



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

FEBRUARY 19, 2019 10:00 A.M.

DISTRICT COURTROOM  
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

## MEETING MINUTES

MARSHALL MCBRIDE  
CHAIRMAN  
ATTORNEY

ANNE LANGER  
DISTRICT

LANCE GILMAN  
VICE-CHAIRMAN

JAY CARMONA  
COMMISSIONER  
TREASURER

VANESSA STEPHENS  
CLERK-

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**ROLL CALL:** Chairman McBride, Vice-Chairman Gilman, Commissioner Carmona, County Manager Pat Whitten, Comptroller Hugh Gallagher, Deputy Clerk/Treasurer Sarah Burnet, Deputy District Attorney Keith Loomis, Administrative Officer/Planning Director Austin Osborne, Project Manager Mike Northan, Sheriff Gerald Antinoro, Community Services Director Cherie Nevin, Planner Kathy Canfield, Community Chest Director Erik Schoen, Senior Center Director Stacey Gilbert, Fire Chief Jeff Nevin and Community Development Director Gary Hames.

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

Meeting was called to order by Commissioner McBride at 10:09 A.M.

### 2. **PLEDGE OF ALLEGIANCE**

Chairman Marshall McBride led those present in the Pledge of Allegiance.

### 3. **DISCUSSION/POSSIBLE ACTION:** Approval of Agenda for February 19, 2019.

Public Comment:

None

**Motion:** I make a motion to approve the Agenda for February 19, 2019,, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

### 4. **DISCUSSION/POSSIBLE ACTION:** Approval of Consent Agenda for February 19, 2019.

Public Comment:

None

**Motion:** I make a motion to approve the Consent Agenda for February 19, 2019, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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

### **Operations/Projects Coordinator Mike Northan:**

- Public Works crews are working today to remove snow and widen roads.
- There was minor flooding in the usual areas which are being monitored with pre-emptive action being taken.

### **Stacey Gilbert Senior Center Director:**

- Free radon kits are available at Virginia City and Lockwood Senior Centers.
- Senior Services Focus Groups are scheduled: February 21<sup>st</sup>, 5pm-Lockwood Senior Center; March 12<sup>th</sup>, 6pm-Virginia City Highlands Fire Station; March 21<sup>st</sup>, 5pm-Mark Twain Community Center; April 4<sup>th</sup>, 5pm -Virginia City Senior Center. All are open to the public.

### **Community Chest Director Erik Schoen:**

- Thank you to the Fire Department for help in preventing water from coming into the building.
- The library and technology center is open from 10AM to 4PM.
- Groups are encouraged to use the library - space is available for meetings and can be reserved for evenings.
- Work is being done on two opioid spike strategic plans. This will help identify core health and human service infrastructure needs.
- The Roseanne Cash concert is almost sold out.
- Community Chest was chosen by Blockchains to be the recipient of its “blocked shot” promo at Wolfpack basketball games.

### **Comptroller Hugh Gallagher:**

- Reviewed some of the interesting Bill Draft Requests (BDR's) being considered at the Legislature. Review of BDR's will be presented as an agenda item at future meetings.

### **Deputy District Attorney Keith Loomis:**

- Decisions on two Open Meeting Law complaints have been received. Both were found to have no violation.

### **County Manager Pat Whitten:**

- Reminder, there is no Commission meeting on March 5<sup>th</sup> due to the NACO Legislative Conference in Washington DC.
- Update on County Manager selection process:
  - Staff and citizen interview panels have been selected.
  - Panel interviews will be held on February 26<sup>th</sup>.
  - 18 applications were received, 9 with sufficient qualifications, 7 are scheduled to be interviewed. The top three, or so, will be presented to the Commission.
  - Applicants will bear all travel costs. Three applicants live out of state.
  - Position announcements have been removed at this time.
  - Panel recommendations will be taken to the Board of Commissioners for public interview on March 19<sup>th</sup>.

## **6. BOARD COMMENT (No Action - Public Comment)**

None

## **7. DISCUSSION ONLY/NO ACTION:** Switch Presentation to Virginia City Silver Bricks FIRST Robotics.

Adam Kramer from Switch presented the Virginia City Silver Bricks team with a \$9,000 check as sponsorship for the first Lego League Team in Nevada to qualify for the championship robotics games

held in Houston, Texas. This donation will enable the team to make the trip. Switch has sponsored robotics teams throughout Nevada.

Chairman McBride congratulated the team and said the County is very proud of them.

Mr. Whitten thanked Switch for what they are doing, the robotics team, and Commissioner Carmona for making this happen.

**8. DISCUSSION/POSSIBLE ACTION:** Consideration of Approval for Option and License Agreement between Storey County (Licensor) and New Cingular Wireless PCS, LLC (Licensee), for the right to use a portion of property owned by Storey County and located at 160 East Toll Road (APN 002.023.11), Virginia City, Storey County, Nevada, for the purposes of a commercial wireless communications facility.

Austin Osborne thanked Deputy District Attorney Loomis for his involvement in this agreement. This is a license agreement for a small portion of land near the Ice House for installation of a cell tower. This is a 20 year agreement, with 5-year automatic renewal, and is \$1900 per month, with a 3% increase per year.

Chairman McBride commented that under the SUP, the licensee agreed to put something related to Virginia City, such as “Muckers”, on the tower.

Public Comment:  
None

**Motion:** In accordance with the recommendation by staff and other findings deemed appropriate by the Board of County Commissioners, I, Lance Gilman, move to approve Option and License Agreement between Storey County (Licensor) and New Cingular Wireless PCS, LLC (Licensee), for the right to use a portion of property owned by Storey County and located at 160 East Toll Road (APN 002.023.11), Virginia City, Storey County, Nevada, for the purposes of a commercial wireless communications facility, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**9. DISCUSSION/POSSIBLE ACTION :** Review and possible approval of Auditors Recommendations pertaining to Storey County audit report for the period ended June 30, 2018.

Comptroller Hugh Gallagher reviewed the audit recommendations provided by auditors DiPietro & Thornton. Expenditures exceeded appropriations in seven special revenue funds and two enterprise funds. The auditors recommended monitoring expenditures to prevent this in the future. Mr. Gallagher said his office will continue to meet and work with the Tourism Commission on a regular basis, or as needed, if expenditures are out of hand.

Mr. Gallagher gave explanations for departments whose expenses were over appropriations.

In the audit, the auditor also made comments regarding Cash and Investment Accounts, assistance by the auditor with the audit report, and the collectability of ambulance receivables which will be audited on a monthly basis.

Public Comment:  
None

## 10. RECESS TO CONVENE AS THE STOREY COUNTY LIQUOR BOARD

**11. DISCUSSION/POSSIBLE ACTION:** Approval of first reading for On-Sale, Off-Sale & Cabaret Union Brewery Virginia City, LLC. Applicant Lisa Mathney. Place of business: 63 C St., Virginia City, NV 89440.

Sheriff Antinoro said this is the first reading of the on-sale, off-sale for Cabaret Union Brewery. Background checks need to be completed and work is still being done on the actual building.

Public Comment:  
None

Chairman McBride disclosed he has a liquor license on C Street in proximity to the applicant - voting on this item in no way would affect applicant any differently than any other applicant coming before this Board.

Vice Chairman Gilman made the same disclosure.

**Motion:** I motion to approve the first reading for On-Sale, Off-Sale & Cabaret Union Brewery Virginia City LLC, applicant Lisa Mathney, place of business 63 North C Street, Virginia City, NV 89440,  
**Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona,  
**Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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

**13. DISCUSSION/POSSIBLE ACTION:** Consideration and possible acceptance of deed of dedication from Tahoe-Reno Industrial Center, LLC, a southern portion of existing Amsterdam Court at the Tahoe-Reno Industrial Center, LLC, at the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada.

Vice Chairman Gilman recused himself from discussion and vote on this item.

Austin Osborne explained there are three actions regarding Amsterdam Court. This item is a deed and dedication of approximately one acre of land facilitating a portion of Amsterdam Court from Tahoe-Reno Industrial Center to Storey County to become a road. This road does not meet County standard, therefore it is requested that it not be subject to the TRI payback under the Development Agreement. This road goes into the NV Energy power plant and does not serve any purpose other than access to a couple of driveways. This dedication is for the sum of \$10. It is believed in the future this road could be used for access to housing and other uses.

Public Comment:  
None

**Motion:** In accordance with the recommendation by staff, I, Jay Carmona, make a motion to approve acceptance of deed of dedication from Tahoe-Reno Industrial Center, LLC, a southern portion of Amsterdam Court at the Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada, as described in Deed of Dedication and Exhibit "A" of this report. The parties recognize that this is not subject to the TRI payback, **Action:** Approve, **Moved by:** Chairman McBride, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

**14. DISCUSSION/POSSIBLE ACTION:** Consideration and possible acceptance of Grant, Bargain, and Sale Deed, that being a northern portion of existing Amsterdam Court from Sierra Pacific Power Company, doing business as NV Energy, to Storey County. The subject property is located at McCarran, Storey County, Nevada, and is described in Exhibit "A" to Grant, Bargain, and Sale deed in the report.

Mr. Osborne explained this property is the connector from Waltham Way to what was just accepted in the previous item - it is not subject to payback and is outside of the TRIC park.

Public Comment:  
None

**Motion:** In accordance with the recommendation by staff, I, Lance Gilman, motion to approve acceptance of Grant, Bargain, and Sale Deed, a northern portion of existing Amsterdam Court from Sierra Pacific Power Company, doing business as NV Energy, to Storey County, a parcel described in Exhibit "A" to Grant, Bargain, and Sale Deed, of this report, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**15. DISCUSSION/POSSIBLE ACTION:** Consideration and possible conveyance of easement from Storey County (grantor) to Sierra Pacific Power Company, doing business as NV Energy (grantee), conveying a perpetual right and easement to construct, operate, add to, modify, maintain, and remove aboveground and/or belowground communications facilities and electric line systems upon, over, under, and through property described in Exhibit A and Exhibit B of this report at McCarran, Storey County, Nevada.

Mr. Osborne said Sierra Pacific Power is requesting an easement on the property referenced in the previous items.

Public Comment:  
None

**Motion:** In accordance with the recommendation by staff, I, Lance Gilman, motion to approve acceptance of Grant of Easement from Storey County (grantor) to Sierra Pacific Power Company, doing business as NV Energy (grantee), a perpetual right and belowground communications facilities and electric line systems upon, over, under, and through property described in Exhibit A of this report, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**16. DISCUSSION/POSSIBLE ACTION:** Special Use Permit (2019-001) request to operate a home enterprise. The home enterprise will consist of beekeeping (with a maximum of 20 hives), a greenhouse to grow produce and an aqua farm structure for raising fish. No retail sales of product will occur at the site. The property is approximately 2.70 acres in size and is located at 144 Elizabeth Lane, Mark Twain, Storey County, Nevada, Assessor's Parcel Number (APN) 003-314-23.

Planner Kathy Canfield presented this Special Use Permit request for beekeeping, home grown-produce, and aqua farm for raising fish. 20 bee hives have been requested for this 2.7 acre property. Research was conducted regarding beekeeping. Ms. Canfield reviewed the information she received. Based on research, staff is recommending applicants be allowed to have 10 hives. Applicants could apply for additional hives after review in two years. The Planning Commission added a condition of a one year review to determine if there is any

impact on neighbors. They also added two other conditions. A letter was received in support of the project.

Chairman McBride asked applicants if they would have adequate supply of water for the number of bees 20 hives would have, and to also raise fish.

Applicant Stacy Grimes said there is a water source at each colony. Aaron Grimes described the water system that would be installed. Mr. Grimes explained he wants to install a greenhouse with water tanks to raise the fish. A cistern to collect water is being looked at with a water system that would re-circulate. This should use minimal amount from the well.

Vice Chairman Gilman commented there may be an issue with the State regarding domestic water use versus commercial.

Commissioner Carmona applauded applicants as bees are integral part of society.

Ms. Canfield pointed out that under the Conditions of Approval applicant must provide documentation from the State Division of Water Resources showing adequate water rights exist for all uses on this property.

Public Comment:

**Steve Massicotte, Mark Twain resident:** Commented that three businesses were being put on one residential property impacting the area and expressed opposition and concern about children in the area. The Board (Planning Commission) approved ten hives without investigation. This is too much for a residential area and there is not enough food to sustain the bees.

**Kris Thompson, Storey County resident and Planning Commission member:** The Planning Commission considered, at length, the concerns about public safety. Mr. Thompson reviewed the information presented by applicants at the Planning Commission meeting regarding the number of bees and where they forage. The Planning Department staff did a lot of research of this issue which was presented to the Commission. There is an environmental benefit to having the bees.

Ms. Canfield indicated the number of ten hives is consistent with the Carson City ordinance for this size property. No one in Carson City brought up any issues with this number of bees.

Commissioner Carmona said that parents of children who are allergic to bees most likely are pro-active and send an epi-pen to school. To say children are in danger is going overboard.

Chairman McBride sees the concerns. If there are any issues, this SUP can be brought back to the Board to be revoked.

Ms. Canfield read the findings of fact:

**This approval is for Special Use Permit 2019-001 to operate a home enterprise. The home enterprise will consist of beekeeping (with a maximum of 10 hives), a greenhouse to grow produce and an Aqua farm structure for raising fish. No retail sales of product will occur at the site. The property is approximately 2.70 acres in size and is located at 144 Elizabeth Lane, Mark Twain, Storey County, Nevada, Assessor's Parcel Number (APN) 003-314-23.**

The proposed project complies with the general purpose, goals, objectives, and standards of the county master plan, this title, and any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice by the county.

The proposal location, size, height, operations, and other significant features will be compatible with and will not cause substantial negative impact on adjacent land uses, or will perform a function or provide a service that is essential to the surrounding land uses, community, and neighborhood.

The proposed project will result in no substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions and policies of the county master plan, this title, and any other plans, program, map or ordinance adopted or under consideration pursuant to an official notice, by the county, or other governmental agency having jurisdiction to guide growth and development.

The proposed use in the proposed area will be adequately served by and will impose no undue burden on any of the improvements, facilities, utilities, or services provided by the county or other governmental agency having jurisdiction in the county.

**The Special Use Permit conforms to the 2016 Storey County Master Plan for the Mark Twain planning area in which the subject property is located. A discussion supporting this finding is provided in Section 2.C of this staff report and the contents thereof are cited in an approval of this Special Use Permit.**

The conditions under the Special Use Permit do not conflict with the minimum requirements in Storey County Code Sections 17.03.150, Special Use Permit and Section 17.40 E - Estate Zone.

**Motion:** In accordance with the recommendation by the Planning Commission and staff, 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 Lance Gilman, move to approve **Special Use Permit 2019-001 to allow for operation of a home enterprise. The home enterprise will consist of beekeeping (with a maximum of 10 hives), a greenhouse to grow produce and an aqua farm structure for raising fish. No retail sales of product will occur at the site. The property is approximately 2.70 acres in size and is located at 144 Elizabeth Lane, Mark Twain, Storey County, Nevada, Assessor's Parcel Number (APN) 003-314-23, Action: Approve, Moved by: Vice Chairman Gilman, Seconded by: Commissioner Carmona, Vote: Motion carried by unanimous vote, (Summary: Yes=3)**

**17. DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval of Storey County Multidisciplinary Memorandum of Understanding to strengthen community support and services for vulnerable populations in Storey County.

Stacey Gilbert, Senior Center Director, explained that several years ago various Storey County departments and entities came together with the goal of strengthening community support and services, including addressing specific needs and behavioral and health concerns and increasing access to care for vulnerable populations in the County. The MOU sets forth the basic terms which the agencies - The Storey County Multidisciplinary team (MDT) - agree to participate in to meet the goals of the MDT. The team will focus on development and

sustainability within the community, as well as development and implementation of a coordinated community response to those living with behavioral health issues, including mental health and substance use disorders, as well as a large senior population. Other counties have also formed teams to address these concerns.

Taylor Tremaine from Community Chest said her goal is to provide resources and contacts for seniors, and those in need, at little to no cost.

Cherie Nevin, Community Services Director, commented this was the first time Storey County has done this MOU. Many other counties and agencies are already participating in similar support and services.

Public Comment:

**Nicole Barde, Storey County resident** said this is phenomenal and knowing the participants, this will be a great success. Thank you.

**Motion:** I, Lance Gilman, move to approve the Storey County Multidisciplinary Team Memorandum of Understanding, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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

**19. DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval of Storey County Multidisciplinary Memorandum of Understanding to strengthen community support and services for vulnerable populations in Storey County.

County Manager Whitten said this item is the same as the previous item but for the Fire Protection District.

Public Comment:

None

**Motion:** I, Lance Gilman, move to approve the Storey County Multidisciplinary Team Memorandum of Understanding, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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

**21. DISCUSSION/POSSIBLE ACTION:** Approval of business license Second Readings:

Mr. Whitten, on behalf of Community Development, recommends approval of all items A. through I:

- A. AAA FIRE SPRINKLER - Professional / 630 Kregge Ln ~ Sparks, NV
- B. SLONE GEAR INTERNATIONAL, INC - General / 714 East Monument Ave ~ Dayton, NV
- C. ATCO INDUSTRIES, INC - General / 7200 Fifteen Mile Road ~ Sterling Heights, MI
- D. CSG ELECTRIC LLC - Contractor / 600 Valle Verde ~ Sparks, NV
- E. "C" STREET MASSAGE - Massage/ 240 C Street ~ Virginia City, NV
- F. CASS NV, LLC - General/ 2555 USA Parkway ~ McCarran, NV
- G. WINBCO TANK COMPANY - 1200 East Main Street ~ Ottumwa, IA
- H. PINYON POTTERY, LLC - 4250 Hobart Road ~ Carson City, NV



I. CHARTER COMMUNICATIONS HOLDING, LLC - Contractor/ 9335 Prototype Drive, Reno, NV

Public Comment:

None

**Motion:** I make a motion to approve Items A. through I., **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**PUBLIC COMMENT:**

None

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

Chairman McBride said "Lady Muckers" are playing in regional tournaments on Wednesday at Wooster.

**23. ADJOURNMENT of all active and recessed Boards on the Agenda**

Chairman McBride adjourned the meeting at 12:05 P.M.

Respectfully submitted,

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

**24. CLOSED SESSION INVOLVING STOREY COUNTY BOARD OF COUNTY COMMISSIONERS AND THE STOREY COUNTY FIRE PROTECTION DISTRICT COMMISSIONERS**