



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

MAY 21, 2019 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

JAY CARMONA
COMMISSIONER
TREASURER

VANESSA STEPHENS
CLERK-

Roll Call: Chairman McBride, Vice-Chairman Gilman, Commissioner Carmona, County Manager Pat Whitten, Clerk & Treasurer Vanessa Stephens, District Attorney Anne Langer, Deputy District Attorney Keith Loomis, Sheriff Gerald Antinoro, Comptroller Hugh Gallagher, Administrative Officer/Planning Director Austin Osborne, Fire Chief Jeff Nevin, Communications Director Dave Ballard, Project Coordinator Mike Northan, Community Relations Director Cherie Nevin, Fire Marshal Martin Azevedo, Tourism Director Deny Dotson, Virginia City Senior Center Director Stacey York, IT Director James Deane

2. PLEDGE OF ALLEGIANCE

Chairman McBride led those present in the Pledge of Allegiance.

3. DISCUSSION/POSSIBLE ACTION: Approval of Agenda for May 21, 2019.

Mr. Osborne requested item 11 be removed and items 5 I and 36 be continued to June 4, 2019.

Public Comment: None

Motion: I move to approve the Agenda for May 21, 2019, removing item 11 and continuing items 5 I and item 36 to June 4, 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 the Minutes for April 16, 2019.

Public Comment: None

Motion: I move to approve the Minutes for April 16, 2019, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

5. CONSENT AGENDA

I. For possible action, approval of Business License first readings:

- A. GREAT STAFFING OF AMERICA - General / 440 USA Pkwy ~ McCarran, NV
- B. ENVIROPROS, LLC - General / 2273 S Vista Ave #3C ~ Bloomington, CA
- C. DOUBLE D ELECTRICAL/INSTALLATION - Contractor / 1321 Earl Dr ~ SLC, UT
- D. TECHNICAL INSPECTION AGENCY - General / 5940 S Rainbow Blvd ~ Las Vegas, NV
- E. TAURUS FABRICATION, INC. - General / 5421 Kietzke Ln #100 ~ Reno, NV
- F. SEEGRID CORPORATION - General / 216 RIDC Parkwest Dr ~ Pittsburgh, PA
- G. RED CEDAR STEEL SOUTHWEST - Contractor / 1540 W Hatcher Rd ~ Phoenix, AZ
- H. CUPERTINO ELECTRIC, INC. - Contractor / 1132 N 7th St ~ San Jose, CA
- I. MAXGEN ENERGY SERVICES CORP - Contractor / 1690 Scenic Ave ~ Costa Mesa, CA
- J. COVESTRO, LLC - General / 1 Covestro Cir ~ Pittsburgh, PA
- K. THE INSTALLATION GROUP, LLC - Contractor / 1201 N Raddant Rd ~ Batavia, IL
- L. FOREVER AWNINGS, LLC - Contractor / 860 Twin Pines Rd ~ Reno, NV
- M. OPHIR RIDGE, LLC - Contractor / 350 N Stewart ~ Virginia City, NV
- N. JDC CONSTRUCTION, LLC - Contractor / 998 Yellowhammer Ct ~ Sparks, NV
- O. PIONEER ELECTRIC, LTD. - Contractor / 1790 Carson Ave ~ Sparks, NV
- P. FACET & CO. - General / 80 South C St ~ Virginia City, NV
- Q. CLIMATEC, LLC - General / 2851 W Kathleen Rd ~ Phoenix, AZ
- R. THE SUPERIOR PEI GROUP, LLC - Contractor / 740 Waterman Ave ~ Columbus, OH

Continued to June 4, 2019

II. For possible action, approval of claims in the amount of \$1,208,008.98.

III. For possible action, approval of the 2019 Treasurer's Affidavit of Mailing Past Due Notices for all Delinquent Parcels.

IV. For possible action, approval Assessor's Recommended Correction to 2018-19 Unsecured Tax Roll for Exemptions.

Public Comment: None

Motion: I move to approve the Consent Agenda, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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

County Manager Pat Whitten :

- Bracing on the north wall of the Delta has been completed. The engineer has cleared moving the k-rail as close to the bracing as possible in order to make room for one lane of traffic.
- Update on the Justice Court:
 - Meeting was held with the potential sellers to discuss terms and timing.

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

Vice Chairman Gilman:

- Attended NACO conference in Spokane. Items discussed at the conference included the Lands Bill, endangered species, deregulation, and available Federal grants and financial assistance.

- A loan program focused on seniors, 62 and above, was also discussed. This would provide loans up to \$20,000 at 1% to upgrade homes that have safety and accessibility issues. This may be useful in Storey County.

Chairman McBride:

- The annual Chili Cookoff was held last weekend. Saturday was very successful - Sunday a little less so with the weather.
- The ground-breaking for Berkley Corporation was held last Friday at the Industrial Park. This company recycles cardboard.

RECESS TO CONVENE AS THE STOREY COUNTY LIQUOR LICENSE BOARD

9. DISCUSSION/POSSIBLE ACTION: Second reading of Off Sale Liquor License for the Sugarloaf Mountain Motel & Market, 430 S C St., Virginia City, NV 89440. Applicant is Candace Pitts.

Sheriff Antinoro said there is no reason to preclude issuance of this license.

Public Comment: None

Motion: I move to approve second reading of Off Sale Liquor License for the Sugarloaf Mountain Motel & Market, 430 S C St., Virginia City, NV 89440. Applicant is Candace Pitts, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

ONLY (No Action): Noxious Weed Presentation
Continued to a date to be determined.

of Resolution No. 19-538 between Storey County and the Nevada Rural Housing Authority (NRHA) for the transfer of Storey County's 2019 private activity bond volume cap to the NRHA, and other matters relating thereto.

Bill Brewer, Executive Director, Nevada Rural Housing Authority, described the work of the NRHA assisting families in rural Nevada, including 83 homeowners in Storey County. The bond cap contributed by Storey County has gone a long way. The last few years the County has used the bond cap in other ways. NRHA is requesting the cap this year which will be used toward the Mortgage Certificate Credit Program.

Public Comment: None

Motion: In accordance with the recommendation by staff, I, Commissioner Lance Gilman, motion to approve Resolution No. 19-538 between Storey County and the Nevada Rural Housing Authority (NRHA) for the transfer of Storey County's 2019 private activity bond volume cap to the NHRA, and other matters relating thereto, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

Regarding submission of application to the Bureau of Land Management (BLM) for public access right of way across BLM land near the intersection of Peri Ranch Road and Mustang Road.

District Attorney Loomis presented this item, explaining there is a paved road (Peri Ranch Road) crossing BLM property with no legal right-of-way authorizing public use. This request is for public right-of-way across a parcel owned by BLM in order to provide an alternate route of egress and ingress for Rainbow Bend and Lockwood communities.

Additionally, there is no known public access easements for the part of Peri Ranch Road owned by International Investments Inc. Negotiations are underway to obtain a public road access easement on that portion owned by International Investments LLC. International Investments requested the County to apply for the right-of-way from BLM.

Dante Perano, International Investments LLC, majority owner explained they are currently in negotiations regarding the road and its location. The application to BLM is part of the solution.

Mr. Osborne recommends the first motion of the three recommendations - allowing the County to proceed forward and to work with owners of properties on Peri Ranch Road. The property owners have expressed dissatisfaction with the first recommended motion. However, both the developer (property owners) and the County have the same goal - to create the road allowing the developer to development. He is confident there will be a mutually agreeable decision.

Commissioner Carmona commented the people in Lockwood would appreciate access on this road.

Public Comment:

Nicole Barde, Storey County resident asked if anyone reached out to the Lockwood community. Comments she received expressed concern about the trucks going through the residential area and that their weight could undermine the bridge. Would the traffic be diverted to the other heavier bridge?

Mr. Loomis answered that he and Mr. Osborne have had meetings with the Lockwood Community Corporation (LCC). A request was made to LCC to grant the County an easement (the previous easement was lost in the '70's) for public access. If this is agreed to, the LCC could restrict the type of use on that 25' wide roadway. A business impact study was done to see if a "no truck impact zone" could be put on the road.

Mr. Osborne believes that the easement, working with the LCC, would allow the LCC to put restrictions - size, type, and speed of vehicles - therefore allowing County enforcement and improvement of that segment of the road.

Motion: I, Lance Gilman, Commissioner, move to approve the submission of an application to the BLM for a public access right of way across BLM land near the intersection of Peri Ranch Road and Mustang Road, such submission to be conditioned upon International Investments Inc. deeding a relocatable public access easement along the length of the Peri Ranch Road up to the Hillside Elementary School and authorize the Chairman to sign, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

of County Commissioners to consider letter of interest and appointment of a Storey County Regional Transportation Commission (RTC) member who is qualified Storey County resident at-large. This member will be the third member of a three member commission.

Mr. Osborne: The Storey County RTC was re-activated in 2018. The Commission consists of two Commissioners and one resident-at-large. Posting for the resident-at-large member was done in April 2019. Application and letter of interest was received from resident Jim Poston. Mr. Poston has an extensive background in transportation planning. Mr. Poston is strongly recommended as the third RTC member.

Public Comment: None

Motion: In accordance with the recommendation by staff, I Lance Gilman, motion to appoint Jim Poston to serve a two-year term on the Storey County Regional Transportation Commission (RTC) in accordance with Storey County Code 2.44 and 3.80. The term will end on this date of appointment in the year 2021, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

PUBLIC HEARING. Review, establish and possibly approve the fair market value, at not than less the appraised value, for the sale of the Crystal Bar (Visitor Center) located at 86 South C Street in Virginia City per guidelines established in NRS.244.281.

Mr. Loomis reviewed the process to sell County property. There can be two appraisals or one appraisal and a public hearing. A single appraisal shows a value of \$385,000 - this is the public hearing to establish a value or price. The appraisal is good for six months.

VCTC Director Deny Dotson discussed the purchase, and demolition, of the Black & Howell property which will be the site of the new Visitor's Center. The item today is to establish a price (for the sale of the Crystal Bar).

Chairman McBride: In order to sell this building, can the appraisal be accepted or does this go out to bid or auction to obtain the highest value?

Mr. Loomis reviewed two options: Set for public auction and take bids; or, set a price and offer a contract for sale. If there are no responses, or one that is liked, it can go to a real estate broker for sale. There are other issues to be clarified first, including with the Historic Commission.

Mr. Dotson: There are covenants on the building that expire December 31, 2023. A purchaser would have to get approval for any upgrades.

Vice Chairman Gilman is concerned there is no idea what the new building will cost. It is uncomfortable to sell one building without knowing the cost of the new one. He would like to see numbers before committing to sell. The VCTC Board passed a Resolution that the building would not be sold for less than the appraised value and funds would be used for construction at the Black & Howell site.

Chairman McBride: This item is to approve the market value, not to sell the property.

Mr. Dotson has discussed this with Mr. Gallagher as well as possibly financing the new construction. Designs are being done - construction costs can be brought back.

Mr. Whitten commented there are several construction companies the County has worked with in the past who would be able to provide feedback regarding cost.

Chairman McBride feels the appraisal is low.

Vice Chairman Gilman would like to have item brought back to the Board at such time as there is an estimated cost of the new building.

Mr. Dotson said the design process should be no more than 60 days.

Public Comment: None

Motion: I move to continue this item to come back before the Board in no more than 90 days from today, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

and possible approval of Resolution No. 19-539 authorizing a grant of up to \$12,500.00 on behalf of the Virginia Range Wildlife Protection Association (VRWPA) to install solar powered wild horse crossing signs at or near the intersection of Cartwright and SR 341.

Mr. Loomis: This Resolution is presented in response to the previous request by VRWPA for funds to install solar-powered, horse crossing signs. VRWPA representative Valerie Lebel-Flatly is present.

Public Comment:

Jim Poston , Storey County resident : The Resolution incorrectly shows the intersection of Cartwright and 342 - it should be 341.

Val LeBel-Flatley: Thanked everyone for assistance, cooperation, and support in this request. Cartwright and 341 is a very busy intersection and major horse crossing.

Motion: I, Lance Gilman, Commissioner, move to approve Resolution 19-539 granting up to \$12,500.00 on behalf of the Virginia Range Wildlife Protection Association (VRWPA) to install solar powered wild horse crossing signs at or near the intersection of Cartwright Road and SR 341, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

17. RECESS TO CONVENE AS THE 474 FIRE DISTRICT BOARD

Approval of the 2019-2020 474 Fire District Board for submission to the Department of Taxation.

Mr. Gallagher presented the Fire District Board budget with an increase in the operating fund. The Fire Emergency Fund is an in/out account. Mr. Gallagher reviewed the Mutual Aid and Capital Projects accounts.

Public Comment: None

19. RECESS TO CONVENE AS THE STOREY COUNTY WATER/SEWER BOARD

Review and possible approval of the 2019-2020 Water-Sewer Final Budget for submission to the Department of Taxation.

Mr. Gallagher reviewed Water System Budget changes from the tentative budget due to adjustments for salaries and benefits. The Sewer Budget was increased to reflect payments to USDA for the new sewer line and plant expansion.

Public Comment: None

Motion: I move to approve the filing of the 2019-2020 Water/Sewer Final Budget to the Department of Taxation, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

22. DISCUSSION/POSSIBLE ACTION: Review and possible approval of the 2019-2020 Storey County Final Budget for submission to the Department of Taxation.

Mr. Gallagher reviewed the Final 2019-20 Budget. He met with Assessor Jana Seddon and with the Department of Taxation to review ad valorem numbers and abatements. Adjustments were made. Mr. Gallagher reviewed each Department's budget with few changes from the tentative. He explained adjustments made. Augmentations will be done at the June 18th budget.

Mr. Whitten clarified, funds of \$250,000 earmarked for road improvements are for Mark Twain and Lockwood.

Public Comment:

Nicole Barde asked several questions. Why is there a reduction from the tentative budget revenue for Tesla? Are the Highlands included in the Roads budget? She also asked what funds for Capital Projects and Infrastructure were going to be spent on.

Chairman McBride answered that she can meet with Mr. Gallagher in his office to go over these questions any time. This is public comment only.

Motion: I move to approve the filing of the 2019-2020 Storey County Final Budget, except the Sheriff's Department Budget, to the Department of Taxation, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

Vice Chairman Gilman recused himself from discussion and vote on the Sheriff's Budget due to existing litigation with the Sheriff.

Mr. Gallagher reviewed the Sheriff's Budget, explaining the increase over the tentative due to reclassification of vehicle purchases and salary/benefit adjustments. He has looked at 10 hour versus 12 hour work schedule. Mr. Gallagher asked for input as to whether or not shifts should be 10 or 12 hours.

Sheriff Antinoro said the work schedule discussion has gone back and forth. Schedules for other departments have not come up. It is up to the Sheriff to set the schedule. Sheriff explained how 12-hour schedules are unsafe and said the current (10 hour) schedule is working. The 10-hour shifts offer a middle ground and allow for over-lap during special events. Staffing levels are being increased due to a 60% increase in service calls.

Chairman McBride commented that the Comptroller's Office is looking for cost savings.

Public Comment: None

Motion: I move to approve the filing of the 2019-2020 Storey County Sheriff's Department Budget, to the Department of Taxation, **Action:** Approve, **Moved by:** Commissioner Carmona, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

/POSSIBLE ACTION: Regarding Resolution No. 19-536 granting Storey County Senior Citizens Center the sum of \$279,404.00 for the purpose of maintaining the Storey County Senior Center and for providing programs and services to seniors to promote independent and healthy lifestyles.

Cherie Nevin said the Resolution process for granting non-profits funds - under NRS 244.1505 - was started last year. There are eight Resolutions presented today. This Resolution is for Storey County Senior Center

Public Comment: None

Motion: I move to approve Resolution No. 19-536 granting Storey County Senior Citizens Center the sum of \$279,404.00 for the purpose of maintaining the Storey County Senior Center and for providing programs and services to seniors to promote independent and healthy lifestyles, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

24. DISCUSSION/POSSIBLE ACTION: Regarding Resolution No. 19-535 granting the St Mary's Art Center, a non-profit entity, a sum not to exceed \$80,000.00 for the purpose of preserving the St. Mary's Art Center, a County-owned building and supporting arts and culture through education and cultural offerings.

Public Comment: None

25. DISCUSSION /POSSIBLE ACTION : Regarding No. 19-534 granting the Nevada Rural Counties RSVP Programs Inc. a sum not to exceed \$7,050.00 for the purpose of providing essential programs for Storey County seniors, veterans, adults with disabilities and caregivers.

Ms. Nevin: The County has granted funds to RSVP since the 70's for their work in Storey County. Work continues to see if services offered by RSVP can be expanded due to a booming senior population.

Public Comment: None

26. DISCUSSION/POSSIBLE ACTION: Regarding Resolution No. 19-533 granting the Mark Twain Community Center a sum not to exceed \$25,000.00 for the purpose of preserving the Mark Twain Community Center and for community outreach and improvement.

Ms. Nevin: The community has been working on the Community Center building, which is used nearly every day, since being turned over to them by the Fire Department. These funds are provided for preserving the Community Center and community outreach.

Public Comment: None

Motion: I move to approve Resolution No. 19-533, granting the Mark Twain Community Center a sum not to exceed \$25,000.00 for the purpose of preserving the Mark Twain Community Center and for community outreach and improvement, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

27. DISCUSSION /POSSIBLE ACTION: Regarding Resolution No. 19-532 granting Liberty Engine Company No.1 Inc. a sum not to exceed \$10,000.00 for the purpose of preserving the Comstock Fireman's Museum and its historic contents.

Ms. Nevin: The building is owned by the County - it is an old building requiring maintenance. The Comstock Fireman's Board has run the museum since the 70's and use the funds to maintain the building.

Public Comment: None

Motion: I move to approve Resolution No. 19-532, granting Liberty Engine Company No.1 Inc. a sum not to exceed \$10,000.00 for the purpose of preserving the Comstock Fireman's Museum and its historic contents, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

Regarding Resolution No. 19-531 granting the Historic Fourth Ward School Foundation a sum not to exceed \$120,000.00 for the purpose of preserving the Fourth Ward School Building and promoting the history of the Comstock and Storey County.

Ms. Nevin: The Fourth Ward School building is also owned by the County and run by the Foundation. The large building comes with a lot of maintenance.

Public Comment: None

Motion: I move to approve Resolution No. 19-531 granting the Historic Fourth Ward School Foundation a sum not to exceed \$120,000.00 for the purpose of preserving the Fourth Ward School Building and promoting the history of the Comstock and Storey County, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

: Regarding Resolution No. 19-530 granting Community Chest Inc., a sum not to exceed \$244,500.00 for the purpose of funding health and human services program.

Ms. Nevin: These funds are for Community Chest's general programming, including counseling, mental health services, drug/alcohol counseling, and children's programs, the library, and the Nevada Health Center clinic.

Public Comment: None

Motion: I move to approve Resolution No. 19-530 granting Community Chest Inc., a sum not to exceed \$244,500.00 for the purpose of funding health and human services program, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

30. DISCUSSION/POSSIBLE ACTION: Regarding Resolution 19-529 granting the Storey County Jeep Posse the sum of \$10,000.00 for the purpose of renovating the Historic Ice House on Toll Road in Virginia City Nevada and providing financial assistance to sick and injured persons in the community in need of such financial assistance.

Ms. Nevin: Funds help the Jeep Posse to take care of Ice House and to provide financial support to sick and injured persons in the community.

Public Comment: None

Motion: I move to approve Resolution No. 19-529, granting the Storey County Jeep Posse the sum of \$10,000.00 for the purpose of renovating the Historic Ice House on Toll Road in Virginia City Nevada and providing financial assistance to sick and injured persons in the community in need of such financial assistance, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

Chairman McBride thanked and complimented everyone who participated in this year's budget process.

31. DISCUSSION/POSSIBLE ACTION: Resolution 19-528 requesting the assistance of the State of Nevada Attorney General in prosecution of a criminal matter.

District Attorney Langer explained that in the prosecution of criminal matter it was discovered that the County did not have a current Public Guardian appointed. Because of that, Ms. Langer requests that the Nevada Attorney General's office take over the prosecution of the criminal matter.

Public Comment: None

Motion: I move to approve Resolution No. 19-528, **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

32. DISCUSSION/POSSIBLE ACTION: Resolution No. 19-537 in support of Nevada Wildfire Awareness Month-May 2019

Fire Marshal, Martin Azevedo presented and read the Resolution.

Mr. Azevedo discussed last year's wildfires in California and the importance of being prepared, including exits in and out of areas, being aware of firefighting apparatus. Community Development staff have worked hard attending wildfire awareness meetings and training.

Alyssa Tom, Outreach Coordinator for UNR Living with Fire Outreach Program thanked the Board for consideration in this matter. The key to minimizing wildfire impact is a pro-active community taking steps to prepare. Ms. Tom reviewed preparations that should be taken.

Public Comment: None

Motion: I move to approve Resolution No. 19-537 in support of Nevada Wildfire Awareness Month-May 2019 **Action:** Approve, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

Chairman McBride called for recess at 12:00 PM

Meeting reconvened at 12:10 PM

33. DISCUSSION/POSSIBLE ACTION: Discussion and consideration whether to terminate contract with Battle Born Consulting Services, LLC to act as the Storey County Community Development director.

Deputy District Attorney Loomis explained the conditions of the County's contract with Battle Born Consulting Services, LLC. At this time, services are no longer being provided and Battle Born has done a good job reorganizing the department.

Commissioner Carmona asked if someone has taken the place of the director or is this (position) left vacant. Isn't Martin (Azevedo) filling in?

Mr. Loomis understands the department has been re-organized and that at this time it appears this position is not needed to operate. Martin is filling in as temporary, acting director.

Mr. Whitten said it is yet to be determined if Mr. Azevedo takes the place of director. If so, this will go through the normal process of posting (the position).

Chairman McBride said it appears re-organization is complete since retirement of the previous director. There has been re-training and it appears the services of Battle Born are no longer needed.

Public Comment: None

Motion: I, Lance Gilman, move to terminate the contract with Battle Born Consulting Services, LLC, to act as the County Community Development Director, **Moved by:** Vice Chairman Gilman, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2) Commissioner Carmona voted no.

34. DISCUSSION/POSSIBLE ACTION: Consideration of appointment of Pat Whitten as ex officio public guardian in a temporary capacity.

District Attorney Langer said the District Attorney's Office thought there was a Public Guardian in place, however the contract was never entered into. This came to light during the current criminal matter referred to in Item 31.

Ms. Langer is recommending the appointment of Pat Whitten to serve as temporary ex officio public guardian until such time as an agreement can be made with Carson City to provide Public Guardian services. Ms. Langer is negotiating with Carson City to provide services at an hourly rate rather than a fixed fee. The County is required by Statute to have a Public Guardian. This can be an appointed person or an elected public official.

Public Comment:

Steve Ayer, Storey County resident: What exactly does this position do and why is required now?

Commissioner McBride: It's always been required.

Ms. Langer: It came to light during the case when an individual filled out paperwork for a Public Guardian. When the District Attorney's office went to call the Public Guardian, it was discovered the person listed was not the Public Guardian. A Public Guardian was not needed in the last 4 or 5 years as no one had requested services. The Public Guardian provides services similar to a conservatorship, assisting persons who do not have anyone to help them.

Motion: I, Lance Gilman, move to appoint Pat Whitten as the temporary Public Guardian for Storey County, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes= 3)

35. DISCUSSION/POSSIBLE ACTION: Special Use Permit 2019-019 is a request to allow for the construction of wireless communication facilities, including towers, equipment shelters and other associated equipment up to a maximum of 200-feet in height. The project site is located within Forestry zoning on APN 004-171-24. A Special Use Permit is required for the land use of the wireless communication facilities within the Forestry zone land and for the additional height beyond 45-feet. The subject property is northeast of the Storey/Lyon County boundary along State Route 439 (USA Parkway), located at 8665 USA Parkway, McCarran area of Storey County, Nevada and having Assessor's Parcel Number 004-171-24.

Kathy Canfield presented this request by Storey County to build new communication towers on Storey County property on USA Parkway. A Special Use Permit is required due to the Forestry zoning and the requested height. This permit also covers other towers that may be built in the future. Staff and the Planning Commission recommend approval.

Ms. Canfield read the Findings of Fact:

This approval is for Special Use Permit 2019-019 is a request to allow for the construction of wireless communication facilities, including towers, equipment shelters and other associated equipment up to a maximum of 200-feet in height. The project site is located within Forestry zoning on APN 004-171-24. A Special Use Permit is required for the land use of the wireless communication facilities within the Forestry zone land and for the additional height beyond 45-feet. The subject property is northeast of the Storey/Lyon County boundary along State Route 439 (USA Parkway), located at 8665 USA Parkway, McCarran area of Storey County, Nevada and having Assessor's Parcel Number 004-171-24.

The Special Use Permit conforms to the 2016 Storey County Master Plan for the Transition from Resources to Industrial designated area in which the subject property is located. A discussion supporting this finding for the Special Use Permit is provided in Section 2.D of this staff report and the contents thereof are cited in an approval of this Special Use Permit. The Special Use Permit complies with the general purpose, goals, objectives, and standards of the county master plan, the zoning ordinance and any other plan, program, map or ordinance adopted, or under consideration pursuant to the 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 Special Use Permit 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, with the recommended conditions of approval, complies with the requirements of Chapters 17.03.150 - Special Use Permit, 17.12 - General Provisions, and 17.32 Forestry Zone.

Public Comment: None

Motion: In accordance to the recommendation by staff and the Planning Commission, the Findings of Fact under Section 3.a of this report and other Findings deemed appropriate by the County Board of Commissioners, and in compliance with the conditions of approval, I, Lance Gilman, move to approve Special Use Permit 2019-19 to allow for the construction of wireless communication facilities, including towers, equipment shelters and other associated equipment up to a maximum of 200-feet in height. The project site is located within Forestry zoning on APN 004-171-24. A Special Use Permit is required for the land use of the wireless communication facilities within the Forestry zone land and for the additional height beyond 45-feet. The subject property is northeast of the Storey/Lyon County boundary along State Route 439 (USA Parkway), located at 8665 USA Parkway, McCarran area of Storey County, Nevada and having Assessor's Parcel Number 004-171-24, **Moved by:** Vice Chairman Gilman, **Seconded by:** Commissioner Carmona, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes= 3)

36. DISCUSSION/POSSIBLE ACTION: Business Licenses Second Readings:

- A. CAMCO NORTH - General / PO Box 400518 ~ Las Vegas NV 89119
- B. QUALITY FIRST HOME IMPROVEMENT .- Contractors /6545 Sunrise Blvd #202 ~Citrus Heights, CA
- C. RAM MECHANICAL INC. - Contractor / 3506 Moore Rd ~ Ceres, CA
- D. M.C. DEAN, INC. - Contractor/ 1765 Greensboro Station Place ~ Tysons, VA
- E. DESERT STAR MHS - Contractor/ 5051 N Virginia St #27 ~ Reno, NV
- F. TRI SAGE CONSULTING -General / 5418 Longley Lane Ste A ~ Reno, NV
- G. MEXIKUE TACOS TIJUANA General / 5252 Side hill Drive ~ Sun Valley, NV
- H. SMITH PLUMBING- Contractor/ 533 7th Street ~ Sparks, NV
- I. THERMO SYSTEMS, LLC -General/ 84 Twin Rivers Dr. ~ E Windsor NJ
- J. BROWN HEATING & AIR CONDISTIONING LTD -Contractor/ 7871 Hwy 50 East Carson City, NV
- K. TAYLOR HOME INSPECTIONS - General/ 10365 Goldmine Drive ~ Reno, NV

Continued to June 4, 2019

37. CORRESPONDENCE:

- a. Denial of agenda request from Sam Toll

38. PUBLIC COMMENT (No Action)

39. ADJOURNMENT of all active and recessed Boards on the Agenda

Chairman McBride adjourned the meeting at 12:50 P.M.

40. CLOSED SESSION

Closed session involving Storey County Board of County Commissioners and the Storey County Fire Protection District Commissioners. Call to Order Session meeting pursuant to NRS 288.220 for the purpose of conferring with:

- a. County management and legal counsel regarding labor negotiations with the Storey County Employees' Association Comstock Chapter, AFSCME Local 4041. This meeting will begin immediately after the regular meeting of the Board of County Commissioners.
- b. Fire Protection District management and legal counsel regarding labor negotiations with the Storey County Firefighters' Association IAFF Local 4227. This meeting will begin immediately after the regular meeting of the Board of County Commissioners

Respectfully submitted,

By: _____
Vanessa Stephens Clerk-Treasurer