



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

1/2/2018 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. **ELECTION OF CHAIRMAN TO THE STOREY COUNTY BOARD OF
COMMISSIONERS FOR THE TERM OF ONE YEAR Pursuant to Storey County Code
2.04.008**

4. **ELECTION OF VICE CHAIRMAN TO THE STOREY COUNTY BOARD OF COMMISSIONERS FOR THE TERM OF ONE YEAR Pursuant to Storey County Code 2.04.008**

5. **DISCUSSION/POSSIBLE ACTION:**

Approval of the Agenda for January 2, 2018.

6. **CONSENT AGENDA**

- I Consideration of re-appointment of Dr. James C. McLennan to serve as County Health Officer per NRS 439.310.
- II For possible action, update to Storey County Administrative Policies and Procedures including 100 Personnel Policies and Acknowledgments, 101 Administrative Directive, 102 Computing Time for Notice, 103 Employee changes of Address, 104 Personnel Files Contents, 105 Personnel Files Confidential Information, 106 Disposal of Personnel Records, 501 Worktime and Workweek, 502 Pay Periods, 503 Overtime, 504 Rate of Pay, 505 Longevity Pay, 506 Acting and FTO pay, 507 Step Advancement, 601 Holidays, 602 Annual Leave, 603 Sick Leave, 604 Catastrophic Leave, 606 Leave Without Pay, 608 Bereavement Leave, 610 Emergency Conditions, 611 Leave for Parents, 612 Leave for Nursing Mothers, 701 Health Insurance Coverage, 702 Life Insurance Coverage, 703 Retirees, 704 Retiree Health Benefits, 705 Workers' Compensation and Transitional Duty, 706 Education Assistance, 901 Performance Management, and Policy 1002 Definitions.
- III For possible action, Approval of payroll claims in the amount of \$1,084,574.77 and accounts payable claims in the amount of \$3,637,520.11.
- IV For possible action, approval of Business Licenses Frist Readings:
 - A. AIR GUYS LLC - General / 1211 Avian Dr. ~ Sparks, NV
 - B. NEW ELECTRIC STERLING HEIGHTS LLC- General / 6475 19 ½ Mi. ~ Sterling Hghts, MI
 - C. URTON LTD - Contractor / 1512 Hwy 395 N ~ Gardnerville, NV
 - D. SUGINO CORP - General / 1380 Hamilton Pkwy ~ Itasca, IL
 - E. LIBERTY INDUSTRIAL GROUP INC - Contractor / 1132 S 500 W ~ Salt Lake City, UT
 - F. AQ&B, LLC - General / 5470 Sidehill Dr ~ Sun Valley, NV
 - G. KYYBA, INC - General / 28230 Orchard Lk ~ Farmington Hills, MI
 - H. YBD TECH MOVING, LLC - General / 1 East First St ~ Reno, NV
 - I. SHRED IT USA - General / 28161 N. Keith Dr - Lake Forest, IL
 - J. COMSTOCK COPYWRITING - General / 21335 Saddleback ~ VC Highlands, NV
 - K. GO SOLAR GROUP, LLC - Contractor / 4892 S Commerce Dr ~ Murray, UT
 - L. TANAMERA CONSTRUCTION, LLC - Contractor / 5560 Longley Ln ~ Reno, NV
 - M. GULF COAST PROTECTIVE WRAP, LLC - General / 5301 Longley Ln ~ Reno, NV

N. MASKINE LLC - General / 704 Mill Rd ~ Webster, IN
 O. THE JAMO TRUCK, LLC - General / 1416 Canyon Creek ~ Reno, NV
 P. AMAZON.COM.KYDC, LLC - General / 410 Terry Ave N ~ Seattle, WA
 Q. COSCO FIRE PROTECTION INC - Contractor / 3620 W. Reno ~ Las Vegas, NV
 R. COMSTOCK CRITTER TAXIDERMY - Home Business / 2247 S. Main St ~
 Virginia City, NV
 S. THERMAL RESOURCE SALES, INC - General / 750 Yellow Pine Rd ~ Reno, NV
 T. ACCO ENGINEERED SYSTEMS, INC - Contractor / 6265 San Fernando ~
 Glendale, CA
 U. TESLA, INC - General / 3550 Deer Cr Rd ~ Palo Alto, CA
 V. APPLIED MANUFACTURING TECHNOLOGIES LLC - 219 Kay Industrial Dr ~
 Orion, MI
 W. CALIFORNIA-NEVADA ILLUMINATION, INC - General / 4000 Executive
 Pkwy ~ San Ramon, CA
 X. QUALITY TELECOM CONSULTANTS, INC - Contractor / 3740 Cincinnati Ave
 ~ Rocklin, CA
 Y. EAGLE NEST PARTNERS - General / 2255 Green Vista ~ Sparks, NV
 Z. ELWEMA AUTOMOTICE GMBH - General / 21 Schneider-Strasse 21 ~
 Ellwanger Wagst, Germany
 AA. SPARKS ELECTRIC MOTOR REPAIR, LLC - General / 845 Marietta Way ~
 Sparks, NV
 BB. INMAN'S JEWELRY - Home Business / 204 Wagon Wheel ~ Dayton, NV
 CC. BOURQUE ENTERPRISES - General / 5017 S 36th St ~ Phoenix, AZ

7. DISCUSSION/POSSIBLE ACTION:

Resolution 18-480, honoring In memoriam Susanne (Sue) Ayres Graves of Virginia City.

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

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

10. DISCUSSION/POSSIBLE ACTION:

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

11. DISCUSSION/POSSIBLE ACTION:

2018 Appointments to serve on State, County and Regional Boards:

1. Safety Committee - Vanessa Stephens - Chair (No Change)
2. Legislative Representative - Marshall McBride with all others, including staff as needed (No Change)
3. Historic Fourth Ward School and Museum Board - Jack McGuffey (No Change)
4. NACO - Jack McGuffey with Austin Osborne as alternate (No Change)
5. Nevada Works - Lance Gilman with Austin Osborne as alternate (No Change)

6. Virginia City Senior Center – Cherie Nevin (No Change)
7. Lockwood Senior Center – Lance Gilman and Cherie Nevin (No Change)
8. St. Mary’s Art Center – Jack McGuffey with Cherie Nevin as alternate (No Change)
9. Western Nevada Development District – Austin Osborne (No Change)
10. Carson Water Subconservancy District – Austin Osborne with Kathy Canfield as alternate (No Change)
11. State Land Use Planning Advisory Council – Austin Osborne with Kathy Canfield as alternate (No Change)
12. Natural Resources Conservation District (USDA) – Kathy Canfield with Austin Osborne as alternate (Was Dean Haymore)
13. Truckee River Flood Management Authority (Technical Advisory Committee) – Lance Gilman with Austin Osborne and Kathy Canfield as alternates (No Change)
14. Comstock Historic District – Marshall McBride (No Change)
15. Nevada Commission for the Reconstruction of the V& T Railway – Jack McGuffey (No Change)
16. Virginia City Tourism Commission – Lance Gilman as Commissioner designate (No Change)
17. Oversight of Fire and Public Works – Marshall McBride (No Change)
18. Economic Development
 - a. EDAWN – Pat Whitten (No Change)
 - b. NNDA – Lance Gilman and Austin Osborne as alternate (No Change)
19. Storey County Wildlife Advisory Board – Confirming continued appointments of Greg Hess Sr., Greg “Bum” Hess, Jim Clark Rob Dufresne and Rich Bacus (No Change)
20. Washoe-Storey Conservation District – Kathy Canfield with Austin Osborne as alternate (No Change)

12. DISCUSSION/POSSIBLE ACTION:

Consideration of letters of interest for reappointment of a planning commissioner or appointment of new planning commissioner to serve a term representing Precinct 2 Virginia City/Gold Hill position on the Storey County Planning Commission.

13. DISCUSSION/POSSIBLE ACTION:

Approval and acceptance of a National Park Service Historic Preservation Grant (HPF) award for \$80,000.00 to assist the St. Mary's Art Center with a building and Site Assessment Project and the Comstock Cemetery Foundation with the Visitor Center Porch Rehabilitation Project.

14. DISCUSSION/POSSIBLE ACTION:

Approval of rights-of-way license agreement for power line transmission granted to Switch Business Solutions, LLC.

15. DISCUSSION/POSSIBLE ACTION:

USA Parkway Tower Project Inter-Local Agreement.

16. **DISCUSSION/POSSIBLE ACTION:**

Virginia City Tourism Commission Appointments:

- a. Appointment of Corrado DeGasperi, with the Gold Hill Hotel, to the vacant "Hotel" seat on the Virginia City Tourism Commission effective January 2, 2018.
- b. Reappointment of Ron Gallagher (at-large position) and Angelo Petrini (business district representative)

17. **RECESS TO CONVENE AS THE STOREY COUNTY BROTHEL LICENSE BOARD**

18. **DISCUSSION/POSSIBLE ACTION:**

Work card appeal for Justine Hadera.

19. **DISCUSSION/POSSIBLE ACTION:**

Work card appeal for Jason Pillmore.

20. **DISCUSSION/POSSIBLE ACTION:**

Work card appeal for Mikala Enriquez.

21. **DISCUSSION/POSSIBLE ACTION:**

Discussion of a potential change to the County Code and a proposed process for consultation with County Staff regarding such a change. Requested by Donny Gilman and Joey Gilbert.

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

23. **DISCUSSION/POSSIBLE ACTION:**

Second reading for General Business License. Applicant is Jonathan Deitrich, owner of a home based business, The Supply SGT, at 450 S E St., Virginia City, NV.

24. **DISCUSSION/POSSIBLE ACTION:**

First Reading of Ordinance No. 18-279 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/lot consolidations. 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. Additional information may be obtained from the Planning Department at 775-847-

1144 or planning@storeycounty.org. This item will be continued to the January 16, 2018 Commission meeting to be convened at 10:00am in the Storey County District Courtroom in Virginia City, NV.

25. DISCUSSION/POSSIBLE ACTION:

First Reading of Ordinance No. 18-278 amending Storey County Code Title 17 Zoning, including Chapter 17.56 Planned Unit Developments to revise the procedure for approval and standards of planned unit developments. 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. Additional information may be obtained from the Planning Department at 775-847-1144 or planning@storeycounty.org. This item will be continued to the January 16, 2018 Commission meeting to be convened at 10:00am in the Storey County District Courtroom in Virginia City, NV.

26. DISCUSSION/POSSIBLE ACTION:

First Reading of Ordinance No. 18-280 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. 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. Additional information may be obtained from the Planning Department at 775-847-1144 or planning@storeycounty.org. This item will be continued to the January 16, 2018 Commission meeting to be convened at 10:00am in the Storey County District Courtroom in Virginia City, NV.

27. DISCUSSION/POSSIBLE ACTION:

First Reading of Ordinance No. 18-281 amending Storey County Code Title 17 Zoning including Chapter 17.06 Nonconforming Uses pertaining to legally nonconforming uses and adding language pertaining to substandard development. 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. Additional information may be obtained from the Planning Department at 775-847-1144 or planning@storeycounty.org. This item will be continued to the January 16, 2018 Commission meeting to be convened at 10:00am in the Storey County District Courtroom in Virginia City, NV.

28. DISCUSSION/POSSIBLE ACTION:

First Reading of Ordinance No. 18-282 amending Storey County Code Title 17 Zoning including Chapter 17.03 Administrative Provisions to revise the procedure for the

expiration of development permits. 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. Additional information may be obtained from the Planning Department at 775-847-1144 or planning@storeycounty.org. This item will be continued to the January 16, 2018 Commission meeting to be convened at 10:00am in the Storey County District Courtroom in Virginia City, NV.

29. DISCUSSION/POSSIBLE ACTION:

First Reading of Ordinance No. 18-276 amending Storey County Code Title 17 Zoning to provide for design criteria and improvement standards for certain types of development and a design review process with review by the planning director with appeal to the planning commission and board. 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. Additional information may be obtained from the Planning Department at 775-847-1144 or planning@storeycounty.org. This item will be continued to the January 16, 2018 Commission meeting to be convened at 10:00am in the Storey County District Courtroom in Virginia City, NV.

30. DISCUSSION/POSSIBLE ACTION:

Approval of Resolution No. 18-481 determining and consolidating all planning fees, including removing certain fees from code and placing them into resolution. This item will be continued to the January 16, 2018 Commission meeting to be convened at 10:00am in the Storey County District Courtroom in Virginia City, NV.

31. DISCUSSION/POSSIBLE ACTION:

Approval of Resolution No. 18-474 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. This item will be continued to the January 16, 2018 Commission meeting to be convened at 10:00am in the Storey County District Courtroom in Virginia City, NV.

32. DISCUSSION/POSSIBLE ACTION:

Division of Large Parcels Map 2017-055 by Tahoe Reno Industrial Center. The applicant is requesting a Division of Land into Large Parcels, File 2017-055. One existing large parcel over 40 acres will be divided into a total of three large parcels over 40 acres. The subject property extends west from USA Parkway, having Assessor's Parcel Number 004-171-16, Storey County, Nevada. The project is a division of Parcel 2016-25 as shown on Record of Survey Map No. 125044, and as

described in Document Number 125418, within portions of Sections 28, 31, 32, 33 & 34, T19N, R23E, M.D.M.

33. DISCUSSION/POSSIBLE ACTION:

Division of Large Parcels Map 2017-054 by Tahoe Reno Industrial Center. The applicant is requesting a Division of Land into Large Parcels, File 2017-054. One existing large parcel over 40 acres will be divided into a total of three large parcels over 40 acres. The project is a division of parcel 2016-24 as shown on Record of Survey Map No. 125044, and as described in Document Number 125418, within portions of Sec. 1, 2, 3, 10, 11, 12, 13, 14, 15, 22, 23, 27 & 28, T19N, R24E, M.D.M. The subject property is located along USA Parkway at the Storey/Lyon County line and extends northeast along the county boundary, having Assessor's Parcel Number 004-171-14, Storey County, Nevada.

34. DISCUSSION/POSSIBLE ACTION:

Business Licenses Second Readings:

- 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. MOORE THAN LOCKS - General / 7565 Halifax Dr. ~ Reno, NV
- L. SILVER SAGE WATER CO, LLC - General / 129 Ashley Way ~ Reno, NV
- M. KNA SOLUTIONS LLC - General / 2035 Sunset Lade Rd ~ Newark, DE
- N. FIRE EXTINGUISHER SERVICE CENTER - Contractor / 260 Freeport Blvd ~ Sparks, NV
- O. EDDIE CAN DO - Handyman / 44 "G" St. ~ Virginia City, NV
- P. ELRINGKLINGER SILICON VALLEY, INC - General / 2 Max-Eym-Strasse ~ Dettingen Erms, Germany
- Q. NORTHSTAR ELEMENTS, LLC - General / 1215 Alexandria ~ McCarran, NV
- R. PEARLY CAKES MERCANTILE - General / 465 S "C" St ~ Virginia City, NV
- S. PAC VAN INC. - General / 9155 Harrison Park Ct. ~ Indianapolis, IN
- T. SAN-EI TECH LTD. - General / 7-1-15 Kashiwa ~ Chiba, Japan
- U. RAPID CONSTRUCTION INC - Contractor / 3072 Research Way ~ Carson City, NV
- V. PRECIOUSE HOLDING, DBA: BAM!DOG HOT DOGS - General/1795 Laurel Ridge ~ Reno, NV

W. SOFTWARE SPECIALISTS INC – General/ 401 Smith Dr ~ Cranberry Township, PA

X. PRISM SYSTEMS SOFTWAREM, INC – General / 200 Virginia St ~ Mobile, AL

Y. ESC, Inc. - General / 1922 N. Broadway Ave ~ Springfield, MO

Z. CALLE TACOS – General / 2880 Kieztke Ln ~ Reno, NV

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

36. **ADJOURNMENT**

37. **New Agenda Section**

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 12/26/2017; 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