



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, MARCH 20, 2018 10:00 A.M.

DISTRICT COURTROOM
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

MINUTES

MARSHALL MCBRIDE
CHAIRMAN
ATTORNEY

ANNE LANGER
DISTRICT

LANCE GILMAN
VICE-CHAIRMAN

JACK MCGUFFEY
COMMISSIONER
TREASURER

VANESSA STEPHENS
CLERK-

ROLL CALL: Chairman McBride, Vice-Chairman McGuffey, Commissioner Gilman, Clerk & Treasurer Vanessa Stephens, Comptroller Hugh Gallagher, District Attorney Anne Langer, Deputy District Attorney Keith Loomis, Security Director Melanie Keener, Recorder Jen Chapman, Planning Director/Administrative Officer Austin Osborne, IT Director James Deane, Project Manager Mike Northan, Tourism Director Deny Dotson, Outside Counsel Robert Morris, Undersheriff Tony Dosen, Fire Marshal Martin Azevedo, Virginia City Senior Center Director Stacey Gilbert

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

Meeting was called to order by Chairman McBride at 10:00 A.M.

2. PLEDGE OF ALLEGIANCE

Chairman McBride led those present in the Pledge of Allegiance.

3. DISCUSSION/POSSIBLE ACTION: Approval of Agenda for March 20, 2018

County Manager Whitten requested the following changes: Move Item 31 to be heard after Item 7, Item #30 to be heard before Item #25. Correct error on #35 Closed Session agenda: Item II, the word "fired" should be "hired".

Public Comment:
None

Motion: Approve Agenda for March 20, 2018 with changes noted, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

4. DISCUSSION/POSSIBLE ACTION: Approval of the Minutes for January 16, 2018.

Public Comment:
None

Motion: I make a motion to approve Minutes for January 16, 2018, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

5. DISCUSSION/POSSIBLE ACTION: Approval of the Minutes for February 20, 2018.

Public Comment:
None

Motion: I make a motion to approve Minutes for February 20, 2018, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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 RESOUCES 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. EUROSOFTE-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 PLLUMBING & 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.

Public Comment:
None

Motion: I make a motion to approve the Consent Agenda for March 20, 2018, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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.

Commissioner Gilman recused himself from discussion and vote on this item.

County Manager Whitten presented this item and introduced the County's financial advisor Marty Johnson and Kendra Follett, bond counsel. Whether or not this was going to be a tax increment area has been previously discussed. The Commission approved special assessment district guidelines. This project continues to go through structural design reviews. Approval of this item does not bind the County to do a Special Assessment District or Special Improvement District. This item allows the County to tell the developer if they want to go any further, this Resolution paves the way for (the developer) to deposit \$175,000 allowing the County to recoup all expenses to date for Mr. Johnson and Ms. Follett. It also provides for procurement of services for an assessment engineer - Farr West Engineering, as well as a special appraiser - Mark Stafford. The developer is in agreement. The funds will be deposited with the County and the County will pay from those funds.

Mr. Whitten read the Resolution title: Resolution No. 18-483. A Resolution Authorizing Staff to Negotiate with the Developer for the Formation of Storey County, Nevada, Special Assessment District No. 01 (Tahoe Regional Industrial Center); and providing the effective date.

Public Comment:

Sam Toll, Gold Hill Resident: Requests clarification. Switch, collectively, is identified on the Expense Agreement as the developer who is the owner, or controls the owners of all property proposed to be assessed. Does this mean Switch has power of attorney over all companies affected in this assessment district?

Mr. Whitten: Would say no.

Mr. Toll suggests tweeking or correcting the language to clarify.

Ms. Follett: Was instructed to use Switch as the developer and does not know if that will change. This is draft form of the Expense Agreement. The Expense Agreement states whoever it is amongst the developer(s) selected, that they are obligated to pay these expenses.

Mr. Toll: Section 5, Costs and Expenses, is ambiguous implying that this entity (Switch or someone else) will be billed. Other language suggests that the (County) will get \$175,000 to be applied, as opposed to being billed, for in-house hours. If more than the \$175,000 is needed, will that be asked for as opposed to billing?

Mr. Whitten: Absolutely. Time put in by staff or fixed overhead costs are not billed. These costs fall under economic development. If someone is hired, or there is overtime, and that amount is not there - no work will be done until the amount is replenished. Section 5 pertains mostly to staff time.

Mr. Toll: There is language suggesting the County may or may not issue bonds for this project. Suggested the Commission enable a Board per Senate Bill 462 providing the taxpayers and the County with transparency and oversight of the GID.

Chairman McBride: This can be looked at in the future, this item is still in its infancy.

Mr. Toll encourages any bonds that are issued to have Storey County taxpayers be “dead last” in responsibility.

Motion: I, Commissioner Jack McGuffey, move to approve Resolution 18-483 authorizing the staff to negotiate with the developers of the formation of the Storey County Special Assessment District No. 01 Tahoe-Reno Industrial Center and move to approve the forms of the Deposit Agreement and the Preliminary Expense Reimbursement Agreement, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2

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.

Planner, Kathy Canfield: This is a proposed, new hotel in TRIC. Zoning is I 2, Heavy Industrial, but this property is designated commercial per the Development Agreement and follows Commercial Zoning. Commercial zoning has height restriction of 45 feet. This project is requesting height of 59

feet - a four storey building. Staff supports this request. Actual roof height is 48 feet, the parapet creates the additional height to 59 feet.

Deputy District Attorney Keith Loomis: Included in Conditions of Approval, is compliance with the Fire District requirements, including the ladder-truck reimbursement consortium coming under the Government Services Agreement with Tesla wherein Tesla agreed to reimburse the Fire District for the cost of a truck. If another building comes in in excess of 55 feet, Tesla's obligation for reimbursement is reduced by 50%. Whether or not the Fire District can impose a 50% increase on this applicant is questionable and will probably be decided at the Fire District level. The only portion of this building over 55 feet is the parapet. Tesla has been contacted but a response has not been received.

Public Comment:
None

Ms. Canfield read the Findings:

- (1) This approval is for Special Use Permit 2018-008, a 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;**
- (2) The Special Use Permit conforms to the 2016 Storey County Master Plan for the **McCarran planning area in which the subject property is located. A discussion** supporting this finding for the Special Use Permit is provided in Section 2.E of this staff report and the contents thereof are cited in an approval of this Special Use Permit;
- (3) The subject property is located within an existing mixed use industrial and commercial **neighborhood in the McCarran area of Storey County. The zoning is based on the 1999 Storey County Zoning Ordinance which identifies this property as I-2 Heavy Industrial.** The Tahoe-Reno Industrial Center has identified this parcel as eligible for commercial uses as allowed by the Development Agreement and as such follows the zoning **requirements for Commercial zoning. The additional height for this structure is consistent with what would be permitted for adjacent industrial land uses.**
- (4) Granting of the Special Use Permit, with the conditions of approval listed in Section 4 of this report, will not under the circumstances of the particular case adversely affect to a material degree the health or safety of persons/property in the neighborhood of the **subject property. The project is expected to meet the safety and health requirements for the subject area. The use will also be subject to building and fire plan review in order to ensure compliance with federal, state and other codes;**
- (5) The Special Use Permit will not impose substantial adverse impacts or safety hazards on the abutting properties or the surrounding area, and it will comply with all federal, state and county regulations;
- (6) The conditions under the Special Use Permit do not conflict with the minimum requirements in the 1999 Storey County Zoning Ordinance Sections **17.37 I-2 Heavy Industrial, 17.28 Commercial, and 17.62 Special Uses.**
- (7) Granting of the Special Use Permit will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons working in the neighborhood or area of the subject property and will not be materially detrimental to the public welfare or materially injurious to property improvements in the neighborhood or area of the subject property.

Motion: In accordance with the recommendation by staff and the Planning Commission, the Findings of Fact under Section 3.A of this report, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval, I, Commissioner Jack McGuffey, move to approve Special Use Permit 2018-008, a 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, Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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

Sheriff Gerald Antinoro:

- The newest corrections officer, Jacob Smiley, recently graduated from the Academy.
- Longtime reserve, Peter Thomas, resigned his position.
- Karen Smith, CERT member, recently passed away.
- Body cameras have been received and will be up and running in the near future.

Shaun Griffin, for Community Chest:

- The certificate of occupancy has been issued for the new building. It is beautiful.
- This will be a wonderful public space for performance, recreation, and youth programs.
- All funds were raised privately and it is paid for - no debt whatsoever. This is due in large part to the Pennington Foundation.
- The grand opening will be held June 1st from 5pm to 7pm. The entire community is invited to attend.

Fire Chief Jeff Nevin:

- The fuels crew is working along Geiger Grade and in Six Mile Canyon cleaning up debris and burning slash. This work is covered by a grant from the State.
- Longtime resident and volunteer fireman, Ken Lucich, passed away. Ken had a 30 year career with the Nevada Division of Forestry.
- A fire department employee recently completed paramedic school - a 14 month process. He was at the top of the class throughout the training.

Project Manager Mike Northan:

Update on 2017 storm damage:

- Station 71 and Community Development buildings are 95% complete.
- Asbestos abatement continues at Station 72.
- Old ceiling tiles have been removed and lights have been taken down in the Clerk's Office which is being prepped for plaster work and then paint.
- Wallpaper is being removed from Judges' chambers. New plaster and wallpaper will be installed.
- Work on the Courthouse roof has been delayed because of weather. Temporary patches have been holding through the last few weather events.

Fire Marshal Martin Azevedo:

- Two new inspectors have been hired - one for building and one for fire. They are desperately needed as it is very busy in TRI.

Wastewater Project Coordinator Mike Nevin:

- Mr. Nevin presented and described a slide show of photos taken in various locations of the on-going project. Photos show old sewer pipes in various states of disrepair and condition, as well as work that has been completed to date.
- There was a recent archaeological shutdown on I Street.
- The project is at 47% in week 25, with 210 days left to substantial completion.
- 183 service connections have been completed.

Mr. Whitten commented that some of the more difficult areas have been in and near Tunnel 7 and the Savage Mine locations.

Mr. Nevin: North of Taylor Street there was significant framework and two rock walls of the tunnel. After hitting the wall, work was shifted to avoid disturbing it. Documentation was made regarding the remains of the wall.

Tourism Director Deny Dotson:

- Despite 2 feet of snow, the St. Patrick's Day/Rocky Mountain Oyster Festival was a success with about two-thirds of the normal attendance. The parade was cancelled due to safety and parking concerns.
- Regularly scheduled tours will begin at Pipers Opera House on April 5th.
- The VCTC hired a new employee at the Visitor Center, Lisa McIlwee.
- The V&T Rail Commission is close to naming a new General Manager and getting some marketing done.
- Travel Nevada, RAD, Carson Valley Visitors Authority, RCVA, and the VCTC, got together putting out a pitch to bloggers - writers and newspaper guys. A group of them came to Virginia City and they were invited to be judges at the oyster fry.

Community Relations Director Cherie Nevin:

- Free dump events will be held the first three weekends in April at the Lockwood landfill and at the Virginia City Waste Management transfer station on May 3, 4, and 5. These events are open to residential customers only.

Commissioner Gilman asked if there was an update regarding installation of the playground equipment delivered to Louise Peri Park.

Jason Weizrbicki's response from the audience was inaudible.

County Manager Pat Whitten:

- Announced that Interim Public Works Director, Jason Weizrbicki, has been hired as Public Works Director.

Administrative Officer/Planning Director Austin Osborne:

- The County is in open enrollment for employee health benefits. We are working diligently with LP Insurance and Hometown Health to address the current insurance situation with the experience rating. Initially there was going to be a 35% increase. Negotiations and modifications of the planned got this down to 23%. Negotiations continue to get this down. This will happen by raising deductibles and out-of-pocket expenses. A 30-35% increase is not acceptable and cannot be put on the taxpayers. Currently open enrollment dates are April 4th and 6th.
- AT&T is working on the mono-pine in the Highlands. By spring, there should be 12 antennas on the mono-pine with service to the Highlands. AT&T is also working with the County's team to provide service in Virginia City.

- Planner Kathy Canfield is working with businesses and the community on updating the sign ordinance. This is the time for businesses to express what they want and do not want.

River District RSVP Field Representative Louise Pena:

- Thanks to Cherie Nevin for assistance in getting the van up and running. Once the van is running people will come aboard. There is a huge need to help the seniors.
- Ms. Pena would like to get the Commissioners together at the Senior Center in honor of National Service Recognition Day.
- Storey County owns the van which enables Ms. Pena and her husband have set up a safety training for potential residents to drive the van. A plan for safety and driving will help the insurance.
- April 3rd is National Service Recognition Day. A celebration will be held at the Senior Center in Virginia City.

County Manager Pat Whitten:

- An update on the new Courthouse phone system will be given at the next Commission meeting.
- County representatives attended the soft-opening at Studio 6 in TRI.
- Update from Gary Hames:
 - Community Development has been able to catch up on permits this week - the calm before the storm. There are many permits coming forward for work being done companies such as Fulcrum, Hampton, Conoco, and the Hilton project.
 - Community Development is also working with the Secretary of State's Office on its Silver Flume - the State's consolidated business license program at no cost to the County. The State's site will enable the State and the County to process business licenses at the same time.
 - 348 building permits have been issued this year to date - last year at this time there were 242.
 - Community Development employees are scheduled for cross-training in the next few weeks.
- Sewer work will begin next week on B Street. This will be quite intrusive due to the "tight quarters". Employees, as well as residents, will be sharing the parking lot so parking will be limited.
- Multiple calls have been received regarding the traffic light in TRI. There is a delay in construction due to supply/material issues that are not available. Construction that was to start in March is now set to start in May and end in July. NDOT is trying to implement traffic monitoring and help in the meantime.

9. BOARD COMMENT (No action-No Public Comment):

Vice Chairman McGuffey:

- The Commissioners were unable to attend the annual NACO conference in Washington DC due to weather events back east.
- Despite weather conditions, the Oyster Festival was a great success. There were a few new winners this years. Hats off to NDOT, the County, and Mike Nevin for clearing the roads.

Chairman McBride:

- Longtime resident and Pipers Opera House docent, Rae Maeder, passed away.

10. DISCUSSION/POSSIBLE ACTION: Appoint Storey County representative to the Carson Water Subconservancy District (CWSD) Carson River Watershed Committee as a voting member.

Carson Water Subconservancy District representative Ed James explained the goal of the CWSD, working cooperatively making the watershed a better place for the community and environment.

Mr. Osborne has attended CWSD Board meetings for years. The Board would like to see a Storey County representative as an official Watershed Committee voting member. Any plans the CWSD comes up with are brought to the County to see if the County wants to implement the plan(s) or not.

Public Comment:
None

County Manager Whitten: Staff recommends Austin Osborne as the County's representative,

Motion: Based on the recommendation by staff, I, County Commissioner Jack McGuffey, motion to appoint Administrative Officer/Planning Director Austin Osborne to represent Storey County as a voting member on the Carson Water Subconservancy District (CWSD) Carson River Watershed Committee for the remainder of the 2018 calendar year, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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.

Austin Osborne presented this item which has been discussed in the past. This is a \$300,000 master plan study of flood plain area in Mark Twain Estates and the surrounding area mostly funded by FEMA, and managed and funded through the CWSD. There an overage of approximately \$37,000 over what FEMA is providing. This overage amount will be split between Lyon and Storey counties - 60% and 40% respectively. This item is to approve Storey County's share of the \$37,000.00.

Mr. James discussed the need for this study and plan.

Mr. Osborne: There will be a public meeting/workshop on April 26th at the Mark Twain Community Center providing the public the opportunity to review maps and meet the developer, J.D. Fuller, and Mr. James.

Public Comment:
None

Motion: Based on the recommendation by staff, I, Commissioner Jack McGuffey, motion to 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 CSWD 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, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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.

Community Services Director Cherie Nevin stated that Storey County secured USDA loan funds for \$2,126,000 to finance construction of the Five Mile Waterline Replacement Project. The Letter of Conditions requires the County to seek interim financing for construction activities. Approval of the Interfund Loan from the General Fund to the Water Fund for construction financing is being sought. The Interfund loan will save interest costs that would be incurred if commercial interim financing was used. The Interfund loan must be repaid within one year of the date it is made. Construction will be about 8 months and when complete the permanent loan with USDA will come into place.

Ms. Nevin explained there are a few conditions still being worked on including a right-of-way grant from the BLM.

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.

Ms. Nevin: All conditions outlined in the USDA Letter of Intent must be met prior to USDA Rural Development authorizing the County to go out to bid and to proceed with construction. Construction should begin in June 2018. One of the conditions is the Loan Resolution before the Commission. Repayment of the loan is scheduled over 40 years at a very low interest rate of 1.375%. The budget is contained in the conditions. Ms. Nevin reviewed the costs.

Chair McBride: How many linear feet is the water line?

Mike Nevin: About three miles.

Mr. Whitten: Ames Construction has a “ton” of equipment in town currently. The project is out to bid at this time and it is hoped Ames will bid which would help the County with mobilization and de-mobilization costs.

Public Comment:
None

Motion: I move to approve United States Department of Agriculture (USDA) Rural Development Loan Resolution for the financing of the Storey County 5 Mile Water Line Project, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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.

Kendra Follett from Sherman & Howard: Strike the language in Resolution Section 4C, and insert: “the loan will bear an interest rate of 1.4976310% per annum”. Per the Comptroller, this is the local investment pool rate currently earned with the State. The County is charging itself slightly higher than what USDA is willing to do.

Chair McBride: Is there a requirement that the County would have to charge interest?

Ms. Follett: There is no requirement.

Mr. Whitten: We are saving the water system money by not having to go out into the interim financing market. It seems fair to charge the captive water system and that the general fund does not have to pay or subsidize that. It was agreed to take would the County would earn from the local government investment pool and use that as the interest rate.

Public Comment:
None

Motion: With the change to Section 4C, deleting that no interest will be charged and adding the loan will bear a 1.4976310% per annum interest rate, I move to approve 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, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

Chairman McBride called for recess at 11:47 AM
Meeting reconvened at 11:57AM

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.

Austin Osborne presented this item, a workshop providing direction on evaluating performance of a County Manager. This will be lined up with the current job description for County Manager calling for a review by the Board each year. Mr. Osborne provided and reviewed general criteria for evaluation of this position as outlined in Enclosure A of this agenda item. Mr. Osborne informed the Board these are ideas and the Board can provide changes, additions, and direction. Mr. Osborne reviewed the ICMA (International City/County Manager Association Code of Ethics). These are the pillars of a good county manager according to the ICMA.

Commissioner Gilman commented that County Manager Whitten has been very involved in helping address these strategies and where to go with this in the future. Mr. Gilman said he assumes the appointment of the county manager comes from the Board and is an employee "at will". Who would actually interview for this position and also conduct an evaluation?

Mr. Osborne: The three Board members.

Commissioner Gilman: In an open meeting? Is not sure this is the most efficient...

District Attorney Langer: Yes. By statute you (Commission) are his boss and cannot be done in closed session.

Commissioner Gilman: The interview process with all candidates would be done publicly prior to hiring? Or is there thought that a department would pre-qualify candidates?

Mr. Osborne: Ultimately evaluation will be done in public meeting. In some counties, each Commissioner will evaluate the county manager, submit it to Human Resources, and H.R. compiles the information bringing it to the Board and public for consideration. Some jurisdictions prefer to bring it to the table then discuss and evaluate on the spot.

Mr. Whitten: Relative to evaluations, appreciates Commissioner Gilman's concern of having any subordinate of the county manager be the "gatekeeper". In some jurisdictions, the Chairman receives input from the other (Commissioners) and then generalizes what the others say. This may not pass the Open Meeting Law. Maybe the Clerk to the Commission could be appointed- she is not subordinate - to gather information. The selection could be handled any way the Board wants. It is does not mean the County Manager could not make recommendation if the Board requested. A workshop could be set in a few months to determine how the search would be done.

District Attorney Langer: Agrees with Mr. Whitten.

Commissioner Gilman: These are the items to be discussed at a workshop along with other options. Criteria is very important - the mechanics of how it will be done is equally important.

Chairman McBride: Likes the format and all of the points in job performance evaluation presented by Mr. Osborne.

Mr. Osborne: The criteria (in this packet) is not in policy. These are items presented to the Board to see if (the Board) is comfortable with this being the criteria. If yes, the next step would be that it would be put into some format - policy, form, or whatever. Direction needs to come from the Commission on whether to be very structured or not so structured.

Public Comment:

Nicole Barde , Storey County resident: Is this process going to be a 360 degree view, including the county manager's view of his strengths and weaknesses, accomplishments and areas of improvement. Input would also come from peers, subordinates, and persons above them. This feedback is necessary to see performance from all standpoints.

Mr. Osborne: Ms. Barde is right. Right now the Board is being asked what they want. Nothing is being proposed or recommended.

Sam Toll , Gold Hill resident: Agrees with Mr. Gilman there should be more transparency in choosing someone. How the Board and the County Manager interact is important. Recent bonuses given out without discourse and knowledge of the Board, illustrates something to be careful and mindful of when looking at evaluation and communication between the overseers and the person who needs to do his job.

Mr. Osborne: The next step will be to build an outline - the Board can review and comment whether or not it's going in the right direction.

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.

Robert Morse, Outside Counsel: This is a follow up on discussion of the County Manager's description and policies that needed some work. Mr. Morris reviewed:

- Revised policy 001: Discusses the purpose and format of the Administrative Policies and Procedures Manual. Changes have been made to make it more understandable and how policies are reviewed.
- Revised policy 008: Agenda Requests. County Manager Whitten and the Clerk are satisfied with this policy and it should be adopted by the Board today.

- Revised policy 042: Contracts and Agreements. New text is provided stating that all contracts must be approved by the Board with few exceptions - exceptions are noted in this policy.
 1. All contracts must be reviewed by the District Attorney, the County Manager, and the Comptroller before consideration by the Board.
 2. New text in section D states if a contract has been approved by the Board during the budget process, it does not have to come back before the Board.
 3. New section E sets process for County Manager to approve contracts in emergencies after review by the District Attorney and Comptroller. This must be put on the next agenda for Board approval.
 4. Section F remains unchanged with a \$5,000 limit the County Manager is authorized to approve and sign.

Chairman McBride questioned the language in Section F regarding change orders that can be signed by the County Manager, where the amount of 10% of the total bid could be a large sum. The County Manager has a \$5,000 limit on contracts but could sign a change order for \$100,000 - shouldn't this be \$5,000 or 10%, whichever is lesser.

Mr. Morris: This can be done. Change orders are different because there is contract already signed by the Board. When a contract is approved limits can be set - the Board can say that change orders over \$5,000 must come back to the Board.

Mr. Whitten: Change orders can be to the County's favor or disfavor - so many are integral. The Board is cautioned to not set an arbitrarily low number. Probably the change orders should not exceed the amount of the approved contract.

Mr. Morris: The Board can put limits on change orders - say, any change order over \$50,000 goes back to the Board. Any change order to the County's benefit does not have to come back. This can be included in the policy.

Mr. Whitten: This is often included in the contracts.

Vice Chairman McGuffey: When was the last time a decision had to be made on a contract of \$5,000 or less?

Mr. Whitten: Feels if it has been allocated in the budget, and the D.A. and Comptroller review it - there aren't many \$5,000 or less contract - then it can be executed.

Mr. Morris: The policy states nothing prohibits the county manager from having the Board review, vote on, and sign contracts and change orders, including those items routinely authorized by the County Manager. The policy does not prohibit the Board from requesting agreements, contracts, or change orders for vote and/or review if already signed by the County Manager.

Mr. Whitten: For clarification, a "period" should be added in paragraph F after "...agreements and contracts that have not been approved by the Board and are valued less than \$5,000". Begin the next sentence with "Sign change orders on construction projects...."

Mr. Morris: This will be done and brought back to the Board.

Chair McBride: Policy 001, paragraph II states the County Manager is responsible for providing a digital version of the current manual to be on the County's website. Is this being done?

Mr. Morris: It's already on there - this is not a new obligation.

Mr. Whitten: Note that elected offices - Sheriff and Fire in particular- have their own policies and we don't control those.

Commissioner Gilman: Under policy 008, he understood that a County Commissioner may put something on the agenda that was felt to be important to the community. He believes that the language in II, Procedure or Policy usurps the power of the Board to place items on the agenda as the request can be denied.

Mr. Morris: Understands this issue. Under C it says the Board can request an agenda item. Mr. Morris thinks that a county manager would want to get the request on the agenda because it is coming from a Board member. The same goes for county staff and public requests. There doesn't seem to be any restriction. From a management standpoint, there are some items that are not appropriate for the agenda and you don't want people saying "you have to put it on". Someone needs to be a "gatekeeper" - in this circumstance it is easier for the County Manager to do this. If a request is denied, the county manager must respond in writing the reasons why. This provides protection from not having frivolous items.

Commissioner Gilman: Feels the Board has elected powers and responsibility for operating for the County, and having a non-elected official deciding whether what a Board member submitted should be heard is not appropriate. The Board is the final decision maker for the County and to deny them something on an agenda item is not appropriate.

Mr. Morris: Are you suggesting the Board be treated differently than the rest....and the County Manager would automatically have to put the item on?

Commissioner Gilman: Absolutely. If an elected County board member requested an agenda item to be heard by the public, it should be put on the agenda.

Mr. Whitten: Pretty sure this is the existing policy - any one Commissioner can ask. Any legal issues would be discussed, but can't envision every saying no.

Mr. Morris: Will look at this if the rest of the Board concurs.

Chairman McBride: Has always understood that any Board member can have an item on the agenda.

Mr. Morris: On Voluntary Early Retirement, Comptroller Gallagher was interested in participating in the calculation of the economic plan showing sufficient money would be saved by an early retirement. Policy OXI, section 5B, addresses this. Additions can be made stating that the department head "in conjunction to the Comptroller" will prepare and submit requests, determine eligibility, and so forth. Mr. Morris: The final policy is 00X, Separation Agreements. This is preliminary and comments from the Board are requested and would be helpful.

District Attorney Langer: The Voluntary Retirement Programs and the Separation Agreement are based on different concepts raised during the workshop. Is the Separation Agreement something the Board is interested in?

Mr. Morris: The idea of the early voluntary retirement is to replace an employee with a higher salary with one with less salary - which would cover the cost of separation. This policy does not have to be adopted at this point.

Commissioner Gilman: Is uncomfortable with setting this policy and doesn't know if it is necessary. An unusual circumstance can be brought to the Board without setting precedent.

Mr. Whitten: Agrees with Commissioner Gilman.

Chairman McBride: Agrees also. This gives an expectation that someone will get early separation or something along that line.

Ms. Langer: We're hearing that you are not interested in Separation Agreements. This was a concept that came up different from the Voluntary Retirement Program and can be removed from the motion.

Chairman McBride: Agrees that this is putting one more layer of bureaucracy in place.

Mr. Whitten: Are the comments directed just at Separation Agreements, or should the Voluntary Retirement Program be excluded too?

Vice Chairman McGuffey: Was okay with the Voluntary Retirement Program.

Mr. Whitten: Suggests establishing a maximum purchase of \$30,000 is questionable and suggests either raising or limiting the cap. I think it is being over-generous in establishing a 24 month recapture period when historically it has been 12 months.

Mr. Osborne: The \$30,000 could be problematic if a group of people that retire over time, or all at once - it might be discriminatory for the person that had over 30 years and the PERS buyout ended up being over \$30,000 and would pre-empt that person from the Voluntary Retirement Program, where persons with lesser buyouts would "scoot on by them". The Board will consider each of these - not having a limit will allow the Board to know what is happening in each budget cycle, and not have to account for inflation and other matters.

Commissioner Gilman: Are we in agreement that we need a cap?

Mr. Whitten: Would not like to see a cap as the scenario put forth by Mr. Osborne is going to trap some people that you may want to consider. Keep in mind, the focus was on replacing them with someone at a lower salary and in some cases we haven't replaced. Since the Board has to publicly approve every action under this program, why have a cap. Would like a one year recapture not two. Maybe set a target of one year, but not make it policy.

Commissioner Gilman: When a cap is set, wouldn't a person be looking for the maximum cap?

Mr. Osborne: When an employee wants to retire, PERS will come up with what the payment is for that person to leave at that time as opposed to one more year. It could be \$20,000 to \$40,000 depending on the length of time the person has been with the organization.

Mr. Whitten: Maybe the cap shouldn't be a dollar amount, but a period of time.

Chairman McBride: There may be a better rate of return with a Deferred Compensation package than with PERS.

Mr. Whitten: Would recommend one year of what PERS is calculated to be would be the cap no matter where it gets funded or the dollar amount, subject to approval.

Mr. Osborne: Will work with Mr. Morris on structural language and wording of this policy.

Ms. Langer: Items placed on the agenda need to be legal.

Commissioner Gilman: Is concerned with agenda and what legal criteria will be used.

Mr. Whitten: There is current policy regarding legalities. We should trust the system and keep the existing language.

Ms. Langer recommends continuing 008 to make sure everyone is on the same page.

Public Comment:
None

Motion: I move to approve the adoption of the following policies 001, 002, 042 - with addition of a period separating \$5,000 and the 10% change orders, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

Motion: I make a motion to continue policies 00X and 008 to April 17, 2018, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

Motion: I make a motion to eliminate policy 00X, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

17. DISCUSSION/POSSIBLE ACTION: Review and possible approval of Auditor Recommendations pertaining to Storey County Audit Report for the period ended June 30, 2017.

Comptroller Hugh Gallagher reviewed that Storey County Audit Report for year ended June 30, 2017, the first audit by the firm of DiPietro and Thornton.

As noted in the audit report, three special revenue funds and two enterprise funds had expenditures exceeding appropriations. The funds are:

- Virginia City Tourism Special Revenue Fund: The VCTC has been notified that expenditures will be monitored on a quarterly basis.
- Mutual Aid Special Revenue Fund: Continued evaluation will be done to prevent future over-appropriations.
- Emergency Mitigation Special Revenue Fund: This fund will be monitored as significant events occur.
- Water System Enterprise Fund: Excess expenditures due to addition of pension requirements. In the future, auditor will move this amount out of operating expenses.
- Virginia Divide Sewer Special Revenue Fund: Also, excess expenditures due to addition of pension requirements. In the future, auditor will move this amount out of operating expenses. There was also a depreciation expense error due to new infrastructure being depreciated.
- In addition, the District Court expenses were over due to incorrect input of information.

Mr. Gallagher reviewed each of the above and noted what would be done in the future to control overages and augmentations. The auditor also made recommendations regarding internal control and how prior year's recommendations were handled.

Public Comment:
None

Motion: I make a motion to approve the recommended actions pertaining to the auditors recommendations for the Audit Report Period ended June 30, 2017, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

18. DISCUSSION/POSSIBLE ACTION: Selection of an Auditor for Storey County for the year ended June 30, 2018.

Comptroller Hugh Gallagher recommended DiPietro and Thornton as auditor for Storey County. They did an excellent job for the year ended 2017.

Mr. Whitten: Agrees with Mr. Gallagher. DiPietro and Thornton did a great job under difficult circumstances.

Public Comment:
None

Motion: Under NRS 354.624, Storey County Commissioners due hereby select DiPietro & Thornton, CPA, Ltd., as the auditor for the fiscal year ended June 30, 2018, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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.

Mr. Osborne said this item has been previously discussed, the Planning Commission has reviewed, discussed and provided unanimous approval of recommendation of its Board.

Commissioner Gilman questioned whether or not this (Ordinance) lines up with Historic District rules.

Mr. Osborne: This ordinance pertains to a C (commercial) zone, allowing up to 20%, with a Special Use Permit, to display adult merchandise in a back room. The commercial/residential zone prohibits this. Mr. Osborne is not aware of the Comstock Historic Commission requirements for adult uses and has not heard of anything that would regulate uses inside buildings. The commercial/residential zone that applies to C Street, does prohibit adult uses. What is being presented here, just makes a clarification of the definitions of adult uses. If requested to look at the commercial/residential zone for these uses, the Comstock Historic District would be contacted, and a change would have to be made to the C/R zone.

Public Comment:
None

Mr. Osborne read the title: 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.

Motion: In accordance with the recommendation by staff and the Planning Commission, I, Commissioner Jack McGuffey, motion to approve 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, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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.

Commissioner Gilman recused himself from discussion and vote on this item.

Deputy District Attorney Keith Loomis: This Ordinance came about when it looked like some hotels at TRI Center might be extended-stay hotels and whether or not there would be a loss of transient tax revenue if this were to happen.

- TRIC is zoned I-2 which allows up to 10% commercial zone, providing for hotels/motels, which are described as transient, lodging facilities.
- This ordinance increases the length of stay from 28 days to less than 30 days. Stays longer than 30 days are subject to the Landlord and Tenant Act. Such use is not allowed in TRIC pursuant to zoning ordinance.
- Hotels/motels in TRI that have tenants for more than 30 days may have to have tenants re-register, and change room number - it's up to the hotels to figure this out.
- Enforcement will be through the audit process authorized by the Transient Lodging Tax Ordinance.
- A provision in the zoning ordinance allowing stay of up to 180 days outside of TRIC, has been removed.
- This ordinance does not raise or change the tax.

Mr. Loomis said the VCTC has the authority to audit.

Mr. Whitten: Will the County be able to collect transient lodging tax on extended stays in TRI?

Mr. Loomis: Yes. The hotel/motels will have to avoid a landlord/tenant situation with guests - re-registering guests after 29 days, having them change rooms. This will start a new hotel/guest relationship. This also applies outside of TRI.

Mr. Whitten requested that accommodation be made for long-term stay in an RV park, so an RV does not have to be moved - but the County does not forego transient lodging tax.

Mr. Loomis: It will be up to the property owner as to how to comply.

Chair McBride: Off-season, some hotels in town rent out rooms long-term. It would be up to the VCTC to audit to insure transient lodging tax is being collected for long-term guests.

Public Comment:

Sam Toll: Commented there are seven people who claim the Mustang Ranch as their residence and assumes these people have a relationship/contract with the landlord allowing them to stay. Does the ordinance affect the Mustang Ranch and the residents?

Mr. Loomis: The proposed ordinance only says that people are subject to the tax - instead of 28 days now it will be 30 days. It does not affect landlord/tenant relationships.

Mr. Toll: Under the zoning of the Mustang Ranch, those relationships are not possible. Therefore, the only relationship would be of a room rental.

Mr. Loomis: Is not familiar with circumstances of people staying at the Mustang Ranch. The ordinance addresses stays less than 30 days - subject to transient lodging tax, over 30 days is a landlord/tenant relationship not subject to transient lodging tax. You are talking about a zoning issue.

Mr. Toll: Under zoning, is it appropriate for people to live there? Or are these people renting rooms subject to the room tax?

Mr. Loomis: This is beyond the scope of what is being discussed.

Chairman McBride: This not an agendized item. We are not discussing a specific business.

Mr. Loomis read the title: Ordinance 18-284, an Ordinance amending provisions of the transient 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.

Motion: I, Commissioner Jack McGuffey, move to approve the first reading of Ordinance 18-284,

Action: Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

Vice Chairman McGuffey leaves the meeting at 2PM

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.

Deputy District Attorney Loomis: At the previous Board meeting an issue was brought up regarding what items of personal property in Pipers Opera House belong to the Storey County School District. The School District has provided an inventory of items belonging to the District. The District makes no claim on any other personal property in Pipers.

Public Comment:

Nicole Barde : The sideboard (on the list) has been there forever.

Chairman McBride: That showcase used to be in the Bucket of Blood Saloon - there were a couple in the Firemens Museum. The question is: were they donated or loaned?

Ms. Barde: It really isn't known who owns it... As long as it stays in Pipers in perpetuity.

Chairman McBride: We just have to go by verbal history without having documentation.

Motion: I make a motion to approve the Interlocal Agreement with Storey County School District and authorize the Chairman to sign, **Action:** Approve, **Moved by:** Commissioner Gilman, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

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.

Storey County Fire Marshal Martin Azevedo stated there has not been an Interlocal Agreement with the State Fire Marshal for many years.

Fire Chief Jeff Nevin this is a "clean up" of some of the agreements that have existed from year to year with no changes.

Public Comment:
None

Motion: I move to approve Interlocal Agreement between Nevada Department of Public Safety/State Fire Marshal Division, Storey County Fire Protection District and Storey County, **Action:** Approve, **Moved by:** Commissioner Gilman, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

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

Chairman McBride called for recess at 2:02 PM
Meeting reconvened at 2:12 PM

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.

Fire Chief Nevin: This is the same as the previous item- this item is for approval of the Fire Board.

Public Comment:
None

Motion: I move to approve Interlocal Agreement between Nevada Department of Public Safety/State Fire Marshal Division, Storey County Fire Protection District and Storey County, **Action:** Approve, **Moved by:** Commissioner Gilman, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

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.

Sheriff Antinoro: This is first reading to add a person to the existing license. Everything checks out so far and approval is recommended.

Public Comment:

None

Commissioner Gilman disclosed that he owns a liquor license on C Street but does not feel that would preclude him from discussion and vote on this matter.

Chairman McBride also disclosed that he owns a liquor license and cabaret license on C Street but does not feel that would preclude him from discussion and vote on this matter.

Motion: I move to approve First reading for On-Sale Liquor & Cabaret License for Virginia City Brewery & Taphouse at 62 N C St., Virginia City, NV 89440 and add Frederic Cline to the existing business license, **Action:** Approve, **Moved by:** Commissioner Gilman, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

27. DISCUSSION/POSSIBLE ACTION: First reading for On-sale liquor license Firehouse Grill & Saloon. 171 S C St., Virginia City, NV.

Sheriff Antinoro: Rich Connell is re-establishing his liquor license for the Firehouse Grill & Saloon. No problems are anticipated.

Public Comment:

None

Commissioner Gilman disclosed that he owns a liquor license on C Street but does not feel that would preclude him from discussion and vote on this matter.

Chairman McBride also disclosed that he owns a liquor license on C Street but does not feel that would preclude him from discussion and vote on this matter.

Motion: I move to approve the first reading for On-sale liquor license Firehouse Grill & Saloon. 171 S C St., Virginia City, NV, **Action:** Approve, **Moved by:** Commissioner Gilman, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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.

Sheriff Antinoro: The owner of the Silver Dollar Saloon recently passed away while in the process of adding Stephanie Collins to the on-sale liquor license. Nothing in the background would preclude Ms. Collins from getting this license. Approval of the license is recommended.

Public Comment:

None

Commissioner Gilman disclosed that he owns a liquor license on C Street but does not feel that would preclude him from discussion and vote on this matter.

Chairman McBride also disclosed that he owns a liquor license on C Street but does not feel that would preclude him from discussion and vote on this matter.

Motion: I move to approve 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,
Action: Approve, **Moved by:** Commissioner Gilman, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

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.

Sheriff Antinoro said there is no reason not to grant this General Business License.

Commissioner Gilman disclosed that he has a General Business License on C Street but does not feel that would preclude him from discussion and vote on this matter.

Chairman McBride also disclosed that he has a General Business License on C Street but does not feel that would preclude him from discussion and vote on this matter.

Public Comment:
None

Motion: I move to approve 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 ,
Action: Approve, **Moved by:** Commissioner Gilman, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

32. DISCUSSION/POSSIBLE ACTION: Approval of Business Licenses 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

On behalf of Community Development, Mr. Whitten requested that all items A through I be approved.

Public Comment:
None

Motion: I move to approve items A. through I, **Action:** Approve, **Moved by:** Commissioner Gilman, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

33. PUBLIC COMMENT:

Sam Toll: Storey County is the one of the 17 counties that does not permit Public Comment at the beginning of the meeting, restricting it to the end of the meeting. It is in the best interest of the community to put those people first. Regarding zoning issues, per request a list of red-tagged properties was provided by Community Development who is going to run a couple of people off their property because they do not live in an approved structure without housing plans. Mr. Toll suggests that zoning issues be enforced evenly to everyone in the community.

Chair McBride: Public Comment is given at the end of each item. The public can speak on any action item, not just at the end of the meeting.

Mr. Whitten: During the break, Mr. Whitten asked Mr. Toll if his comments questioning the zoning/transient lodging tax pertained to because it was in TRI Center or in general. Mr. Toll verified he understands that it is not in TRI Center. Mr. Whitten wants the record to reflect that it is not in TRI Center.

34. ADJOURNMENT

Chairman McBride adjourned the meeting at 2:30 P.M.

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/NAPSO. 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.

Respectfully submitted,

By: _____
Vanessa Stephens Clerk-Treasurer