



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

12/6/2016 10:00 A.M.

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 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. Pursuant to NRS 241.020 (2)(d)(6) Items on the agenda may be taken out of order, the public body may combine two or more agenda items for consideration, and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. 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.

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

1. **CALL TO ORDER REGULAR MEETING AT 10:00 A.M.**
2. **PLEDGE OF ALLEGIANCE**
3. **DISCUSSION/POSSIBLE ACTION:**

Approval of the Agenda for December 6, 2016.

4. **DISCUSSION/POSSIBLE ACTION:**

Approval of Minutes for November 1, 2016.

5. **DISCUSSION/POSSIBLE ACTION:**

Approval of Minutes for November 10, 2016.

6. **CONSENT AGENDA**

- I For possible approval: First reading for Pacific Summit Energy LLC, out of county gas company providing service to a Storey County business.
- II For possible approval: Assessor's Recommended Corrections to 2016-17 Secured Tax Roll for Clerical Error.
- III For possible approval: Assessor's Recommended Corrections to 2016-17 Unsecured Tax Roll for Exemptions.
- IV For possible approval: Update to Storey County Administrative Policies and Procedures including: Policies 202 Anti-Harassment; 203 Dealing with Discrimination; and 1002 Definitions.
- V For possible approval: Treasurer's Report for October 2016.
- VI For possible approval: Accounts payable claims dated 10/27/2016 for \$919,259.40 and \$9,053.98, dated 10/31/2016 for \$2,950.00, dated 11/10/2016 for \$1,729,184.86 and \$6,855.95 and dated 11/23/2016 for \$193,898.73 and \$13,371.82. Payroll claims dated 10/26/2016 for \$4,603.53, dated 11/03/2016 for \$132,010.86, dated 11/03/2016 for \$76,087.45, dated 11/04/2016 for \$479,250.27 and 11/18/2016 for \$370,472.56.
- VII For possible approval: Business License First Readings
 - A. SHANGHAI RESTAURANT dba SHANGHAI EXPRESS FOOD TRUCK - General / 1269 Baring Blvd ~ Sparks (mobile food truck)
 - B. SAINT MARY'S MEDICAL GROUP, INC. - General / 411 W Sixth St ~ Reno (mobile medical)
 - C. ASTEELFLASH USA CORPORATION - Contractor / 4211 Starboard Dr ~ Fremont (manufacturing)
 - D. ROSS HEATING AND AIR CONDITIONING, INC. - Contractor / 5245 Vista ~ Sparks (hvac cont.)
 - E. BRAZILIAN STONE, INC. - Contractor / 2 Round Robin Lane ~ Reno (paver installer)
 - F. WEST EDNA ASSOC dba Mojave Electric - Contractor / 3755 W Hacienda ~ Las Vegas (elect cont)
 - G. FST TECHNICAL SERVICES, LLC - Professional / 450 E Warner ~ Chandler, AZ (quality assurance)

- H. INTERSTATE FIRE SALES & SVC dba State Fire DC Specialties - Contractor / 5370 East Idaho Street ~ Elko (fire suppression and security)
- I. AUTOMATION MOVERS INTERNATIONAL - Contractor / 4110 Maret Place ~ Flint, MI (mechanical)
- J. COMMUNICATION TECHNOLOGY SERVICES, LLC - Contractor / 33 Locke Dr ~ Marlborough, MA (wireless services contractor)
- K. AMERICAN DOOR INSTALLATION, LP - Contractor / 209 W Mayflower ~ N Las Vegas (contractor)
- L. GOFERU - Home Business / 350 Prospector ~ Dayton (errands concierge)
- M. MESA ENERGY SYSTEMS, INC. dba EMCOR Services Nevada - Contractor / 2 Cromwell ~ Irvine, CA (hvac contractor)
- N. COLD JET, LLC - General / 455 Wards Corner ~ Loveland, OK (blasting machine sales)
- O. DREAMCRAFTERS, LLC - Contractor / 5488 Reno Corporate Blvd ~ Reno (general contractor)
- P. BART MANUFACTURING, INC. - Contractor / 3787 Spinnaker Ct ~ Fremont (manufacturing)
- Q. PROSTAR STAFFING SERVICES, INC. - General / 390 Potrero Ave ~ Sunnyvale, CA (staffing svcs)
- R. CLASSIC TOUCH MOBILE EQUIPMENT REPAIR - Contractor / 9756 N Virginia St ~ Reno (equipment repair)
- S. SWEEP EASY CHIMNEY SWEEP, LLC - General / 935 Bejay Place ~ Reno (chimney sweep)

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

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

9. **DISCUSSION/POSSIBLE ACTION:**

Approval of resolution 16-450, 2016 Storey County Business of the Year.

10. **DISCUSSION/POSSIBLE ACTION:**

Approve and award Storey County Extraordinary Partner of the Year Presentation.

11. **DISCUSSION/POSSIBLE ACTION:**

Consideration of and possible action to approve Resolution 16-451 advising Rural Development of County's resolve to defend or obtain title to location of rights of way for county sewer lines in Virginia City and Gold Hill.

12. **DISCUSSION/POSSIBLE ACTION:**

Ordinance 16-273 authorizing the issuance of the Storey County, Nevada, Sewer Revenue Bond, Series 2016 in the principal amount of \$4,058,000 to pay in part the cost to finance the Virginia City Sewer Improvement Project.

13. DISCUSSION/POSSIBLE ACTION:

Review and possible approval of Storey County Audited Financial Statements draft and proposed changes for the year ended June 30, 2016.

14. DISCUSSION/POSSIBLE ACTION:

The applicant requests a special use permit allowing the required 75 feet building and structure height limitation to be increased to 250 feet and to exceed six stories, and for an extension of the allowed timeframe of the special use permit on property located at the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada (APNs 005-011-13, 14, 28, 29, and 39, approximately at T19N, R23E MDM).

15. DISCUSSION/POSSIBLE ACTION:

The applicant requests a special use permit allowing the construction and maintenance of an accessory dwelling (mother-in-law quarters), and primary occupancy of the accessory dwelling during construction of the principal dwelling (primary residence), at property located at 160 Vermillion Road, Highland Ranches, Storey County, Nevada (APN 003-442-15).

16. DISCUSSION/POSSIBLE ACTION:

The applicant requests a variance allowing the required 10 foot side corner-lot setback distance between a principal building and the property line to be reduced up to zero feet for the placement of a principal building expansion located at 106 East Carson Street, Virginia City, Storey County, Nevada (APN 001.156.02)

17. DISCUSSION/POSSIBLE ACTION:

The applicant requests a variance to light emission shielding requirements in Storey County Code 8.02 Outdoor Lighting by allowing replacement of two existing outdoor modern type light fixtures with historically appropriate light fixtures to the front and north entrances of the Storey County Courthouse, and allowing an existing non-conforming but historically appropriate outdoor light fixture at the south entrance of the Storey County Courthouse located at 26 South "B" Street, Virginia City, Nevada (APN 001.081.03). The subject light fixtures must comply with Comstock Historic District and Nevada State Historic Preservation Office requirements.

18. DISCUSSION/POSSIBLE ACTION:

The applicant requests a special use permit allowing: (a) a single-family dwelling combined with a non-dwelling use (combined residence-barn) that will separately house humans, animals, and agricultural equipment; (b) the maintenance of up to 80 large domestic animals and various accessory structures for sheltering, feeding, watering, protecting, and servicing the animal; and (c) a temporary (up to one year)

occupancy watchperson's travel trailer on property located at 199 Scales Road, American Flat, Storey County, Nevada (APNs 004.331.40; 004.331.08; and 004.331.22).

19. DISCUSSION/POSSIBLE ACTION:

LICENSING BOARD - SECOND READINGS

- A. TOOLS & TECHNOLOGY BY BURNS, LLC - General / 550 W Plumb ~ Reno (mobile tool store)
- B. BUREAU VERITAS NORTH AMERICA, INC. - Professional / 1601 Sawgrass ~ Sunrise, FL (consult)
- C. HESSE MECHATRONICS, INC. - Contractor / 6105 South Ash ~ Tempe, AZ (equipment)
- D. ADVENT TECHNOLOGIES, INC. - Professional / 503 Bangs Ave ~ Modesto, CA (consultant)
- E. DOUG WALL CONSTRUCTION, INC. - Contractor / 78450 Ave 41 ~ Bermuda Dunes, CA (contractor)
- F. F & M MAFCO, INC. - Contractor / 9149 Dry Fork Rd ~ Harrison, OH (equipment)
- G. RENO CARSON HOME SERVICES - Contractor / 2206 Bordeaux ~ Carson City (contractor)
- H. PEOPLE READY, INC. - General / PO Box 2910 ~ Tacoma, WA (staffing)
- I. KEYENCE CORPORATION OF AMERICA - General / 669 River Dr ~ Elmwood Pk, NJ (distributor)
- J. CHEWY, INC. - General / 385 Milan (ecommerce, fulfillment) TRI
- K. SSUSA WEST, LLC - General / 470 East Sydney (steam sterilization of herbs/spices) TRI
- L. AQUA METALS RENO, INC. - General / 2500 Peru Drive (battery recycling facility) TRI

20. CORRESPONDENCE

- A. Storey County Fire Protection District October 2016 Report.
- B. Canyon GID Independent Water Test Results

21. PUBLIC COMMENT (No Action)

22. 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.
- In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by:

(1) mail: U.S. Department of Agriculture
Office of the Assistant Secretary for Civil Rights
1400 Independence Avenue, SW
Washington, D.C. 20250-9410;

(2) fax: (202) 690-7442; or

(3) email: program.intake@usda.gov.

USDA is an equal opportunity provider, employer, and lender.

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.

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 12/1/2016; 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 at 2610 Cartwright Rd, VC Highlands, NV and Lockwood Fire Department located at 431 Canyon Way, Lockwood, NV.

By _____
Vanessa Stephens Clerk-Treasurer