



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, OCTOBER 6, 2020 10:00 A.M.

DISTRICT COURTROOM  
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

## MINUTES

MARSHALL MCBRIDE  
CHAIRMAN  
ATTORNEY

ANNE LANGER  
DISTRICT

JAY CARMONA  
VICE-CHAIRMAN

LANCE GILMAN  
COMMISSIONER  
TREASURER

VANESSA STEPHENS  
CLERK-

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**ROLL CALL via zoom:** Chairman McBride, Vice-Chairman Carmona, Commissioner Gilman, County Manager Austin Osborne, Clerk-Treasurer Vanessa Stephens, Deputy District Attorney Keith Loomis, Community Relations Director Lara Mather, Planner Kathy Canfield, Sheriff Antinoro, Fire Chief Jeff Nevin, Communications Director Dave Ballard, IT Director James Deane, Human Resources Jeanne Greene, Water/Sewer Project Manager Mike Nevin, Senior Center Director Stacy York, Assessor Jana Seddon, Community Development/Fire Marshall Martin Azevedo, Emergency Management Director Joe Curtis, Tourism Director Deny Dotson, Recorder Marney Hansen-Martinez, Comptroller Jennifer McCain, Public Works Director Jason Wierzbicki, Community Chest Director Erik Schoen

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

Meeting was called to order by Chairman McBride at 10:00 A.M.

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

Chairman McBride led the Pledge of Allegiance.

### **3. DISCUSSION/POSSIBLE ACTION:** Approval of Agenda for October 6, 2020.

Public Comment: None

**Motion:** I move to approve the Agenda for October 6, 2020, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

### **4. DISCUSSION/POSSIBLE ACTION:** Approval of the Minutes for September 1, 2020.

Public Comment: None

**Motion:** I move to approve the Minutes for September 1, 2020, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**5. DISCUSSION/POSSIBLE ACTION:** Approval of the Minutes for September 15, 2020.

Public Comment: None

**Motion:** I move to approve the Minutes for September 15, 2020, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**6. CONSENT AGENDA:**

I. For possible action, approval of claims in the amount of \$4,583,321.43.

II. For possible action, approval of business license first readings:

- A. **Battle Born Tree Service LLC** - Out of County / 6301 US Hwy 50 E. ~ Carson City, NV
- B. **Haus Plumbing & Mechanical Corp.** - Contractor / 4641 Wedekind Rd. Ste. 2 ~ Sparks, NV
- C. **Ira Hansen & Sons Plumbing & Heating** - Contractor / 58 Hardy Dr. ~ Sparks, NV
- D. **Ixom Watercare Inc.** - Out of County / 3225 Hwy 22 N. ~ Dickinson, ND
- E. **Kforce Inc** - Out of County / 1001 E. Palm Ave. ~ Tampa, FL
- F. **Patti Engineering, Inc.** - Out of County / 2110 E. Walton Blvd Ste. A ~ Auburn Hills, MI
- G. **Red's Candies** - General / 68 S. C St. ~ Virginia City, NV
- H. **Reno-Tahoe Steel, Inc** - Contractor / 300 Morrill Ave. ~ Reno, NV
- I. **SBM Management Services Inc.** - Out of County / 5241 Arnold Ave. ~ McClellan, CA
- J. **Schauer Excavation Inc.** - Contractor / 4855 Joule St. Unit B-6 ~ Reno, NV
- K. **Capra Group, Inc.** - Contractor / 903 Clough Ave. ~ Columbus, MT
- L. **CM SRL** - Out of County / Italy

Public Comment: None

**Motion:** I move to approve the Consent Agenda for October 6 2020, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**7. PUBLIC COMMENT (No Action)** None

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

- Lockwood resident Christopher Berge passed away last Friday.

**Jason Wierzbicki , Public Works Director:**

- The Justice Court project is going well, on schedule and slightly under budget.
- The Depot project - Request for Qualifications has been reissued for consideration of a design proposal for installation of a fire suppression system and related structural work. Additional submittals should be in at the end of this week.
- Close to finishing the new Dispatch Center.
- The Painted Rock drainage issues have been completed as far as can be. A section of guard rails and some washouts have been repaired.

- Currently working on major drainage repairs around town - directing water away from homes and businesses that have had previous issues. When that is done, they will be getting back to the Mark Twain drainage project.

**Erik Schoen , Community Chest Director:**

- Update on the before and after school programs: Kids are adapting to the current school year and they are pretty resilient in general.
- The hope was to provide programs and support for them to stay on top of schoolwork. This is being done as best we can.
- However, children are being seen who seem to be stifled. They are “hard-wired” for social connection. Having to resist that social connection throughout the school year, by the time they get the program (after-school or “off days”) they need a place to decompress. This needs to be done before getting to their educational needs. This has been a struggle.
- The schools are working on supporting students as well.
- Community Chest ended up with more money in the “food program” than normal. Partnering with the Senior Center, funding was provided for their food bank. Thank you to Stacey Gilbert for partnering. The Senior Center has the most successful food distribution in the County, so it made sense.
- Counseling and case management programs are still open with slots available. If there is a need, please call.
- The Virginia City “Haunted Ride Along” will be held October 23<sup>rd</sup>, 6PM to 9PM. Virginia City is turned into a “virtual haunted house” with characters placed throughout town. Rather than on the trolley, everyone will be in their own cars. An “app” will be available for participants to hear the narrative by the characters.
- This is the 30<sup>th</sup> year of Community Chest. A virtual “30<sup>th</sup>” bash will be held October 29<sup>th</sup> with a virtual concert being held at 7PM. More information to come.

**James Deane , IT Director:**

- The “Artic Wolf” software service security has been deployed on all County devices.
- The project to move power and equipment from the training building on C Street has been completed.
- The sewer tower Special Use and Historic Permits have been received. Construction is set to begin mid-November at the sewer treatment plant on 6 Mile.
- The “multi-factor authentication project” for the Clerk’s Office has been completed. This increases election security.
- Work on the new dispatch office location is wrapping up and moving along smoothly.

**Stacey York, Senior Center Director:**

- Flu Shot Clinics: October 7<sup>th</sup> at the Virginia City Senior Center, 9-11 AM; October 8<sup>th</sup>, Lockwood Senior Center, 9-11 AM; and Virginia City Highlands, October 21<sup>st</sup> - 4:30 to 6:30 PM.
- The Veteran’s Day Spaghetti Feed will be a little different this year. Participants in the car cruise can come to the Senior Center, drive-through, and pickup “to-go” spaghetti lunch.
- A meeting was held regarding a capital improvement project for the Lockwood Senior Community Center and the need for separate spaces and a commercial kitchen - looking at different options and funding streams. More info to come.

**Dave Ballard , IT Director:**

- The building (new Communications office) is moving “full steam ahead”. Desks should be in today - just waiting for equipment to come in. Hoping to be in by mid or end of November.

**Deny Dotson , VCTC Director:**

- VCTC regular meeting is set for this Thursday.

- Starting the process of refreshing the Strategic Plan will be on the agenda. This will include looking at marketing, diversity inclusion, events - all of this with the restrictions of Covid.
- One thing that will help, the Governor has relaxed restrictions on occupancy to 250 or 50%. This will help at Pipers with plays, Hauntober activities, and Christmas.

**Lara Mather , Community Relations Director:**

- Introduced Honey Tapley, who has been working with the County - under CARES Act funding - on everything COVID related and has taken the lead on Small Business Grants for the County.

**Honey Tapley :**

- 13 businesses have applied for the small grants. Seven have been approved by the National Development Center - so far the County has approved six of the seven.
- The deadline for applications has been extended to October 29<sup>th</sup>.
- There is a counselor at the Small Business Development Center who is willing to help businesses with everything regarding the application process. The contact is Kathy Harbardier at 775 720-4428. Community Relations can also be contacted at 847-0986, ext. 1.
- Businesses are encouraged to contact Community Relations with any concerns about the process.

Chairman McBride commented that several merchants were reluctant to participate when there was a smaller amount of money being offered for the amount of work it would take to apply. It looks like what (Community Relations) is doing will make it easier and more affordable for the participants.

Ms. Tapley: Ms. Harbardier also wanted everyone to know that businesses who are hesitant to provide all documentation needed, a confidentiality agreement is signed with her. Information will not get out publicly. Anything like tax documents, W-9, etc., remains confidential.

**Mike Nevin , Water/Sewer Project Manager:**

**Hillside Tanks Project:**

- Project is on schedule;
- Waterline from tank site to 342 is 90% complete. The tie-in was completed at the highway;
- Retaining wall for the first tank is complete;
- The contractor is working on the footing and foundation for the first tank.

**Gold Hill Sewer Treatment Facility:**

- After meeting with NDEP, language for the “draft discharge permit” has been agreed to.
- The draft package has been sent with notice of intent to issue the permit after the 30-day public comment period at the end of the month. Problems are not anticipated based on reading the fact-finding for the discharge permit.
- This is ready to bid and concurrence to do so has been requested from both funding agencies.
- The first concurrence has been received from the Office of Financial Assistance. Waiting for USDA concurrence -if received this week, this is set to go.
- The plant equipment is expected to ship out from manufacturer in the next couple of weeks and will be store until the site is ready.

**Martin Azevedo, Community Development Director/Fire Marshal:**

- Community Development has hired another nuisance officer.
- 201 new construction documents have been reviewed so far this year;
- 32 permits issued last month; 288 year-to-date;
- They are trying to keep up with the number of permits with the current staff. Especially with Tesla closing out a lot of them. Inspectors and everyone involved have stepped up to get a lot of permits closed. They have found permits dating back years that were never closed.

- 91 Business licenses have been issued year- to-date.
- There are 41 active nuisances.
- There was one small fire last month with minimal damage.
- The Sheriff's Office has been great to work with in regards to developing the "new tire program". Planning and Public Works will also be involved with this program.
- Next week, the International Code Committee and the National Fire Protection Association invited Mr. Azevedo to tour Tesla and Panasonic. Due to new technology and ways of doing things, codes do not reflect a lot of what is seen in TRI. He has been asked to be on their "code committees" - basically a committee to write new codes and regulations for future code cycles.

**Joe Curtis , Emergency Management Director:**

- Currently the County has 0 Covid cases. One last week has since recovered. There has been a total of 11 cases. Storey and Esmeralda counties have been the two low counties. There were 9 new cases in the Quad-County, with 8 recoveries, and one death. The four counties are now at 1,361 cases - 94 active; 1250 recovered; 17 deaths. Five of the 9 new cases have no connection to a priorly reported case.
- Hospitalizations for the entire State are currently at the same level as on July 1<sup>st</sup>. The peak number was in August.
- Yesterday there was good participation at the community testing site in the Highlands. 41 people were tested along with receiving flu shots.
- Testing and flu shots will be available in Lockwood on October 23<sup>rd</sup>, 3 to 5 pm.
- Air quality assessment today is in the moderate range. This is watched a lot due to the effect on the school system as well as on people with breathing problems - especially with smoke in the area.

**Kathy Canfield , Senior Planner:**

- At the November 5<sup>th</sup> Planning Commission meeting, USGS will be giving the yearly update on the Highlands wells study. There will also be discussion about the resident's side.
- The meeting will be held via Zoom. USGS is presenting at 6PM.

**Jeff Nevin , Fire Chief:**

- Last Saturday there was a fire in a couple of sheds and a motorhome in Painted Rock. There was also a fire in Mark Twain caused by a bar-b-que or smoker, causing minimal damage to the structure.
- A brush engine is returning from a fire in Wyoming.
- Seasonal staff have been working on the slope behind the history center and the V&T Depot.
- The "Street Wise" program they are working on will be an automatic vehicle locator system, along with electronic pre-plan. This will help them have immediate access to plans and drawings of each business in the County to help with security problems that may arise. This will be in "real time" on the I-Pads in the engines.
- Chief Nevin said he has given the Commissioners his notice to retire December 31<sup>st</sup>. Serving as Fire Chief has been one of his goals and he appreciates the opportunity.

Chairman McBride acknowledged the terrific job done by Chief Nevin.

Vice Chairman Carmona said it has been a pleasure to work with the Chief.

**Keith Loomis , Deputy District Attorney:**

- Attorney Mary Lewis' case is proceeding. Stericycle has intervened in the case.

**Austin Osborne, County Manager:**

- After many years working on the Federal Lands Bill, there has been a quit claim deed from the

Federal government to the County. The intention is for the County to work with property owners in Virginia City and Gold Hill to transfer those quit claim deeds to them. The goal is to remove clouded title on private properties with BLM. We are working with the District Attorney's office, the Assessor's office, the Recorder's office, and others, to get this straightened out. This will be presented to the Board on October 25th for action. Anyone with questions or concerns can call Mr. Osborne.

**Vanessa Stephens , County Clerk:**

- Thank you to James Deane, and team, for getting the Clerk set up for the election. The State has put in new security. The office has been very busy with the election - the ballots went out in the mail on September 30<sup>th</sup> and are already coming back. The ballots can be mailed or dropped off.
- The second installment of property taxes was due yesterday.

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

None

**10. DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval of Resolution No. 20-591 supporting Fulcrum Sierra Holdings, LLC's efforts to obtain bonding and funding support through the Director of the State of Nevada Department of Business and Industry for financing or refinancing of a portion of the costs of constructing, improving and equipping of a facility to be used for: (i) 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 (the "Biorefinery") 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 "Feedstock Processing Facility" and, together with the Biorefinery).

Mr. Osborne presented this item. This request has been done in the past with Fulcrum Biofuels, the biorefinery. They also have a waste-separation facility at the Lockwood Regional Landfill. This action, taken each year, gives Fulcrum the ability/credibility to apply for bonds, federal financing, and other USDA backed federal financial assistance. This is not a County bond - this is a routine matter required by USDA.

Fulcrum representative, Claymore Hardman, explained this is like what was issued last year. Fulcrum will be coming back at the November 3<sup>rd</sup> Commission meeting for approval of the findings from the Governor's Office, if that will work.

Chairman McBride explained, due to the November 3<sup>rd</sup> meeting has been changed to November 2<sup>nd</sup>.

Public Comment: None

**Motion:** I, Jay Carmona, based on the recommendation by staff, I, Jay Carmona, approve Resolution No. 20-591, supporting Fulcrum Sierra Holdings, LLC, efforts to obtain bonding and funding support through the Director of the State of Nevada Department of Business and Industry to approve its facility located in Storey County, **Moved by:** Vice Chairman Carmona **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**11. DISCUSSION/POSSIBLE ACTION :** Consideration and possible approval of interlocal agreement between Storey County and Canyon General Improvement District (Canyon GID) in order for Canyon GID to provide 25% solid waste collection discounts to eligible Lockwood senior citizens 65 years of age and older, and for Storey County to reimburse the Canyon GID for its associated costs on a monthly basis.

Mr. Osborne explained Storey County has a franchise agreement with Waste Management for trash pickup. Canyon GID has its own franchise agreement for Lockwood, therefore the County's agreement does not cover that area. The Canyon GID agreement does not include the 25% senior discount as does Storey County's agreement. The County has been working with Canyon GID to create an interlocal agreement for the parties to work together for the 25% senior discount of the County's franchise agreement to apply in the Lockwood community through the County's reimbursement agreement. Canyon GID has approved the interlocal agreement.

Commissioner Gilman: He is delighted with this agreement and that the Lockwood community will be able to take advantage of this.

Public Comment:

**Mitch Andreni, Canyon GID Manager:** Thank you from everyone in Lockwood - this will be very popular and is very appreciated. The Board and residents he speaks to are grateful and looking forward to this. We will work together to get this going as soon as possible.

**Motion:** I, Jay Carmona, motion to approve the interlocal agreement between Storey County and the Canyon General Improvement District, Canyon GID, in order for the Canyon GID to provide 25% solid waste collection discounts to eligible Lockwood senior citizens, 65 years of age and older, and for Storey County to reimburse Canyon GID for its associated costs on a monthly basis, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**12. DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval to reimburse the Storey County School District an amount not to exceed \$27,000.00 for costs directly related to COVID-19 Pandemic from March 1, 2020 through December 30, 2020. The funds would be reimbursed from Storey County's allocation of CARES Act funds.

Lara Mather, Community Relations Director: The school district has requested reimbursement from CARES Act funding for costs related to working through the school year and keeping staff and students as safe as possible through the pandemic. Expenses range from cleaning supplies, face shields for nurses, partitions to keep everyone separate, and bottled water.

Chairman McBride pointed out there is adequate funding from the CARES Act for this.

Commissioner Gilman: It's wonderful to have these Covid funds to distribute.

Public Comment: None

**Motion:** I, Jay Carmona, move to approve an amount not to exceed \$27,000 to the School District for costs directly related to the Covid 19 pandemic, the funds will be distributed out of Storey County's CARES Act funds, upon receipt of all invoices and proof of payment by the Storey County School District, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**13. DISCUSSION/POSSIBLE ACTION:** Consideration and possible action regarding disposal of the storage trailer and the walk-in freezer at the jail.

Sheriff Antinoro explained the storage trailer obtained some time ago is no longer being used and it is leaking. The trailer is in the area where the animal shelter is going to be built. It has no value - they

will see if a scrap company will come and haul it off. The old walk-in cooler was put in when the jail was constructed in the '80s. It was replaced this last year with a new one. There does not appear to be a market for a used one - it has no value whatsoever. Whoever wants it can take it.

Public Comment: None

**Motion:** I, Jay Carmona, motion to approve the disposal of the storage trailer and the walk-in freezer down at the jail, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**14. DISCUSSION/FOR POSSIBLE ACTION:** Consideration and possible approval of proclamation supporting Fire Prevention Week, October 4-10, 2020.

Martin Azevedo, Community Development Director/Fire Marshal: This is fire prevention month. There were two fires last weekend - one was a cooking fire. That is one focus for this month. It is getting cooler - furnaces should be checked, and watch out for the space heaters.

Public Comment: None

**Motion:** I, Jay Carmona, move to proclaim the week of October 4<sup>th</sup> through 10<sup>th</sup> as Fire Prevention Week, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**15. DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval of amendment to existing DEVNET contract to remove Planning, Building and Zoning responsibilities and elements, and adjusting annual costs according to these changes.

Mr. Osborne explained the DEVNET system works mostly with the Assessor's office. It was found that DEVNET was not as effective for planning, building, and zoning departments, which have been moved over to the Tyler system with better programming. The request is to remove those departments from the contract - there will be a slight reduction in cost.

Assessor Seddon said DEVNET did not have what was necessary for the Community Development department, especially with the fire side of that department.

Commissioner Gilman thanked Ms. Seddon for the work put into this.

Public Comment: None

**Motion:** In accordance with recommendation by staff, I, Jay Carmona, move to approve amendments to existing Devnet contract to remove Planning, Building, and Zoning responsibilities and elements and adjusting annual costs according to these changes, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**16. DISCUSSION/POSSIBLE ACTION:** Update on Community Development Department Tyler systems project, and possible approval of additional CARES Act fund expenditures for the Community Development Department remote workforce and software conversion project.

Mr. Osborne: There is a CARES Act element to this item. This is an amendment to the Tyler contract for the building, planning, and business licensing element providing more ability for those working remotely as needed during the Covid situation. It also allows the public and others to work remotely with Community Development - such as payments, plan submittal, etc. The cost is \$7,000 - but



approval is requested for “not to exceed” \$10,000 to allow room in case there are other elements that need to be added. The original annual cost was about \$14,200 - this will be reduced to about \$6,000 for the annual renewal cost.

Chairman McBride: Is this something that will be used going forward even after the pandemic?

Mr. Osborne: Yes. We are trying to provide more effective means for the public to pay bills and submit things on-line.

Mr. Azevedo: This system will streamline the inspection and plan review processes and will work in the future too. Technology will cut down on office and inspector’s time - between 30 and 40%. A lot of work will be done on computer, on site. If the Covid situation continues, video inspections can be done. Contractors can add photos to the inspection form and send it right out. It can automatically be up-loaded to the system. Mr. Azevedo has talked to several companies throughout the country who use this and say it is a great program. This will cut down inspectors’ office time between 30 to 40%. A lot will be done on site on their computers. Video inspections and photos can be done - added to the inspection form and sent right out. There are thousands of departments throughout the country using this program. There will be a learning curve, but they will get through that.

Public Comment: None

**Motion:** In accordance with the recommendation by staff, I, Jay Carmona, move to approve CARES Act expenditures pertaining to the Community Development - Tyler Remote Workforce project, not to exceed an additional \$10,000, and approve the adjustment of the Encode ICD quote from \$26,680 to \$32,055 subject to CARES Act requirements and Cares Act Committee approval, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

## **17. RECESS TO CONVENE AS THE FIRE PROTECTION DISTRICT BOARD**

**18. DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval of purchase, retrofit, and equipping of two (2) 1996 HME Type I Structure Fire Engines from Truckee Meadows Fire Protection District, Washoe County for approximately \$50,000.00.

Chief Nevin explained Truckee Meadows Fire Protection District advised him that they were surplus two engines. Two engines were purchased in 1996. Chief Nevin, along with the County mechanic, have looked at these engines - they are older but both are in really great shape for their age. They can be purchased for \$50,000 - the cost of the engines is only \$20,000. New engines are over \$700,000 for one. These engines are pretty much bullet proof.

Chair McBride asked if any engines would be replaced.

Chief Nevin said this will provide a reserve at the north end of the County. Currently, if an engine goes down, a reserve has to be brought from the south end, switch equipment, and bring it to the shop for repair. This will hopefully cut down on excess time having to switch out engines.

Vice Chairman Carmona: He is glad to see this - hopefully the community will be a little safer.

Commissioner Gilman: Echoes Commissioner Carmona. With Covid, now is the time to take care of first responders. Thank you Chief Nevin for undertaking this.

Public Comment: None

**Motion:** I, Jay Carmona, make a motion to approve the purchase of two 1996 HME Type I Structure Fire Engines from Truckee Meadows Fire Protection District, and authorize the Chairman to sign,  
**Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

## **19. RECESS TO RECONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS**

**20. DISCUSSION/POSSIBLE ACTION:** Review and approve letter to the Governor's COVID-19 Management Task Force requesting consideration to open or partially reopen all licensed businesses in the county including brothels, to be placed on an upcoming Task Force agenda to discuss this matter, or for the Task Force to make and advisory recommendation to the Governor.

Commissioner Gilman recused himself from discussion and vote on this item.

Mr. Osborne reviewed the draft letter to the Nevada Covid 19 Mitigation and Management Task Force, summarizing the situation in Storey County with all businesses being allowed to open, or partially open, except for the brothels. The County is requesting to be on the Task Force agenda, to at least discuss this matter, or for the Task Force to make a recommendation to the Governor on what it feels may be appropriate. It is understood the Task Force does not have authority to make a mandate or to open or close a business - but it does have the authority to recommend. The goal is for all businesses to have the opportunity to be considered for re-opening even under the most stringent mitigation measures such as those already submitted to the Governor's office, as well as the Task Force. If approved, this letter will be submitted to the Governor's Task Force with this request.

Public Comment: None

**MotionSeconded by:** I, Jay Carmona, motion to approve the attached letter to the Governor's Covid -19 Management Task Force requesting consideration to open or partially reopen all licensed businesses in the County including brothels, to be placed on an upcoming Task Force agenda to discuss the matter, or for the Task Force to make an advisory recommendation to the Governor,  
**Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

**21. DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval of First Reading of Ordinance No 20-312, and ordinance amending Storey County Code Section 2.22.080(A) in chapter 2.22 County's List of Qualified Appraisers in order to better develop a list of appraisers qualified to conduct appraisals of real property owned by the County and offered for sale or lease by the board, to provide appraisals of real property proposed to be purchased by the County, and providing for other properly related matters.

Mr. Osborne noted that Deputy District Attorney Loomis was also involved in this matter to insure rules were followed. The County purchases, leases, and sells properties. Those properties need to be appraised by a qualified person. A list (of appraisers) must be maintained to provide a fair system of appraising properties. The Ordinance needs to be updated and customized to deal with historic properties, such as the Comstock Historic District having a separate list of appraisers with experience in dealing with very difficult territory, mining towns with different claims, and buildings that are difficult to compare to others.

With approval of the first and second readings, a letter will be sent to all appraisers in Washoe County, Carson City, and Lyon and Storey counties. Whoever has interest will be requested to apply. Letters of interest and resumes will be reviewed for qualifications, a list will be built, and then utilized.

Public Comment: None

Deputy District Attorney Loomis read the title: An ordinance amending Storey County Code Sections 2.22.060 and 2.22.080 to provide geographic jurisdictions within which appraisers will be contacted to be included on County's List of Qualified Appraisers and providing for other properly related matters.

**Motion:** I, Jay Carmona, motion to approve the first reading of Ordinance No. 20.312, an ordinance amending Storey County Code Section 2.22.080(A) in chapter 2.22 County's List of Qualified Appraisers in order to better develop a list of appraisers qualified to conduct appraisals of real property owned by the County and offered for sale or lease by the board, to provide appraisals of real property proposed to be purchased by the County, and providing for other properly related matters, and also to include County Code Section 2.22.060, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**22. DISCUSSION/POSSIBLE ACTION:** File 2020-030 request to abandon the public access easement associated with a portion of undeveloped A Street right-of-way, located approximately 155-feet north of Ophir Grade right-of-way and approximately 190-feet south of Ridge Street right-of-way. The land associated with the access easement will remain Storey County property, however, the abandonment of the easement will allow for construction of a County-owned building to occur. The area associated with the public access easement abandonment will be consolidated with the Storey County owned parcel. The access easement abandonment is located adjacent to 800 South C Street, Virginia City, Storey County, Nevada and borders Assessor's Parcel Number (APN) 001-042-13. Senior Planner Kathy Canfield: This is a request for abandonment of a public access easement for an undeveloped portion of A Street adjacent to County owned property at 800 South C Street. The land associated with the access easement abandonment will be consolidated with land owned by Storey County and will remain public property. Due to topography, construction in this area is very unlikely and the area is not used for access to any properties. The abandonment will allow for a small building addition that will encroach into the A Street access. NRS noticing requirements were followed. One phone call was received from an adjacent property owner questioning addressing. No changes are required for any access or address for surrounding properties. There are no utilities of record in this area. No public comment was received at the Planning Commission and the vote was 6-0 for approval, one absent. Staff recommends approval.

Public Comment: None

Ms. Canfield read the Findings of Fact:

This approval is to abandon the public access easement associated with a portion of undeveloped A Street right-of-way, located approximately 155-feet north of Ophir Grade right-of-way and approximately 190-feet south of Ridge Street right-of-way. The land associated with the access easement will remain Storey County property, however, the abandonment of the easement will allow for construction of a County-owned building to occur. The area associated with the public access easement abandonment will be consolidated with the Storey County owned parcel. The right-of-way abandonment is located adjacent to 800 South C Street, Virginia City, Storey County, Nevada and borders Assessor's Parcel Number (APN) 001-042-13.

The Abandonment complies with NRS 278.480 relating to Abandonment of a street or easement.

The Abandonment complies with all Federal, State, and County regulations pertaining to vacation or abandonment of streets or easements, including NRS 278.240.

The Abandonment will not impose substantial adverse impacts or safety hazards on the abutting properties or the surrounding vicinity.

The Abandonment will not cause the public to be materially injured by the proposed abandonment.

The conditions of approval for the requested Abandonment do not conflict with the minimum requirements in Storey County Code Chapters 17.12.090, General Provision - Access and Right-of-Ways, or any other Federal, State, or County regulations.

**Motion:** In accordance with the recommendation by staff and the Planning Commission, the Findings under section 3.A of the Staff Report, and in compliance with all Conditions of Approval, I, Jay Carmona, hereby move to approve abandonment of the public access easement associated with a portion of undeveloped A Street right-of-way, located approximately 155-feet north of Ophir Grade right-of-way and approximately 190-feet south of Ridge Street right-of-way. The land associated with the access easement will remain Storey County property, however, the abandonment of the easement will allow for construction of a County-owned building to occur. The area associated with the public access easement abandonment will be consolidated with the Storey County owned parcel. The right-of-way abandonment is located adjacent to 800 South C Street, Virginia City, Storey County, Nevada and borders Assessor's Parcel Number (APN) 001-042-13, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**23. DISCUSSION/POSSIBLE ACTION:** Special Use Permit 2020-032 request to operate a retail establishment and exhibit within an existing building that includes live birds of prey at 80 South C Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-083-02. The birds will not reside at the site but will be transported daily by the applicant. No outside display is proposed.

Ms. Canfield: This Special Use Permit application is for a new retail experience that includes live birds of prey in a building adjacent to the Visitor's Center. The SUP is required because of the live animals. The birds will be inside and will travel back and forth with the applicant - not living on the site. All licensing through the State has been received. There may be times when the animals are displayed outside. In that event, a special events permit would be required from the VCTC. No public comments were received at the Planning Commission meeting. The Planning Commission recommended that Storey County be listed as additional insured on (applicant's) general liability certificate. Applicant has already done this. Planning Commission voted 6-0 for approval. Staff recommends approval.

Public Comment:

Applicant Corey Dalton thanked the Board, and Ms. Canfield and Mr. Azevedo for their courtesy and assistance with this process.

Vice Chairman Carmona said this interactive activity on C Street is a welcome sight and nice addition to the shops.

Commissioner Gilman welcomed applicant aboard.

Ms. Canfield read the Findings of Fact:

This approval is to operate a retail establishment and exhibit within an existing building that includes live birds of prey at 80 South C Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-083-02. The birds will not reside at the site, but will be transported daily by the applicant. No outside display is proposed.

**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 Downtown District portion of Virginia City within the Comstock Area Plan in which the subject property is located. A discussion supporting this finding 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 conditions under the Special Use Permit do not conflict with the minimum requirements in Storey County Code Sections 17.03.150 - Special Use Permit, 17.12 - General Provisions, and Section 17.30 - CR Commercial Residential.

Chairman McBride questioned the Planning Commission's request for the County to be named as additional insured.

Mr. Loomis said he had been asked by Mr. Prater if this was a good idea or not. His answer was yes - it is a good idea to have an additional insurance source for the County. It is not required, but it was posed as an addition and it is his recommendation. This provides an additional source of insurance coverage if something goes wrong.

Chair McBride: Is the County responsible for the activity of the business?

Mr. Loomis: No, but that doesn't mean the County cannot be sued for it.

Mr. Dalton: The actual certificate does cover any venue that we may be at. The plan is to also be part of events in Reno. This does not affect the policy on our end, and since the Planning Commission requested this, it has already been written in.

Tourism Director Deny Dotson asked if this Special Use Permit would allow applicant to be out on the boardwalk.

Ms. Canfield: The SUP is for the animals to be inside the building. It was discussed that for (outside) displays, VCTC would need to issue a special events permit - seeing the animals actually perform. This permit is for them to be inside.

Mr. Dotson: As mentioned, there have been attractions like this in the past. From the tourism side, this is welcomed as long as it is done safely. More attractions always help - and we look forward to Mr. Dalton setting up outside if he chooses to.

Ms. Canfield said the Planning Commission requested the motion include an additional statement regarding the County being added as an additional insured on the general liability insurance certificate.

**Motion:** In accordance with the recommendation by staff and the Planning Commission, the Findings of Fact under section 3.A of the Staff Report, and the amendment to Condition G, a in compliance with all Conditions of Approval, I Jay Carmona, hereby move to approve operation of a retail establishment and exhibit within an existing building that includes live birds of prey at 80 South C Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-083-02. **The birds will not reside at the site but will be transported daily by the applicant. No outside display is proposed, Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**24. DISCUSSION/POSSIBLE ACTION:** Reading of Bill 118, Ordinance 20-307, text amendments to Storey County Code Title 17 Zoning Districts CR Commercial-Residential; C Commercial; R1 Single-Family; R2 Multi-Family Residential; E Estate; F Forestry; A Agriculture; I1 Light Industrial and I2 Heavy Industrial; NR Natural Resources and SPR Special Planning Review zones. Additions, modifications, elimination and clarifications including the listed land uses minimum floor area, setbacks, minimum parcel area, distance between buildings and home enterprises are proposed.\*

Ms. Canfield: This is the second reading of the Title 17 update. There is one change from the last reading - a clarification in the Estate Zoning under uses listed for a Special Use Permit **inaudible** establishing animal grooming and boarding. Those uses can be considered commercial uses, and for the estate zone it is clarified those uses are only allowed under a Special Use Permit. There are no other changes.

\*Note for Bill 118, additional information including, but not limited to, draft text may be obtained from the Planning Department at 775.847.1144 or [planning@storeycounty.org](mailto:planning@storeycounty.org), or viewed online at <http://storeycounty.org/517/Updates>. In addition to the provisions of the NRS, any person may complete and return to the Board a statement supporting or opposing the proposed amendments to the county code and/or zoning ordinance.

Public Comment: None

**Motion:** In accordance to the recommendation by staff and the Planning Commission, I, Jay Carmona, motion to approve the second reading of Bill 118, Ordinance No. 20-307, text amendments to Storey County Code Title 17 Zoning Districts CR Commercial-Residential; C Commercial; R1 Single-Family; R-2 Multi Family Residential; E Estate; F Forestry; A Agriculture; I1 Light Industrial and I2 Heavy Industrial; NR Natural Resources and SPR Special Planning Review zones. Additions, modifications, elimination and clarifications including the listed land uses minimum floor area, setbacks, minimum parcel area, distance between buildings and home enterprises are proposed, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**25. DISCUSSION/POSSIBLE ACTION :** Approval of business license second readings:

- A. Automation Tool Company** - Out of County / 101 Mill Dr. ~ Cookeville, TN
- B. Delta Gift Shop** - General / 22 S. C St. ~ Virginia City, NV
- C. Diamond Concrete Cutting, LLC** - Contractor / 100 Menezes Way ~ Lockwood, NV
- D. Linqm, Inc.** - Out of County / 26391 Crown Valley Pkwy Ste. 240 ~ Mission Viejo, CA
- E. SNK Electric LLC** - Contractor / 4227 Pheasant Dr. ~ Carson City, NV
- F. Can Lines Engineering, Inc.** - Contractor / 9839 Downey Norwalk Rd. ~ Downey, CA

Mr. Osborne on behalf of Community Development recommends approval of all licenses A through F.  
Public Comment: None

**Motion:** I, Commissioner Carmona, move to approve the second reading of Business Licenses A through F, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**26. PUBLIC COMMENT (No Action)** None

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

The meeting was adjourned by the Chair at 11:50 AM  
Respectfully submitted,

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