



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

11/7/2017 10:00 A.M.

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

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 November 7, 2017.

4. **DISCUSSION/POSSIBLE ACTION:**

Approval of the Minutes for September 19, 2017.

5. **DISCUSSION/POSSIBLE ACTION:**

Approval of the Minutes for October 3, 2017.

6. **CONSENT AGENDA**

- I For possible action, approval of payroll claims in the amount of \$584,285.09 and accounts payable claims in the amount of \$2,738,451.98.
- II For possible action, authorize the County Manager to sell approximately 154 sections of 12 foot "K-Rail" on an "as is; where is" condition to Ames Construction in the amount of \$27,720.00.
- III For possible action, approval of Resolution 17-476, a resolution to direct the County Assessor to prepare a list of all the taxpayers on the secured roll in the County pursuant to NRS 361.300(3).
- IV For possible action, approval of Assessor's Recommended Corrections to 2017-18 Secured Tax Roll for Exemptions.
- V For possible action, approval of general business license first reading, applicant is Carol Maley, owner of Virginia City RV Park LLC located at 355 N F Street, Virginia City, NV 89440.
- VI For possible action, approval of cancellation of the November 21st meeting.
- VII For possible action, approval of Business License First Readings:
 - A. **BARRY-WEHMILLER DESIGN GROUP** - General/ 8020 Forsyth Blvd ~ Roseville, CA
 - B. **WTD HOLDINGS, INC.** - Contractor / 2255 Justin trail ~ Alpharetta, GA
 - C. **INTERNATIONAL WORKERS GROUP** - General / 26 Center Rd ~ LaGrange, GA
 - D. **MOUNTAIN MUNCHIES VENDING CO.** - General/ ~ Truckee, CA
 - E. **MARLOWE HEINZ** - General / 355 N "F" St. ~ Virginia City, NV
 - F. **EDEGARDO CANDIDO** - HandyMan HB / ~ Virginia City, NV
 - G. **MITSUBISHI ELECTRIC AUTOMATION** - General/ 500 Corporate Woods Pkwy ~ Vernon Hills, CA
 - H. **CHROMALOX INC.** - General/ 103 Gamma Dr ~ Pittsburgh, PA
 - I. **BOART LONGYEAR CO.** - Contractor/ 2455 South 3600 West ~ West Valley City, UT
 - J. **CALLE TACOS** - General/ 2880 Kieztke Ln ~ Reno, NV
 - K. **TESLA ENERGY, DBA: SOLARCITY** - General/ 3055 Clearview Way ~ SanMateo, CA

- L. ADECCO USA, INC - General/ 10151 Deerwood Pk ~ Jacksonville, FL
- M. COBALT CONTRACTING LLC - General/ 5669 Courtney Plummer Rd ~ Oshkosh, WI
- N. ACME CONSTRUCTION SUPPLY - General/ 330 se Salmon St ~ Portland, OR
- O. DIANDA CONSTRUCTION INC - Contractor/ 5485 Reno Corporate Dr ~ Reno, NV
- P. THERMOLD INSULATION - Contractor/ 2995 White Pine Dr ~ Washoe Valley, NV
- Q. REYNOLDS BATTERY SVC, INC - General/ 1390 N. McDowell ~ Petaluma, CA
- R. SAKANA, LLC - General/ 7655 Town Square Ln ~ Reno, NV
- S. TECH PLUMBING & HEATING INC - Contractor/ 2601 Warm Springs Ct ~ Carson City, NV
- T. BDE ENGINEERING GMBH - General/ 10 Industrie Strasse ~ Germany
- U. ISLAND ICE, LLC - General/ 6137 Torrington ~ Reno, NV
- V. AMERICA RENTS - General/ 10450 S. Virginia St ~ Reno, NV
- W. INFERNO PIZZA TRAILER, LLC - General/ 5885 Wishbone Ct ~ Sun Valley, NV
- X. TECHNICOAT MANAGEMENT, INC - Contractor/ 6879 Speedway Blvd ~ Las Vegas, NV
- Y. SUMMIT LINE CONSTRUCTION, INC - Contractor/ 441 W. Power Line Rd ~ Heber City, UT
- Z. TRUE NORTH SOLUTIONS LP - General/ 8822 S. Ridgeline Blvd ~ Highlands Ranch, CO
- AA. ENCORE STEEL, INC - General/ 3420 S. 39th Ave ~ Phoenix, AZ
- BB. BANGKOK CUISINE, LLC - General/ 55 Mt. Rose St ~ Reno, NV
- CC. MIDWEST ENGINEERED SYSTEMS, INC - General/ W238 N. 1800 Rockwood ~ Waukesha, WI
- DD. DEVIN GALLOWAY, DBA: IN THE ROUGH RECDORDS - General/ 333 Territory Rd ~ Dayton, NV
- EE. CHEF YORKEY, LLC. -General/ 881 Golfers Pass Rd. ~ Incline Village, NV
- FF. TECHNOSOFT SERVICES, INC. - General/ 13400 Bishops Lane ~ Brookfield WI

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

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

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

Update of the Devnet and Tyler software/hardware installation.

0. **DISCUSSION/POSSIBLE ACTION:**

Authorize the County Manager to move and/or dispose of pending personal property located at 141 North C Street in Virginia City, NV (more commonly known as the Fire Department Training Room/ Building) by the following sequential steps:

- Move the main portion of the existing building from its current location to a location to be determined down at the County Jail property located at 911 Highway 341 in Virginia City for possible use as County office workspace. Estimated cost of moving the building has been quoted at \$18,000. with the rear "tag" portion being demolished. Ball park estimated cost of placing on a foundation, building additional office square footage and making the building compliant with the Americans with Disabilities Act of 1990 are \$82,000.00 for a maximum out-of-pocket cost not to exceed \$100,000 for the shell building. Future use will create additional tenant improvement cost which will depend on the ultimate tenant. Relocation location would be subject to approval by the Comstock Historic District Commission. If this is unsuccessful, we would then;

- Take bids for the sale of the structure with the provision that if a bid is accepted, the County will sever the structure from the foundation. Buyer will pay the cost of moving the structure subject to requiring relocation within the Comstock Historic District conditioned upon approval by the Comstock Historic District Commission. A recommended minimum bid would be \$6,000 to cover the cost of severing the building. If this is unsuccessful, we would then;

- Dispose of the personal property unit (building) thru a public bid process with the proviso that if a bid is accepted, the County will sever the structure from the foundation requiring removal to a location outside the Comstock Historic District conditioned upon approval by the Comstock Historic District Commission. A recommended minimum bid would be \$6,000 to cover the cost of severing the building with the buyer paying for the actual move of the building. If this is unsuccessful, we would then;

- Make application to the Comstock Historic District Commission to demolish the building.

11. DISCUSSION/POSSIBLE ACTION:

Resolution No. 2017-477, acceptance of quitclaim deed of dedication between EP Minerals, LLC, a Delaware limited liability company, to Storey County, a political subdivision of the State of Nevada, where EP Minerals, LLC is to dedicate, release, remiss, and quitclaim to Storey County to have and hold for public use as a public street, including rights, title, and interest in the real property located at McCarran, Storey County, Nevada and described in Enclosure A hereto.

12. DISCUSSION/POSSIBLE ACTION:

Approval of Voting System Agreement by and between Dominion Voting Systems, Inc. and Storey County, NV for the purchase of a voting system, licenses and related services with a total purchase price of \$127,217.

13. DISCUSSION/POSSIBLE ACTION:

Approval of Memorandum of Understanding between the Comstock Historic District Commission, Storey County and the Nevada State Preservation Office.

14. DISCUSSION/POSSIBLE ACTION:

Approval of revised County Manager's job description and discussion on enacting complimentary county policies on agreements and contracts.

15. RECESS TO CONVENE AS THE STOREY COUNTY LIQUOR LICENSE BOARD

16. DISCUSSION/POSSIBLE ACTION:

First reading for Off-sale Liquor License. Applicant is Carol Maley, owner of Virginia City RV Park LLC located at 355 N F Street, Virginia City, NV 89440.

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

18. DISCUSSION/POSSIBLE ACTION:

Continue to December 5, 2017, First Reading of: Ordinance No. 17-279 amending Storey County Code Title 16 Subdivisions to adopt new codes for land subdivisions, parcel maps, division of land into large parcels, surety requirements, land readjustments, boundary line adjustments, and reversions to acreage; Ordinance No. 17.280 amending Storey County Code Title 17 Zoning including chapters 17.03 Administrative Provisions, 17.10 Definitions, 17.12 General Provisions, 17.15 Public Zone, 17.24 Agriculture Zone, 17.28 Commercial Zone, 17.30 Commercial-Residential Zone, 17.32 Forestry Zone, 17.34 Light Industrial Zone, 17.35 Heavy Industrial Zone, 17.40 Estate Zone, 17.44 Special Planning Review Zone; and 17.84 Signs and Billboards; Ordinance No. 17.278 amending Storey County Code 17.56 Planned Unit Developments to revise the procedure for approval of planned unit developments; and approval of Resolution No. 17-474 to the Board of County Commissioners with recommendation by the Planning Commission adopting a design criteria and improvement manual setting forth certain development and design standards and guidelines for residential and non-residential planned unit developments, multi-family residential complexes, and other uses; Resolution No. 17-461 to the Board of County Commissioners with recommendation by the Planning Commission determining and consolidating all planning fees, including removing certain fees from code and placing them into resolution. In addition to provisions of the NRS, any person may complete and return to the board or planning commission a statement supporting or opposing the proposed amendments to the county code and zoning ordinance.

19. DISCUSSION/POSSIBLE ACTION:

Amended Special Use Permit 2000-217-A1-2017 request by the applicant Basalite Concrete Products, LLC., to increase the annual mining capacity from the 1999 Storey County approved 200,000 tons per year to 500,000 tons per year. The project includes identifying a new area of surface mining activities approximately 12 acres in size adjacent to existing mining areas at the top of the mountain owned by the applicant, and approval of a future watchman's dwelling. The property is located at 1150 N. Pinenut Road, Mark Twain area, Storey County, Nevada, APNs 004-291-09, 13, 25, 45 and 47.

20. DISCUSSION/POSSIBLE ACTION:

Approval of Business License Second 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, NV
- H. SISSYS BBQ & MORE, DBA** - General/ 1378 S. Spruce ~ Tulare, CA
- I. REBECCAS WILD KITCHEN, LLC.** - General/ 257 Artesia Rd. ~ Wellington, NV
- J. RENO TAHOE CATERING COMPANY** - General/ 313 Flint St ~ Reno, NV

21. PUBLIC COMMENT (No Action)

22. ADJOURNMENT

NOTICE:

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

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Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, 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 11/1/2017; 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