO AG - Contractor / Brueckenskasse Rosenheim GERMANY (machinery)
- AA. NIMS ASSOCIATES, INC. - Contractor / 1445 Technology Lane ~ Petaluma, CA (IT consulting)
- BB. ENGLEKIRK STRUCTURAL ENGINEERS - Professional / 888 South Figueroa St ~ Los Angeles (eng.)
- CC. SUMMIT CONTRACTORS INC - Contractor / 10815 Iroquois Trail ~ Silver Springs (contractor)
- DD. FEYEN ZYLSTRA - Professional / 2396 Hillside Drive ~ Grand Rapids, MI (programmer support)
- EE. ELMCO SALES, INC. dba AcornVac - Contractor / PO Box 3527 ~ Industry, CA (manufacturing support)
- FF. C&M GARAGE DOOR SVCS, LLC - Contractor / 1051 S. Olsen ~ Henderson, NV (OH door install)
- GG. KYOEI DENKI CO., LTD - Professional / Hitachi JAPAN (electrical contractor)
- HH. METRON TECHNOLOGY RESEARCH CO., LTD - Professional / Osaka, JAPAN (test equipment)

II. MASTHEAD INTERNATIONAL, INC., -- Contractor / 11145 Thompson Ave ~ Lenexa, KS (rigging)  
JJ. OWENS DESIGN, INC. - Contractor / 47427 Fremont Blvd ~ Fremont, CA (equipment)  
KK. KONECRANES, INC. - Contractor / 4401 Gateway Blvd ~ Springfield, OH (crane supplier)  
LL. MIDTOWN ELECTRIC - Contractor / 1850 San Joaquin Dr ~ Reno (electrical contractor)  
MM. AVAYA, INC. - Contractor / 211 Mt. Airy Road ~ Basking Ridge, NJ (telecommunications)  
NN. ROBISON ENGINEERING CO., INC. - Contractor / 846 Victorian Ave ~ Sparks (engineering)  
OO. HARRIS ACQUISITION QUALITY MECHANICAL - Contractor / 5701 W Sunset ~ Las Vegas (cont.)  
PP. PRONGHORN TRANSLOAD, LLC - General / 1400 Waltham Way (transloading) TRI  
QQ. PANASONIC INFORMATION SYSTEMS - Contractor / Osaka JAPAN (IT support)  
RR. CASSINELLI LANDSCAPING & CONSTRUCTION - Contractor / 245 Potosi Rd ~ Dayton (landscaping)  
SS. HARRIS ACQUISITION III, LLC dba Superior Air Handling - Contractor / 200 East 700 South ~ Clearfield, UT (mechanical contractor)  
TT. AQUA METALS RENO, INC. - General / 2500 Peru Drive (battery recycling facility) TRI

On behalf of the Community Development Department, Mr. Whitten requested items C., V., and TT., be continued.

No Public Comment.

**Motion:** Continue items C., V., and TT., **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

Mr. Whitten said Community Development Department recommends approval of items A. and B., D. through U., and W. through SS.

**Motion:** Approve items A. through SS., excluding items C., VV., and TT., **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

#### 18. CORRESPONDENCE:

- Storey County Fire Protection District Monthly Report for August 2016.

#### 19. PUBLIC COMMENT (No Action):

**Nicole Barde, Storey County Resident:** Ms. Barde asked about the anonymous letter that was in the mail directing recipients to a website and is the information public record? This was a redacted copy - where can a full copy be obtained, and how did it get out?

District Attorney Langer: No, it is not (public record). It's a confidential document, there is no more comment on this subject.

County Manager Whitten responded no, it is not public record. It did not come from Storey County. Storey County followed its normal procedures and processes - there is no way to answer the question.

#### 20. ADJOURNMENT

The meeting was adjourned by the Chair at 12:25 AM

Respectfully submitted,

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