



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, FEBRUARY 7, 2017 10:00 A.M.

DISTRICT COURTROOM
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

MINUTES

MARSHALL MCBRIDE
CHAIRMAN
ATTORNEY

ANNE LANGER
DISTRICT

LANCE GILMAN
VICE-CHAIRMAN

JACK MCGUFFEY
COMMISSIONER
TREASURER

VANESSA STEPHENS
CLERK-

ROLL CALL: Chairman McBride, Vice Chairman McGuffey, Commissioner Gilman, County Manager Pat Whitten, Clerk & Treasurer Vanessa Stephens, Deputy District Attorney Keith Loomis, Sheriff Gerald Antinoro, Comptroller Hugh Gallagher, Community Relations Coordinator Cherie Nevin, Fire Chief Gary Hames, Security Director Melanie Keener, Planning Director/Administrative Officer Austin Osborne, Public Works Director Jason VanHavel, Justice of the Peace Eileen Herrington, Community Chest Executive Director Shaun Griffin, Battalion Chief Jeff Nevin

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

Meeting was called to order by Chairman McBride at 10:03 A.M.

2. PLEDGE OF ALLEGIANCE

Chairman McBride led those present in the Pledge of Allegiance.

3. DISCUSSION/POSSIBLE ACTION: Approval of Agenda for February 7, 2017

Planning Director Austin Osborne requested Items 15 and 16 be continued to the February 21, 2017 meeting.

Public Comment:
None

Motion: Approve Agenda for February 7, 2017 with changes, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

4. DISCUSSION/POSSIBLE ACTION: Approval of Minutes for January 3, 2017.

Public Comment:
None

Motion: Approve Minutes for January 3, 2017, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

5. DISCUSSION/POSSIBLE ACTION: Approval of Minutes for January 7, 2017

Public Comment:
None

Motion: Approve Minutes for January 7, 2017, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

6. DISCUSSION/POSSIBLE ACTION: Approval of Minutes for January 17, 2017

Public Comment:
None

Motion: Approve Minutes for January 3, 2017, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

7. CONSENT AGENDA

I For Possible Action:

Approval of accounts payable claims dated 1/06/2017 in the amount of \$878,190.16 (not including check 87664 to the Bucket of Blood Saloon in the amount of \$4,500.00) and \$7,057.33, dated 01/20/2017 for \$16,250.00, \$300, \$32,122.72 and \$275,20.47 and payroll dated 12/02/2016 for \$495,636.04, dated 12/30/2016 for \$348,723.91, dated 01/06/2017 for \$199,494.02 and \$114,569.64, dated 01/13/2017 \$542,551.89 and dated 01/27/2017 for \$411,190.52.

II For Possible Action: Approval of the Treasurer Report for December 2016.

III For Possible Action: Update to Storey County Administrative Policies and Procedures including: Policy 602 Annual Leave.

IV For Possible Action: Approval of Licensing Board First Readings:

- A. **LEAD STAFFING LA BASIN, LLC dba Lead Staffing** - General / 12631 E. Imperial Hwy ~ Santa Fe Springs, CA (staffing)
- B. **SOUTHWEST SPECIALTY CONTRACTORS, LLC** - Contractor / 5277 Cameron ~ Las Vegas (cont.)
- C. **FORSGREN ASSOCIATES, INC.** - Professional / 370 E 500 South ~ Salt Lake City (engineer)
- D. **NIDEC-SHIMPO CORPORATION** - Contractor / 1 Terada ~ KYORA JAPAN (machinery)
- E. **FIKE CORPORATION** - Professional / 704 SW 10th St ~ Blue Springs, MO (consulting)
- F. **CONXTECH, INC.** - Contractor / 6701 Koll Center Pkwy ~ Pleasanton, CA (contractor)
- G. **SILVER STATE WIRE ROPE AND RIGGIN, INC.** - Contractor / 8740 S Jones ~ Las Vegas (contractor)
- H. **UNICO MECHANICAL CORP** - Contractor / 1209 Polk St ~ Benicia, CA (machine shop)

- I. **ATLAS RIGGING & TRANSFER** - Contractor / 8556 S. 4000 West ~ West Jordan, UT (rigging cont.)
- J. **TOTAL-WESTERN, INC .** - Contractor / 8049 Somerset Blvd ~ Paramount, CA (contractor)
- K. **ALL WEST COACHLINES, INC .** - General / 390 Wolverine ~ Sparks (Coachline)
- L. **KATERRA CONSTRUCTION, LLC** - Contractor / 2494 Sand Hill ~ Menlo Park, CA (Contractor)
- M. **BALANCE STAFFING** - General / 2800 N Cherryland ~ Stockton, CA (staffing)
- N. **BATTLEBORN DIGITAL MEDIA & MKTG** - HB / 1721 Main St ~ Gold Hill (marketing svcs.)
- O. **GEORGE KOCH SONS, LLC** - Contractor / 10 South 11th Ave ~ Evansville, IN (equip mfg.)
- P. **JOSEPH TADROS** - Contractor / 13095 Trail Dust Ave ~ San Diego, CA (HVAC verification)
- Q. **ALPHA AND OMEGA DETAILING, LLC** - Professional / 797 Summer Dr ~ Reno (autocad consult)
- R. **PARSONS ELECTRIC, LLC** - Contractor / 5960 Main ~ Minneapolis, MN (electrical cont.)
- S. **NIPPON EXPRESS USA, INC .** - General / 24-01 44th Rd ~ Long Island, NY (logistics)
- T. **PROCESS PROTECTION SYSTEMS, INC.** - Contractor / 64 Hardy Dr ~ Sparks (HVAC supplier)
- U. **SOUTHERN INDUSTRIAL CONSTRUCTORS, INC.** - Contractor / 6101 Triangle ~ Raleigh, NC (cont.)
- V. **PREMIER RESTORATION & REMODEL, INC.** - Contractor / 11545 Sitka St ~ Reno (contractor)
- W. **SCADA SYSTEMS, LTD** - Contractor / 126 Vincent St AUCKLAND NEW ZEALAND (training)
- X. **TABOR CONSTRUCTION, LLC** - Contractor / 2290 West 7th ~ Reno (contractor)
- Y. **PACIFIC ROOFING CO** - Contractor / 304 Wildrose Ct ~ Fernley (roofing contractor)
- Z. **JAMES J. JUAREZ** - Professional/4800 Stoltz Rd ~ Reno (safety consultant)

Public Comment:
None

Motion: Approve Consent Calendar for February 7, 2017, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

8. DISCUSSION ONLY (No Action - No Public Comment): Committee/Staff Reports
Public Works Director Jason VanHavel:

- Public Works has been working on Mark Twain drainage repair and upgrades to drainage culverts. Currently everything is working very well.
- There have been issues with the Courthouse roof caused by chimneys collapsing. Repairs have been done.
- A significant pot hole on Electric Avenue has been fixed as well as damage to a ditch near Megabyte Drive. Culverts in TRI have been cleaned out as well as some ditches, and are back on line.
- Six Mile Canyon is stable with a lot of water flow and is a work in progress.
- There are still drainage issues at the jail. Snow has interfered with progress but issues should be addressed by the end of the day.
- Work on the shoulders of Lousetown road will be a priority after the current rain event.
- At present, there are no further issues in Lockwood. Water is high but not causing imminent affect.

County Manager Whitten: Chuck Reno from Farr West Engineering has been asked to look at the drainage issues at the jail.

Justice of the Peace Eileen Herrington:

- Two years ago, Justice Court began working on a pretrial sentencing program with an eye toward more “state of the art” services to the public while staying on budget.
- This goal has been reached and is a big achievement.
- Judge Herrington introduced and thanked staff Tami Migan and Jessica Stephens, both integral in establishing the program. Ms. Stephens is now the Court’s first Court Services Officer/Bailiff overseeing all pretrial services and alternative sentencing services.

Sheriff Gerald Antinoro:

- Flooding at the jail facility this morning was not as bad as previous (January) flooding. Everything is off the floor.
- A procedural change has taken place regarding work card applicants after recent audits by the State and FBI. The change does not affect the ordinance.
- The one and ten acre homeowners associations in the Highlands have reported significant parking problems around mail boxes. The associations are working on ideas on how to improve the shoulders (road) and provide additional parking. Suggestions will be presented to the Board.

Community Chest Executive Director Shaun Griffin:

- Bids for construction work at the Community Center have come in higher than expected. It is not far off from what was budgeted and additional fund raising will be done when and if necessary.
- Thank you to Amy Geddes, Director of Lyon County Libraries, for providing assistance to the library, including the cataloging books. Ms. Geddes’ help is greatly appreciated as well as the assistance provided by State Library personnel.
- Community Chest’s annual fundraiser will be held April 14th at Piper’s featuring award winning singer/songwriter Rodney Crowell.

Planner Kathy Canfield:

- Currently working on updating the Solid Waste Management Plan Agreement for both landfill and pick-up.

Planning Director/Administrative Officer Austin Osborne:

- The first Strategic Plan Workshop will be held on February 16th at the Virginia City Conference Center, 10 E Street.
- A Town Hall meeting with the Planning Commission and the USGS will be held at the Highlands Fire Station on March 23rd, 6PM, with water issues to be discussed.
- AT & T representatives will be looking at the possibility of a feasibility study for a mono-pine location in Virginia City Highlands as well as the existing cell tower in Virginia City, and potentially for another tower at various Virginia City locations.
- Comstock Mining had an overflow at the heap leach facility related to recent flooding. CMI was compliant with emergency plans, with NDEP, and other requirements. NDEP is working to mitigate the situation. It appears there is no major issue at this time. Discussion of this issue will be included on the February 21st Commission meeting agenda.

County Manager Pat Whitten:

- Dean Haymore is touring the County with FEMA representatives assessing flood damage.
- Damage from the first round of storms has been estimated at \$6.4 million.
- An update of the status of a federal declaration is expected in mid-February.
- Cherie Nevin is in daily briefings with the National Weather Service regarding the current storms.

- There is concern with the next round of storms where the atmospheric river looks to be stronger and more intense than previous storms. However, impact to rivers is not expected to be what it was in January. County personnel are checking areas of concern such as the Highlands and Mark Twain.
- Notice has been received from County consultants in Washington DC that a new postal reform bill, including a fix for zip code issues, has been introduced to Congress. The bill has good quality, bi-partisan cooperation. For those interested, see Bill #HR756, page 89, section 211.

Vice Chair McGuffey: With the declaration of emergency, the County had the authority to provide help on private roads such as in the Highlands. The homeowners were very happy with the assistance. There has been discussion to find a way to do this without having to declare an emergency. What is the status of this?

Mr. Whitten: This is one of many priority items being reviewed by the District Attorney's Office. There are paths that have been identified. If (the Highlands) really needs help, the County would strongly consider declaring another emergency. Going in to spring, there should be a path - with key disciplines as the County is not staffed to take care of all the roads in the County.

Deputy District Attorney Loomis: There is a specific statute addressing how County equipment can be used on private roads, either by declaration of emergency or by passing an ordinance with findings authorizing the use.

Community Relations Coordinator Cherie Nevin:

- Today's weather service briefing indicates there is concern for Thursday's storm with possibility of rising rivers, small streams, and creeks.
- This is being closely monitored.
- There's a lot of water going through Gold Hill. No report of any problems in Mark Twain
- A similar storm is predicted for President's Day weekend.

9. BOARD COMMENT (No Action - No Public Comment) :

Commissioner Gilman:

- Along with County lobbyist Greg Hess, attended the inauguration ceremonies for President Trump. This was an incredible experience.
- While in Washington, Commissioner Gilman met with Senator Heller and had the opportunity to discuss many issues in Storey County including the zip code issue, as well as the potential issue of severe restrictions in Nevada not allowing additional wells to be drilled even where there are underground water rights. This is a State issue and could have a negative impact on developments.
- Congressman Porter was extremely generous with his time discussing all things Nevada.
- Congressman Porter is very pro-active in the zip code issue. There is a strong probability of finally having this issue resolved and therefore settling the sales tax issues.

Vice Chairman McGuffey:

- Has volunteered to be a member of the NACO Legislative committee.
- There are many BDR issues to be reviewed by the Legislature. Of interest to Storey County would be the V&T issue, SB57. Also the well issue and others that will be watched.

10. DISCUSSION ONLY (No Action): Review of the 2nd Quarter 2017 Unaudited Budget to Actual Review.

Comptroller Hugh Gallagher discussed the 2nd Quarter Budget. Department heads have done a fantastic job in the second quarter.

Revenue for the period ending December 31st, is down from the previous year due to a decline in real and personal property taxes. This is being buffered with items such as business licenses and permits.

Expenditures for the same period were up over the last year. It was understood there were priority items that needed to be done including higher than anticipated election expenses and communication expenses.

Vice Chairman McGuffey: At the last NACO session, there was discussion about the AS400 system used by the County. This is an antiquated system which will be “going away” in less than three years. NACO is involved to possibly help counties in financing an up-grade.

Mr. Gallagher: That is something that will need to be budgeted. This will be a complete restructure going from a very secure system to a “cloud” based system or whatever is out there. There’s a lot of work to be done. Mr. Gallagher feels that where the rest of the counties go should be considered and has no problem with whatever that may be as long as it is secure. There are a lot of industries using the AS400 - hotels and airlines, included. The Commission will be kept informed.

Mr. Whitten: To avoid misconception, the system (AS400) is not an antiquated system. It is solid and has never been hacked. The problem is the programmers are “a dying breed”. The County is already making sure we know what we want and then trying to match that with other regional and county bases.

Vice Chairman McGuffey: Has recommended that the County Financial Officers Association put a team together to work on this.

11. DISCUSSION ONLY /POSSIBLE ACTION : Review and possible approval of Storey County Audited Financial Statements for the year ended June 30, 2016.

Comptroller Hugh Gallagher stated this item was approved at a previous meeting. However, District Attorney Anne Langer felt the language in the prior motion did not reflect approval of the final Audited Financial Statements. A new motion is requested.

Public Comment:
None

Motion: Approve Storey County Audited Financial Statements for the year ended June 30, 2016,
Moved by: Vice Chair McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

12. DISCUSSION/POSSIBLE ACTION: Review and possible approval of Auditors Recommendations pertaining to Storey County Audit Report for the period ended June 30, 2016.

Mr. Gallagher presented the auditor’s report for the year ended June 30, 2016. This report will be submitted to the Department of Taxation.

There are three recommended changes, some seen year to year. The changes have been reviewed and can be explained:

- Recommendation: Monitor expenditures to prevent exceeding budgeted amounts. Expenditures exceeded in five special revenue funds and one enterprise fund, as follows:
 1. 474 Fire District Salaries and Benefits were over-expended. Basically due to a “safer grant” used to pay for some expenses. That payment was received several months after the year end and was not caught by the auditors. This should not have been a remark.
 2. Virginia City Tourism Special Revenue Funds exceeded budgeted amounts. Tourism Director Deny Dotson submitted a letter of explanation stating this includes items such as purchase of bleachers. Although not budgeted, this is an item that is looked at as an ordinary expense needed in the production of events.
 3. The USDA Special Revenue Fund was over budget due to cleaning up of the wastewater treatment plant.
 4. Justice Court over-expended for training expenses for the pre-trial services program and bailiff.
 5. Water services exceeded budget for interest charged on the waste-water revenue bond not included in last year’s budget. As a side note: a request will be made to the Commission to pay off this bond as it is at rate of approximately 6%.
 6. Mutual Aid was over due to heavy equipment repair.
 7. Federal Grant Revenue Fund expense was over. Basically these are grants issued the prior year and paid in the following.
- Recommendation: Account names in the Federal State Grant Fund to be adjusted to further differentiate Federal and State grant funds and expenditures.
- Recommendation: The cutoff date of August 30th be established and strictly enforced for all payables and journal entries by any government employee to prevent complications with the audit.

Public Comment:

Mark Joseph Phillips, Virginia City Resident: Is the letter from Deny Dotson in the packet?

Mr. Gallagher: No.

Motion: Approve Auditors Recommendations pertaining to Storey County Audit Report for the period ended June 30, 2016, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

Mr. Gallagher: For many reasons, it has been decided to put the audit out for RFP. The County has grown from 10 or 15 special revenue funds to 33. Assistance is going to be needed especially if a new information system is necessary. Bigger (accounting) firms will be able to provide ideas and guidance on how to do this. This will be done right away as the auditor must be announced by March 30th.

13. DISCUSSION/POSSIBLE ACTION: Action to allow Storey County Sheriff’s Office to work with DPS/OTS to obtain electronic citation devices through grant process.

Sheriff Gerald Antinoro presented this item. Acquisition of these electronic devices has been in the process for some time. The District Attorney’s office has reviewed the paperwork finding no issues. Currently there is just a contract to get the paperwork started. These hand-held devices will reduce cost in time having to (hand) write citations and will improve efficiency in “crash” reporting. These devices allow scanning of licenses. Cost to the County will be matched with “in kind” contributions.

Sheriff Antinoro is requesting authorization from the Commission to move forward with this process. This system should interface with the system used by the Court.

Public Comment:
None

Motion: To allow Sheriff Gerald Antinoro to sign the contract and proceed with implementation of grant for the electronic citation devices and any matters related thereto, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

14. DISCUSSION/POSSIBLE ACTION: Approval of Accounts Payable check #87664 in the amount of \$4,500.00 to the Bucket of Blood Saloon for the parking lot lease.

Chairman McBride, having a pecuniary interest, abstained from discussion and vote on this item.

County Manager Whitten said this is the regular, quarterly payment for the parking lot lease and should be the second to the last payment. Currently the parking lot is under snow, with a lot of the work complete. Paving of the parking lot will be done as soon as weather permits.

Public Comment:
None

Motion: Approve Accounts Payable check #87664 in the amount of \$4,500.00 to the Bucket of Blood Saloon for the parking lot lease, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2).

Chairman McBride called for a recess at 11:25 AM

Meeting reconvened at 11:30 AM

15. DISCUSSION/POSSIBLE ACTION: The applicants request to change the zoning of APN 004-181-02, specifically Section 31, Township 18 North, Range 23 East, MDBM, from Forestry (F) to Light Industrial (I1). The property owner is proposing to develop a utility-scale solar photovoltaic use on the property. The approximate 159-acre parcel is identified in the 2016 Storey County Master Plan as a Transition parcel from Resources to Industrial, and the requested zone changes with the designation. The property is located along the Storey County/Lyon County boundary approximately 5 miles northeast of the Mark Twain Estates.

This item continued to February 21, 2017.

16. DISCUSSION/POSSIBLE ACTION: The applicant requests a special use permit to allow for the construction of an approximately 120-foot high commercial wireless communications tower. The project includes panel antennas, remote heads/units, and other similar antennas attached to the tower. The project will be located on an approximately 24'x24' leased area on the southeast side of the existing factory buildings of the Tesla Gigafactory, located at the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada (APNs 005-011-22, approximately Section 6 at T19N, R23E MDBM).

This item continued to February 21, 20167.

17. DISCUSSION/POSSIBLE ACTION: The applicant requests a special use permit to allow for the construction of an approximately 120-foot high commercial wireless communications tower. The project includes panel antennas, remote heads/units, and other similar antennas attached to the tower. The project will be located on an approximately 24'x24' leased area on the southeast side of the existing factory buildings of the Tesla Gigafactory, located at the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada (APNs 005-011-22, approximately Section 6 at T19N, R23E MDBM).

Planning Director Austin Osborne presented this item.

- AT&T is the applicant - this is not a “spec” tower and will be owned by the carrier locating antennas on it.
- This permit is for a 120 foot commercial, communications tower.
- The tower will be next to the Tesla Gigafactory at TRI.
- The tower is intended to look nice and blend with the Gigafactory.
- Zoning is I-2 and is regulated under the 1999 Zoning Ordinance which requires any structure over 75 feet must obtain a Special Use Permit.
- This tower will serve not only Tesla, but the entire area around TRI as far as line-of-sight reaches.
- Highlighted conditions:
 1. Tower is not limited to any number of antennas or apparatus;
 2. There is a requirement to work with Fire Chief Hames to provide all cost necessary for life rescue on the tower as it exceeds 55 feet;
 3. If the tower is abandoned or not active for three years, this machinery would have to be removed if the Board deems that should be done;
 4. There is an emergency management plan.

Applicant’s representative, Carl Jones, is present. Staff recommendation is to approve.

Mr. Osborne read the findings:

The following findings of fact are evident with regard to the requested special use permit when the recommended conditions of approval in Section 4, Recommended Conditions of Approval, are applied.

- 3.1.1 This approval is for the applicant’s request for a special use permit to allow for the construction of an approximately 120-foot high commercial wireless communications tower. The project includes panel antennas, remote radio heads/units, and other similar antennas attached to the tower, and an equipment building and backup generator located at the base of the tower. The project will be located on an approximately 24’ x 24’ leased area on the southeast side of the existing factory buildings of the Tesla Gigafactory, located at the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada (APNs 005-011-22, approximately Section 6 at T19N, R23E MDBM).
- 3.1 The special use permit allows the commercial wireless communications tower use and to the increased height of the structures on the subject property. By allowing this use, it is recognized that the proposed communications tower and accessory facilities are considered an allowable use on the subject property subject to a special use permit.
- 3.2 The special use permit conforms to the 2016 Storey County Master Plan for the McCarran planning area in which the subject property is located. A discussion supporting this finding for the special use permit is provided in section 2.4 of this staff report and the contents thereof are cited in an approval of this special use permit.

- 3.3 The subject property is located within an existing industrial complex in an area of McCarren, Storey County, zoned for industrial uses. The communications tower use and the additional height are located in this specific area to provide the necessary coverage and capacity to transfer the wireless signals to the next telecommunications site. The tower will have a covering to resemble a silo structure, which will hide the antenna and other mechanical appurtenances from view, and is designed to blend with the industrial appearance of the surrounding area.
- 3.4 The proposed commercial wireless communications tower will improve wireless coverage to the area and will also increase the communications network capacity. The communications network attached to the tower provides a valuable service to those who live, travel and do business in the local area. Emergency services, businesses, employees and the general public all have the potential benefit of better accessibility through their communication devices with the addition of this communications tower.
- 3.5 Granting of the special use permit 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 neighborhood of the subject property and will not be materially detrimental to the public welfare or materially injurious to property improvements in the area of the subject property. The project is expected to meet the safety and health requirements for the subject area. The use will also be subject to fire and building plan review and inspection requirements in order to ensure compliance with federal, state, and other codes.
- 3.6 The special use permit will not impose substantial adverse impacts or safety hazards on the abutting properties or the surrounding area, and it will comply with all federal, state, and county regulations.
- 3.7 The conditions of the special use permit adequately address potential fire hazards and require compliance with the applicable fire codes, including setback and fire protection ratings.
- 3.8 The conditions under the special use permit do not conflict with the minimum requirements in 1999 Storey County Code Sections 17.62 Special Uses and 17.37 I2 Heavy Industrial Zone, or the development agreement between Storey County and the Tahoe-Reno Industrial Center, LLC.
- 3.9 Granting of the special use permit 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 neighborhood or area of the subject property and will not be materially detrimental to the public welfare or materially injurious to property improvements in the neighborhood or area of the subject property.

Commissioner Gilman: Believes this tower will interface with a tower Storey County and NDOT are working on adjacent to the USA Parkway extension. It is assumed these towers will open up communications to all of TRI. Will this enhance accessibility to the Lockwood community?

Mr. Whitten: As far as radio access, the answer is yes. The tower is not restricted to any type of use.

Carl Jones: The tower will have GPS antenna for the cellulars, as well as broadband. The federal government has turned down a lot of the wattage on the antennas. Probably one to one and a half miles would be the distance for regular hand-held. It will be a lot better for GPS services.

Mr. Whitten: Once the tower is built, the County will likely go to AT&T and other carriers asking if they want to co-locate with the County.

Mr. Jones: Most of the other carriers are notified once a carrier puts in the infrastructure. There's a master lease agreement.

Chair McBride: It does not sound like it will reach to Lockwood.

Mr. Whitten: There is a tower in Lockwood.

Commissioner Gilman: Lockwood residents have been asking for increased service.

Vice Chair McGuffey: AT&T owns this property and it's on Tesla property? Tesla cannot reject another company from putting service on the tower?

Mr. Jones: AT&T owns the tower and leases the land from Tesla. No, Tesla cannot reject service on the tower.

Vice Chair McGuffey: A lot of money was spent putting up a tower in the Highlands, but no company has put service on it. It would be really appreciated if Mr. Jones could look at the Highlands.

Mr. Jones: Mr. Osborne has talked about this.

Mr. Whitten: No offense, but the absence of AT&T is noted. Sprint, Verizon, and possibly T-Mobile, are in Virginia City. Mr. Whitten has worked with the Sheriff and Fire Chief for years on this issue. There is an ideal location for AT&T to co-locate on the County's leased tower. AT&T has a high-point presence at the fiber switch on the Divide. While helping AT&T, it would be appreciated if AT&T considered helping the County. 1.2 million visitors to Virginia City are getting little to no coverage from AT&T while here.

Mr. Jones: AT&T has a build plan over the next three years for 700 sites. This has not been broadcasted yet. A lot of the sites are very rural areas - not just for wireless but also internet coverage. This is a huge investment for little return but at the request of the federal government is going to be done. Some sites will be partially funded by the government.

Mr. Whitten: A lot of business will probably be picked up from users who left AT&T years ago.

Vice Chair McGuffey: Neighbors in the Highlands have been waiting for service for years.

Mr. Jones: The engineers have tools used to gather data where coverage is lacking and where capacity is low, due to the amount of data being drawn by users. Sites built by tower companies and not by carriers, are not always where (the carriers) want them.

Vice Chair McGuffey: It is understood that the site of the tower in the Highlands was researched and installed on one of best spots out there.

Mr. Osborne: To Commissioner Gilman's comment about Lockwood, this was discussed at a Planning Commission. The tower would be out of line of sight for the person who discussed this.

Public Comment:

Kris Thompson, Project Manager-Tahoe Reno Industrial Center : Encourages all cell phone companies, tower installers, and others involved in the cell phone industry, to pay close attention to providing good coverage to the entire County. Projections are there will be 10 to 15 thousand more

users at TRI in the next 36 to 60 months coming in from many international companies. Cell companies are urged to keep in mind all of the County.

Motion: In accordance with the recommendation by staff and the Storey County Planning Commission, Findings of Fact, Section 3.1 of this report and other findings deemed appropriate by the County Commission, and in compliance with the conditions of approval, I, Commissioner Jack McGuffey make a motion to approve, with conditions, Special Use Permit No. 2016-035, to allow for the construction of an approximately 120-foot high commercial wireless communications tower. The project includes panel antennas, remote radio heads/units, and other similar antennas attached to the tower, and an equipment building and backup generator located at the base of the tower. The project will be located on an approximately 24'x24' leased area on the southeast side of the existing factory buildings of the Tesla Gigafactory, located at the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada (APNs 005-011-22, approximately Section 6 at T19N, R23E MDBM), **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3).

18. DISCUSSION/POSSIBLE ACTION: Approval of Licensing Board Second Readings:

- A. WASINO TRADING CORP. - Contractor / Osaka, JAPAN (machine installation)
- B. WOLF MACHINE & FABRICATION, INC. - Contractor / 750 Freeport ~ Sparks (fabrication)
- C. DPS ADVANCED TECH GROUP, INC. - Professional / 201 Fuller Road ~ Albany, NY (design)
- D. MCGINLEY & ASSOCIATES, INC. - Professional / 815 Maestro Dr ~ Reno (engineer)
- E. RED CARPET EVENTS - General / 56 Coney Island ~ Sparks (event planner)
- F. THERMOLD INSULATION dba ONE EYED COYOTE - HB / 27800 Hillside ~ Virginia City (home-based business)
- G. DAWN UNDERWOOD dba Reno Movers - Contractor / 59 Damonte Ranch ~ Reno (moving service)
- H. EAGLE CONSTRUCTION - Contractor / 628 N Windsor ~ Stockton, CA (contractor)
- I. HILLTOP REFRIGERATION, INC. - Contractor / 1215 Kleppe Lane ~ Sparks (hvac contractor)
- J. TRUFFL VENTURAS, LLC - General / 1115 Hacienda ~ Los Angeles, CA (event planner)
- K. BATTLE BORN FOOD TRUCK & CATERING CO, LLC - General / 13201 S Virginia ~ Reno (food truck)
- L. VOLT MANAGEMENT CORPORATION - General / 2421 N Glassell St ~ Orange, CA (staffing)
- M. CONSTRUCTION GROUP STAFFING, LLC - General / 1345 E Chandler ~ Phoenix (staffing)
- N. AJMCV HOLDINGS, LLC dba Paul Davis Emergency Services - Contractor / 806 Packer Way ~ Sparks (mold remediation svc)
- O. KELLY SERVICES, INC. - General / 999 W Big Beaver ~ Troy, MI (staffing)
- P. AERZEN USA CORPORATION - Contractor / 103 Independence Way ~ Coatesville, PA (contractor)

On behalf of Community Development, County Manager Pat Whitten requested Items A. through P. be approved.

Public Comment:

None

Motion: Approve Items A. through P., **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

19. PUBLIC COMMENT (No Action)

Mark Joseph Phillips, Virginia City Resident:

- Could there be an agenda item at the next meeting to discuss the status of Six Mile Canyon road - whether it's open or closed.
- It was interesting that the agenda was not posted at the Post Office. Mr. Phillips is sure the Clerk took it there.
- After this meeting, Mr. Phillips would like to have the correspondence from Deny Dotson regarding over-expenditures in the (VCTC) budget before Thursday's meeting.
- The packet for the "closed meeting" refers to a packet regarding fringe and wage benefits analysis. Mr. Phillips would like to have a copy of this sometime in the future, it is not in the packet. Mr. Phillips will provide a written request to the Clerk.

20. ADJOURNMENT

The meeting was adjourned by the Chair at 11:57 AM

Respectfully submitted,

By: _____
Vanessa Stephens Clerk-Treasurer