



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

3/20/2018 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. DISCUSSION/POSSIBLE ACTION:

Approval of the Agenda for March 20, 2018.

4. **DISCUSSION/POSSIBLE ACTION:**

Approval of the Minutes for January 16, 2018.

5. **DISCUSSION/POSSIBLE ACTION:**

Approval of the Minutes for February 20, 2018.

6. **CONSENT AGENDA**

I For possible action, Approval of payroll claims in the amount of \$1,104,300.09 and accounts payable claims in the amount of \$926,752.20.

II For possible action, Approval of business license first readings:

A. NIKKE MACHINE MANUFACTURING CORP - Contractor / Hyogo, Japan

B. KORBIN CONRAD, DBA: TOP DOG CARPET CLEANING - Home Business
/ 210 S"O" ~ VC, NV

C. WHITE DAISY DESIGNS, LLC - General / 160 C St ~ Virginia City, NV

D. SABER ENGINEERING, INC - General / 5421 Kietzke Ln ~ Reno, NV

E. FLUX RESOURCES LLC - General / 2100 SW River Pkwy ~ Portland, OR

F. CGS MULE, LLC - General / 680 E Glendale Ave ~ Sparks, NV

G. AUTOMATION & CONTROL CONCEPTS, INC - General / 401 Ryland St ~
Reno, NV

H. PRECISION AIR BALANCING CO, INC- General / 1240 N. Jefferson St ~
Anaheim, CA

I. TRAVELERS ALLIANCE GROUP - General / 6775 Engle Rd ~ Middleburg
Heights, OH

J. VICTORY WOODWORKS, INC - Contractor / 3401 Kresge Ln ~ Sparks, NV

K. APEX ANODIZING (NEW), INC - General / 280 B Coney Island ~ Sparks, NV

L. ATKINS NORTH AMERICAN, INC - General / 10509 Professional Cr ~
Reno, NV

M. RAGLEN SYSTEM BALANCE, INC - Contractor / 1121 University Terrace ~
Reno, NV

N. DEBBIE TAYLOR - General / 9910 Matterhorn BLVD ~ Reno, NV

O. EUROSOFT-CONTROL LLC - General / 401 Ryland St ~ Reno, NV

P. OCS GROUP LLC - General / 401 Ryland St ~ Reno, NV

Q. JEOL USA, INC - General / 11 Dearborn Rd ~ Peabody, MA

R. ADF INTERNATIONAL INC - Contractor / 1401 N. University Dr ~ Coral Springs,
FL

S. EDEN HOSPICE AT CARSON CITY - General / 4601 NE 77th ~ Vancouver, WA

T. W.W. GRAINGER, INC - General / 100 Grainger ~ Lake Forest, IL

U. VINNIE'S ELECTRIC INC - Contractor / 1773 Walnut Dr ~ Fernley, NV

V. NORTH BEND EQUIPMENT - General / 7453 Empire Dr ~ Florence, KY

W. PIPEWORKS PLUMBING & HEATING INC - Contractor / 550 E. Plumb Ln ~
Reno, NV

X. VIRGINIA CITY LODGING.COM - General / 74 S. "C" St ~ Virginia City, NV

Y. FUNDIN PUMP & WELL SERVICE LLC - Contractor / 4030 Eastlake Blvd ~ Washoe Valley, NV
 Z. MARSH CREEK, LLC - Contractor / 2000 E. 88th Ave ~ Anchorage ,
 AA. ORBIS TECH SERVICES, LLC - Contractor / 1215 Kleppe Ln ~ Sparks, NV
 BB. ALPHA OMEGA MECHANICAL LLC - Contractor / 135 Coney Island Dr ~ Sparks, NV
 CC. TA OPERATING LLC, DBA: TRAVEL CNTRS OF AMERICA-General/24601 Cntr Ridge ~Westlake, OH
 DD. GEORGE DELONG CONSTRUCTION INC - Contractor / 833 E. Fourth St ~ Winnemucca, NV
 EE. SAGE RIVER DEVELOPMENT - Contractor / 9460 Double R Blvd ~ Reno, NV
 FF. VIEGA LLC - General / 12303 Airport Way ~ Broomfield, CO
 GG. TIMELY TESTING, LTD - General / 8725 Technology Way ~ Reno, NV
 HH. HOTATECH, INC - General / 15348 Valley Blvd ~ City of Industry, CA
 II. MARK STAFFORD REAL ESTATE APPRAISER - General / 685 Sienna Park Ct ~ Reno, NV
 JJ. DEGENKOLB ENGINEERS - General / 375 Beale St ~ San Francisco, CA
 KK. EVOLVED K9 TRAINING LLC - Home Business / 1537 Canal Rd ~ Sparks, NV

III For possible action, approval of first reading general license- Virginia City Brewery & Taphouse at 62 N C St., Virginia City, NV 89440. Add Frederic Cline to the existing business license.

IV For possible action, approval of first reading for General Business License name change - Firehouse BBQ, name change to Firehouse Grill & Saloon. 171 S C St., Virginia City, NV.

V For possible action, approval of Storey County to assume original Pipers Opera House elevator contract with OTIS United Technologies.

VI For possible action, approval of Treasurer's Report for February 2018.

7. DISCUSSION/POSSIBLE ACTION:

Approval of Resolution # 18-483 authorizing staff to negotiate with the developers for the formation of Storey County Special Assessment District No. 01 (Tahoe-Reno Industrial Center) to provide a portion of the funds needed for the construction of an effluent water line. Also attached are draft forms of a propose Expense Reimbursement Agreement and a Deposit Agreement for review and possible approval of the forms.

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

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

10. DISCUSSION/POSSIBLE ACTION:

Appoint Storey County representative to the Carson Water Subconservancy District (CWSD) Carson River Watershed Committee as a voting member.

11. DISCUSSION/POSSIBLE ACTION:

Authorize the County Manager to sign contract between Storey County and the Carson Water Subconservancy District (CWSD) in the amount of \$15,000 in the 2018-19 fiscal year to reimburse the CWSD for development of the Mark Twain drainage area master plan identifying and quantifying the flood hazard risk in the Mark Twain Estates and immediate surrounding area.

12. PUBLIC HEARING (NO ACTION):

Public hearing on an Interfund Loan for the Storey County 5 Mile Water Line project from the General Fund to the Water System Fund in the amount of \$2,126,000.

13. DISCUSSION/POSSIBLE ACTION:

Approval of United States Department of Agriculture (USDA) Rural Development Loan Resolution for the Financing of the Storey County 5 Mile Water Line Project.

14. DISCUSSION/POSSIBLE ACTION:

Approval of Resolution #18-484 authorizing an Interfund Loan to the Storey County Water Fund from the Storey County General Fund for the Five Mile Waterline Replacement Project.

15. DISCUSSION/POSSIBLE ACTION:

Workshop to review and discuss different performance evaluation criteria and methods that may be used for evaluating the annual performance of a County Manager.

16. DISCUSSION/POSSIBLE ACTION:

Approval of administrative policies that give the county manager either significant job duties or the responsibility for making sure the policies are approved by the board and are followed by staff.

17. DISCUSSION/POSSIBLE ACTION:

Review and possible approval of Auditor Recommendations pertaining to Storey County Audit Report for the period ended June 30, 2017.

18. DISCUSSION/POSSIBLE ACTION:

Selection of an Auditor for Storey County for the year ended June 30, 2018.

19. DISCUSSION/POSSIBLE ACTION:

First Reading of Ordinance No. 18-283 an ordinance amending Storey County Code Title 17 Zoning including Chapter 17.28 C Commercial Zone to restrict "adult uses" with a special use permit, and Chapter 17.10 Definitions to amend definitions and add definitions for adult uses including "adult retail", "adult bookstore", and "adult motion picture theatre" uses, and other properly related matters. 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.

20. DISCUSSION/POSSIBLE ACTION:

First Reading of Ordinance 18-284 amending provisions of the transient lodging tax provisions of Storey County Code chapter 3.60 to provide for the maximum stay to which the tax applies, to clarify the disposition of the revenues of the tax, providing a route for review of a transient lodging tax audit and other matters properly relating thereto.

21. DISCUSSION/POSSIBLE ACTION:

Interlocal agreement providing the terms and conditions for the use of Piper's Opera House by the Storey County School District and the display of historic personal property within Pipers belonging to the School District.

22. DISCUSSION/POSSIBLE ACTION:

Approval of Interlocal Agreement between Nevada Department of Public Safety/State Fire Marshal Division, Storey County Fire Protection District and Storey County.

23. RECESS TO CONVENE AS THE STOREY COUNTY FIRE PROTECTION DISTRICT

24. DISCUSSION/POSSIBLE ACTION:

Approval of Interlocal Agreement between Nevada Department of Public Safety/State Fire Marshal Division, Storey County Fire Protection District and Storey County.

25. ADJOURN TO CONVENE AS THE STOREY COUNTY LIQUOR LICENSE BOARD

26. DISCUSSION/POSSIBLE ACTION:

First reading for On-Sale Liquor & Cabaret License for Virginia City Brewery & Taphouse at 62 N C St., Virginia City, NV 89440. Add Frederic Cline to the existing business license.

27. DISCUSSION/POSSIBLE ACTION:

First reading for On-sale liquor license Firehouse Grill & Saloon. 171 S C St., Virginia City, NV.

28. DISCUSSION/POSSIBLE ACTION:

Second reading for On-Sale Liquor License. Applicant is Stephanie Collins, business owner of Silver Dollar Saloon located at 15 N C Street, Virginia City, NV 89440.

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

30. DISCUSSION/POSSIBLE ACTION:

Second reading, General Business License. Applicant is Stephanie Collins, business owner of Silver Dollar Saloon located at 15 N C Street, Virginia City, NV 89440.

31. DISCUSSION/POSSIBLE ACTION:

Special Use Permit 2018-008 request by the applicant Evergreen Reno Industrial Park, LLC, to construct a hotel with additional height beyond the allowed 3 stories or 45 feet in height. The proposed hotel will be four stories and approximately 59 feet in height. The subject property is located at 691 Britain Drive, Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada, Assessor's Parcel Number (APN) 005-041-57.

32. DISCUSSION/POSSIBLE ACTION:

Approval of Business Licesnse Second Readings:

A. DESERT BOILERS AND CONTROLS, INC - Contractor / 303 W. Saint Louis Ave ~ Las Vegas, NV

B. OUTBOUND TECHNOLOGIES INC - General / 30026 Research Dr ~ New Hudson, MI

C. GEORGE & SONS, INC - Contractor / 5301 Longley Lane ~ Reno, NV

D. GREGORY R. ANDERSON, DBA: MOBILE NOTARY SVC'S - General / 785 Joel Way ~ Fallon, NV

E. CMC TIRE INC - General / 95 Washington St ~ Spokane, WA

F. GREGORY R. CHAPEL, DBA: ONSTREET CONCESSIONS - General / 385 Freeport~ Sparks, NV

G. GILLETT CONSTRUCTION - Contractor / 1226 Wigwam Pkwy ~ Henderson, NV

H. LEE'S JANITORIAL SERVICES, INC - General / 561 Keystone~ Reno, NV

I. TOP DOG CARPRT CLEANING - Home business / 210 S. O St ~ Virginia City, NV

33. PUBLIC COMMENT (No Action)

34. ADJOURNMENT

35. CLOSED SESSION:

- I 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 Employees Association/ AFSCME 4041 Comstock Chapter. Discussion will be limited to Appendix A of the 2016-2019 collective bargaining agreement pertaining to wages for building inspectors and fire prevention officers, and other properly related article(s) of the agreement. This meeting will commence immediately following the regular meeting of the board.
- II 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 Sheriff's Office Employees' Association/ NAFSA. Discussion will be limited to amending Appendix B of the 2017-2020 collective bargaining agreement pertaining to wages for certain employees promoted to Sergeant in 2016 and Deputies hired in 2011 and other properly related matters of the agreement. This meeting will commence immediately following the regular meeting of the county commission.

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 3/14/2018; 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 at 2610 Cartwright Rd, VC Highlands, NV and Lockwood Fire Department located at 431 Canyon Way, Lockwood, NV.

By Vanessa Stephens
Vanessa Stephens Clerk-Treasurer