



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

8/6/2019 10:00 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*

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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. **CALL TO ORDER REGULAR MEETING AT 10:00 A.M.**
2. **PLEDGE OF ALLEGIANCE**
3. **DISCUSSION/POSSIBLE ACTION:**

Approval of the Agenda for August 6, 2019.

4. **DISCUSSION/POSSIBLE ACTION:**

Approval of the Minutes for June 18, 2019.

5. **CONSENT AGENDA**

- I For possible action, approval of the Justice Court Quarterly Report.
- II For possible action, approval of claims in the amount of \$3,890,605.75.
- III For possible action, approval of Assessor's Recommended Corrections to the 2018-19 Unsecured Tax Roll
- IV For possible action, approval of Assessor's Recommended Corrections to 2016-17, 2017-18, 2018-19 and 2019-20 Unsecured Tax Rolls.
- V For possible action, approval of Assessor's Recommended Corrections to 2019-20 Secured Tax Roll for Exemptions.
- VI For possible action, approval of business license first readings:
  - A. A-1 Mobile Fleet Service LLC - General / 1514 Crestview ~ Fernley, NV
  - B. Affordable Carpentry and Handyman - General / 2300 Cartwright ~ Reno, NV
  - C. Arrow Sign Company - Contractor / 1051 46th Ave ~ Oakland, CA
  - D. ENGworks, Inc. - General / 108 West 13th St. ~ Wilmington, DE
  - E. Fast Way Xpress, Inc. - General / 1425 Maritime St. ~ Oakland, CA
  - F. General Cleaning Service, Corp - General / 1090 E. Huffaker Ln ~ Reno, NV
  - G. Hilltop Farm - Home / 2589 Keystone Circle ~ Virginia City, NV
  - H. Jonesey's, Inc. - General / PO Box 52470 ~ Sparks, NV
  - I. Microcfsautomation - General / 29463 S. River Rd ~ Harrison Twp, MI
  - J. P & F Consulting - General / PO Box 1369 ~ Verdi, NV
  - K. Paw Professional Services, LLC - Home / PO Box 846 ~ Virginia City, NV
  - L. Ramen4real DBA - General / 400 W. 5th St. ~ Reno, NV
  - M. Sunlit USA, Inc. - General / 1400 Waltham Way ~ McCarran, NV
  - N. Tay and Jarrad's LLC - General / 986 Spice Island Drive ~ Sparks, NV
  - O. Timberline Electric - Contractor / PO Box 2511 ~ Minden, NV
  - P. Vertical Construction Erectors, LLC - Contractor / 1260 Furneaux Rd ~ Olivehurst, CA
  - Q. Vision Control Associates of NV - Contractor / 730 W. Cheyenne Ave Ste. 110 ~ N. Las Vegas, NV
  - R. White Industries Incorporated - Contractor / 7741 Autumn Ridge Circle ~ Reno, NV
  - S. Zayo Group, LLC - General / 1821 30th St. ~ Boulder, CO
  - T. C T R Roofing - Contractor / 906 Nicole St. ~ Dayton, NV

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

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

**8. 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 800 South C Street in Virginia City, NV to Divide Fitness, Inc.

**9. DISCUSSION/POSSIBLE ACTION:**

Consideration and possible action on approval/denial of a proposed lease of a portion of a building owned by Storey County located at 800 South C Street in Virginia City, NV to Divide Fitness, Inc., for a monthly rental of \$1,500.00 per month at a term of up to 2 years subject to earlier termination by Lessee upon 30 days of notice to Lessor and commencing on the Effective Date and ending two years from the effective date. The portion of the building, commonly referred to as the Divide Building, is approximately 5,590 square feet and is currently occupied by Divide Fitness, Inc. Should the County not yet own the Divide Building through delays in close of escrow, the Board of County Commissioners may consider approval conditioned upon the close of escrow and transfer of ownership to the County.

**10. DISCUSSION/POSSIBLE ACTION:**

Approve contract with Dube Architectural Group for architecture, HVAC, electrical, structural, and civil design services relating to the proposed tenant improvement work at 800 South C Street, Virginia City, Nevada, for the provisions of county facilities to include Justice Court. This item does not amend or affect the fee schedule for said services approved by the board on 07/02/2019.

**11. DISCUSSION/POSSIBLE ACTION:**

Acceptance of the annual work program as presented by the Nevada Department of Transportation (NDOT) and validation of the top two concerns based on previous discussions.

**12. DISCUSSION/POSSIBLE ACTION:**

Proclamation Supporting the 2020 United States Census.

**13. DISCUSSION/POSSIBLE ACTION:**

Possible approval of Resolution No. 19-549 requesting the assistance of the State of Nevada Attorney General in the prosecution of a criminal matter.

**14. DISCUSSION/POSSIBLE ACTION:**

Approval of Resolution No. 19-550 adopting the findings by the Director of the State of Nevada Department of Business and Industry pertaining to the issuance of



industrial development revenue bonds in one or more issues in an aggregate amount not to exceed \$50,000,000 for the purpose of assisting in the financing or a refinancing of a portion of the costs of (i) constructing, improving and equipping a facility to be used for converting municipal solid waste into renewable fuel products located on an approximately 19.4-acre site located at 3600 Peru Drive in the Tahoe-Reno Industrial Center, Storey County, Nevada and/or (ii) the improvements to and equipping of a facility used for preliminary sorting and processing of municipal solid waste located on an approximately 10.0-acre site located at 350 Saddle Court in Mustang, Storey County, Nevada. Approval of the County is required pursuant to NRS 349.580(2).

**15. DISCUSSION/POSSIBLE ACTION:**

Approval of Resolution No. 19-551 *approving the transfer of Storey County's allocation of its private activity bond volume cap* to the Director of the State of Nevada Department of Business and Industry to support Fulcrum Sierra Holdings, LLC's efforts to obtain bonding and funding support through the State of Nevada Department of Business and Industry for the purpose of assisting in the financing or refinancing of a portion of the costs of (i) constructing, improving and equipping a facility to be used for converting municipal solid waste into renewable fuel products located on an approximately 19.4-acre site located at 3600 Peru Drive in the Tahoe-Reno Industrial Center, Storey County, Nevada and/or (ii) the improvements to and equipping of a facility used for preliminary sorting and processing of municipal solid waste located on an approximately 10.0-acre site located at 350 Saddle Court in Mustang, Storey County, Nevada. The transfer of the private activity bond volume cap is being made pursuant to NAC 348A.180.

**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. Item will be continued to August 20, 2019.

**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. Item will be continued to August 20, 2019.

**18. DISCUSSION/POSSIBLE ACTION:**

Acknowledgement of the resignation of Jennifer Chapman as Storey County Recorder and interim appointment of Marney Martinez as Storey County Recorder effective August 6, 2019.

**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. Item to be continued to TBD.

**20. DISCUSSION/POSSIBLE ACTION:**

Special Use Permit request 2019-032 by Community Chest Inc. The applicant is requesting to operate a childcare facility at the existing Storey County Youth & Community Resource Center exceeding four children. The facility will provide childcare for both pre-school age children in addition to before and after school programs and summer programs for school-age children. The facility is located on property owned by Storey County, located at 175 East Carson Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-156-02.

**21. DISCUSSION/POSSIBLE ACTION:**

A zoning code text amendment, File 2019-031, to amend the language of Chapter 17.40, E Estates Zone, and Section 17.12.100(H) of the Storey County Zoning Ordinance, to change the number of dogs allowed and the acreage size associated with a Special Use Permit requirement. This zone text amendment would be applicable to all land within Storey County zoned Estates.

**22. CORRESPONDENCE:**

- a. Denial of agenda item request made by Sam Toll

**23. DISCUSSION/POSSIBLE ACTION:**

Approval of Business License second readings:

- A. Future Fire Protection, Inc - Contractor / PO Box 50238 ~ Sparks, NV
- B. J V Sheehan General Contracting - Contractor / 2640 Emily St. ~ Reno, NV
- C. Shanghai Express Restaurant - General / 1269 Baring Blvd ~ Sparks, NV
- D. Spectrotel, Inc. - General / 1595 Peachtree Pkwy Ste. 204-337 ~ Cumming, GA
- E. VC NV Bed & Breakfast Sun Mtn. House - General / PO Box 162 ~ Virginia City, NV
- F. Tank Connection, LLC - Contractor / 3609 N. 16th St ~ Parsons, KS
- G. Corona Steel, Inc. - Contractor / 3015 106th St. S ~ Lakewood, WA
- H. Crestline Construction - Contractor / 3600 Crates Way Ste. 100 ~ The Dalles, OR



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

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

26. **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 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 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 7/31/2019; 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