



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, APRIL 3, 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-

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**ROLL CALL:** Chairman McBride, Vice-Chairman McGuffey, Commissioner Gilman, County Manager Pat Whitten, Clerk & Treasurer Vanessa Stephens, Comptroller Hugh Gallagher, District Attorney Anne Langer, Management Analyst III Jennifer McCain, Sheriff Gerald Antinoro, Community Relations Director Cherie Nevin, Recorder Jen Chapman, Planning Director/Administrative Officer Austin Osborne, Communications Director Dave Ballard, Project Manager Mike Northan, Tourism Director Deny Dotson, Fire Chief Jeff Nevin, Virginia City Senior Center Director Stacey Gilbert, Project Manager Mike Northan, Outside Counsel Robert Morris

### **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 April 3, 2018

County Manager Whitten requested to move Item 23 after Item 4.

Public Comment:  
None

**Motion:** Approve Agenda for April 3, 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. CONSENT AGENDA**

1. For possible action, approval of business license first readings:

- A. E.S.S.I, LLC - Contractor / 1400 W. Shady Grove ~ Grand Prairie, TX
- B. PINNACLE GRINDING AND GROOVING LLC - Contractor / 272 Hill St ~ Reno, NV
- C. SWITCH, LTD - General / 240 E. Sydney ~ McCarran, NV
- D. TEKLUS CONSTRUCTION. LLC - Contractor / 250 De Wick Ct ~ Sparks, NV
- E. SPRUCE, LLC - General / 9604 Prototype Ct ~ Reno, NV
- F. HOLTZ CONSUTTING GROUP LLC - General / 4770 S. Dragoon Dr ~ Chandler, AZ
- G. ANNIE TAUTZ - General / 5625 De Ponti Dr ~ Orangevale, CA
- H. RIDGEVIEW INVESTMENTS P.T. LLC - General / 2573 Shirley Lake Ct ~ Reno, NV
- I. PETRONIK AUTOMATIONA INC - General / 7900 N. Sam Houston Pkwy ~ Houston, TX
- J. LELY TANK AND WASTE SOLUTIONS, LLC - General / 3033 Waltham Way ~ Sparks, NV
- K. PREMIER TRAILER LEASING, INC - General / 300 London Dr ~ McCarran, NV
- L. KOMATSU EQUIPMENT COMPANY - General / 900 Marietta Way ~ Sparks, NV
- M. PURCELL TIRE NW, INC - General / 1250 E. 6th St ~ Reno, NV
- N. EVANS COMPONENTS, INC - General / 7606 SW. Bridgeport Rd ~ Portland, OR
- O. ONOGLOBAL CX - General / 2602 Alessandro Ct ~ Sparks, NV
- P. RELIANCE ENGINEERING LLC - Contractor / 490 Sunshine Ln ~ Reno, NV
- Q. NEVADA CHILLER AND BOILER, INC - Contractor / 415 8th St ~ Hawthorne, NV
- R. FP&C CONSUTLANTS KC, LLC - General / 1330 Burlington St ~ North Kansa City, MO
- S. BREX EQUIPMENT LLC - General / 2600 E. Mustang Rd ~ Sparks, NV

II For possible action, first reading for General Business License - Satrini Gaming, DBA Studio 6 Hotel & Recharge Bar. 795 USA Parkway, McCarran, NV. Business Operations 6596 S Jones, Las Vegas, NV 89118. Applicant is Steven Arcana.

III For possible action, approval of first reading for General Business License - Rockwell Security, LLC. 1555 E Lincoln Way, Sparks, NV 89434. Unarmed uniformed security officers.

Public Comment:  
None

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

**23. DISCUSSION/POSSIBLE ACTION:** Second 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.

Gilman recused himself from discussion and vote on this item.

Deputy District Attorney Keith Loomis was present via teleconference: This ordinance changes the maximum stay from less than 28 days to less than 30 days, making it consistent with the Landlord/Tenant law. This is about two different things: TRI Center, covered by the 1999 Zoning Ordinance, and the Resolution of Similar Uses which defines motels/hotels as transient occupancies. Thirty days or more becomes a landlord/tenant use - which is a residential rather than transient use. Limitation within TRIC will be less than 30 days. Outside of TRIC, Storey County Code identified transient use of property as a hotel/motel stay of more than 28 days but less than 180 days. This provision has been removed from Storey County Code. Extended stay hotels are no longer authorized transient uses of property in the C, CR, I, I-2, and I-3 Storey County zones.

This ordinance identifies authorization for the two types of transient lodging taxes what they can be used for. It also provides for appeal and review of required transient lodging tax audits.

Public Comment:

None

**Motion:** I, Commissioner Jack McGuffey, move to approve the second reading and adoption of Ordinance 18-284, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

**5. DISCUSSION/POSSIBLE ACTION:** Authorization and approval for County Manager to sign all associated documentation related to the processing of Five Mile Waterline Replacement Project Right-Of-Way Grant from the United States Department of the Interior Bureau of Land Management

Community Relations Director Cherie Nevin: For several years the County has been working with BLM to obtain a right-of-way grant for the Five Mile Waterline Replacement Project. The right-of-way grant and temporary use documentation has been received. Approval allows the County Manager to sign all documentation associated with the processing of this grant. This grant is for approximately 6.216 acres and will be in effect until 12/31/2036.

Public Comment:

None

**Motion:** I move to approve the County Manager to sign all associated documentation related to the processing of Five Mile Waterline Replacement Project Right-Of-Way Grant from the United States Department of the Interior Bureau of Land Management, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**6. DISCUSSION ONLY (No Action-No Public Comment):** Committee/Staff Reports  
**Project Manager Mike Northan:**

- Work on the Public Works Maintenance building is complete; Community Development is 90%; and, Station 71 is 95%. Mold and asbestos abatement has been completed at Station 72.
- Temporary patches on the Courthouse roof slowed down water intrusion, but some did get through. Belfour is working on water stains. South side of the roof is "dried in".
- Tear off of the roof revealed non-compliant conditions which are being addressed.
- Ceiling tiles installation is underway in the Clerk's office; plaster work will begin soon.
- Appraisals have been submitted for the District Attorney's office and Lockwood Senior Center.

**Community Chest Director Erik Shoen:**

- Community Chest's spring benefit concert will be held April 13<sup>th</sup> at Pipers. The concert features Grammy award artist Jerry Douglas.
- Community Chest is now connected with Thrive Market providing donations of pallets of food to Community Chest. A distribution system will be developed.
- The new Community Center is being put together. Patience of the community is requested while the staff works on the library and the center.

**VCTC Director Deny Dotson:**

- VCTC is now fully staffed.
- V&T Railway Commission met last week and passed a tentative budget. Ellen Burkduall-Spencer is the new Executive Director of the Commission.

- Studio 6 will be holding their grand opening today at 3pm. This is the first hotel in Storey County in years.

**Communications Director Dave Ballard :**

- The new phone system in the Courthouse is being installed today. Phone numbers remain the same.
- April 8<sup>th</sup> through 14<sup>th</sup> is National Public Safety Telecommunications Week recognizing the work of dispatchers.

**Community Relations Director Cherie Nevin :**

- Reminder Thursday, Friday, and Saturday of the next three weeks, free dump days will be held at the Lockwood landfill. The Senior Center will provide assistance to seniors who request help - contact Stacey Gilbert.

**Administrative/Planning Director Austin Osborne :**

- Health insurance open enrollment will be held this week.
- The County's rating is upside-down. What began has a 34% rate increase has been lowered to 16.6%.
- This will be a different insurance program and carriers have been changed for life insurance and vision coverage.
- The County is looking to Senator Cortez-Masto for support on the Lands Bill. Senator Heller and Congressman Amodei are already supporting this bill.

**Hugh Gallagher :**

- Former Virginia City resident, Thomas Patrick Berry, LTC (Ret), passed away. Tom was the first Storey County High School graduate to attend a military academy.

**Pat Whitten:**

- Resident Will Cormany passed away yesterday. He spent many years with the Storey County Sheriff's Office.
- HR 756, the Postal Service Reform Act of 2017, is the legislative vehicle that will help correct the County's zip code issue. It is currently stalled due to the need to replace the first sponsor.
- After reviewing options, it has been determined that the best location for building a new Justice Court facility will be on the property adjacent to the Detention Center.
- Update on the wastewater/sewer project:
  1. Project is half-way complete;
  2. Unknown water pipes have been discovered with water shut-offs to many areas being necessary. An unknown benefit when the water is shut-off is that it enables installation of isolaters which will lessen the size of the area that needs to be shut off.
  3. Big issues have been uncovered at Taylor and B Streets which are being addressed.
- The County has been aware of issues with the Gold Hill septic system. A meeting was held with NDEP, the County engineer, and representatives of the State Revolving Fund to discuss solutions. It appears the State's Revolving Fund and the USDA may participate in funding.
- Community Development is getting on-top-of nuisance issues in the County.
- The first meeting of the New Year 2019 will be Monday, January 7<sup>th</sup> to allow for the swearing in of the newly elected and re-elected officials.

**7. BOARD COMMENT (No action-No Public Comment:**

**Vice-Chairman McGuffey:**

- The Easter Egg Hunt at St. Mary's Art Center was a great success he thanked those involved in hosting the event.
- He is excited about the energy of the new V&T Rail Commission Board and the new General Manager, Elaine Barkdull-Spencer.

**8. DISCUSSION ONLY (No Action):** Discussion of Storey County Code 17.84.100 (N), which limits the size of political signs to two square feet in certain zones.

District Attorney Langer gave an overview of the current ordinance stating that it is unconstitutional. The Planning Department is currently working on a rewrite of the ordinance. District Attorney Langer's signs will be the size set forth in the ordinance. Her stance is that she will not be prosecuting sign violations.

Mr. Osborne: Is aware of the issues and is in agreement with District Attorney Langer. The Planning Department is working diligently on updating the sign ordinance. The goal is to clean up, streamline, and get rid of the "gotchas" in this ordinance, as well as others. The residential and commercial/residual zones are the areas that have to have the smaller signs.

**9. DISCUSSION/POSSIBLE ACTION:** Approve amended agreement with All Comstock LLC authorizing Mike Nevin to oversee the Five Mile Waterline replacement project and the Gold Hill Septic System renovation.

County Manager Whitten stated that Mike Nevin, All Comstock LLC, was previously contracted to oversee the Wastewater System Improvement project (sewer line replacement). Mr. Nevin is contracted at \$4,500 per month, including all expenses - he provides everything - and is an independent contractor. Under this amendment, Mr. Nevin will oversee the Five Mile Waterline replacement project and the Gold Hill septic system renovation. Compensation will be \$2,500 per month for the pipeline project and \$1,500 per month for the Gold Hill septic system project. The current contract for \$4,500 per month will be lowered to \$4,000 until the sewer project is complete.

Chairman McBride: Are the funds currently available and also in the tentative budget?

Mr. Whitten: The plan is to put it in Water & Sewer between the tentative and the final.

Public Comment:  
None

**Motion:** I move to approve the amendment of the agreement with All Comstock LLC thereby authorizing Mike Nevin to oversee two additional construction projects and authorize the Chairman to sign, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

## **10. RECESS TO CONVENE AS THE STOREY COUNTY FIRE PROTECTION DISTRICT BOARD**

**11. DISCUSSION/POSSIBLE ACTION:** Review and possible approval of the 2018-2019 474 Fire District Tentative Budget for submission to the Department of Taxation.

Comptroller Hugh Gallagher reviewed 474 Fire District budget with revenues are expected to decrease over last year due to elimination of SAFER grant proceeds and the transfer of plan review and permit fees to Community Development. Expenses are expected to increase over last year's budget. Mr. Gallagher reviewed reasons for increases. This budget projects an operating loss for the upcoming year.

Mr. Gallagher noted the Fire Emergency Fund must be used for emergencies and cannot be used for operating expenses. He suggested the Mutual Aid Fund be used for future purchases or maintenance of heavy equipment.

Chairman McBride: Fire District personnel moved to Community Development. Why is this budget \$1.3 million short?

Mr. Gallagher: At this time the ad valorem is not known it is also unknown what will occur with negotiations between the County and Tesla. There is a lot of fire personnel expense to be attributed to Tesla. A lot will depend on what additional revenues are seen by the final budget - this budget will be balanced.

Chairman McBride asked when the final budget will be heard.

Mr. Whitten: There may be two meetings. It (the budget) should be ready the first week of May - State law requires approval the third week of May.

Public Comment:

None

**Motion:** I recommend that we approve the filing of the 2018-2019 474 Fire District Tentative Budget to the Department of Taxation, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

## **12. ADJOURN TO CONVENE AS THE STOREY COUNTY WATER/SEWER BOARD**

**13. DISCUSSION/POSSIBLE ACTION:** Review and possible approval of the 2018-2019 Water/Sewer Tentative Budget for submission to the Department of Taxation.

Mr. Gallagher stated the water system revenue is increased slightly. Projected expense increase is due to equipment maintenance and plant operating supplies showing a negative budget. The ending fund balance is very healthy. A net loss is also projected for the Virginia Divide Sewer. This will be looked at and Mr. Gallagher is confident this budget will be balanced.

Chairman McBride asked if there is an anticipated increase in chemical usage. Higher flows can be expected with the new sewer lines - before a lot of it (in the old sewer lines) wasn't making it to the sewer plant.

Mr. Gallagher: A lot of the increase is because of usage and lab fees.

Mr. Whitten discussed usage of four storm drains on C Street draining oil, antifreeze, salt, and other things into the system causing an increase in chemical usage. Three of the four are off the storm drain, and maybe the fourth. This will be a plus.

Public Comment:

None

**Motion:** I move to approve the 2018-2019 Water Sewer Tentative Budget for the Department of Taxation, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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

**15. DISCUSSION/POSSIBLE ACTION:** Review and possible approval of the 2018-2019 Storey County Funds Tentative Budget for submission to the Department of Taxation.

Mr. Gallagher noted the General Fund revenue is projected to increase a little over 2% over last year. Ad valorem projections still need to be received from the Department of Taxation. Negotiations with Tesla on reimbursable costs need to be completed. These items will come in prior to the final. The revenue projection is anticipated to be much higher.

Mr. Gallagher reviewed tentative budgets for all Departments. Mr. Gallagher explained reasons for projected increases in expenses as well as sources of revenue.

The following factors are represented in the tentative budget:

- Revenue - Ad valorem revenues, building permits and plan review, and Tesla reimbursement payments are expected to increase.
- Expenditures - Salaries/wages increase 10.49% due to step increases, reclassifications, and addition of full time equivalents.
- Employee benefits - Increase 19.67%, however negotiations with insurance carriers has not been finalized.
- Operations increase 15.60% for new software maintenance agreements, professional services, additional responsibility for utilities, training and replacing computer equipment.
- General government increase of 180.32% due to public safety replacement vehicles, new computer hardware, and replacement of shop equipment.

Public Comment:

**Nicole Barde, Storey County resident** : Revenues are flat and expenses are increasing in double-digits. How can (the County) continue on this path? What is being done to mitigate this? Revenues need to increase significantly soon or expenses need to be cut sooner.

Mr. Gallagher: Tesla reimbursement is part of this and a number cannot be projected because it is unknown. That contract may or may not be complete. The increases are budgeted but if it does not happen, we do not spend the money - meaning there will be additional cuts in budgets or funds just not being appropriated.

Ms. Barde asked how the departments plan for this scenario.

Mr. Gallagher: Will meet with each department between now and the final to determine a Plan B.

Ms. Barde: The work load needs to go down not just decrease the numbers. The budget cannot be reduced without work being taken off "the platter".

Mr. Gallagher: This is a situation that needs to be resolved.

Ms. Barde: Will the Tesla contract be re-negotiated by May so that Mr. Gallagher knows for certainty what the revenue will be? Without the number, is a deficit budget submitted to Taxation?

Mr. Whitten: Can't answer with certainty - the last contract negotiation took over a year.

Mr. Gallagher said a budget can be prepared indicating no more money from Tesla or a budget devised stating a certain amount will be received but if it is not, that doesn't mean the money is going to be spent. It's the County process to get the numbers close to what the appropriations are. This tool is given by the Department of Taxation.

Ms. Barde commented:

- Revenues projected forward annually would help establish the right expense number. Ms. Barde has asked for revenue projections to understand the thinking that certain types of expenses are okay. Based on what is seen today, we are looking at potential cutbacks and layoffs. Lines are crossed this year.
- Tesla bonds are now rated “junk”. If Tesla doesn’t come through with the money, what is the (County’s) recourse to get (Tesla) to at least pay for what is already committed on Tesla’s behalf.

Mr. Whitten explained Tesla is billed quarterly in advance and the County is ahead right now. The contract being negotiated is from July 1<sup>st</sup> 19 through....

Ms. Barde: So, we’ll always be one quarter forward.

Ms. Barde asked about road revenues increasing due to gas tax. Is this because of more gas stations?

Mr. Gallagher: This is distributed by the Department of Taxation and there is an increase of fuel purchased in the industrial center.

Kris Thompson, Project Manager, Tahoe Reno Industrial Center, reviewed comments made about Tesla. Stock prices are higher than other vehicle manufacturers and market cap is about \$44 billion. There is no problem with Tesla and they are not going anywhere.

Mr. Thompson asked Mr. Gallagher if he started out with conservative numbers in preparing the (tentative) budget. Can’t budgets be adjusted during the year at quarterly reviews?

Mr. Gallagher said numbers are provided by Department of Taxation. There is a problem in that the Assessor’s personal property valuations are a year behind. A solid number will likely not be received until a week before the final. If necessary (at quarterly reviews), we would definitely react.

Ms. Barde said it is easy to stop spending immediately when it comes to buying computers and so forth, but not when it comes to hiring personnel.

Mr. Whitten: Mr. Gallagher has done a great job in presenting ultra conservative projections in revenue. There are two “wild cards” that may be clarified before the final budget. One is Tesla, the other is adopting code that is needed. On the other side, Mr. Gallagher has been ultra-liberal on the expense side. Looking at year end General Fund balances from the last three years, and based on the tentative budget, there would still be an ending fund balance of over \$8 million.

Chairman McBride commented that we are always at this point in the budget process, and it takes a month to get it in line. Not every business in the industrial park has tax abatements, as more businesses come on-line we can look for an increase in ad valorem.

**Motion:** I make a motion to approve the filing of the 2018-2019 Storey County General Funds Tentative Budget, and related special funds - other than the Sheriff’s budget, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

Commissioner Gilman recused himself from discussion or vote on the Sheriff’s Budget.



Mr. Gallagher: The Sheriff's budget is increased in capital improvements mainly for the purchase of five new vehicles to replace existing vehicles. The purchase could also come out of equipment acquisition.

Public Comment:  
None

**Motion:** I make a motion to approve the filing of the 2018-2019 Sheriff's Department Tentative Budget to the Department of Taxation, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

## **16. RECESS TO CONVENE AS THE STOREY COUNTY GAMING LICENSE BOARD**

**17. DISCUSSION/POSSIBLE ACTION:** First reading for Gaming License - Sartini Gaming, DBA Studio 6 Hotel & Recharge Bar. 795 USA Pkwy, McCarran, NV. Business operations 6595 S Jones, Las Vegas, NV 89118. Applicant name is Steven Arcana.

Sheriff Antinoro presented this item. A temporary license has been issued. It has been confirmed that the (State) Gaming Board has already allowed expansion of applicant's license for that facility.

District Attorney Langer: Asked the Sheriff to explain there is the State Gaming and a license is also issued by the County, and that (applicant) has past certain hurdles with the State Gaming Board before the County would issue a temporary, based on a background check.

Sheriff Antinoro: With gaming, nothing happens without Gaming (Board) approval. This company has been licensed in the state for some time at several locations.

Public Comment:  
None

**Motion:** I move to approve First reading for Gaming License - Sartini Gaming, DBA Studio 6 Hotel & Recharge Bar at 795 USA Pkwy, McCarran, NV. Business operations 6595 S Jones, Las Vegas, NV 89118. Applicant name is Steven Arcana, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=4)

## **18. ADJOURN TO CONVENE AS THE STOREY COUNTY LIQUOR LICENSE BOARD**

**19. DISCUSSION/POSSIBLE ACTION:** Second reading for On-Sale Liquor License. Applicant is Turk Cobell, managing member of Electric Avenue Hotel, DBA Studio 6 Recharge Bar located at 795 USA Pkwy, McCarran, NV 89434.

Sheriff Antinoro: Mr. Cobell has met all requirements, nothing was found to preclude him from operating, and a temporary liquor license has been issued. Approval is recommended.

Public Comment:  
None

Chairman McBride stated that he holds a liquor license and voting on this will have no effect on this licensing.

Commissioner Gilman also stated that he holds a liquor license and voting on this will have no effect on this licensing.

**Motion:** I make to approve Second reading for On-Sale Liquor License. Applicant is Turk Cobell, managing member of Electric Avenue Hotel, DBA Studio 6 Recharge Bar located at 795 USA Pkwy, McCarran, NV 89434, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=4)

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

**21. DISCUSSION/POSSIBLE ACTION:** Second reading for General Business License. Applicant is Turk Cobell, managing member of Electric Avenue Hotel, DBA Studio 6 Recharge Bar located at 795 USA Pkwy, McCarran, NV 89434.

Sheriff Antinoro said there is nothing that precludes the issuance of this license and approval is recommended.

**Motion:** I move to approve Second reading for General Business License. Applicant is Turk Cobell, managing member of Electric Avenue Hotel, DBA Studio 6 Recharge Bar located at 795 USA Pkwy, McCarran, NV 89434, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**22. DISCUSSION/POSSIBLE ACTION:** Second 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](mailto:planning@storeycounty.org)

Planning Director Austin Osborne said this second reading is an Ordinance clarifying adult uses in the zoning ordinance, mostly pertaining to the definition. There is a change from the first reading - on page 3, sub-section 17.28.030LL.

Public Comment:  
None

Mr. Osborne read the Ordinance title: Ordinance 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.

### **Findings:**

What is being approved today does not conflict with the Nevada Revised Statutes; and, does not conflict with existing Title 17 Storey County Zoning Ordinance and is not in conflict with the 2016 Storey County Master Plan.

**Motion:** In accordance to the recommendation by staff, the Planning Commission, and the findings read by Mr. Osborne, I, Commissioner Jack McGuffey, move to approve second reading of Ordinance 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:** Commissioner McGuffey, **Seconded by:** Commissioner McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**24. DISCUSSION/POSSIBLE ACTION:** Approval of Business License Second Readings:

- A. NIKKE MACHINE MANUFACTURING CORP - Contractor / Hyogo, Japan
- B. EVOLVED K9 TRAINING LLC - Home Business / 1537 Canal Rd ~ Sparks, 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. 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 PLUMBING & HEATING INC - Contractor / 550 E. Plumb Ln ~ Reno, NV
- X. DEGENKOLB ENGINEERS - General / 375 Beale St ~ San Francisco, CA
- 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

County Manager Whitten, on behalf of Community Development, recommended approval of items A through II.

Public Comment:

None

**Motion:** I move to approve items A through II, **Action:** Approve, **Moved by:** Vice Chairman McGuffy, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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

None

**26. ADJOURNMENT**

The Chairman adjourned the meeting at 12:50 PM

Respectfully submitted,

By: \_\_\_\_\_  
Vanessa Stephens Clerk-Treasurer