



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

8/7/2018 10:00 A.M.

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

AGENDA

MARSHALL MCBRIDE
CHAIRMAN

ANNE LANGER
DISTRICT ATTORNEY

JACK MCGUFFEY
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

VANESSA STEPHENS
CLERK-TREASURER

Members of the Board of County Commissioners also serve as the Board of Fire Commissioners for the Storey County Fire Protection District, Storey County Brothel License Board, Storey County Water and Sewer System Board and the Storey County Liquor and Gaming Board and during this meeting may convene as any of those boards as indicated on this or a separately posted agenda.

All matters listed under the consent agenda are considered routine, and may be acted upon by the Board of County Commissioners with one action, and without an extensive hearing. Pursuant to NRS 241.020 (2)(d)(6) Items on the agenda may be taken out of order, the public body may combine two or more agenda items for consideration, and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. Any member of the Board or any citizen may request that an item be taken from the consent agenda, discussed, and acted upon separately during this meeting. The Commission Chair reserves the right to limit the time allotted for each individual to speak.

All items include discussion and possible action to approve, modify, deny, or continue unless marked otherwise.

1. **CALL TO ORDER REGULAR MEETING AT 10:00 A.M.**
2. **PLEDGE OF ALLEGIANCE**
3. **DISCUSSION/POSSIBLE ACTION:**

Approval of the agenda for August 7, 2018.

4. **DISCUSSION/POSSIBLE ACTION:**

Approval of the minutes for June 19, 2018.

5. **DISCUSSION/POSSIBLE ACTION:**

Approval of the minutes for July 3, 2018.

6. **CONSENT AGENDA**

- I For possible action, approval of Justice Court Quarterly Report.
- II For possible action, Approval of payroll claims in the amount of \$1,675,947.76 and accounts payable claims in the amount of \$3,055,760.83.
- III For possible action, approval of Assessor's Recommended Corrections to 2018-19 Secured Tax Roll for Exemptions.
- IV For possible action, review and possibly appoint Samuel K. Ward Real Estate Appraisers & Consultants to appraise four properties located in the vicinity of the Virginia City Fairgrounds area.
- V For possible action, approval of business license first readings:
 - A. INTEGRATED MANUFACTURING & SUPPLY - Contractor / 620 Orvis Ave ~ San Jose, CA
 - B. AKAZAWA MACHINE CO.,LTD - General / 2-10-6 Tohgo Dohri ~ Osaka, JP
 - C. EVOQUA WATER TECHNOLOGIES, LLC - General / 210 Sixth Ave ~ Pittsburgh, PA
 - D. PETERSEN DEAN INC - Contractor / 39300 Civic Center Dr ~ Freemont, CA
 - E. DANIEL W. PHETTEPLACE, DBA: THE ELECTRICIAN - Contractor / 1275 Kleppe ~ Sparks, NV
 - F. GAEA GLOBAL TECHNOLOGIES, INC - General / 317 Whitcliff Ct ~ San Ramon, CA
 - G. ASPEN DEVELOPERS CORP - Contractor / 2340 E. 5th St ~ Reno, NV
 - H. CUMMINS INC - General / 390 Intercrescent St ~ Broomfield, Co
 - I. AEGIS ENGINEERING AND MNGMNT GROUP - General / 18601 LBJ Fwy ~ Mesquite, TX
 - J. NORMAN S. WRIGHT MECH,EQUIP - Contractor / 99A South Hill Dr ~ Brisbane, CA
 - K. BERIAH VETTER, DBA: VETTER WERKS - Home / 131 Elizabeth Ln ~ Dayton, NV
 - L. FUKAMI MANUFACTURING CO - General / 1121-1 Yamada ~ Gifu, JP
 - M. FARR WEST ENGINEERING - General / 5510 Longley Lane ~ Reno, NV
 - N. ZION BUILDERS INC - Contractor / 1170 Marietta Way ~ Sparks, NV
 - O. JOLT ELECTRIC LLC - Contractor / 152 Pebble Dr ~ Dayton, NV
 - P. USA SCALES, INC - General / 5401 Byron Hot Springs Rd ~ Byron, CA
 - Q. SUPERIOR TANK CO - Contractor / 9500 Lucas Ranch Rd ~ Bakersfield, CA

R. STEVEN GREEN - Home / 5438 Comstock Rd ~ Placerville, CA
S. MAYA'S SOUTH INDIAN CUISINE - General / 9655 Frankwood Dr ~ Reno, NV
T. AMIAD USA, INC - General / 120 Talbot Road ~ Mooresville, NC
U. AI SYSTEMS CO.,LTD - General / 11-18 Motomachi ~ Osaka, JP
V. WTR ELECTRIC INC - Contractor / 6005 Hockberry ~ Reno, NV
W. COMINIX U.S.A. INC - General / 990 Hammond Dr ~ Atlanta, GA
X. HOLDIAY ENTERPRISES - Home / 2331 Empire Rd ~ Reno, NV
Y. WELSCO DRILLING CORP - Contractor / 2510 Beasley Dr ~ Fallon, NV
Z. POGGEMEYER DESIGN GROUP INC - General / 6960 Smoke Ranch Rd ~ Las Vegas, NV

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

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

9. **DISCUSSION/POSSIBLE ACTION:**

Consideration and possible approval of a presentation and overview of the proposed economic development financing proposal for a special assessment district and tax increment area for the effluent pipeline for certain properties in the Tahoe Reno Industrial Center.

10. **DISCUSSION/POSSIBLE ACTION:**

Consideration and possible approval of resolution 18-501 approving the economic development financing proposal for the effluent pipeline for certain properties in the Tahoe Reno Industrial Center; directing the Clerk of the County to notify the Governor's Office of Economic Development and the Interim Finance Committee of the Nevada Legislature of the County's approval; and providing other details in connection therewith.

11. **DISCUSSION/POSSIBLE ACTION:**

Consideration and approval of resolution 18-502 concerning the financing of natural resource projects; directing the Clerk of the County to notify the Interim Finance Committee of the Nevada Legislature of a request for approval pursuant to NRS 278C.157 and 278C.280; and providing other details in connection therewith.

12. **DISCUSSION/POSSIBLE ACTION:**

Approval of Resolution 18-503 regarding the request by the Director of the State of Nevada Department of Business and Industry to approve the Findings of Fact pertaining to the issuance of industrial development revenue bonds in one or more issues in an aggregate amount not to exceed \$44,000,000 for the purpose of assisting in the financing or refinancing of a portion of the additional costs of (i) constructing and equipping a facility to be used for converting municipal solid waste into renewable fuel products located on an approximately 19.4-acre site to be located at 3600 Peru

Drive in the Tahoe-Reno Industrial Center, Storey County, Nevada and (ii) the improvements to and equipping of the facility used for preliminary sorting and processing of municipal solid waste located on an approximately 10-acre site at 350 Saddle Court in Mustang, Storey County, Nevada. The project will be owned by Fulcrum Sierra Holdings, LLC, and operated by Fulcrum BioEnergy, Inc. approval of the County is required pursuant to NRS 349.580(2).

13. DISCUSSION/POSSIBLE ACTION:

First Reading of Ordinance 18- 288. An ordinance adding chapter 2.22 to the Storey County Code establishing a procedure for creating or amending a list of appraisers qualified to conduct appraisals of real property offered for sale or lease by the board and providing for other matters properly related thereto.

14. DISCUSSION/POSSIBLE ACTION:

(Continued from July 3, 2018, board meeting.) Consideration of letters of interest and appointment of a planning commissioner to fill the vacancy and serve the remainder of the term representing Precinct 1 Virginia City on the Storey County Planning Commission.

15. DISCUSSION/POSSIBLE ACTION:

First Reading of Ordinance No. 18-286 an ordinance amending Chapter 2.12 of the Storey County Code providing for the creation, duties, and powers of the Planning Commission, and other properly related matters.

16. DISCUSSION/POSSIBLE ACTION:

First Reading of Ordinance No. 18-285 an ordinance amending Chapter 2.44 of the Storey County Code re-establishing the Storey County Regional Transportation Commission, removing redundant provisions from Chapter 3.80 of the Storey County Code, and providing for other matters properly related thereto.

17. DISCUSSION/POSSIBLE ACTION:

(Continued from the 07/03/18 board meeting) Modification to the Tahoe-Reno Industrial Center, LLC-Storey County Development Agreement, in accordance with Section 5.2, by accepting and approving amendments to Chapter 8, and to the 1999 zoning ordinance provisions of Storey County Code 17.28 C Commercial Zone modifying building height limitation from 3 stories or 45 feet to 6 stories or 75 feet, adding to Section 17.28.020 Permitted Uses urgent-cares, truck sales, heavy equipment sales, microbreweries, and micro-distilleries; adding to Section 17.28.030 Uses Subject to Permit buildings exceeding 6 stories or 75 feet, and hospitals, convalescent homes, and sanitariums; and amending SCC 17.36 I1 Light Industrial Zone modifying building height limitation from 4 stories or 50 feet to 6 stories or 75 feet, and other properly related matters.

18. DISCUSSION/POSSIBLE ACTION:

Resolution No. 2018-500, for ten dollars, acceptance of grant, bargain, sale, and conveyance from Tahoe-Reno Industrial Center, LLC to Storey County rights, title, and interest in real property described in Enclosure A, that being vacant property that will facilitate county and other communications facilities at the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada.

19. DISCUSSION/POSSIBLE ACTION:

Resolution No. 2018-499, for ten dollars, acceptance of grant, bargain, sale, and conveyance from Tahoe-Reno Industrial Center, LLC to Storey County rights, title, and interest in real property described in Enclosure A, that being portions of Milan Drive at the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada.

20. RECESS TO CONVENE AS THE 474 FIRE PROTECTION DISTRICT BOARD

21. DISCUSSION/POSSIBLE ACTION:

Action to approve the Storey County Fire Protection District Annual Operating Plan with the Truckee Meadows Fire Protection District.

22. ADJOURN TO CONVENE AS THE STOREY COUNTY BOARD OF COMMISSIONERS

23. DISCUSSION/POSSIBLE ACTION:

Variance 2018-024 request to allow for a reduction to the rear yard setback for the construction of a one-story addition to an existing building (Red Dog Saloon). The applicant requests the rear yard setback be reduced from the required 10-feet to the proposed 0-feet. The property is located at 76 N. C Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-084-16.

24. DISCUSSION/POSSIBLE ACTION:

Approval of business license second readings:

A. ECOCLEAN, INC - General / 26801 Northwestern Hwy ~ Southfield, MI

B. 4 CONCRETE LLC - Contractor / 2735 Azuza Lane ~ Reno, NV

C. URETEK USA, INC - Contractor / 13900 Humble Rd ~ Tomball, TX

D. C.G. AUTOMATION & FIXTURE, INC - General / 5352 Rusche Dr ~ Comstock Pk, MI

E. RON COLCORD CONSTRUCTION - Contractor / 280 Vermillion ~ Reno, NV

F. ADVANTAGE TECHNICAL RESOUCING - General / 201 E. 4th St ~ Cincinnati, OH

G. AMERICAN SCALE CO, INC - General / 21326 E. Arrow Hwy ~ Covina, CA

H. LYRA CLINICAL ASSOCIATES, P.C. - General / 205 Park Rd ~ Burlingame, CA

I. ACE INSULATION NV INC - Contractor / 1306 Dynamic St ~ Petaluma, CA

J. WADE METAL WORKS LLC - General / 3025 Mill St ~ Reno, NV
K. MEE2, INC, DBA: RENO FORKLIFT - General / 171 Coney Island ~ Sparks, NV
L. FCC COMMUNICATION, INC - General / 1360 Greg St ~ Sparks, NV
M. SAIKAI ELECTIC CO, LTD - General / 34-19 Suehiro-cho ~ Osaka, JP
N. AEM CONSULTING GROUP, INC - General / 1125 Ivy Lane ~ Ashland, OR
O. ECARGO LLC, DBA: ROCKIN DINER ROLLIN - 545 Valle Verde ~ Sparks, NV
P. L.P.R. CONSTRUCTION - Contractor / 1171 Des Moines Ave ~ Loveland, CO
AA. SAFETY ON SITE - General / 316 California Ave ~ Reno, NV
BB. NAISBITT CONSTRUCTION - Contractor / 4 Hardy Dr ~ Sparks, NV

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

26. **ADJOURNMENT**

NOTICE:

- Anyone interested may request personal notice of the meetings.
- Agenda items must be received in writing by 12:00 noon on the Monday of the week preceding the regular meeting. For information call (775) 847-0969.
- Items may not necessarily be heard in the order that they appear.
- Public Comment will be allowed at the end of each meeting (this comment should be limited to matters not on the agenda). Public Comment will also be allowed during each item upon which action will be taken on the agenda (this comment should be limited to the item on the agenda). Time limits on Public Comment will be at the discretion of the Chairman of the Board. Please limit your comments to three minutes.
- Storey County recognizes the needs and civil rights of all persons regardless of race, color, religion, gender, disability, family status, or nation origin.
- In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form.

To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by:

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

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

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

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

CERTIFICATION OF POSTING

I, Vanessa Stephens , Clerk to the Board of Commissioners, do hereby certify that I posted, or caused to be posted, a copy of this agenda at the following locations on or before 8/1/2018; Virginia City Post Office at 132 S C St, Virginia City, NV, the Storey County Courthouse located at 26 S B St, Virginia City, NV, the Virginia City Fire Department located at 145 N C St, Virginia City, NV, the Virginia City Highlands Fire Department located a 2610 Cartwright Rd, VC Highlands, NV and Lockwood Fire Department located at 431 Canyon Way, Lockwood, NV.

By Vanessa Stephens
Vanessa Stephens Clerk-Treasurer