



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

12/5/2017 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. CLOSED SESSION AT 9:30 A.M.

Call to Order Closed Session meeting pursuant to NRS 288.220 for the purpose of conferring with county/fire district management and legal counsel pertaining to labor negotiations with the Storey County Firefighters' Association IAFF Local 4227. The meeting will commence at 9:30 a.m. before the regular fire board meeting.

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

3. PLEDGE OF ALLEGIANCE

4. **DISCUSSION/POSSIBLE ACTION:**

Approval of the agenda for December 5, 2017.

5. **DISCUSSION/POSSIBLE ACTION:**

Approval of the minutes for October 17, 2017.

6. **DISCUSSION/POSSIBLE ACTION:**

Approval of the minutes for November 7, 2017.

7. **CONSENT AGENDA**

- I Update to Storey County Administrative Policies and Procedures including 201 Fair Employment Practices, 202 Anti-Harassment, 203 Dealing with Discrimination, 204 Employee Bullying, 205 Employment Disabilities, 206 Drug and Alcohol Free Workplace, 207 Reasonable Alcohol Drug Testing, 208 Discipline Related to Alcohol and Drug Abuse, 209 Prohibition of Workplace Violence, 210 Employment of Relatives, 211 Employee Dating, 212 Code of Ethical Standards, 213 Political Activity, 214 Solicitation, 215 Work Stoppage, 216 Outside Employment, 217 Dress and Grooming, 219 Reporting Convictions, 220 Genetic Information Nondiscrimination Act (GINA), 221 Telecommuting; and the addition of Policy 222 Whistleblower Protection which removes the associated text from Policy 219 and places it appropriately into its own policy.
- II For possible action, Approval of payroll claims in the amount of \$879,747.27 and accounts payable claims in the amount of \$805,123.02.
- III For possible action, cancelation of the December 19, 2017 Board of County Commissioners Meeting.
- IV For possible action, approval of First Reading General Business License. Applicant is Jonathan Deitrich, owner of a home based business, The Supply SGT, at 450 S E St., Virginia City, NV 89440.
- V For possible action, approval of Treasurers Report for October 2017.
- VI For possible action, approval of First Reading Business Licenses:
 - A. TACTICAL CONTROLS - General / 943 W. Overland Rd ~ Meridian, ID
 - B. VERTECH INDUSTRIAL SYSTEMS, LLC - General / 4409 E. Baseline Rd ~ Phoenix, AZ
 - C. ZERO CHAOS - General / 420 S. Orange Ave ~ Orlando, FL
 - D. EXPRESS JANITORIAL - General / 418 S. Rock Blvd ~ Sparks, NV
 - E. DELTA MOLD - General / 9415 Stockport Pl. ~ Charlotte, NC
 - F. HDR - General / 6805 Double R Blvd ~ Reno, NV
 - G. APEX - General / 4400 Cox Rd ~ Glen Allen, VA

H. CONCRETE VALUE CORP OF NEVADA - General / 695 Edison Way ~ Reno, NV
 I. JOHN GHILIERI - Contractor / 3455 Thornhill Ct ~ Reno, NV
 J. MY FRIENDS - General / 2995 Scottsdale Rd ~ Reno, NV
 K. NATHAN OSBORNE, DBA: STIX & STRIPS - General / 6016 Plumas ~ Reno, NV
 L. MOORE THAN LOCKS - General / 7565 Halifax Dr. ~ Reno, NV
 M. SILVER SAGE WATER CO, LLC - General / 129 Ashley Way ~ Reno, NV
 N. TACOS EL GORDO - General / 5330 Torobie Dr. ~ Sun Valley, NV
 O. KNA SOLUTIONS LLC - General / 2035 Sunset Lade Rd ~ Newark, DE
 P. FIRE EXTINGUISHER SERVICE CENTER - Contractor / 260 Freeport Blvd ~ Sparks, NV
 Q. EDEGARDO CANDIDO - Handyman / 44 "G" St. ~ Virginia City, NV
 R. ELRINGKLINGER SILICON VALLEY, INC - General / 2 Max-Eym-Strasse ~ Dettingen Erms, Germany
 S. NORTHSTAR ELEMENTS, LLC - General / 1215 Alexandria ~ McCarran, NV
 T. PEARLY CAKES MERCANTILE - General / 465 S "C" St ~ Virginia City, NV
 U. PAC VAN INC. - General / 9155 Harrison Park Ct. ~ Indianapolis, IN
 V. SAN-EI TECH LTD. - General / 7-1-15 Kashiwa ~ Chiba, Japan
 W. RAPID CONSTRUCTION INC - Contractor / 3072 Research Way ~ Carson City, NV
 X. PRECIOUSE HOLDING, DBA: BAM!DOG HOT DOGS - General/1795 Laurel Ridge ~ Reno, NV
 Y. SOFTWARE SPECIALISTS INC - General/ 401 Smith Dr ~ Cranberry Township, PA
 Z.PRISM SYSTEMS SOFTWAREM, INC - General / 200 Virginia St ~ Mobile, AL
 AA. ESC, Inc. - General / 1922 N. Broadway Ave ~ Springfield, MO

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

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

10. **DISCUSSION/POSSIBLE ACTION:**

A resolution honoring Bruce and Linda Larson & Botcha-Caloop's as the 2017 Storey County business of the year.

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

Presentation by Ron Radil with Western Nevada Development District.

12. **RECESS TO CONVENE AS THE BROTHEL LICENSING BOARD**

13. **DISCUSSION/POSSIBLE ACTION:**

Work Card appeal for Haley Hartman.

14. **ADJOURN TO RECONVENE AS THE STOREY COUNTY BOARD OF COMMISSIONERS**

15. **DISCUSSION/POSSIBLE ACTION:**

Approval of Resolution 17-479 regarding the request by the Director of the State of Nevada Department of Business and Industry to approve the Findings of Fact pertaining to the issuance of industrial development revenue bonds in an amount not to exceed \$25,000,000 for the purpose of assisting in the financing of constructing and equipping a facility owned by Fulcrum and operated by Fulcrum BioEnergy to be used for converting municipal solid waste into renewable fuel products located at 3600 Peru Drive in the Tahoe-Reno Industrial Center and/or the improvements to and equipping of the facility owned and operated by Fulcrum used for the preliminary sorting and processing of municipal solid waste located at 350 Saddle Court in Mustang, Nevada, both locations being in Storey County, Nevada. Approval of the County is required pursuant to NRS 349.580(2).

16. **DISCUSSION/POSSIBLE ACTION:**

Review and possible approval of Communication Tower lease extension to SBA Communications for an additional 65 years when the current lease expires in 2034.

17. **DISCUSSION/POSSIBLE ACTION:**

Review and possible approval of TRI Public-Private Partnership Schedule of Project Revenue and Net Revenue and Supplementary Information for the year ended June 30, 2016.

18. **DISCUSSION/POSSIBLE ACTION:**

Review and possible approval of Storey County Audited Financial Statements for the year ended June 30, 2017.

19. **DISCUSSION/POSSIBLE ACTION:**

Approval and acceptance of the Trial Court Improvement (TCI) grant from the Nevada Administrative Office of the Courts in the amount of \$29,456.92 (Project Total) for a Jefferson Audio Video Arraignment System for the courtroom. Actual requested amount is \$20,619.92. Match is \$8,8837.00 to be shared equally by the Storey County District Court and Justice Court. (Justice Court Special Fund will be used to provide \$4,418.50 of the match.)

20. **DISCUSSION/POSSIBLE ACTION:**

Continue to January 2, 2018, 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.

21. DISCUSSION/POSSIBLE ACTION:

Review of monetary payments, described as buyouts, to two department heads in December 2016, January 2017 and June 2017 by the County Manager. The Board may take action, including but not limited to, determining whether the county manager had authority to make the payments, setting a review of the county manager's job performance, referring the matter to an outside agency for evaluation for violation of NRS, or determine whether to try to recover part or all of the payments.

22. RECESS TO CONVENE AS THE FIRE PROTECTION DISTRICT BOARD

23. DISCUSSION/POSSIBLE ACTION:

Review of monetary payments, described as buyouts, to fire chief in December 2016, and June 2017 by the County Manager. The Board may take action, including but not limited to, determining whether the county manager had authority to make the payments, referring the matter to an outside agency for evaluation for violation of NRS, or determine whether to try to recover part or all of the payments.

24. DISCUSSION/POSSIBLE ACTION:

Approval of Memorandum of Understanding between the Storey County Fire Protection District (Employer) and the Storey County Firefighters' Association IAFF Local 4227 (Union) amending language in Article 1 Sections 1(a) and 1(b) of the 2017-2019 collective bargaining agreement pertaining to supervisory and non-supervisory bargaining units.

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

26. DISCUSSION/POSSIBLE ACTION:

Approval of the purchase of body cameras for the Storey County Sheriff's Office.

27. DISCUSSION/POSSIBLE ACTION:

Authorize the County Manager to sign a Grant of Easement/ License to Switch Business Solutions, LLC for the purposes of installing and maintaining twelve (12) above ground utility poles at specified locations within the Storey County Right-of-Way (ROW) along Ireland Drive and Peru Drive in the Tahoe-Reno Industrial Center and situated in Storey County. Switch will also run fiber-optic wire between said poles for purposes of transmitting and receiving data to/from sources outside our prescribed ROW.

28. DISCUSSION/POSSIBLE ACTION:

Special Use Permit 2017-044 request by the applicant Eco Compliance Corporation to construct and operate a medical waste thermal destruction plant and potential commercial power generation from waste. The subject property is located at 475 Pittsburgh Avenue, Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada, Assessor's Parcel Number (APN) 005-051-54.

29. DISCUSSION/POSSIBLE ACTION:

Division of Land into Large Parcels File 2017-045. The applicant is requesting two existing large parcels over 40 acres will be divided and reconfigured to a total of five large parcels over 40 acres. The subject properties are located at McCarran (McCarran Ranch area of the River District), Storey County, Nevada, existing APNs 004-161-16 and 004-111-06.

30. DISCUSSION/POSSIBLE ACTION:

Variance 2017-046 request. The applicant requests a variance to the required 50-foot south yard setback allowing the south setback area to be reduced to 15 feet for a portion of the principal building being a mechanical room, and to 35 feet for the remainder of the principal building's south exterior wall. This variance does not apply to any other side of the subject building or property. The property is located within the Tahoe Reno Industrial Center at 475 Pittsburgh Avenue, McCarran, Storey County, Nevada, Assessor's Parcel Number (APN) 005-051-54.

31. DISCUSSION/POSSIBLE ACTION:

Licensing Board Second 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. MITSUBISHI ELECTRIC AUTOMATION - General/ 500 Corporate Woods Pkwy ~ Vernon Hills, CA

G. CHROMALOX INC. – General/ 103 Gamma Dr ~ Pittsburgh, PA
H. BOART LONGYEAR CO. – Contractor/ 2455 South 3600 West ~ West Valley City, UT
I. TESLA ENERGY, DBA: SOLARCITY – General/ 3055 Clearview Way ~ San Mateo, CA
J. ADECCO USA, INC – General/ 10151 Deerwood Pk ~ Jacksonville, FL
K. COBALT CONTRACTING LLC – General/ 5669 Courtney Plummer Rd ~ Oshkosh, WI
L. ACME CONSTRUCTION SUPPLY – General/ 330 se Salmon St ~ Portland, OR
M. DIANDA CONSTRUCTION INC – Contractor/ 5485 Reno Corporate Dr ~ Reno, NV
N. THERMOLD INSULATION – Contractor/ 2995 White Pine Dr ~ Washoe Valley, NV
O. REYNOLDS BATTERY SVC, INC – General/ 1390 N. McDowell ~ Petaluma, CA
P. SAKANA, LLC – General/ 7655 Town Square Ln ~ Reno, NV
Q. TECH PLUMBING & HEATING INC – Contractor/ 2601 Warm Springs Ct ~ Carson City, NV
R. TECHNOSOFT SERVICES, INC. – General/ 13400 Bishops Lane ~ Brookfield WI
S. ISLAND ICE, LLC – General/ 6137 Torrington ~ Reno, NV
T. AMERICA RENTS – General/ 10450 S. Virginia St ~ Reno, NV
U. TECHNICOAT MANAGEMENT, INC – Contractor/ 6879 Speedway Blvd ~ Las Vegas, NV
V. SUMMIT LINE CONSTRUCTION, INC – Contractor/ 441 W. Power Line Rd ~ Heber City, UT
W. TRUE NORTH SOLUTIONS LP – General/ 8822 S. Ridgeline Blvd ~ Highlands Ranch, CO
X. ENCORE STEEL, INC – General/ 3420 S. 39th Ave ~ Phoenix, AZ
Y. BANGKOK CUISINE, LLC – General/ 55 Mt. Rose St ~ Reno, NV
Z. MIDWEST ENGINEERED SYSTEMS, INC – General/ W238 N. 1800 Rockwood ~ Waukesha, WI
AA. DEVIN GALLOWAY, DBA: IN THE ROUGH RECORDS – General/ 333 Territory Rd ~ Dayton, NV
BB. CHEF YORKEY, LLC. –General/ 881 Golfers Pass Rd. ~ Incline Village, NV
CC. INFERNO PIZZA TRAILER – General / 5885 Wishbone CT ~ Sun Valley, NV

32. **PUBLIC COMMENT (No Action)**

33. **ADJOURNMENT**

NOTICE:

- Anyone interested may request personal notice of the meetings.
- Agenda items must be received in writing by 12:00 noon on the Monday of the week preceding the regular meeting. For information call (775) 847-0969.
- Items may not necessarily be heard in the order that they appear.
- Public Comment will be allowed at the end of each meeting (this comment should be limited to matters not on the agenda). Public Comment will also be allowed during each item upon which action will be taken on the agenda (this comment should be limited to the item on the agenda). Time limits on Public Comment will be at the discretion of the Chairman of the Board. Please limit your comments to three minutes.
- Storey County recognizes the needs and civil rights of all persons regardless of race, color, religion, gender, disability, family status, or nation origin.

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

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

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

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

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

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

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

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

CERTIFICATION OF POSTING

I, Vanessa Stephens , Clerk to the Board of Commissioners, do hereby certify that I posted, or caused to be posted, a copy of this agenda at the following locations on or before 11/30/2017; 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 Clerk-Treasurer