



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

12/4/2018 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 December 4, 2018.

4. DISCUSSION/POSSIBLE ACTION:

5. **CONSENT AGENDA**

- I For possible action, approval of business license first readings:
 - A. SUGARLOAF MOUNTAIN MOTEL & MARKET - General / 430 S. "C" St ~ Virginia City, NV
 - B. NOMNIVORE LLC - General / 222 E. 8th Ave ~ Reno, NV
 - C. FIVES CINETIC CORP - General / 23400 Halstead Rd ~ Farmington Hills, MI
 - D. DEBELL WINDOW SYSTEMS, INC - Contractor / 2600 S. Virginia St ~ Reno, NV
 - E. BIGHORN SERVICES, LLC - General / 560 Juniper St ~ Elko, NV
 - F. STRATOSPHERE QUALITY LLC - General / 12024 Exit Five Pkwy ~ Fishers, IN
 - G. ANDREWS HARDING, AIA ARCHITECT - General / 111 East 14th St ~ Elmira Heights, NY
 - H. ERM-WEST, INC - General / 1277 Treat Blvd ~ Walnut Creek, CA
 - I. SMX, LLC - General / 860 W. Evergreen ~ Chicago, IL
 - J. A-1 QUALITY CARE, LLC - Contractor / 12 Sunset Way #206 ~ Henderson, NV
 - K. MANWEB SERVICES INC - Contractor / 11800 Exit Five Pkwy ~ Fishers, IN
 - L. LOOKOUT TRENDZ - Home / 368 Wagon Wheel Way ~ Dayton, NV
 - M. JHI ENGINEERING, INC - General / 018 SW. Boundary Ct Ste 200 ~ Portland, OR
 - N. AMBER'S PET FRIENDLY GROOMING - General / 269 Edith Lane ~ Dayton, NV
 - O. MICHAEL THOMAS SCHMOKER - Home / 4590 Tybo Rd ~ Reno, NV
 - P. HARGROVE SERVICES CORPORATION - General / 20 S. Royal St ~ Mobile, AL
 - Q. CBIZ RISK & ADVISORY SERVICES, LLC - General / 6050 Oak Tree Blvd ~ Cleveland, OH
 - R. PANASONIC SOLUTION TECHNOLOGIES CO., LTD - General / Tokyo, JP
 - S. SUEZ WTS ANALYTICAL INSTRUMENTS, INC - General / 6060 Spine Rd ~ Boulder, CO
 - T. ALLIED MODULAR BUILDING SYSTEMS, INC - General / 642 W. Nicolas Ave ~ Orange, CA
 - U. TRUCKEE TAHOE LUMBER COMPANY - General / 10242 Church St ~ Truckee, CA
- II For possible action, Update to Storey County Administrative Policies and Procedures including Policy 040 Annual Department Budget Request, including amendments to the policy provisions and changing the policy title to Budgeting and Budget Requests.
- III For possible action, Update to Storey County Administrative Policies and Procedures including Policy 205A Reasonable Accommodation for Victims of Domestic Violence and Policy 206A Vehicle Operators Drug and Alcohol Policy, and amend or replace corresponding forms for Policy 206A including Forms 206A F1, F2, F3, F4, F5, and F6.
- IV For possible action, Update to Storey County Administrative Policies and Procedures including Policy 1001 Disciplinary Action and Appeals, adding Policy 1000 Investigations of Alleged Misconduct; and adding and amending

corresponding forms including for verbal warning, written reprimand, last-chance-agreement, and complaints.

- V For possible action, Update to Storey County Administrative Policies and Procedures including Policy 302 Source of Candidates, Open Recruitment, Promotion, Transfer, and Eligible List to Vacancy Positions; Policy 303 Job Announcements; and Policy 304 Applications, Eligibility of Reduction of Applicants.

- VI For possible action, approval of payroll claims in the amount of \$633,702.44 and accounts payable in the amount of \$1,110,153.66.

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

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

8. **DISCUSSION/POSSIBLE ACTION:**

Discussion and consideration to approve Resolution 18-520 honoring Mark Osmer and Carol Maley, with the Virginia City RV Park, as the 2018 Storey County business of the year.

9. **DISCUSSION/POSSIBLE ACTION:**

For possible action: consideration and possible action on second reading of ordinance no. 18-299 creating the Tahoe-Reno Industrial Center Tax Increment Area pursuant to Nevada Revised Statutes Chapter 278C; considering all complaints, protests, objections and comments to the Area and the undertaking, ordering an undertaking relating to the tax increment area; creating the tax increment account for the undertaking; and ratifying action taken by County officers toward the undertaking and the tax increment area.

10. **DISCUSSION/POSSIBLE ACTION:**

For possible action: consideration and possible action on a resolution no. 18-522 approving the cooperative agreement between the County and TRI General Improvement District relating to the Tahoe-Reno Industrial Center Tax Increment Area subject to minor changes, if any, as are approved by the County Manager.

11. **DISCUSSION/POSSIBLE ACTION:**

For possible action: consideration and possible action on a resolution no. 18-521 approving the reimbursement agreement among the County and all owners of property in the Tahoe-Reno Industrial Center Tax Increment Area subject to minor changes, if any, as are approved by the County Manager.

12. **DISCUSSION/POSSIBLE ACTION:**

For possible action: consideration and possible action on a resolution no. 18-523 making certain determinations regarding excess tax increment revenues distributed

into the funds of the respective taxing agencies under Nevada Revised Statutes ("NRS") 278C.250 in connection with the Tahoe-Reno Industrial Center Tax Increment Area.

13. DISCUSSION/POSSIBLE ACTION:

Discussion/Possible Action. Adoption of 2018 Carson River Watershed Regional Floodplain Management Plan by Carson Water Subconservancy District (CWSD).

14. DISCUSSION/POSSIBLE ACTION:

Discussion/Possible Action to approve purchase of property from Virginia City Ventures Inc. of a parcel of real property identified as Lots 6, 7, and 8 of Block 210 Range H in Virginia City Nevada for the price of \$41,000.00

15. DISCUSSION/POSSIBLE ACTION:

Discussion/Possible Action to approve purchase of property from Virginia City Holdings LLC of parcels of real property identified as Lots 6 – 16 and the south half of Lot 5 Block 180, Lots 3 – 17 Block 181; Lots 1- 6 Block 200; and Lots 1-6 Block 201 all within Range H, Virginia City, Nevada and bearing Assessor Parcel Numbers 001-135-07; 001-136-01; 001-173-01 and 001-176-01 (the Property) for the price of \$445,000.00

16. DISCUSSION/POSSIBLE ACTION:

Discussion/Possible Action to approve purchase of property from Richard Correll of parcels of real property identified as all of Lots 2,3,4, and 5, in Block 210, Range H of Virginia City, Nevada, (the Property) for the price of \$83,333.00 and the conveyance of lot 6 Block 210, Range H Virginia City, Nevada.

17. DISCUSSION/POSSIBLE ACTION:

Discussion/Possible Action to approve purchase of property from Mark Charlton of parcels of real property identified as all of Lot 1, in Block 210, Range H of Virginia City, Nevada (the Property) for the price of \$21,000.00 and \$2,000.00 for a metal shed located on the Property

18. DISCUSSION/POSSIBLE ACTION:

Special Use Permit 2018-053 is a request by the applicant to allow for construction of a single family residence and accessory structures on a 19.8 acre vacant property located in the Forestry zone east of Virginia City in Six Mile Canyon. The subject property is a portion of the West ½ of the Northwest ¼ of Section 25, Township 17 North, Range 21 East, Six Mile Canyon, Storey County, Nevada and having Assessor's Parcel Number 004-321-40.

19. DISCUSSION/POSSIBLE ACTION:

The applicant requests to abandon a portion of unimproved F Street right-of-way, located within Virginia City. The right-of-way abandonment would be approximately 50-feet by 65-feet, located between Lot 5, Block 227 and Lot 5, Block 228 of Virginia City. The project also includes the dedication of an existing travelled way identified as F Street (although not currently located in the F Street right-of-way). The right-of-way abandonment is located adjacent to vacant parcels owned by the applicant at 660 S. F Street, Virginia City, Storey County, Nevada and borders Assessor's Parcel Numbers (APNs) 001-121-02 and 001-124-08.

20. DISCUSSION/POSSIBLE ACTION:

Discussion and possible action on Bill No. 109, the second reading of Ordinance No. 18-298, an ordinance amending Storey County Code chapter 15.04 Building and Construction, to adopt the 2018 International Fire Code, the 2018 International Wildland Urban Interface Code, and the 2018 Northern Nevada Amendments to the 2018 International Wildland Urban Interface Code, amending section 15.04.080 Fire District requirements, and providing for other properly related matters.

21. RECESS TO CALL TO ORDER THE FIRE DISTRICT BOARD

22. DISCUSSION/POSSIBLE ACTION:

Discussion and possible action on a Resolution No. 18-518 adopting regulations consistent with Ordinance 18-298 amending Storey County Code chapter 15.04 Buildings and Construction, to adopt the 2018 International Fire Code, the 2018 International Wildland Urban Interface Code and the 2018 Northern Nevada Amendments to the 2018 International Wildland-Urban Interface Code.

23. RECESS TO RECONVENE THE BOARD OF COUNTY COMMISSIONERS

24. DISCUSSION/POSSIBLE ACTION:

Consideration and Possible action on amendment of Resolution 18-519 to provide a new date for a public hearing on objections to the proposed lease of a portion of the County Complex located at 1705 Peru Drive to the Nevada Highway Patrol for no rent and to allow the County Manager to license temporary use of the facility to the Nevada Highway Patrol pending a final determination on the approval/disapproval of the lease.

25. DISCUSSION/POSSIBLE ACTION:

Special Use Permit Amendment 2000-222-A-6-2018 by applicant Scott Jolcover representing Comstock Mining, LLC. The applicant requests an amendment to Special Use Permit (SUP) Number 2000-222-A- 5 to modify Condition 1.2 from an affective period of 10 years to 20 years for surface and underground mining, processing, and ancillary uses in accordance with Storey County Code 17.92; the amendment also includes modifying Condition 8.5 regarding contributions toward historic preservation projects. The subject properties of the SUP are located in American Flat and Gold Hill approximately in Township 16 North, Range 20 East,

Sections 1 and 12; and Township 16 North, Range 21 East, Sections 4, 5, 6, 7, 8, and 9 MDBM, Storey County, Nevada.

26. DISCUSSION/POSSIBLE ACTION:

ITEM WITHDRAWN Discussion/Possible Action: 2018-045 Zone Map Amendment of a request by applicant Storey County, and property owners Virginia City Ventures Inc. for APN 001-172-01, Lots 6-8 of Block 210, at 575 South H Street; Richard Correll for APN 001-172-03, Lots 2-5 of Block 210, at 535 South H Street; and Mark Charlton for APN 001-172-04, Lot 1 of Block 210, at 515 South H Street, all located in Virginia City, Storey County, Nevada, and, to amend the zoning designation of said parcels which are located within portions of Sections 29 and 30, Township 17 North, Range 21 East, MDBM, from (I2) Heavy Industrial to (CR) Commercial Residential. The 2016 Storey County Master Plan map for this area designates these properties as a transition zone from Industrial to Mixed-Use Commercial Residential.

27. DISCUSSION/POSSIBLE ACTION:

Discussion and Possible Action: Annual review and evaluation of the performance of Pat Whitten, County Manager. The board may, without further notice, take administrative action against Pat Whitten, County Manager, if the board determines that such administrative action is awarded after considering the character, alleged misconduct, professional competence, or physical or mental health of the person. At the end of the annual performance evaluation, the board may modify existing goals and objectives of the county manager's job; determine whether to provide a merit increase, bonus, or other compensation adjustment; and/or take adverse administrative action up to and including termination.

28. DISCUSSION/POSSIBLE ACTION:

Approval of business license second readings:

- A. OMBOLI INTERIORS INC - Contractor / 4200 Rewana Way ~ Reno, NV
- B. ADKORE STAFFING GROUP LLC - General / 4200 W. 115th St ~ Legwood, KS
- C. MICHAEL CLAY CORPORATION - Contractor / 410 E. Minor ~ Winnemucca, NV
- D. PICKETT, KELM & ASSOCIATES - General / 4100 Duval Rd ~ Austin, TX
- E. FISHER SAND & GRAVEL, dba: ARIZONA DRILL&B-Contractor/1302 W. Drivers Way~Tempe, AZ
- F. DANNY WAYNEHAM, dba: SAWDUDE DESIGNS - General / 1130 Harmony ~ WMCA, NV
- G. PROGRESS WIRELESS - Contractor / 2133 Donald Dr #3 ~ Moraga, CA
- H. HOLDER CONSTRUCTION - Contractor / 3300 Riverwood Pkwy ~ Atlanta, GA
- I. ATLAS COPCO RENTAL LLC - General / 2306 South Battleground Rd ~ La Port, TX
- J. CHIKO AIRTEC CO., LTD - General / 2-27-24 Hakushima ~ Osaka, Japan
- K. COLIN GORDON ASSOCIATES - General / 150 North Hill Dr ~ Brisbane, CA
- L. ALPINE LOCK AND KEY, INC - General / 811 Ryland St ~ Reno, NV

M. SOUTH STAR RISK CONSULTING, LLC - General / 1059 Redfish St ~ Bayou Vista, TX
N. ENGINEERED TOOLING SYSTEMS - General / 2780 Courier NW ~ Grand Rapids, MI
O. WEIGL CONCRETE, LLC - Contractor / 3550 Barron Way ~ Reno, NV
P. PROSPECT PEAK LLC - Contractor / 177 Walnut Dr ~ Fernley, NV
Q. NEESER CONSTRUCTION - Contractor / 455 US Hwy 395 N ~ Washoe Valley, NV
R. MTEX INNOVATIVE SOLUTIONS GMBH - General / 7 Kirchstrafe ~ Roansburg, Germany
S. TYRES INTERNATIONAL INC - General / 4637 Allen Rd ~ Stow, OH
T. RYAN SESSIONS, dba: HANDYMAN SERVICE - Home Business / 7770 Opal Bluff Dr ~ Reno, NV

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

30. **ADJOURNMENT OF ALL ACTIVE AND RECESSED BOARDS ON THE AGENDA**

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.
- Pursuant to NRS 241.020(c) a member of the public may request the supporting material for the meeting from Vanessa Stephens, Storey County Clerk, at (775) 847-0969. Additionally, the supporting materials may be found at www.storeycounty.org.
- 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.

USDA is an equal opportunity provider, employer, and lender.

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

CERTIFICATION OF POSTING

I, Vanessa Stephens , Clerk to the Board of Commissioners, do hereby certify that I posted, or caused to be posted, a copy of this agenda at the following locations on or before 11/29/2018; 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