



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

7/2/2019 9:40 A.M.

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

## AGENDA

MARSHALL MCBRIDE  
*CHAIRMAN*

ANNE LANGER  
*DISTRICT ATTORNEY*

LANCE GILMAN  
*VICE-CHAIRMAN*

JAY CARMONA  
*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. **CLOSED SESSION AT 9:40AM**

Closed session involving Storey County Board of County Commissioners. Call to Order Closed 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 at 9:40 immediately before the regular meeting of the Board of County Commissioners.

2. **CALL TO ORDER REGULAR MEETING AT 10:00 A.M.**

3. **PLEDGE OF ALLEGIANCE**

4. **DISCUSSION/POSSIBLE ACTION:**

Approval of the Agenda for July 2, 2019.

5. **DISCUSSION/POSSIBLE ACTION:**

Approval of the Minutes for June 4, 2019.

6. **CONSENT AGENDA**

I For possible action, approval of Business Licenses first readings:

A. SPECTROTEL, INC. - General / 1595 Peachtree Pkwy Ste 204-337 Cumming GA

B. CORONA STEEL, INC. Contractor / 3015 106th St. S Lakewood, WA

C. J V SHEEHAN GENERAL CONTRACTING - Contractor / 2640 Emily Street ~ Reno , NV

D. FUTURE FIRE PROTECTION, INC. - Contractor / PO Box 50238 ~ Sparks, NV

E. CRESTLINE CONSTRUCTION - Contractor / 3600 Crates Way Ste 100, The Dallas OR

F. TANK CONNECTION, LLC. - Contractor / 3609 N 16th Street ~ Parsons KS

G. SHANGHAI RESTURANT - General / 1269 Baring Blvd ~ Sparks, NV

H. VC NV BED & BREAKFAST SUN MNT HOUSE - General / PO Box 162 VC, NV

II For possible action, approval of claims in the amount of \$ 966,620.62.

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

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

9. **DISCUSSION/POSSIBLE ACTION:**

Amend the Agreement for Purchase of Real Property as approved by the Storey County Board of Commissioners on June 18, 2019 specifically in the following areas:

- Amend last sentence of Section 6 to read "Said escrow shall close within 20 business days after the approval of this agreement by Divide and the County".
- Amend first sentence of Section 11 to read "Following the close of escrow, Divide shall have 60 days within which to remove its personal property, equipment and trade fixtures from that portion of the premises currently used as a membership gym business unless a lease is worked out between Storey County and Divide Fitness, Inc.

10. **DISCUSSION/POSSIBLE ACTION:**

Approve and authorize the Chairman of the Storey County Board of Commissioners to execute a contract between Storey County and PAW Professional Services, LLC, a Nevada limited liability company for professional consulting services. Services would be structured as an independent contractor with the managing member, Pat Whitten, responsible for all expenses, scheduling, etc. Contractor shall provide services at the request of the County Manager. Storey County shall pay for services provided at an hourly rate of \$165.00. (This item was continued from the June 18, 2019 Commission meeting.)

**11. DISCUSSION ONLY (No Action):**

Noxious Weeds Presentation by, Sean Gephart with the Nevada Department of Agriculture.

**12. DISCUSSION/POSSIBLE ACTION:**

Possible approval of design fee proposals from Dube Architecture Group and Farr West Engineering for architecture, HVAC, electrical, structural, and civil design services relating to the proposed tenant improvement work at 800 South C Street, Virginia City NV for the provision of county facilities to include Justice Court.

**13. DISCUSSION/POSSIBLE ACTION:**

Consideration and possible approval of Contract to purchase the Virginia City Freight Depot and adjacent properties in Virginia City, Nevada from David Pierce Powell and Terry Ward for a cash purchase price of \$695,000.00.

**14. 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.

**15. DISCUSSION/POSSIBLE ACTION:**

Approval of modification and extension of Collective Bargaining Agreement Between Storey County (Employer) and the Storey County Employees Association AFSCME Local 4041 Comstock Chapter (Union).

**16. DISCUSSION/POSSIBLE ACTION:**

Authorize the County Manager to approve a contract with Lumos & Associates up to \$85,000 to develop the Comstock and Highlands Area Water Master Plan, a master plan and capital improvement plan for future water demand, supply, storage, transmission, and distribution for central and south Storey County communities including the Comstock, Highlands, and Mark Twain. The plan will also include the

Silver City water system in Lyon County under a cost-share agreement in which Lyon County will contribute \$13,000 toward the contract cost.

**17. DISCUSSION/POSSIBLE ACTION:**

Authorize the County Manager to approve a contract with CFA, Inc. for assistance in professional planning and engineering services related to any planned unit development and/or large land subdivision applications or proposals in Storey County. This contract will provide assistance to county planning staff with certain civil and engineering review of such applications and projects, although there are no such applications occurring or anticipated to occur at this time.

**18. DISCUSSION/POSSIBLE ACTION:**

Possible approval of interlocal agreement with Carson City to have the Carson City Public Guardian also act as the public guardian for Storey County at the rate of \$150.00 per hour.

**19. DISCUSSION/POSSIBLE ACTION:**

Consideration and possible approval of refund of excess funds paid for community development permits in the amount of \$71,266.97.

**20. DISCUSSION/POSSIBLE ACTION:**

Resolution No. 19-547, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 245.045 for appointed Storey County officials for the 2019-2020 fiscal year, and amending prior year action by resolution for appointed Storey County officials for the 2018-2019 fiscal period by adding and assigning salary grade to Assistant Comptroller.

**21. RECESS TO CONVENE AS THE 474 FIRE DISTRICT BOARD**

**22. DISCUSSION/POSSIBLE ACTION:**

Possible approval of Resolution No.19-546, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 474.470 for appointed Storey County Fire District officials.

**23. RECESS TO CONVENE AS THE LIQUOR LICENSE BOARD**

**24. DISCUSSION/POSSIBLE ACTION:**

Approval of 2nd reading for On-Sale Liquor License Virginia City Joe's, 5 N C St., Virginia City, NV 89440 - Applicant is Joe France.

**25. RECESS TO RECONVENE AS THE BOARD OF COUNTY COMMISSIONERS**

**26. DISCUSSION/POSSIBLE ACTION:**

Approval of 2nd reading for General Business License Virginia City Joe's, 5 N C St., Virginia City, NV 89440 - Applicant is Joe France.

**27. DISCUSSION/POSSIBLE ACTION:**

Notice to cancel the July 16, 2019, meeting of the Board of Storey County Commissioners, with acknowledgement that the meeting may occur if certain urgent matters necessitate this meeting, and under such circumstances the meeting will be posted as usual in accordance with NRS.

**28. DISCUSSION/POSSIBLE ACTION:**

2019-028 Consideration and Possible Action of Grant of Easement to NV Energy for utilities within portions of the M Street and Washington Street Rights-of-Way, Virginia City, Storey County, Nevada.

**29. DISCUSSION/POSSIBLE ACTION:**

Approval of Business Licenses second readings:

- A. LEEWENS CORPORATION - Contractor / PO Box 2549 ~ Kirkland, WA
- B. INNOVATIVE EQUIPMENT - General / 3555 Airway Dr Ste 305 ~ Reno, NV
- C. ZAHLER ENTERPRISES - Contractor / 1075 Country Estate Cr ~ Reno, NV
- D. FANUC AMERICA CORPORATION - General / 3900 W Hamlin ~ Rochester Hills, MI
- E. VARIETY BUILDING SYSTEMS. - Contractor / 7690 Diamond Vista Ct ~ Reno, NV
- F. BUSYBEE KITCHEN, LLC - General / 4845 Osage Dr ~ Stagecoach, NV
- G. DRIPS COFFEE TRUCK - General / 385 Freeport #21 ~ Sparks, NV
- H. BECKHOFF AUTOMATION, LLC - General / 13130 Dakota Ave ~ Savage, MN
- I. TEG STAFFING DBA EASTRIDGE WORKFORCE - General / 2355 Northside Dr ~ San Diego, CA
- J. HELLERMANNTYTON CORPORATION - General / 7930 N Faulkner Rd ~ Milwaukee, WI
- K. FERNLEY CLEAN UP LLC - General / 36 Primton Way ~ Fernley, NV
- L. NINGBO XUSHENG AUTO TECH DBA NINBO N.A. - General / 555 Bryant St ~ Palo Alto, CA
- M. KAWCAK MASONRY, INC. Contractor / 7955 Sugar Pine Ct #150 ~ Reno, NV
- N. ERG AEROSPACE CORPORATION - General / 964 Stanford Ave ~ Oakland, CA
- O. F3 & ASSOCIATES, INC. - General / 701 E H St ~ Benicia, CA
- P. DA BUILDERS, LLC - Contractor / 1770 Scott Valley Rd ~ Reno, NV
- Q. ASPEN EARTHWORKS - Contractor / PO Box 33897 ~ Reno, NV
- R. WORK RIGHT NW - General / 1760 Down River Rd ~ Woodland, WA
- S. WESTERN ASSOCIATES- General / 5255 E Winnemucca Blvd #109 ~ Winnemucca, NV
- T. NATIONAL LANDSCAPE -Contractor / PO Box 51166 ~ Sparks, NV

U. NATIONAL INSTRUMENTS CORP. -General / 11500 N Mopac Expwy ~ Austin, TX  
V. DAIFUKU AMERICA CORP. -General / 30100 Cabot Dr ~ Novi, MI  
W. PESTIGE BUILDING MAINTENANCE OF NV- General/ 3983 S McCarran Blvd ~ Reno, NV  
X. PMT (USA), LLC -General / 2015 Ionosphere St #203 ~ Longmont, CO  
Y. PARAGON CLEANING SVR SBA SUNSHINE CLEANING -General / 840 Pyramid~Sparks, NV  
Z. VECOPLAN, LLC- General / 5708 Uwharrie Rd ~ Archdale, NC  
A. A. RENOWN HEALTH URGENT CARE - General / 1155 Mill St ~ Reno, NV  
B. B. RENOWN REG MED CNTR DBA RENOWN HOSPICE CARE - General / 1155 Mill St ~ Reno, NV  
C. C. KISTLER INSTRUMENT CORPORATION - General / 30280 Hudson Dr ~ Novi, MI  
D.D. CLINT JENSEN CONSTRUCTION, LLC - Contractor / 1390 Rice Rd ~ Fallon, NV  
E.E. C. M. STEEL, INC. - General / PO Box 36940 ~ Rock Hill, SC

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

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

32. **CLOSED SESSION**

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

a. 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.

**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

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(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 6/27/2019; 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