



# **STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING**

1/7/2019 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*

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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. **SWEARING IN OF NEWLY ELECTED OFFICIALS**
2. **CALL TO ORDER REGULAR MEETING AT 10:00 A.M.**
3. **ELECTION OF CHAIRMAN TO THE STOREY COUNTY BOARD OF  
COMMISSIONERS FOR THE TERM OF ONE YEAR Pursuant to Storey County Code  
2.04.008**

4. **ELECTION OF VICE CHAIRMAN TO THE STOREY COUNTY BOARD OF COMMISSIONERS FOR THE TERM OF ONE YEAR Pursuant to Storey County Code 2.04.008**

5. **PLEDGE OF ALLEGIANCE**

6. **CONSENT AGENDA**

I For possible action, approval of Assessor's Recommended Correction to 2018-19 Secured Tax Roll for Clerical Error.

II For possible action, approval of Assessor's Recommended Corrections to 2016-17, 2017-18 and 2018-19 Secured Tax Rolls for Factual Error.

III For possible action, approval of Assessor's Recommended Corrections to Unsecured 2017-18 Tax Roll for Overassessment.

IV For possible action, approval of business license first readings:

A. REED ELECTRIC & FIELD SERVICE - Contractor / 5375 Louie Ln ~ Reno, NV

B. AQUA METALS, INC - General / 160 Denmark ~ McCarran, NV

C. CAMBRIDGE BUILDERS, INC - Contractor / 500 E. Ridge Rd ~ Griffith, IN

D. WOOKIEE ENTERPRISES LLC - Home / 21270 Fey Rd ~ Reno, NV

E. INTEGRATED ARCHIVE SYSTEM, INC - General / 1121 N. San Antonio Rd ~ Palo Alto, CA

F. FLOWSERVE US INC - General / 5215 N. O'Connor Blvd ~ Irving, TX

G. CINCINNATI TEST SYSTEMS - General / 10100 Progress Way ~ Harrison, OH

H. KIMLEY-HORN AND ASSOCIATES, INC - General / 421 Fayetteville St ~ Raleigh, NC

I. K & C CONSTRUCTION LLC - Contractor / 701 Schaad Ln ~ Dayton, NV

J. BROWN & READ ENGINEERING, INC - Contractor / 1000 Telegraph ~ Reno, NV

K. FINEST, LLC - Contractor / 4551 E. Fifth St ~ Carson City, NV

L. HUNT & SONS, INC - General / 5750 S. Watt Ave ~ Sacramento, CA

M. BURLITH COMPETIONS LLC - Home business / 257 Ave De La Emerald ~ Sparks, NV

N. SNOW MOLDING - Home Business / 2499 Cartwright ~ VC Highlands, NV

O. ROBERT ELECTRIC INC - Contractor / 774 Mays Blvd ~ Incline Village, NV

P. SCREEWAVE SERVICES INC - Home Business / 2440 Enterprise Road ~ Reno, NV

Q. HECTORS HANDYMAN SERVICE - Home Business / 1390 Main St ~ Virginia City, NV

R. VIP COLLISION CENTER, LLC - General / 100 Gentry Way ~ Reno, NV

S. VAN DYKE BALER CORP - General / 78 Halloween Blvd ~ Stamford, CT

T. NATIONWIDE BOILER INC - General / 42400 Christy Street ~ Fremont, CA

U. DAIWA ENGINEERING COMPANY - General / 1-2-1 Minami ~ Osaka, JP

V. SIMPLE POWER LLC - Contractor / 2187 Market St ~ Reno, NV



W. INTERMOUNTAIN TRAILER - General / 5510 W. Lampert Lane ~ West Valley City, UT

X. CREVO JAPAN CO., LTD - General / 5966 Kamimaki ~ Nagano, JP

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

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

9. **DISCUSSION/POSSIBLE ACTION:**

For possible action approval of a proposed recruitment process, timeline, position announcement and salary range for a new Storey County Manager.

10. **DISCUSSION/POSSIBLE ACTION:**

2019 Appointments to Serve on State, County and Regional Boards:

1. Safety Committee - Jeff Holman - Chair (No Change)
2. Legislative Representative - Marshall McBride with all others, including staff as needed (No Change)
3. Historic Fourth Ward School and Museum Board - Jay Carmona (Was Jack McGuffey)
4. NACO - Lance Gilman with Austin Osborne as alternate (Was Jack McGuffey)
5. Nevada Works - Lance Gilman with Austin Osborne as alternate (No Change)
6. Virginia City Senior Center - Lance Gilman and Cherie Nevin (Adding Lance Gilman)
7. Lockwood Senior Center - Lance Gilman and Cherie Nevin (No Change)
8. St. Mary's Art Center - Jay Carmona with Cherie Nevin as alternate (Was Jack McGuffey)
9. Western Nevada Development District - Austin Osborne (No Change)
10. Carson Water Subconservancy District - Austin Osborne (No Change)
11. State Land Use Planning Advisory Council - Austin Osborne with Kathy Canfield as alternate (No Change)
12. Natural Resources Conservation District (USDA) - Kathy Canfield (No Change)
13. Truckee River Flood Management Authority (Technical Advisory Committee) - Lance Gilman with Austin Osborne and Kathy Canfield as alternates (No Change)
14. Comstock Historic District - Marshall McBride (No Change)
15. Nevada Commission for the Reconstruction of the V&T Railway - Marshall McBride (Was Jack McGuffey)
16. Virginia City Tourism Commission - Lance Gilman (No Change)
17. Oversight of Fire and Public Works - Marshall McBride (No Change)
18. Economic Development
  - a. EDawn - Pat Whitten (No Change)
  - b. NNDA - Lance Gilman (No Change)
19. Storey County Wildlife Advisory Board - Rob DuFresne, Greg Hess Sr., Greg "Bum" Hess, Jim Clark, and Rich Bacus (No Change)

20. Washoe-Storey Conservation District - Kathy Canfield with Austin Osborne as alternate (No Change)

**11. DISCUSSION/POSSIBLE ACTION:**

Review and possible approval of Storey County Audited Financial Statements for the year ended June 30, 2018.

**12. DISCUSSION/POSSIBLE ACTION:**

Approval of the National Radon Action Month Proclamation.

**13. DISCUSSION/POSSIBLE ACTION:**

Amend project completion benchmarks of contract with Robert Loveberg to review, update, and amend Storey County's floodplain ordinance to improve standards to meet or exceed FEMA minimum requirements, accommodate the regional floodplain mapping and flood insurance rate maps (FIRMs), implement Carson River Flood Mitigation Plan mitigation measures, and consider revisions necessitated by the 2017 flood event, as set forth in the attached scope of work and schedule.

**14. DISCUSSION/POSSIBLE ACTION:**

Consideration and possible action on Resolution 19-562 to provide a date for a public hearing on the proposed lease of a portion of Piper's Opera House commonly known as the Old Corner Bar located at 12 North B Street in Virginia City, Nevada to VC Ponderosa Saloon LLC for a monthly rental amount of \$1,800.

**15. PUBLIC HEARING AT 10:30 A.M. (No Action):**

Public hearing to consider objections to proposed lease of a portion of the County owned building located at 1705 Peru Drive at the Tahoe Regional Industrial Center in Storey County, Nevada to the Nevada Highway Patrol for no rent.

**16. DISCUSSION/POSSIBLE ACTION:**

Consideration and possible action on approval/denial of proposed lease of County property located at 1705 Peru Drive in the Tahoe Reno Industrial Center to Nevada Highway Patrol for no rent.

**17. DISCUSSION/POSSIBLE ACTION:**

Consideration and possible action to approve revised agreement to purchase Assessor's Parcel No. (APN) 001-172-003 (fairgrounds parcel) from Richard Correll for the price of \$83,333.00 and the transfer to Mr. Correll of Lot 6 Block 210 Range H in Virginia City, Nevada.



**18. DISCUSSION/POSSIBLE ACTION:**

Consideration and possible action on Stipulation with Tahoe Reno Industrial Center LLC (TRIC) to provide that incremental tax revenues used to reimburse owners of property within the Tax Increment Area for expenses in constructing the effluent pipeline will not be counted as "Project Revenues" as that term is defined in the Capital Improvement Plan agreed upon between Storey County, DP Operating Partnership LLP and TRIC on or about February 1, 2000 (Project Revenues) and are therefore not available as revenues to pay vouchers issued to TRI Center LLC.

**19. DISCUSSION/POSSIBLE ACTION:**

Approval of second reading for General Business License - Crusader Armament & Training. Hank Shannon, Owner.

**20. DISCUSSION/POSSIBLE ACTION:**

Approval of business license Second 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

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

**22. 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.
- 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](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](mailto: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 12/31/2018; Virginia City Post Office at 132 S C St, Virginia City, NV, the Storey County Courthouse located at 26 S B St, Virginia City, NV, the Virginia City Fire Department located at 145 N C St, Virginia City, NV, the Virginia City Highlands Fire Department located at 2610 Cartwright Rd, VC Highlands, NV and Lockwood Fire Department located at 431 Canyon Way, Lockwood, NV.

By Vanessa Stephens  
Vanessa Stephens Clerk-Treasurer