



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, JUNE 20, 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, Clerk & Treasurer Vanessa Stephens, County Manager Pat Whitten, Comptroller Hugh Gallagher, District Attorney Anne Langer, Sheriff Gerald Antinoro, Fire Chief Gary Hames, Community Relations Director Cherie Nevin, Justice of the Peace Eileen Herrington, Tourism Director Deny Dotson, Emergency Management Director Joe Curtis, Community Development Director Dean Haymore, Fire Chief Appointee Jeff Nevin, Director of Security Melanie Keener, Public Works Director Jason VanHavel, Administrative Officer/Planning Director Austin Osborne, Communications Director Dave Ballard, Recorder Jen Chapman, Outside Counsel Robert Morris

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

Meeting was called to order by Chairman McBride at 10:00 A.M.

2. PLEDGE OF ALLEGIANCE

Chairman McBride led those present in the Pledge of Allegiance.

3. DISCUSSION/POSSIBLE ACTION: Approval of Agenda for June 20, 2017

County Manager Whitten requested continuance of item #24 to August 15, 2017, and to move item #22 following item #6.

Public Comment:

None.

Motion: Approve Agenda for June 20, 2017 with changes noted, **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 May 16, 2017.

Motion: Approve Minutes for May 16, 2017, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3

5. CONSENT AGENDA

- I For possible action: Approval of the Treasurer's Report for May 2017.

- II For possible action: Approval of payroll claims in the amount of \$503,614.06 and accounts payable claims in the amount of \$6,501,584.41.

- III For possible action, approval of Business Licenses First Readings:
 - A. DORNER MFG. CORP - Contractor / 975 Cottonwood Ave ~ Hartland, WI(Installation)
 - B. ABEINSA ABENER TEYMA GENERAL PARTNERSHIP - Contractor /3030 N Central Ave Ste 808 ~ Phoenix, AZ (Engineering)
 - C. PIGLER AUTOMATION, LLC - Contractor / 724 Main Street Ste F ~ Longmonty, Co (Programming Service)
 - D. ADVANCED MACHINES & TOOL CORPORATION -Contractor /5421 Kietzke Lane Ste100~Reno,NV (Engineering)
 - E. SPECIALTY WELDING SUPPLY (dba)- Contractor /~ PO Box 504 Sparks, NV (Sales & Distribution)
 - F. SMALL MINE DEVELOPMENT, LLC. -Contractor / 967 E ParkCenter Blvd PMB 396 ~ Boise , ID (Contracting Service)
 - G. PROGRESSIVE PEST MANAGEMENT - Pro / PO Box 50117 ~ Reno, NV (Pest & weed control)
 - H. COATING UNLIMITED, INC - Contractor / 4325 Bridgeton Industrial Dr. Bridgeton MO (Painting Contractor)
 - I. WESTER ENVIROMENTAL TESTING LABORATORY -Contractor/ 475 E Greg Street #119 Sparks, NV(Testing Service)
 - J. SMC CORPORATION OF AMERICA. - Contractor / 10100 SMC Blvd ~ Noblesville, IN (Distribution)
 - K. APPLIED INNOVATION GROUP, INC. - Contractor / 2365 Paragon Dr. Ste C ~ San Jose, CA (Installation)
 - L. INTEGRATED SAFETY CONCEPTS, INC. - Pro / 2200 N D'Andrea Parkway Ste1726 ~ Sparks, NV (Safety Consulting)
 - M. COMPOINTE CORPORATION -Pro / 1128 Keene Land Ct ~ Indianapolis ,IN (Software)
 - N. HARELSON MECHANICAL, INC. - Contractor / 3899 Security Park Dr. ~ Rancho Cordova, CA(Contractor)
 - O. APPLIED ENERGY SYSTEMS - Contractor / 180 Quaker Lane ~ MalVern, PA (Manufacturer)
 - P. LASER DEPTH DYNAMICS, INC - Contractor / 176 Railway Street ~ Kingston ON , Canada (Monitoring Instruments)
 - Q. HUMANUS SOLUTIONS, LLC - Contractor / 9835 N Desert Rose Dr. ~ Fountain Hills AZ(Consultant)
 - R. OCEANEERING INTERNATIONAL, INC - Contractor / 11911 FM 529 Houston, TX (Engineering)
 - S. NORTHERN NEVADA FIRE PROTECTION, INC - Contractor / PO Box 1921 ~ Fernley, NV (Fire Protection)
 - T. NEWARK CORPORATION - Pro/ 481 Renaissance Dr ~ St. Joseph, MI (Distribution)
 - U. R.S. HUGHES COMPANY, INC - General / 1162 Sonora Ct. Sunnyvale, CA (Wholesaler)
 - V. AVNET, INC - Pro / 2211 S 47th Street ~ Phoenix, AZ(Wholesaler)
 - W. KISTLER INSTRUMENT CORP - Pro / 75 John Glenn Dr., Amherst, , NY (Distributor)
 - X. S&A SOLUTIONS, INC - General / 38600 Van Dyke Ave Ste 350 ~ Sterling Heights, MI (Staffing)
 - Y. VALKYRIE METAL WORKS, LLC - GeneralPO Box 1040 Virginia City, NV~VC Blacksmith reenactment & Sales)

Z. PHANTOM TECHNICAL SERVICES, INC - Contractor /5421 Kietzke Lane Ste100 ~ Reno, NV (Software Installation)

AA. IBG PRUFCCOMPUTER GMBH - Contractor / 5421 Kietzke Lane Ste100 ~ Reno, NV(Manufacturer)

BB. CHEMETALL US, INC - Contractor / 675 Central Ave ~ New Providence NJ (Sales & Manufacture)

CC. MOTION CONTROLS ROBOTICS, INC - Contractor / 1500 Walter Ave ~ Fremont, OH (Robotic Service)

DD. MICHIGAN CUSTOM MACHINES - Contractor / 22750 Heslip Dr. Novi, MI (Machine Construction)

EE. PSARA TECHNOLOGIES, INC - Pro/ 10925 Reed Hartman hwy Ste220 Cincinnati OH (Consulting)

FF. PHOENIX CONSULTING, LLC- Contractor/ 3201 Stellhorn Road ~ Ft Wayne, IN Programing Support)

GG. AUTOMATION & MODULAR COMPONENTS, INC. - Contractor / 10301 Enterprise Dr. ~ Davisburg, MI (Installation)

HH. PARTNER PERSONNEL, INC. - General / 2222 Franklin Rd~ Bloomfield Hills, MI (Staffing)

II. INTERROLL CORPORATION - Contractor / 3000 Corporate Dr ~ Wilmington, NC Manufacturer)

JJ. LANCE JOHNSON, INC. - Contractor / 2152 Reno hwy #E ~ Fallon , NV(Earthwork)

KK. NOL-TEC SYSTEMS, INC - Pro / 425 Apollo Dr. ~ Lino Lakes MN (sales)

LL. AVERNA - Contractor / 3500 Hasselt ~ Belgium , Poland (Engineering Consulting)

MM. CALVARY DESIGN TEAM, INC - Pro / 855 Publishers Parkway, Webster, NY (Installation)

NN. AMBRELL CORPORATION - Contractor / 39 Main Street ~ Scottsville NY (Manufacturer)

OO. IBG NDT SYSTEMS CORPORATION - Contractor / 5421 Kietzke Lane ~ Reno NV (Designer)

PP. EXACT LASER MEASUREMENTS USA - Contractor /

QQ. FULLER ENGINEERING CO., LLC - Contractor /43334 Seven Mile Rd ~Northville, MI (Automotive & Aerspace)

RR. WISE CONSULTING & TRAINING, INC. - Contractor / 500 Ryland Street Ste250 ~ Reno, NV (Consulting)

SS. NEVADA TAP MASTER - Contractor / 1647 Willow Pass Road #131, Concord CA (Industrial Plumbing)

TT. AIR WAY AUTOMATION - Contractor / PO Box 563, Grayling MI (Tool Designer)

UU. LOGOMAT AUTOMATION SYSTEMS, INC- Contractor/2595 Arbor Tech Dr. Hebron KY (Installation)

VV. A.J'S STOVES- Contractor/ 1267 A Hwy 395 N Gardnerville NV (Chimney Cleaning)

WW. AITA CONSULTING SERVICE- Pro/ 6-80 Towne Center Dr. North Brunswick NJ (Professional service)

XX. COPPER STATE BOLT & NUT CO., INC.-Contractor/ 3622 N 34th Ave~ Phoenix AZ (Distributor)

YY. ABICOR BINZEL US- Contractor/ 650 Medimmune Ct. #110 Fredrick MD

ZZ. STSTRUCTURES, INC.- Contractor/5224 US Hwy 50 East ~ Carson City, NV (Steel Fabrication)

AAA. DWFRTZ AUTOMATION, INC.- Contractor/ 27200 SW Parkway Ave~ Wilsonville OR (Installation)

BBB. DIVERSE AUTOMATION, INC. - Contractor/ 3271 Brushy Creek Road~ Greer SC (Automation)

CCC. GUDEL INC. - Contractor/ 4881 Runway Blvd ~ Ann Arbor MI (linear Automation)

DDD. ROBOT SUPPORT, INC. - Contractor/ 20506 Hall Rd. Clinton Township, MI (Software service)

EEE. CARSON MFG., INC- General /5001 Grumman Dr.~ Carson City, NV (Manufacturing)

FFF. ASIAN UNION CHEMICALS RENO - General/ 1400 Waltham Way ~ McCarran , NV (Office Use Only)

Public Comment:

None

Motion: Approve Consent Agenda for June 20, 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: Presentation by the Nevada Department of Transportation and acceptance of the 2017 Transportation Report for Storey County.

Bill Hoffman, NDOT Deputy Director, presented the 2017 Transportation Report with a goal to build a long-range plan.

Mr. Hoffman reviewed the County's list from last year and what has been worked on. NDOT is asking direction for priorities to be included in the long-range plan. Issues from last year's workshop are being validated.

In rural counties across the State, the four main issues seen by NDOT include the need for passing lanes, intersections, shoulder widening, and issues with wild animal collisions - one of the top concerns with a cost of 18.5 million to residents.

In Storey County, 14.1% of all collisions are animal related.

Mr. Hoffman discussed the "One Nevada Plan" - an update to the Federally required long-range transportation plan creating more informed transportation decisions.

Current updates:

- USA Parkway ribbon cutting is scheduled for September 2017;
- Kudos to NDOT staff/workers for the hard work this winter;
- SR342 - completed and open
- SR341 - being paved due to "blowing up" this winter.

Top County concerns from this year's workshop being addressed:

- Electric Avenue traffic signal - this is being taken care of;
- I-80/Lockwood Interchange
- Wildhorses on roadways, SR341 and 342
- Lockwood/Patrick Interchange

Mr. Hoffman said the work program for next year needs to be discussed and approved.

Chairman McBride: At the December (NDOT) workshop many other concerns were addressed, including:

- Flashing-illuminated signs to make people slow down at both ends of town. Especially at the north-end where during the school year school buses turn left across C Street.

Commissioner Gilman:

- Is there a timeline for the Lockwood interchange ramp to be improved? With the amount of traffic on I-80 and the speed, the short merging lane is a clear and present danger. This is a major, senior residential area and there are serious difficulties with this ramp.

Mr. Hoffman: Does not have an answer, but will send Commissioner Gilman an email with that information and concurs that work does need to be done there.

Vice Chairman McGuffey: Surprised that Mr. Hoffman does not have more information as this is one of the County's top two concerns.

Lee Bonner, NDOT Local Government Liaison:

- The ramp is actually in Washoe County. Washoe RTC is looking at this situation which involves right-of-way, adding a few years to a project. Comprehensive solutions for both this interchange and USA Parkway are being looked at - there are a lot of plans but it is up to Washoe RTC. Mr. Bonner believes they are working together with other entities involved.

Commissioner Gilman: USA Parkway works. But Lockwood is so sub-standard and so short.

Mr. Bonner: There are similarities with the Lockwood and Patrick merge lanes.

Commissioner Gilman: Should (Storey) County be talking with Washoe County or the RTC?

Mr. Bonner: Will see if this can't be speeded along.

Chairman McBride: Storey County has a really good working with relationship with NDOT and appreciates all the work NDOT does. Some of the items the County is disappointed in also need to be talked about. An extreme disappointment is the Seymour property at the north-end of town. It does not look like NDOT is doing anything.

Mr. Hoffman: NDOT is not done. Mr. Hoffman has personally spent 4 or 5 hours researching, in meetings, and talking with the homeowners. There is no evidence that NDOT built the wall. A document circulated through the right-of-way division shows that NDOT exhausted every avenue available - and that wall is not shown anywhere on plan sheets from 1936 to 1949. The steps are shown. NDOT would like to negotiate an agreement on how to move forward. NDOT cannot spend public money on private property when there is no proof - no evidence that the wall was built by NDOT.

Chairman McBride: Has a photo of the property before the road was built.

Mr. Hoffman: Has invested time and wants to help. But, legally (NDOT) cannot give any money.

Chairman McBride: If the Nevada Highway Department had authority to build the road and the bulkhead/retaining wall, how come they do not have the authority to maintain it.

Mr. Hoffman: (NDOT) does not have any proof that they built the wall.

Chair McBride: There are lost records - every department in the State and the country has lost records.

Mr. Hoffman: This is needed to justify spending money. NDOT cannot spend money without the proof.

Chair McBride: The (situation) is obvious. The highway could not have been built without retaining that corner.

County Manager Whitten: Has given suggestions to Mr. Bonner to run past the AG (Attorney General). Mr. Whitten believes the Seymour's would be happy to give that portion of the property to NDOT so that NDOT and taxpayer funds can be spent on that. There is a concern of not only how catastrophic this could be on the owners but also on passing motorists.

Mr. Hoffman: Spoke with the AG and was told money could not be spent on this situation.

Mr. Whitten: But if the Seymour's granted to NDOT and it was State property - would the answer be the same?

Mr. Hoffman: Would have to ask (the AG). The situation is not dead, work just needs to be kept going. There are things that can be done - there are options.

Mr. Whitten: Appreciates that. Mr. Bonner has been given several options to keep this alive. Can this be set as a priority goal? There is fire and ambulance support from Virginia City to the Highlands and back - if that wall fails, the County will be unable to provide emergency services to the level that is being done. Legal counsel can be brought in if it helps expedite solutions.

Mr. Bonner: This situation on C Street is going to be worked on. It should not be confused with where to go in the future - as far as future transportation needs and safety. The County has provided a formal request which has been sent to the Attorney General's office. A meeting could probably happen within the next month. Two issues that do not to be on the list that (NDOT) is working on would be the Seymour retaining wall issue and the curbs and gutters - so as not to be confused with where to go in the future to help with transportation needs.

Mr. Whitten: Agrees.

Commissioner Gilman: To be clear, it appears NDOT cannot find the records, in archives, that would prove one way or the other that NDOT or the State built that roadway and retaining wall.

Mr. Hoffman: This cannot be found within NDOT's own department. (NDOT) would be open to any evidence from anywhere.

Commissioner Gilman: If this community can show sufficient/substantial evidence that it was built by the highway department - the probability is that NDOT could accept that.

Mr. Hoffman: Yes. NDOT could work from that point forward.

Public Comment:

Virginia City resident, Bob Seymour : Thank you for the time and effort put in to this.

- Regarding the comment that after this winter if it didn't fall it never will. The wall is much worse now than it was a year ago.
- The house is still sinking, doors cannot be closed - the winter had a hard effect.
- The wall is failing daily.
- No means is a favor being asked for. Pictures prove that a retaining wall would never have been needed on the property if the highway had not been put in. There was direct highway access.
- Storey County and NDOT are being asked to step-up and fix the situation they created 80 years ago.

Virginia City resident, Patricia Burns Seymour, commented:

- She was born and raised in this home.

- No one would like that bank in front of their home.
- The house was level with C Street before this was done.
- Ms. Seymour's father was the only objection. He was able to maintain the sidewalk in front of the home. He was a small man and there is no way he would have been able to build that wall. He was concerned that someday the house would go down to C Street.
- If the house does go, someone is likely to be killed.
- At the time this was done, the County sold the Seymour's two lots for an entrance from B Street and agreed to plow those lots in the winter.
- The State worked on the steps and the bulkhead at the time Virginia City men were working for the highway. This was done every year to make sure it was safe. When they left, nothing was done - it deteriorated and fell apart.
- Dirt has been hauled in to put under the house and the sewer line has had to be worked on many times.
- Ms. Seymour doesn't think (the bank) is her property. The property went to "livable" C Street. The mining company says owners own only surface rights, so how does she own the property where the retaining wall is.
- The Seymour's did not cause the problem - the highway did. It's time to be fixed.
- Last year at this time, this issue was discussed and this was one of the projects that (NDOT) was going to do. It has been looked at but nothing has been done. It is time.

Commissioner Gilman: Ms. Seymour, you were very young when the highway went through. Would you remember the construction or who might have been doing the building?

Ms. Seymour: Her father talked about it throughout the years - that is where the information came from. He maintained the sidewalk which gave them a little more land which has probably prevented the house from being in the street right now.

County Manager Whitten: Would the family consider giving that property to the State or the County to pass through to the State?

Ms. Seymour: As far as she's concerned, it's theirs now.

Mr. Whitten: Did the State tear out the stairs that went from C Street up to the house?

Ms. Seymour: No. The (stairs) were not torn down, they are just lying there now and have been blocked off. Thank you Mr. Whitten for all the help.

Lockwood Resident Martin Reeves :

- Regarding the Lockwood over-pass, instead of the on-ramp, Mr. Reeves would like to urge that the over-pass be re-built with three lanes in either direction. It's backing the highway up back to the world's largest (industrial center) and 10,000 to 20,000 more people are going to be added to that highway. It takes hours to get to town. Consider re-building all three over-passes moving the tax revenue in and out of the world's largest (industrial center).

Vice Chairman McGuffey:

- Some time ago there were monuments approved to be installed at each end of USA Parkway.
- At Highway 50 and USA Parkway, there are metal sculptures going in similar to those in Carson City and Reno.
- Storey County is getting what is being called a "burning man" statute.
- This sculpture doesn't fit the industrial park theme and the County has been opposed to it. NDOT is well aware of this. It was approved before the County was notified and therefore did not have a say in the matter.

- According to NDOT, it appears the County has to go the Governor to change or not have this monument.

Mr. Whitten: Did go to the Governor and has discussed this with Lee Bonner. The Governor will not step into NDOT's day-to-day operations. It is acknowledged there was invitation to attend a meeting, but did not see the specificity that monument design would be discussed - Storey County did not attend and the monument was done without Storey County input. USA Parkway is a work of art, but would not say the monument is. If there is any way to reconsider moving or not having this monument, is a question that has been on the table for some time.

Mr. Hoffman: There are no plans to change that sculpture at this point. NDOT has conferred with the Governor's office who feels the public meeting last August sufficed for a vote. There were more (attendees) in favor of the sculpture than were not.

Chairman McBride: How many Storey County residents attended?

Mr. Hoffman: Does not know. The meeting was called and included the sculpture as well as an unveiling of the actual corridor and landscaping. Mr. Whitten said invitations were received but the County did not attend. How can NDOT be blamed?

Mr. Whitten: Multiple invitations are received from NDOT regarding anything from . . .

Mr. Hoffman: Mr. Haymore attended the March meeting.

Mr. Whitten: The message is not whether or not the County attended - the message is the County finds the monument "horrible, reprehensible". The County owns from the County line to Peru Drive. NDOT has the professional maintenance agreement. Is the monument going on right-of-way owned by the County and maintained by NDOT or further back?

Mr. Hoffman: Does not know where it's going, but this will be determined and the County will be notified.

Mr. Whitten: The County will probably resist placing it on County property.

Vice Chairman McGuffey: Was at that meeting and found out that the monument was already approved. It was all Lyon County people in attendance - the only known Storey County people were Mr. McGuffey and Mr. Haymore.

Mr. Hoffman: Mr. Haymore was at the March meeting where the concept was discussed.

Vice Chairman McGuffey: None of those meetings indicated there would be a vote for a monument. In looking at the records, there is no statement regarding voting on a monument.

Mr. Hoffman: That is a fair statement. This will be looked into.

Chairman McBride: Storey County is adamantly opposed to this monument anywhere on USA Parkway.

Public Comment:

Public Works Director, Jason VanHavel : During the significant weather earlier this year, the (NDOT) Virginia City maintenance station was short-staffed but did an incredible job. As the County crews

turned 100 hour weeks, they did the same - putting the County's safety and mobility as a priority - doing a fantastic job. Thank you.

Pat Whitten: Subject to approval, is heartened to see that the light at Electric Avenue and USA Parkway made the list. This is not a commitment, but would NDOT be willing to consider entering into a loan agreement, if the (County) Comptroller could find the \$3 million, to get this done sooner rather than later. Is it a funding or a design issue?

Mr. Hoffman : It's both. Would be happy to sit down and work on that. Mr. Hoffman said he would like to apologize to Mr. Seymour and didn't mean to upset him if he did.

Kris Thompson, TRI Project Manager: It is worth noting the great job NDOT and Ames Construction have done on USA Parkway. Pedro Rodriguez, NDOT Project Manager, has been superb and responsive. The (project) is well managed by NDOT and Ames Construction is one of the best highway contractors ever seen. Thank you for the hard, professional work.

Lee Bonner: Thank you to Dean Haymore for everything he has done for not only Storey County but for the State of Nevada.

Motion: I make a motion to accept the presentation by the Nevada Department of Transportation and acceptance of the 2017-18 Transportation Report for Storey County, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

22. DISCUSSION/POSSIBLE ACTION: Per NRS 354.624 selection of auditor for fiscal year ending June 30, 2017.

Chairman McBride stated, although he has no pecuniary interest in the accounting firm of DiPietro & Thornton, he has had a long business relationship with this firm dating back prior to Mr. DiPietro and Mr. Thornton being principles in the firm. Chair McBride was not involved in this selection process, did not make recommendations of anyone being considered for this contract, and therefore will vote on this matter.

Comptroller Hugh Gallagher discussed the selection of DiPietro & Thornton. The audit committee spent several hours meeting with four perspective firms, each very qualified. After considerable review and discussion, the audit committee selected the CPA firm of DiPietro & Thornton of Reno.

Public Comment:
None

Motion: I make a motion, per NRS 354.624 the Storey County Commissioners do hereby select DiPietro & Thornton CPA as the auditor for the fiscal year ending June 30, 2017, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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

- The Sheriff's Office is rolling out a new electronic citation and accident reporting system which should be on-line in two weeks. This system will transmit information directly to the court and allows for direct interface with the State on crash reporting.

St. Mary's Art Center Executive Director A. Perry :

- Thank you to Storey County staff for considerable support, including:
 1. Assistance in paving of the driveway - elevating the appearance of the Art Center;
 2. Demolition and replacement of the sign;
 3. Bringing Hot August Nights to the property for a photo shoot;
 4. Bringing in a tour of wedding planners;
 5. Being invited to participate in the Comstock Kids Club
 6. IT support and solutions;
 7. Help in facilitating many projects including the Courthouse museum mural;
 8. Support from the Commissioners;
 9. Support with the grant process for renovating and restoration of the balcony and porch.
 10. St. Mary's will benefit from this complete, comprehensive up-grade which will be beneficial and inviting to the community. Also enabling continuance of events such as the Easter egg hunt, the pumpkin patch, children's art program.

Vice Chairman McGuffey: A security system is finally being installed. This will open the door to bringing in higher-quality artists. Everyone should check out all of the changes and updates. Erika is doing a great job.

Chairman McBride: Thanks for the very informative update, a testament to "team Storey" - a phrase developed by Dean Haymore, indicating the cooperation between departments. Erika and team are doing a terrific job.

Community Chest Director Shaun Griffin :

- Echoes what Erika said about County staff.
- Thank you to Jason VanHavel. The lot has been paved which has made life easier.
- Regarding the new building: ground has been compacted and leveled, specs for the metal building will be reviewed tomorrow. A structure should be seen by mid-August.
- An award has been received from the Snow Foundation for approximately \$5,000, to be used for the purchase of an electronic database at the library.

Community Development Director Dean Haymore:

- A lot of single family houses are coming in to Mark Twain, the Highlands, and Virginia City with a lot of plans being submitted. Approximately a 100 to 200% growth over preceding years.
- Growth continues in TRI. Studio Six plumbing and foundations are going in; grading plans are being permitted for work to start on the Marriott.
- Meetings continue with other clients and new properties. There is also a lot of moving into larger buildings.
- Gary Hames has been working with staff and the Fire Department. Gary met with Tesla, did tours and interviews. Tesla is hiring two or three new inspectors to be on-site due to the work load being put on Storey County. Tesla will pay the new inspectors who will report to Storey County. Operations are going very well down there.

Recorder Jen Chapman :

- There were several Recorder bills passed through the Legislative session. As a result various recording fees will be increased over the next several months. The new fees will be on the website which will be updated as the fees go into effect.
- The fees go to different programs, including foster care, indigent care, and some to the general/tech fund.

Communications Dave Ballard :

- Looking at bringing “fiber” into the Courthouse building for an IT project. At the same time, voice-over IP phone systems will be brought in which should be considerably less expensive. Equipment has to be purchased “up front”. This should save money in the long run and allow all phone lines in the County to be tied together.
- Fiber should be in this building within 60 to 90 days.
- Eventually the internet will be all fiber also.

Tourism Director Deny Dotson :

- The 4th of July fireworks will be set off from the old location behind the Silverland Hotel.
- Met with SHPPO regarding the Crystal Bar. Light maintenance and painting will be done, as well as a mural on Taylor Street.
- An additional 400 bleacher seats have been added at the fairgrounds.

Public Works Director Jason VanHavel :

- Received notification that Federal Highways has approved a proposal for work in Six Mile Canyon. The \$1.4 million project consists of rebuilding the “blown out” culvert to a 25 year standard - a significant upgrade of what is there now, restoring the shoulders to 4 feet where possible and guard rails where it is not. It also includes local expenses to restore emergency services in getting Six Mile repaired and open to the public.
- NDEP is requiring a plan for Gold Hill now that it is not part of the sewer project. This plan will be in place by the end of the month.
- The swimming pool is open and has been receiving heavy use.

Administrative Officer/Planning Director Austin Osborne:

- Working on the Lands Bill for portions of Virginia City and Mark Twain. The County is doing it’s best despite hang-ups in Washington DC with changes in Administration, Congress, and staffing. Working with Congressman Amodei’s office as well as the Porter Group in Washington trying to get the bill simplified or attached to another bill. It is possible, but will take some time.

County Manager Pat Whitten:

- Nothing substantial is happening on the zip code issue in Washington. It is in committee and looking good, but has to go through the process.
- Progress is being made on a partial solution. Bill HR2193, Remote Transactions Parity Act of 2017 is gaining some bi-partisan support.
- The next Commission meeting will be July 18th. It is hoped that Jon Porter and his team will be here to give updates on the Lands Bill, zip-code issue, as well as insight in to Washington DC.
- There are 49 Justices of the Peace, including Justice Herrington, in town for a Judicial Conference.

Chairman McBride called for recess at 11:40 AM

Meeting reconvened at 11:51 AM

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

Vice Chairman McGuffey:

1. V&T Railroad ridership is up. Thanks to the efforts of VCTC Director Deny Dotson, and Joel Dunn of the Carson City Convention Authority - there is already an impact with their involvement.
2. Thank you to Joe Curtis for his assistance with FEMA regarding damage to the V&T.

3. The Virginia City Highlands annual Homeowners Association meeting was held last Saturday. There was a great turnout. Attendees had a lot of questions with follow-up by the Sheriff, Austin Osborne, and Vice Chair McGuffey.
4. Issues regarding parking at the mailboxes, the park, private road issues and community center were discussed at the monthly meeting with Homeowners Associations' Board Chairmen.
5. In the past, the possibility of lowering property tax rates were discussed. This was part of Mr. McGuffey's campaign when running for Commissioner.
 1. Mr. Gilman has previously placed this issue on the agenda, but it fell on "deaf ears".
 2. The County is receiving taxes from Switch, whose abatements were not as heavy as Tesla.
 3. Several more companies are moving including two hotels. There are 25 or more business licenses being issued per month.
 4. Funds need to be put aside for items voting machines, body cameras, and replacement of the County's AS400 accounting system.
 5. Vice Chair McGuffey, with the support of fellow Commissioners, insists and demands that this be addressed immediately and there should be no excuses for this not to happen now. Whether it is 10 or 30 cents per hundred dollars of assessed value - this needs to happen now. This is a great opportunity for Storey County to take the lead in Nevada's future.
 6. Mr. Whitten and Mr. Gallagher, I want you to take care of this now - let's get it done.
 7. Would like to hear what the impact will be at the next meeting.

Commissioner Gilman: Thank you Mr. McGuffey for bringing this to the attention of the floor. On behalf of the residents of Storey County, this has been talked about for some time - you have my 100% support.

Chairman McBride: Recommends that Vice Chairman McGuffey have this (matter) agendized. It was not agendized for this meeting.

Chairman McBride:

- The "Comstock billygoats" climbed the mountain and replaced all of the incandescent lights in the "V" with new, red LED lights - which should hold up better. Funding for the new lights came from the 601 Vigilance Committee.
- The annual 4th of July celebration is coming up. There is usually a great turnout, terrific parade, lots of entertainment - including David John & the Comstock Cowboys performing in the Bucket of Blood parking lot at 6 PM, followed by fireworks at approximately 9PM. C Street will be closed between Sutton and Union during the concert at 6PM. Everyone is encouraged to participate in the parade and other activities.

9. DISCUSSION /POSSIBLE ACTION: Approval of Resolution 17-456 Honoring Gary Hames

County Manager Whitten presented and read Resolution 17-456 honoring Gary Hames:
 WHEREAS, GARY HAMES has faithfully served Storey County for over 29 years from 1988-2017;
 and

WHEREAS, GARY HAMES is dedicated to his job and the citizens of Storey County; and

WHEREAS, GARY HAMES has served with distinction, earning the respect of all he works with both locally and statewide; and

WHEREAS, GARY HAMES's professional skills in several capacities have served to make Storey County a better place to live, work and play.

THEREFORE LET IT BE KNOWN to all present that the Board of County Commissioners of Storey County do hereby resolve to commend and honor GARY HAMES for exemplary service to the people of Storey County, Nevada this 20th day of June 2017.

PASSED and ADOPTED the 20th day of June 2017.

Gary Hames talked about his 30 years of service with the County, and thanked his family.

Commissioner Gilman: When one door closes another opens - that is true with Gary. On behalf of the Committee for Economic Development and Diversification for Storey County, we are sad to see Dean retire, he will be greatly missed. Along with Dean, Gary and I have had the opportunity to attend more than one meeting with major relocating companies. Gary represented the County professionally. We say goodbye on the "fire side" and welcome and thank you for what is being done for the County's economic side and development for the future.

Public Comment:
None

Motion: In honor of 30 years of service to Storey County in multiple capacities, I make a motion to approve Resolution 17-456 honoring Gary Hames, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

10. DISCUSSION/POSSIBLE ACTION: Approve Resolution 17-457 Honoring Dean Haymore.

County Manager Whitten said there are no words to describe what Dean does and means to this County. The County would not be where it is today without Dean Haymore.

Mr. Whitten read the following Resolution:

WHEREAS, DEAN HAYMORE has faithfully served Storey County for 30 years from 1987-2017; and

WHEREAS, DEAN HAYMORE is dedicated to his job and the citizens of Storey County; and

WHEREAS, DEAN HAYMORE has served with distinction, earning the respect of all he works with both locally and statewide; and

WHEREAS, DEAN HAYMORE's professional skills in several capacities have served to make Storey County a better place to live, work and play.

THEREFORE LET IT BE KNOWN to all present that the Board of County Commissioners of Storey County do hereby resolve to commend and honor DEAN HAYMORE for exemplary service to the people of Storey County, Nevada this 20th day of June 2017.

PASSED and ADOPTED the 20th day of June 2017.

Mr. Haymore thanked the County for the opportunity to serve for 30 years, to meet with companies to explain the opportunities of locating in Storey County. "Team Storey" has made Storey County what it is. Mr. Haymore had a vision and a dream - never believed it would happen but it did.

Public Comment:

Shaun Smith, President-Black Eagle Consulting: Technical Engineers who have worked a long time with Dean Haymore. Thank you to Storey County, the Commission, and particularly, Mr. Haymore for vision and persistence that has opened the door for the flood of world class projects to the County and State. This company has had the honor of working with Mr. Haymore for many years. Mr. Smith thanked and congratulated Dean for his service and professionalism.

Mr. Whitten: There are thousands of other businesses that could make the same testimony from Tesla to the smallest home builder.

Kris Thompson: Dean Haymore would be at TRI in the middle of the night - watching a concrete pour, in the morning checking trenches being dug, amongst other things. This is hard on a person. Mr. Haymore did this for decades. Mr. Haymore had the commitment to do this for years, sacrificing his body and family time. On behalf of TRI and its owners, no one in this County has done more for industrial and economic development.

Mike Burgess, Pension Fund Representative: Mr. Haymore was an exceptional ambassador for Storey County. Comments Mr. Burgess received about Dean were, "is he for real", "can this really happen in the time frame he says" and a handshake guarantee is truthful. Many projects didn't go to other Counties, and even out of Nevada, because of Dean. The County, and Mr. Haymore, have put in so much time and effort to make the park (TRI) happen. Thank you to Mr. Haymore for well-representing the County.

Motion: In honor of 30 years of service to Storey County in multiple capacities, I make a motion to approve Resolution 17-457 honoring Dean Haymore, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

11. DISCUSSION/POSSIBLE ACTION: Authorize the County Manager to approve a contract with the United States Geological Survey (USGS) up to \$30,000 for the voluntary and limited monitoring of groundwater levels and quality, aquifer conditions, and other geotechnical matters in the Virginia City Highlands, Highland Ranches, and Virginia Ranches area of Storey County during the 2017-2018 fiscal year.

Planning Director Austin Osborne presented this item. David Smith from the United States Geological Survey is present.

Mr. Osborne: Residents of the Highlands have expressed over the years that there are issues with underground water quality and quantity in that area.

- The County and the State Engineer's office recognize there is a problem.
- The USGS, working with the County, will be able to "hone down" and study the problem in order to assist in planning for the future.
- This contract would allow a comprehensive study of the Highlands area aquifer - in consideration of the 2016 Storey County Master Plan.
- The overall budget for this study is \$254,300. This is not the bill to Storey County - this is a total project amount to be divided over 5 years, split 50/50, equaling \$26,000 per year. This

will be a year by year contract in order for the County to take into consideration the (yearly) budget over the next 5 years.

- This item was presented to the public. There have been several meetings in the Highlands with two comprehensive presentations.
- Commissioner McGuffey asked for a full “Town Hall” process, asking residents if the study was wanted and if the funds should be expended for the study. It was overwhelmingly supported.
- This is a volunteer study. If Highlands residents would like USGS to do a study of their well, they volunteer. If residents do not want USGS involved in a study on their property - do not volunteer.
- USGS is not a regulatory agency - but are surveyors.
- This study will help the County plan for the Highlands, help to be eligible for grant money and Federal assistance that might come along to help the homeowners associations and residents create a General Improvement District, import water, come up with alternatives such as more development with municipal services.
- The study is not a “water grab”, it is not metering wells, or any of things that were concerning with the Legislature about critical management.
- If, in the next 10 to 20 years where the State was to say this area was a critical area of concern and wanted to limit residents ability to use wells, this type of study would enable the County to plan ahead of time and be proactive before such a move would be made by the State.

David Smith, US Geological Survey representative:

- Previous presentations have been made available on the Storey County website.
- This project would start July 1st on a year-to-year contract.
- First year focus will be on exactly where to monitor since little has been done out there.
- The second year will be testing the aquifer properties.
- Third year will be looking at geo-physics - specifically the fractured aquifer and the viability of the aquifer system.
- Fourth year - develop a water table map from data collected and compare to a 1984 map to see how water table has declined.
- In specific sections of the Highlands, 30% of the wells have been re-drilled. The water table decline in some areas is up to 150 feet.

Vice Chairman McGuffey: Why the delay in measuring the water level now?

Mr. Smith: Part of the problem was trying to figure out what the County’s priorities were. Then aligning those with USGS as the research side, in combination with funding questions for USGS. Two wells are currently being monitored. This year they have come up at least 25 feet - from analysis, that’s about 3 years worth of water supply. Timing with budgetary requirements is probably a delay.

Vice Chairman McGuffey: The money requested, is it mostly for testing and measuring of the wells?

Mr. Smith: A combination of that. USGS is looking at a re-charge of Lousetown creek and the connection through dry years, as well as measuring precipitation in different areas to “hone in” on water budget items. The final product will be a report, with a yearly presentation to the County. The project will start July 1st.

Chairman McBride: All three (Commissioners) have seen USGS presentations at the Planning Commission. This is a good idea and the information received is going to be vital. Have any of the wells that have gone dry, been recharged? Some residents are bringing water in. Do wells that have gone dry, recharge naturally?

Mr. Smith: Not aware of any specific wells. Multiple people have advised USGS that wells have gone dry and water is being delivered. In weather like this year, wells recharge with up to 20 feet. This depends on characteristics, uses, and how well connected it is to fractures. Longevity of the recharge can be short-lived.

Public Comment:
None

Austin Osborne: Note that the contract is to be signed by County Manager Pat Whitten rather than Austin Osborne as indicated on the contract.

Motion: Based on the recommendation by staff, I, Commissioner Jack McGuffey, authorize the County Manager to approve a contract with the United States Geological Survey (USGS) up to \$30,000 for the voluntary and limited monitoring of groundwater levels and quality, aquifer conditions, and other geotechnical matters in the Virginia City Highlands, Highland Ranches, and Virginia Ranches area of Storey County during the 2017-18 fiscal year, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

12. DISCUSSION/POSSIBLE ACTION: Second Reading Ordinance No. 17-275 amending Storey County Code (Title 17 Zoning) 17.10 and 17.12 pertaining to marijuana and medical marijuana establishments, including prohibition of allowed uses, special uses, accessory uses, or temporary uses within all zoning districts, and other properly related matters.

Austin Osborne presented this item. Deputy District Attorney Keith Loomis gave a comprehensive analysis and description of this ordinance at the First Reading. Per Mr. Loomis, the words “commercial cultivation” are to be added to prohibited uses in the Ordinance.

Chairman McBride: Can changes be made after the First Reading?

Outside Counsel, Robert Morris: Specific changes can be made as long as included in the motion with a caveat that it is subject to the District Attorney’s approval.

Public Comment:
None

Motion: In accordance with the recommendation by staff and the Planning Commission, I, Commissioner Jack McGuffey, motion to approve Second Reading of Ordinance No. 17-275 amending Storey County Code (Title 17 Zoning) 17.10 and 17.12 pertaining to marijuana and medical marijuana establishments, including prohibition of allowed uses, commercial cultivation, special uses, accessory uses, or temporary uses within all zoning districts, and other properly related matters, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

13. DISCUSSION/POSSIBLE ACTION: Transfer of Appropriations in the General Budget in the amount of \$513,500.

Comptroller Hugh Gallagher: NRS 354.5978005 gives the County authority to augment the budget with excess revenues, higher-than-anticipated ending fund balances, or decrease of expenditures within funds.

A total of \$338,000.00 from Contingency will be transferred to various General Fund Departments and Special Revenue Funds. Mr. Gallagher reviewed amounts going to each department.

\$175,000.00 will be transferred between various Functions/Funds. Mr. Gallagher reviewed transfers in each department.

Vice Chairman McGuffey: On the Community Development overtime - the \$30,000 is because of Tesla? Shouldn't Tesla be picking up that tab?

Mr. Whitten: It is not just because of Tesla, things are popping all over the place - the County agreed to a fixed price for the use of third-party inspectors to take pressure off the County inspectors.

Public Comment:
None

Motion: I move to approve the transfers of appropriations within General Fund Departments and Special Revenue Funds pursuant to NRS 354.598005 in the amount of \$513,500.00, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

14. RECESS TO CONVENE THE 474 FIRE PROTECTION DISTRICT BOARD

15. DISCUSSION/POSSIBLE ACTION: Transfer of Appropriations in the 474 Fire District in the amount of \$54,500.

Mr. Gallagher reviewed 474 Fire District Transfer of Appropriations in the amount of \$54,500 from Contingency to various accounts.

Public Comment:
None

Motion: I move to approve the transfers of appropriations within 474 Fire District General Fund Department pursuant to NRS 354.598005 in the amount of \$54,500, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

16. DISCUSSION/POSSIBLE ACTION: Approval of Resolution 17-460 an augmentation of the 474 Fire District Mutual Aid Fund in the amount of \$58,000.

Mr. Gallagher: The Mutual Aid Fund was designed to account for labor, assets on all projects outside of the 474 Fire District. This is always an estimated amount, this year there was more than anticipated. There will always be an augmentation in the Mutual Aid Fund.

Mr. Gallagher reviewed the transfers from contingency in the amount of \$54,500. This amount will bring the budgeted amounts closer to actual.

Public Comment:
None

Motion: I move to approve Resolution 17-460 which accepts the Augmentation for the 474 Fire District Mutual Aid Fund pursuant to NRS 354.598005 in the amount of \$58,000, **Action:** Approve,

Moved by: Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

17. DISCUSSION/POSSIBLE ACTION: Storey County Fire Protection District Cooperative Agreement and Annual Operating Plan with the Truckee Meadows Fire Protection District.

Fire Chief Jeff Nevin stated this an annual renewal of an agreement along with a 5-year cooperative agreement with Truckee Meadows Fire Protection District.

The agreement provides service to either agency free of charge for the first 24 hours with the ability after that to be able to bill (for services). These documents update the rates and the legal-ese.

Public Comment:
None

Motion: I move to approve the approve the Cooperative Agreement and Annual Operating Plan between the Storey County Fire Protection District and the Truckee Meadows Fire Protection District and authorize the Chairman to sign, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

18. DISCUSSION/POSSIBLE ACTION: Storey County Fire Protection District 2017 Operating Plan between the USDA, Forest Service Humbolt-Toiyabe National Forest and the USDI Bureau of Land Management Carson City District.

Fire Chief Nevin: This is an annual update of the five-year plan signed last year with the Federal agencies, giving the County the ability to assist these agencies as well as enabling those agencies to contact Storey County Fire for assistance.

Public Comment:
None

Motion: I move to approve the approve Operating Plan between the Storey County Fire Protection District and the USDA, Forest Service Humbolt-Toiyabe National Forest and the USDI Bureau of Land Management Carson City District and authorize the Chairman to sign and Fire Chief to sign, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

19. ADJOURN TO CONVENE AS THE STOREY COUNTY WATER AND SEWER BOARD

20. DISCUSSION/POSSIBLE ACTION: Transfer of appropriations in the Water and Sewer Funds in the amount of \$3,000.

Comptroller Hugh Gallagher: This transfer of appropriations is for salaries of \$3,000 for unanticipated increases in staff.

Public Comment:
None

Motion: I move to approve the transfers of appropriations within Storey County Water Fund pursuant to NRS 354.598005 in the amount of \$3,000, **Action:** Approve, **Moved by:** Vice Chairman

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

21. ADJOURN TO RECONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS

23. DISCUSSION/POSSIBLE ACTION: Approval of Resolution 17-461, setting the Tax Rate Levy for 2017/2018

Commissioner Gilman requested this item be pulled for future discussion in the face of the coming change. Setting the tax rate levy would not be in keeping with the request to lower the tax rates. Mr. Gilman feels it would not be appropriate in face of the up-coming change.

Chairman McBride: Isn't there a timeframe issue when this needs to be done?

Mr. Gallagher: Yes, it was in February - or March. This is for authorization of the tax rate for this coming year. I believe Commissioner McGuffey is implying a change for the year 18-19. The 17-18 year has already been done and filed with Department of Taxation. This is clean-up in the form of a Resolution. I understood that workshops to be held in July were to discuss a change for the 18-19 year.

Commissioner Gilman: Does not understand this, and will be taking a firm position to not approve this tax rate and wants to see it lowered for this 17-18 year.

Clerk/Treasurer Vanessa Stephens: In order to open the fiscal year and start the tax role, that tax rate needs to be approved. Because the first (meeting) date in July is cancelled, that date is not available to set the rate. Tax bills cannot be done and sent out, and the tax roll cannot be completed until this resolution is passed.

Mr. Whitten: A special meeting could be held on July 5th or 6th. The answers can be received from the Department of Taxation by then. It is suggested this be continued and this item discussed at a special meeting.

Commissioner Gilman: Will be drawing a line in the sand and takes the position that he wants to see the tax rate for the residential community lowered in 2017-18.

Mr. Gallagher: It will not only be for residential but also for all businesses.

Mr. Whitten: Believes this is an accurate statement. Rolling the tax rate back has been discussed in the last few months. Once the analysis is complete it can be presented at a special meeting.

Commissioner Gilman: Can something be set for the end of next week?

Mr. Gallagher: A letter was received from the Department of Taxation in February regarding change in tax rate. The letter was returned to the Department indicating that the rate was not going to be changed and is not sure what the Department of Taxation will do. This will be given the best shot it can if this is what the Commission wants.

Mr. Whitten: The letter to the Department of Taxation in March is typically the staff's recommendation and not officially changing the tax rate. That is what this process is. A special meeting will be scheduled.

Commissioner Gilman: Mr. Gallagher has indicated in the past that there may be alternatives regarding this.

Mr. Gallagher: The possibility of giving rebates has been previously discussed. This has been addressed with Tom Gransbury and the Department of Taxation. According to Taxation it doesn't appear this has ever been done. The hesitation is that last year the County abated \$5 million in taxes. And there is concern about the tremendous amount of infrastructure out there (TRI).

There was discussion regarding a date for a special meeting.

Mr. Whitten recommends 10:00 AM on Friday, June 30th.

Motion: I move to re-schedule Resolution 17-461 setting the tax rate levy for fiscal year 2017-18 to June 30th at 10:00AM in this Courtroom, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

24. DISCUSSION/POSSIBLE ACTION: Variance 2017-008 by Insurance Auto Auctions. The applicant requests a use variance allowing a previously permitted non-conforming use to remain in-place under existing ownership conditions. The proposed use subject to the variance request is outdoor storage of inoperable motor vehicles and auctioning of those inoperable vehicles at portions of subject property located at 4086 Peru Drive, McCarran (Tahoe-Reno Industrial Center), Storey County, Nevada, APN 005-071-16.

Item continued to August 15, 2017.

Chairman McBride called for recess at 1:27 PM
Meeting reconvened at 1:38 PM

25. DISCUSSION/POSSIBLE ACTION: 2010-011-A1-2017 Special Use Permit Amendment by Encore DEC, Mike Burgess. The applicant requests an Amended Special Use Permit to convert an existing diesel fuel production facility to a renewable plant-based oil feedstock diesel fuel production facility. Modifications to the existing facility include installation of hydrotreatment process unit, hydrogen reformer, additional storage tanks, an operations building, a fire protection building, new roadway access and a rail spur. The project includes a request for additional height, up to 90 feet in height for proposed structures/equipment onsite. All improvements will be located at 611 Peru Drive, McCarran (Tahoe Reno Industrial Center), Storey County, Nevada, APN 005-031-14

Planner Kathy Canfield presented this request for an amended Special Use Permit which will include amendments and rehabilitation of the site.

- A different fuel process will be utilized than was previously used.
- This will still be diesel fuel production but will use plant-based fuels.
- It was determined that an amended SUP is needed due to use of different and hazardous materials in the processing.
- The two hazardous materials used will be methane and hydrogen - generated in one area and immediately used in another.

- The State of Nevada has determined that 10,000 lbs for each of these materials reaches the threshold requirements of hazardous materials.
- Applicant has worked with the Fire District and a review was conducted by a third party.
- After reviewing all proposed mitigation procedures, the Fire Department is looking at this as more for combustible concerns not necessarily the hazardous materials.
- With the mitigation procedures, the Fire Department is comfortable with the applicant is proposing to do.
- A condition was added calling for participation in the Fire Apparatus Program in TRI, to be determined at the building permit stage.
- The Planning Commission recommended approval with inclusion of the foregoing condition.

Mr. Whitten: Thank you to applicant, Mike Burgess, for cooperating with the Fire Department. The County looks forward to the re-purposing of a building that has been long vacant.

Public Comment:
None

Kathy Canfield read the Findings of Fact:

The applicant requests an Amended Special Use Permit to convert an existing diesel fuel production facility to a renewable plant-based oil feedstock diesel fuel production facility. Modifications to the existing facility include installation of hydrotreatment process unit, hydrogen reformer, additional storage tanks, an operations building, a fire protection building, new roadway access and a rail spur. The project includes a request for additional height, up to 90 feet in height for proposed structures/equipment onsite. All improvements will be located at 611 Peru Drive, McCarran, Storey County, Nevada, APN 005-031-14.

The Amended 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.E of this staff report and the contents thereof are cited in an approval of this Special Use Permit.

The subject property is located within an existing industrial neighborhood in the McCarran area of Storey County. The zoning is based on the 1999 Storey County Zoning Ordinance which identifies this property as I-2 Heavy Industrial. The proposed diesel fuel production facility requires an Amended Special Use Permit.

Granting of the Amended Special Use Permit, with the conditions of approval listed in Section 4 of this report, will not under the circumstances of the particular case adversely affect to a material degree the health or safety of persons/property in the neighborhood 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 building and fire plan review in order to ensure compliance with federal, state and other codes.

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.

The conditions under the Special Use Permit do not conflict with the minimum requirements in the 1999 Storey County Zoning Ordinance Sections 17.37 I-2 Heavy Industrial and 17.62 Special Uses.

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 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.

This Amended Special Use Permit allows for additional height up to a maximum of 90 feet for proposed structures/equipment onsite.

Motion, In accordance with the recommendation by staff and the Planning Commission, the Findings of Fact under Section 3.A of this report, and other findings deemed appropriate by the Board, and in compliance with the conditions of approval, I, Commissioner Jack McGuffey, move to approve Amended Special Use Permit 2010-011-A1-2017 to convert an existing diesel fuel production facility to a renewable plant-based oil feedstock diesel fuel production facility. Modifications to the existing facility include installation of hydrotreatment process unit, hydrogen reformer, additional storage tanks, an operations building, a fire protection building, new roadway access and a rail spur. The project includes a request for additional height, up to 90 feet in height for proposed structures/equipment onsite. All improvements will be located at 611 Peru Drive, McCarran, Storey County, Nevada, APN 005-031-14.

Kathy Canfield read the Fire Department Recommended Conditions of Approval: The use on the subject property must comply with special requirements of Storey County and the Storey County Fire Protection District for accessing buildings and structures exceeding 55 feet in height, including requirements to mitigate financial and other impacts caused by the increased building and structure height, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

26. DISCUSSION/POSSIBLE ACTION: Discussion and comments on possible amendments to Storey County Code (SCC) including comprehensive update to Title 16 Subdivisions; SCC 17.10 definitions related to zoning; SCC 17.12 setbacks and special use permitting for certain accessory structures in the R1 residential zone; removing certain building and site design standards from SCC 17.56 Planned Unit Developments; amending the process for planned unit development applications and approvals in SCC 17.56, and creating a building and design standards manual applicable to certain subdivision maps, parcel maps, planned unit developments, multi-family residential complexes, uses located within the Industrial Professional zone, and certain shopping center complexes, and other related matters.

Senior Planner Austin Osborne gave an update on the possible amendments to Title 16 and Title 17 correcting language regarding how to apply for a planned unit and subdivision. The purpose of having this item on the agenda is to let the public once again know that these amendments are being worked on. At this point, this item is out for anyone to ask the Commission and staff questions about where this is going, otherwise the amendments will continue to be drafted.

Public Comment:

Nicole Barde, Storey County Resident: Currently, are there any applications for these residential areas in the industrial area? Are there any anywhere in the County?

Mr. Osborne: There are no applications for planned unit developments or subdivisions. None are occurring in Storey County at this time.

Ms. Barde: The planned unit development in Painted Rock is not going to happen?

Mr. Osborne: At this time there are no applications for this and nothing is going on. It is known there is interest in the area.

Ms. Barde: It has been mentioned that you might be looking at ways to minimize high density if a developer wants to do a project - say, in the Painted Rock area - that perhaps (that developer) could be acreage in the Highlands and keep it in reserve, or in a conservancy. Is that in any way part of the Master Plan?

Mr. Osborne: Yes, in the Master Plan - through public workshops - the public indicated an interest in this concept, called transfer development rights. The Master Plan does provide for ordinances that would allow for transfer development rights and how the County would like to structure it.

27. DISCUSSION/POSSIBLE ACTION : Licensing Board Second Readings:

- A. CHIPBLASTER, INC. - Contractor / 13605 S. Mosiertown ~ Meadville, PA (Contractor)
- B. SCHOELER OF AMERICA, INC. - Contractor / 11220 Elm Lane ~ Charlotte, NC (machinery)
- C. CONSTRUCTION SAFETY EXPERTS - Pro / 7032 Copperleaf Place ~ Cary, NC (safety consultant)
- D. SOUTHEASTERN SEATING - Contractor / 903 E 17th Ave ~ Tampa, FL (bleacher assembly)
- E. CAIRE - Contractor / 4 Rue Nicolas Copernic ~ 41100 Vendome FRANCE (machine installation)
- F. COTMAC ELECTRONICS, INC. - Pro / 830 Kirts Blvd ~ Troy, MI (engineer)
- G. THE BRUNCH BOX, LLC - General / 450 McClur Circle ~ Sparks (food truck)
- H. SIMAC TECH S.R.L. - Contractor / via Delindustria 24/26 Fiorano Modenese ITALY (machine installation)
- I. SILVER QUEEN SISTERS dba Cobb Mansion Bed & Breakfast - General / 18 S A (bed and bkfst) VC
- J. QUALITY DESIGN SERVICES, INC. - Pro / 3914 Highwood Pl ~ Okemas, MI (engineering)
- K. TYRELL RESOURCES, INC. - Contractor / 275 Hilltop Drive ~ Redding, CA (contractor)
- L. BEE CLEEN CARPET & GLASS - General / PO Box 21932 ~ Carson City (office cleaning)
- M. TEST RESEARCH USA, INC. - General / 832 Jury Ct ~ San Jose, CA (sales and service of equipment)
- N. PRECISION CRANE & HOIST SVCS. - Contractor / 2047 Pabco Rd ~ Henderson, NV (crane service)
- O. JJRT, LLC - General / 1284 Cedar Book Court ~ Gardnerville (contractor)
- P. ZIMMER GROUP US, INC. - Contractor / 1095 7th Street ~ Hickory, NC (machinery)
- Q. HEMI SYSTEMS - Contractor / 126 Industrial Drive ~ Maysville, GA (rigging contractor)
- R. ANDERSON LOCK AND KEY - Contractor / 601 Pyramid ~ Sparks (locksmith)
- S. CALHOUN & POXON CO., INC. - Contractor / 5330 Alhambra Ave ~ Los Angeles (machinery)
- T. EDGEWATER AUTOMATION, LLC - Contractor / 481 Renaissance Dr ~ St. Joseph, MI (equip install)
- U. TEC GROUP, INC. - General / 850 Stephenson Hwy ~ Troy, MI (staffing)
- V. KINETIC SYSTEMS, INC. - Contractor / 4900 Prospectus Dr ~ Durham, NC (contractor)
- W. WHR DESIGN PC - Pro / 201 Fuller Road, FL5, Albany, NY (architect)
- X. JETT SOLUTIONS, LLC - Contractor / 7322 N Hwy 8a ~ Duncan, OK (contractor)
- Y. NOZATO ELECTRICAL ENG & CONST - Contractor / 2-4-1 Kashiwazato Osaka JAPAN (Contractor)
- Z. VALIANT INTERNATIONAL, INC. - Contractor / 6555 Hawthorne Dr ~ Windsor CANADA (equip install)
- AA. KURTEC, INC. - Contractor / 10449 Copper Cove Dr ~ Ft. Wayne, IN (automation)
- BB. GIGAIMPLIANTI, LLC - Contractor / 4650 Wedekind Rd ~ Sparks, NV (equipment installation)
- CC. WACHTER, INC. - Contractor / 16001 W 99th St ~ Lenexa, KS (contractor)

DD. OOKSAN IMT CO., LTD - Contractor / 1316 Hammadero Gyeongurn KOREA (equipment installation)
EE. ZOLLERN GMBH & CO KG - Contractor / Hitzkofer Strasse Sigmaringen GERMANY (equip installation)
FF. CLOCKWORK - General / 423 Delaware Street ~ Kansas City, MO (staffing)
GG. OSE / VALEO - Contractor / 2 chemin du Pullousard, 49130 Los Ponts-de-ca FRANCE (machine install)
HH. NEXTGEN SRO - Contractor / 24ES Cadca SLOVAKIA (equipment installation)
II. SEBASTIAN SOBOTA - HB / 414 Ave de la Bleu de Clair ~ Lockwood (handyman)
JJ. SPARK TALENT ACQUISITION, INC. - General / 701 S Carson Street ~ Carson City (staffing)
KK. SHAHEEN BEAUCHAMP BUILDERS, LLC - Contractor / 318 N Carson St ~ Carson City (contractor)
LL. SIGNAL X TECHNOLOGIES, LLC - Contractor / 15800 Centennial Dr ~ Northville, MI (equipment install)
MM. HINO SYSTECH CORPORATION - Pro / 1-20-2 Minamirokugo, Otaku, Tokyo JAPAN (engineer)
NN. UNDERGROUND VIDEO TECHNOLOGY, INC. - Contractor / 65 McCart ~ Fernley (sewer cleaning)
OO. TESLA, INC. - General / 201 Ireland Drive (warehouse material storage) TRI
PP. GEMA USA, INC. - Contractor / 4141 W 54th St ~ Indianapolis, IN (equipment installation)
QQ. EVAPCO, INC. - Contractor / PO Box 1300 ~ Westminster, MO (warranty work)
RR. MTM-CS LP - Contractor / 1170 Howell Hill Rd ~ Atlanta, GA (equipment installation)
SS. ANGUIL ENVIRONMENTAL SYSTEMS, INC. - Contractor / 8855 N 55th St ~ Milwaukee, WI (equip install)
TT. DL AUTOMATION & CONTROL SYSTEMS - Contractor / 13/14 PremBhgyan Bundar MUMBAI (cont.)

On behalf of Community Development, Pat Whitten recommended approval of all items A through TT.

Public Comment:
None

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

28. PUBLIC COMMENT (No Action)

Comptroller Hugh Gallagher: Spoke with Kelly Langley, a supervisor at the Department of Taxation, regarding the tax rate issue. When the tax rate was submitted in February - it was the tax rate that was going to be used with next year's budget. That budget, with that tax rate, has been approved. Consequently, as long as the final budget has been approved, it is Ms. Langley's opinion that nothing can be done until the 17-18 year. That budget will begin in February and at that time, the tax rate can be changed. Mr. Gallagher will meet with District Attorney Langer to see where the legal side is. Ms. Langley is not with the Attorney General's Office. It is likely that this Resolution is merely a formality and probably should have been done when the information was sent to Department of Taxation in February or March.

Mr. Whitten: Recommends getting this information from the Department of Taxation in writing so that a legal foundation for any action can be determined. The February action was, to the best of his knowledge, not done by the Commission - it was simply (Taxation's) question about whether or not the County was going to raise the rate or keep it the same. Historically, the answer has been the

same. Mr. Whitten was told that in Legislative years, there is an opportunity to re-open the budget by the end of June. This may be related to Legislative issues only.

Chairman McBride: This gives the County a 10-day window for the Comptroller to do the research and analysis.

Gold Hill Resident, Sam Toll: Once again asked that Public Comment be moved to the beginning of the meeting rather than at the end.

29. ADJOURNMENT

The meeting was adjourned by the Chair at 2:06 PM

30. CLOSED SESSION

Call to Order Closed Session meeting pursuant to NRS 288.220 for the purpose of conferring with County management and legal counsel regarding labor negotiations with the Storey County Firefighters Association IAFF Local 4277 and Storey County Sheriff's Office Employees Association NAFSA Local 9110. This meeting will commence immediately following the regular commission meeting.

Respectfully submitted,

By: _____
Vanessa Stephens Clerk-Treasurer