



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

10/17/2017 10:00 A.M.

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

AMENDED AGENDA

MARSHALL MCBRIDE
CHAIRMAN

ANNE LANGER
DISTRICT ATTORNEY

JACK MCGUFFEY
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

VANESSA STEPHENS
CLERK-TREASURER

Members of the Board of County Commissioners also serve as the Board of Fire Commissioners for the Storey County Fire Protection District, Storey County Brothel License Board, Storey County Water and Sewer System Board and the Storey County Liquor and Gaming Board and during this meeting may convene as any of those boards as indicated on this or a separately posted agenda.

All matters listed under the consent agenda are considered routine, and may be acted upon by the Board of County Commissioners with one action, and without an extensive hearing. Pursuant to NRS 241.020 (2)(d)(6) Items on the agenda may be taken out of order, the public body may combine two or more agenda items for consideration, and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. Any member of the Board or any citizen may request that an item be taken from the consent agenda, discussed, and acted upon separately during this meeting. The Commission Chair reserves the right to limit the time allotted for each individual to speak.

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

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

Approval of the Agenda for October 17, 2017.

4. **DISCUSSION/POSSIBLE ACTION:**

Approval of the Minutes for September 5, 2017.

5. **CONSENT AGENDA**

I For possible action, approval of payroll claims in the amount of \$692,763.13 and accounts payable claims in the amount of \$5,063,677.80.

II For possible action, approval of the Treasurer Report for September 2017.

III For possible action, approval of the Justice Court Quarterly Report.

IV For possible action, approval of Update to Storey County Administrative Policies and Procedures including: Policies 301 Personnel Role in Hiring, 302 Candidates and Recruiting, 303 Job Announcements, 304 Applicant Eligibility, 305 Examinations and Interviews, 306 Reference Checks, 307 Applicant Investigations, 308 Selection and Screening, 309 Orientation, 310 Probation, 311 Rehire, 312 License and Certs, 313 Casual Employment, 314 Volunteer Program, and 1002 Definitions.

V For possible action, approval of Interlocal Agreement between Storey County and Washoe County for the River District Lunch Program.

VI For possible action, approval of Business License First Readings:

A. ATLAS CONSULTING GROUP,LLC - General / 71 W Main St. Freehold NJ

B. FULCRUM, LLC-General / 1105 Williamsburg Dr ~ Mobile, AL

C. MOTAN, INC. - General / 320 N Acorn Street ~ Plainwell, MI

D. RENO CARSON MESSENGER SERVICE. - General/ 185 Martin St. ~ Reno, NV

E. TSS TECHNOLOGIES, INC. - General / 8800 Global Way- W. Chester, OH

F. VWR INTERNATIONAL, LLC General / 738 Space Island Rd. Sparks, NV

G. ZEPHYR COMMUNICATIONS OF NV - General / 2187 Main Street Gold Hill

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

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

8. **DISCUSSION ONLY (No Action):**

Review of the 1st Quarter 2018 Unaudited Budget to Actual Review.

9. **DISCUSSION/POSSIBLE ACTION:**

Approval of Cooperative (Local Public Agency) Agreement between the State of Nevada Department of Transportation and Storey County for the Six Mile Canyon Emergency Repair Project.

10. **DISCUSSION/POSSIBLE ACTION:**

Accept receipt of two motorcycles from Washoe County, free of charge, through a Department of Homeland Security grant for response and use in back country operations.

11. DISCUSSION/POSSIBLE ACTION:

Consideration and possible action regarding Resolution 17-475 setting Storey County Sheriff's Office Jail parking lot as location for transaction of internet sales as required by AB 297.

12. DISCUSSION/POSSIBLE ACTION:

Consideration and Possible Action to approve contract to purchase Pipers Opera House from the Storey County School District for \$300,500.00 and other consideration.

13. DISCUSSION/POSSIBLE ACTION:

Consideration and Possible Action on approval of contract to purchase real property from Kimberly Neal located at 10 South B Street adjacent to the County Courthouse for approximately \$355,000.00.

14. RECESS TO CONVENE AS THE 474 FIRE DISTRICT BOARD

15. DISCUSSION/POSSIBLE ACTION:

Payment of retirement claim for one year of service up to \$41,346.59 based on PERS estimate, as requested by Rob DuFresne.

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

17. DISCUSSION/POSSIBLE ACTION:

Modification to the Tahoe-Reno Industrial Center, LLC - Storey County Development Agreement by amending the development agreement master site plan to include certain parcels located within an area previously transferred from Washoe County to Storey County in 2014. The subject parcels include APNs 005-121-01, 005-121-02, 005-121-03, 005-121-04, and 005-121-05.

18. DISCUSSION/POSSIBLE ACTION:

Modification to the Tahoe-Reno Industrial Center, LLC - Storey County Development Agreement, in accordance with Section 5.2, by accepting and approving the application of the amendments made to Title 17 of the Storey County Code set forth in Storey County Ordinance 17-275 (see Enclosure B) within the Tahoe-Reno Industrial Center, amendments which prohibit the use of land within the Tahoe-Reno Industrial Center as a marijuana cultivation facility, as a marijuana testing facility, as a

marijuana manufacturing facility, as a marijuana distributor, as a retail marijuana store or as a facility from which a facility or organization from which a person may obtain marijuana and marijuana related products.

19. **DISCUSSION/POSSIBLE ACTION:**

Workshop related to Property Tax Relief.

20. **DISCUSSION/POSSIBLE ACTION:**

Second reading for General Business License, Applicant is Michelle Haley, owner of Virginia City Cigar and Bar located at 69 C Street, Virginia City, NV 89440.

21. **RECESS TO CONVENE AS THE STOREY COUNTY LIQUOR LICENSE BOARD**

22. **DISCUSSION/POSSIBLE ACTION:**

Second reading for On-sale Liquor & Cabaret License. Applicant if Michelle Haley, owner of Virginia City Cigar and Bar located at 69 C Street, Virginia City, NV 89440.

23. **RECESS TO RECONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS**

24. **DISCUSSION/POSSIBLE ACTION:**

Letter to Congressman Mark Amodei, Senator Dean Heller, and Senator Catherine Cortez-Masto supporting Congressional bill action which serves to clarify language in Public Law 113-291 conveying to Storey County approximately 1,745 acres of land in and immediately surrounding Virginia City and Gold Hill which is identified as having clouded federal ownership, as well as any other Congressional bill which serves to convey said lands from federal ownership to Storey County.

25. **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 its 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.

26. **DISCUSSION/POSSIBLE ACTION:**

Special Use Permit 2017-034 request by the applicant CEMEX Materials Pacific (property owner Tahoe-Reno Industrial Center, LLC) to construct and operate a ready mix batch plant at 1000 Peru Drive, McCarran, Storey County, Nevada, Assessor's Parcel Number (APN) 005-051-08.

27. **DISCUSSION/POSSIBLE ACTION:**

2017-040 Road Abandonment. The applicants are requesting an abandonment of a portion of "O" Street. The applicant requests that the eastern four feet of "O" Street along the property line of Lot 9A, Block 116 of Virginia City, for a distance of 75 linear feet be abandoned to accommodate proposed construction of a garage. The property is located at 97 South "O" Street, the northeast corner of "O" Street and Taylor Street, Virginia City, Storey County, Nevada and having Assessor's Parcel Number (APN) 001-255-02.

28. **DISCUSSION/POSSIBLE ACTION:**

Variance 2017-041. The applicants are requesting a variance to the side yard setback for the construction of a one-story garage attached to the existing residence. The applicants request the side yard setback be reduced from the required 10-feet to the proposed 1-foot. The property is located at 97 South "O" Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-255-02.

29. **DISCUSSION/POSSIBLE ACTION:**

Approval of Business License Second Readings:

A. AHAUS TOOL & ENGINEERING, INC - General / 200 Industrial Parkway
~Richmond, IN

B. BAUMBACH ENTERPRISES, LLC. -General / 1700 Marietta Way ~ Sparks

C. GLOBAL ASI, INC - General / 17870 New Hope St., Fountain Valley ~ CA

D. GRANITE PROPANE- General / 2685 Almond Dr. Silver Springs, NV

E. INTERSTATE CONCRETE PUMPING-General/ 11180 Vallejo Ct. French Camp ~
CA

F. LEADEC ES, INC. - General / 9595 Kenwood Ave, Cincinnati ~ OH

G. LELAC'S FILIPINO BAKERY. - General/ 720 Baring Blvd, Sparks ~ NV

H. MASTER SERVICE PLUMBING, INC. - Contractor / 325 Sunshine Lane, Reno ~
NV

I. ONSTREET CONCESSIONS - General / 385 Freeport Blvd. 21, Sparks, NV

J. STRAIGHT UP! PLUMBING - Contractor / 260 Freeport Blvd ~ Sparks ~ NV

K. SUPERIOR DRAIN SVC & HOME REPAIR -Home Business / 266 N C Street, VC
~ NV

L. THE BURNT ORANGE. - General / 1630 Elk Run Trail ~ Reno ~ NV

M. TRUCKEE MEADOWS OFFICE CLEANING INC -General / 820 E Second Street,
Reno~ NV

N. UNARCO MATERIAL HANDLING - Contractor/ 701 16th Ave E., Springfield ~
TN

O. UTICA ENTERPRISES, INC. -General/ 5750 New King Drive #200, Troy ~ MI

P. WOODPECKERS - General / 2160 Alamo Square Way, Reno ~ NV

Q. 4D SYSTEMS, LLC. - General / 4130 Market Place, Flint ~ MI

30. PUBLIC COMMENT (No Action)

31. ADJOURNMENT

NOTICE:

- Anyone interested may request personal notice of the meetings.
- Agenda items must be received in writing by 12:00 noon on the Monday of the week preceding the regular meeting. For information call (775) 847-0969.
- Items may not necessarily be heard in the order that they appear.
- Public Comment will be allowed at the end of each meeting (this comment should be limited to matters not on the agenda). Public Comment will also be allowed during each item upon which action will be taken on the agenda (this comment should be limited to the item on the agenda). Time limits on Public Comment will be at the discretion of the Chairman of the Board. Please limit your comments to three minutes.
- Storey County recognizes the needs and civil rights of all persons regardless of race, color, religion, gender, disability, family status, or nation origin.
- In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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

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

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

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

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

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Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Commissioners' Office in writing at PO Box 176, Virginia City, Nevada 89440.

CERTIFICATION OF POSTING

I, Vanessa Stephens, Clerk to the Board of Commissioners, do hereby certify that I posted, or caused to be posted, a copy of this agenda at the following locations on or before 10/12/2017; Virginia City Post Office at 132 S C St, Virginia City, NV, the Storey County Courthouse located at 26 S B St, Virginia City, NV, the Virginia City Fire Department located at 145 N C St, Virginia City, NV, the Virginia City Highlands Fire Department located a 2610 Cartwright Rd, VC Highlands, NV and Lockwood Fire Department located at 431 Canyon Way, Lockwood, NV.

By Vanessa Stephens
Vanessa Stephens Clerk-Treasurer