

**STOREY COUNTY COMMISSION
MEETING**

MONDAY, MAY 21ST, 2007 9:00 A.M.

STOREY COUNTY DISTRICT COURTROOM
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

MINUTES

JOHN FLANAGAN
CHAIRMAN

HAROLD SWAFFORD
DISTRICT ATTORNEY

GREG "BUM" HESS
VICE-CHAIRMAN

JAMES G. MILLER
SHERIFF

BOB KERSHAW
COMMISSIONER

LORRAINE DuFRESNE
CLERK-TREASURER

SARAH S. JENSEN
RECORDER-AUDITOR

Roll Call.

Present: Administrative Officer Marilou Walling Chairman John Flanagan, Clerk-Treasurer Lorraine Du Fresne, Commissioner Bob Kershaw, Communications Director Dave Balard, County Manager Pat Whitten, Director of Building and Planning Dean Haymore, Director of Public Works Mike Nevin, Fire Chief Gary Hames, Justice of the Peace Annette Daniels, Recorder Auditor Sarah Jensen, Sheriff James Miller, Vice Chairman Greg Hess, Virgil Bucchianeri sitting in for Harold Swafford

Absent/Excused: Assessor Kathy Weeks, District Attorney Harold Swafford.

CALL TO ORDER AT 9:06 A.M.

The meeting was called to order by the Chair at 9:06 a.m.

PLEDGE OF ALLEGIANCE

Chairman John Flanagan led those present in the pledge of allegiance.

PUBLIC COMMENT

Virgil Bucchianeri stated that District Attorney Harold Swafford was unable to attend today's meeting. He is currently at a hearing.

CONSENT 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. 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.)

Approval of Agenda for May 2nd, 2007

Approval of Minutes for May 1, 2007

Correspondence

None

Approval of Maps to be Recorded

Mr. Haymore presented one map to be recorded. This map reflected a lot line adjustment.

DISCUSSION/ACTION: Approval of Planning Commission Minutes

Approval of Minutes for 13 April 2007 and for 29 April 2007

Austin Osborne made a motion to approve the minutes. Larry Prater seconded the motion, and with no further discussion, all voted aye and the motion carried.

2007-058 Special Use Permit – by Waters Septic Tank Service 2355 & 2401 East Britain Dr, TRI

The project site will be used for the temporary storage and dewatering of septic tanks, grease trap and sand oil separator waste that has been transported to the project by vacuum trucks. Various other non-hazardous liquid waste such as drilling mud, cooling water, reclaimed water, etc., will be treated at the site.

Waters Septic Tank Service representative, Kurt Hunsberger, addressed the commission and described the project and what they plan to do. Dean Haymore stood up and clarified the project and location. He recommended that several stipulations be added to the Special Use Permit as follows:

1. De-watering storage ponds to be enclosed fully in a building. Vince Griffin, President of TRI, said that was one of the stipulations they wanted so they would not be affecting the surrounding property owners with their de-watering process to reduce offensive odors.
2. Installation of an Air Change Filtration System in the building to eliminate offensive odors.
3. Storage yard for trucks and tanks must have an 8' fence with slats to reduce the view.

Larry Prater made a motion to approve the Special Use Permit with the three stipulations. Peter Maholland seconded the motion. After further discussion, all voted aye and the motion carried.

2007-045 Boundary Line Adjustment – by Robert Abelew

A Record of Survey for a Boundary Line Adjustment of Lots 1 & 2, Block 74 within Virginia City, Range "L" with in the NE ¼ of Section 29 Township 17 North, Range 21 East, M.D.M.

Robert Abelew explained that he was doing the boundary line adjustment to provide for an easement to the second lot off Mill Street through the first lot due to lack of approved route to

the lot. Planning stated that it met with all the minimum requirements of 5,000 square feet per lot.

Bret Tyler made a motion to approve and Austin Osborne seconded. There was no further discussion, all voted aye and the motion carried.

2007-049 Master Plan Amendment – by Virginia Highlands, LLC

A Master Plan Amendment on approximately 8,590 acres that are currently zoned “Special Industrial” and “Forestry” to be amended to allow mixed-uses through a “Planned Unit Development” (PUD) zone designation for their “CORDEVISTA” project.

Blake Smith representing “Cordevista” project explained the project with display boards with new ones added for the present meeting. He showed the water tables dropping in the Virginia Highlands over the past years and a normal building rate of 4.6 over numerous years. Under the present growth rate, he would be in the parameters of that growth rate. Blake Smith’s consultants responded to Larry Prater’s written questions and all the Planning Commission questions on the project. Chairman Walling opened the meeting for testimony that had been filed. Numerous residents from the Lockwood area testified that they were in favor of the project as per Blake Smith’s presentation that they would be able to reduce the flooding problem in that area. Residents of the Lockwood and Rainbow Bend were also in favor with the prospect of a new school and that their children would not have to be bussed to Virginia City to school. There were numerous declarations from people who live in the Virginia Highlands and Virginia City who were strongly opposed to the project.

County Staff provided the Planning Commission with numerous correspondence both for and against the project. Blake Smith’s staff also provided the Planning Commission with correspondence that was for the project which will become part of the file.

Lydia Hammack brought up that she would like to hear a response from the County Directors on the impact of the project on the various departments before any decision is made. After four hours of testimony and discussion, Larry Prater made a motion to continue until response was gathered from the County Department Heads, i.e. Fire, Sheriff, Public Works, School, County Managers, Assessor, etc. and Bret Tyler seconded. After further discussion Austin Osborne said they had enough information to take a vote. Several outburst from the audience said “How can you vote without Department Head input” Chairman Walling called for a vote on the continuance, six voted aye and one opposed (Austin Osborne).

2007-050 Zone Change – by Virginia Highlands, LLC

A Zone Change on approximately 8,590 acres that are currently zoned “Special Industrial” and “Forestry” to have the zone changed to “Planned Unit Development”(PUD) which will allow mixed-uses for their “CORDEVISTA” project. This requested Zone Change will only be heard when and if the Master Plan Amendment (2007-049) has been approved as requested.

No Action taken as Master Plan Amendment was continued.

DETERMINATION OF NEXT PLANNING COMMISSION MEETINGS:

Bret Tyler made a motion that the next meeting be held in the Community Center Room Six Mile Fire Department at Station 3 in the Mark Twain area on May 17th, 2007 at 6:00p. and that they add the “Cordevista” project as a Discussion Only item so that the Mark Twain area could be exposed to the project. Larry Prater seconded the motion. Further discussion with Department Staff for next Virginia City meeting to be determined at a later date. All voted aye and the motion carried.

DISCUSSION/ACTION: 2007 Legislative Session Update

Mr. Whitten stated that MaggieLowther was not able to be present today. She is currently at the Legislature.

Much discussion was heard on bills related to water, wells, and green energy.

DISCUSSION/ACTION: Treasurer's Report

None available

LICENSING BOARD

FIRST READINGS:

1. **RACHEL ENTERPRISES, Inc.** – Home Business / VCH
4380 Rocky Road, VC Highlands NV
2. **ABSOLUTE SEALING & STRIPING**– Contractor / Out of County
9165 Cordoba Blvd, Sparks NV
3. **DUNN RITE SEAMLESS RAINGUTTERS**– Contractor / Out of County
5635 Riggins Court, Reno NV
4. **CAPITAL DRYWALL** – Contractor / Out of County
#20 Hwy 341, Carson City NV
5. **ANTOJITOS TLAQUEPAQUE**– Food Service Catering / Out of County
5590 Leon Drive #55, Sun Valley NV
6. **DAWG's BOBCAT SERVICE**– Out of County / Out of County
165 Esmerelda Dr #F, Carson City NV
7. **SIERRA BARAJAS ROOFING, Inc.**– Contractor / Out of County
1930 Frazier, Sparks NV
8. **WEBER's CABINET & FIXTURE CO.**– Contractor / Out of County
320 Western Rd #6, Reno NV
9. **LICENSE PLATE SHOP**– Home Business / VC Highlands
2375 Cartwright Road, VC Highlands NV
10. **CHAVEZ BROS. PAINTING, Inc.**– Contractor / Out of County
1620 ½ Shaber Avenue, Sparks NV
11. **JNL PLUMBING** – Contractor / Out of County
2254 Desert Cove Ct, Sparks NV
12. **CENTRAL TEXAS COMMERCIAL A/C & HEATING, Inc.**– Contractor /
Out of County 7909 Rosson Dr, Austin TX
13. **A-1 STEEL, Inc.** – Contractor / Out of County
1523 S Stanford Way, Sparks NV
14. **UNARCO MATERIAL HANDLING, Inc.**– Produce & Sell Racking Systems /
Out of County 701 - 16th Avenue East, Springfield TN
15. **AIR TECH HEATING & AIR CONDITIONING**– Contractor / Out of County
861 Glendale Avenue, Sparks NV
16. **BLACK ROCK CONSTRUCTION**– Contractor / Out of County
1462 Laughing Chukar Ct, Sparks NV
17. **FAST GLASS, Inc.**– Contractor / Out of County
1560 Greg Street, Sparks NV
18. **MERCURY STEEL & PLACING, Inc.**– Contractor / Out of County
2451 Monte Verde Way, Sparks NV

19. **SMITH CRANE and RIGGING, Inc.**– Contractor / Out of County
671 river Ranch Road, Markleeville CA
20. **F.E. MORAN, Inc.**– Contractor / Out of County
2265 Carlson Dr, Northbrook IL
21. **HERSHENOW & KLIPPENSTEIN ARCHITECTS, Ltd** – Professional / Out of County
5485 Reno Corporate Drive #100, Reno NV
22. **CFA CONSTRUCTION**– Contractor / Out of County
1300 Russell Way, Sparks NV

END OF CONSENT AGENDA

Motion: Consent Agenda, **Action:** Approve, **Moved by** Commissioner Bob Kershaw, **Seconded by** Vice-Chairman Greg Hess. **Vote:** Motion passed

DISCUSSION/ACTION: Approval of the tentative budget for 2007/2008

-Community Support

Added \$15,000.00 to budget in support of a community nurse.

-Treasurer

Salaries increased in anticipation of the passing of a salary bill

-District Court

An increase of \$4,320.00 in the amount budgeted for a public defender

-Recorder/Auditor

Salaries increased in anticipation of the passing of a salary bill. Additional funds added to cover dues and training.

-Assessor

Salaries increased in anticipation of the passing of a salary bill and the addition of a part-time employee

-Planning Commission

Budget has been increased for the hiring of a fulltime planner and computer equipment. Vice-Chairman Hess asked that additional funds be added for a second part-time or assistant planner. Mr. Whitten agreed to double the funds allotted for a planner.

-District Attorney

Salaries increased in anticipation of the passing of a salary bill. Mr. Whitten had questions on how the Board would like him to proceed regarding the hiring and budgeting of a part-time assistant district attorney. Sheriff Miller and Justice of the Peace Annette Daniels spoke in support of hiring a fulltime assistant

district attorney. Mr. Whitten recommended that \$120,000 be added to salary and benefits to allow for a fulltime assistant district attorney. The selection process will involve a commissioner and the sheriff.

-Justice of the Peace

Salaries increased in anticipation of the passing of a salary bill and two employees going to 40 hours per week.

-Fire

The county will have a fulltime captain from NDF(Nevada Division of Forestry) dedicated to Storey County as requested. Chief Hames has wiped the slate clean in regards to an assistant chief. He will be promoting from within and reclassifying. There will be two division chiefs and three battalion chiefs. The number of captains will be reduced to three and normal staffing for firefighters and paramedics. The new plan will use the salary structure more efficiently. With the new plan, the hiring of an 8 hour firefighter in the Highlands will be deferred one year.

-Sheriff

Salaries increased in anticipation of the passing of a salary bill and a few changes regarding internal promotions. Sheriff Miller has requested an additional \$10,000.00 to be put towards a used vehicle and an increase in training.

-Commissioners

Salaries increased in anticipation of the passing of a salary bill

-Administrative

Mr. Whitten explained that many departments are drowning in paperwork. He would like to contract with an offsite storage facility. Additional funds in the amount of \$50,000.00 have been added to the budget to allow for the offsite storage. Mr. Whitten recommended that the County not fund the Western County Alliance.

It was further requested that \$100,000.00 be budgeted for the removal of the Hayfed Bridge.

-Reserve Fund

Mr. Whitten recommended that the reserve fund be upped to \$625,000.00 in preparation for payback to TRI.

Ms. Walling informed the Board that the County has an ending fund balance of \$2.1 million. She also presented a letter received from the state. Chairman Flanagan read the letter into the record.

Mr. Nevin addressed the Board in regards to the Building and Grounds budget. A grant was received to do work on the highway rest stop; he would like to see additional funds added to cover the continuing maintenance. Mr. Whitten stated that an additional \$5,000.00 can be added to the budget to cover continuing maintenance and ongoing projects.

Commissioner Bob Kershaw stated that he has been addressed by residents of the Lockwood/Rainbow Bend area concerned with dogs being in the park. He would like to look at dedicating part of the park to dogs.

Ms. Jensen requested that the cost of living analysis be read into the minutes. Mr. Whitten explained that the final numbers have not been nailed down but 6% has been budgeted to cover the raises. The individual employees that are not covered by a contract or through the elected official pay bill will receive the same increase as those covered by the general employee's agreement.

Motion: Final Budget for 2007/2008 with all amendments and additions,
Action: Approve, **Moved by** Commissioner Bob Kershaw, **Seconded by** Vice-Chairman Greg Hess. **Vote:** Motion passed

DISCUSSION/ACTION Staff Review/Committee Reports
-Clerk-Treasurer Lorraine Du Fresne

Ms. Du Fresne stated that the rose bushes in the garden didn't cost the tax payers any money. The plants were donated by the employees in the courthouse.

-Fire Chief Gary Hames

Fire Chief Hames informed the Board that the Fire Marshall was recently in two car wrecks, back to back. In the first accident the frame of his vehicle was bent. He is doing fine.

Fire Chief Hames stated that a five hundred acre fire in Mustang had recently burned on the Washoe County side. Storey County had staff on the fire for 146 hours.

He explained that painting of the fire station is being paid for with unanticipated funds.

The patrol vehicle purchased with Public Works is currently at Station 4 in service.

Fire Chief Hames announced to the Board that he has received the ISO rating. Virginia City and Gold Hill remain a 3 while all outlying areas have been reduced from an 8 to a 3. The only exception is TRI that will remain a 10. He stated that this is a tremendous achievement for the County.

Mr. Whitten stated that it is imperative that the TRI fire station get underway.

DISCUSSION/ACTION: Approval of Claims and Statement of Activities

Chairman John Flanagan read the claims as follows: Warrants \$534,255.88, Unbudgeted Vehicle Purchase \$33,812.28, Payroll #1 & #2 \$55,841.27, Total Warrants/Payroll \$1,153,909.43

Fire Chief Hames stated that the vehicle purchased was budgeted for. It was an emergency purchase but was in the budget.

Motion: Claims, **Action:** Approve, **Moved by** Commissioner Bob Kershaw, **Seconded by** Vice-Chairman Greg Hess. **Vote:** Motion passed

Chairman Flanagan stated that he will leave the Statement of Activities Report on the table for anyone who would like to review it.

DISCUSSION/ACTION: Update on flood project in the Truckee Meadows area and the Board's response to a request to join the Western County Alliance

Motion: Update on the flood project, **Action:** Postpone, **Moved by** Commissioner Bob Kershaw, **Seconded by** Vice-Chairman Greg Hess. **Vote:** Motion passed

DISCUSSION/ACTION: Sheriff's Office Business License: Dynasty Games dba Ponderosa Saloon

Sheriff Miller recommended that the business license be approved.

Motion: Business License, **Action:** Approve, **Moved by** Commissioner Bob Kershaw, **Seconded by** Vice-Chairman Greg Hess. **Vote:** Motion passed

DISCUSSION/ACTION: Approve Resolution # 07-236 in recognition and support of Nevada WildLand Fire Awareness Week, May 1925, 2007.

Chairman John Flanagan stated that NACO has requested that every county in the state pass a similar resolution.

Commissioner Bob Kershaw read the resolution into the record.

Motion: Resolution 07-236, **Action:** Approve, **Moved by** Vice-Chairman Greg Hess, **Seconded by** Commissioner Bob Kershaw. **Vote:** Motion passed

DISCUSSION/ACTION: Gary Longaker; Executive Director of Nevada Rural Housing Authority requesting approval of Resolution # 07-242 to transfer unused 2007 Private Activity Bond (PAB) Cap allocation to Nevada Rural Housing Authority.

C.J. Manthey was present. Ms. Manthey updated the Board on the mission of the Nevada Rural Housing Authority and the services they provide.

Motion: Resolution 07-242, **Action:** Approve, **Moved by** Vice-Chairman Greg Hess, **Seconded by** Commissioner Bob Kershaw. **Vote:** Motion passed

DISCUSSION/ACTION: Ron Radil Western Nevada Development District- Goal Setting and Needs Assessment

Ron Radil was present to discuss the needs of Storey County in the upcoming year. Mr. Radil explained that it is very important to prioritize the County's needs. Mr. Haymore stated that the main objective is maintenance on the sewer and water systems.

Mr. Nevin requested that Gold Hill sewer be number one in the list followed by Gold Hill and Silver City Water, Virginia City Sewer Treatment Plant. Mr. Whitten said that Gold Hill sewers should come before the Justice Center.

The Board thanked Mr. Radil for his time and help.

DISCUSSION/ACTION: Approve Resolution # 07-241 requesting the assistance of the Attorney General in the prosecution of a criminal matter

Motion: Resolution 07-241, **Action:** Approve, **Moved by** Commissioner Bob Kershaw, **Seconded by** Vice-Chairman Greg Hess. **Vote:** Motion passed

LICENSING BOARD SECOND READINGS

1. **WILLY COYOTE** – Parking Lot / Virginia City
‘B’ Street, Virginia City NV APPROVED
2. **VALLEY CONSTRUCTION** – Contractor / Out of County
500 Ryland St, Reno NV APPROVED
3. **CAMPBELL CONSTRUCTION** – Contractor / Out of County
36 Glen Carran Cr, Sparks NV APPROVED
4. **CONCRETE COATINGS & SEALANTS** – Contractor /
Out of County 2115 Parkway Drive, Reno NV APPROVED
5. **INDEPENDENT POWER CORP** – Contractor / Out of County
890 E Patriot Blvd, Reno NV APPROVED
6. **MOANA NURSERY** – Contractor / Out of County
1100 W Moana Ln, Reno NV APPROVED
7. **CIDER FACTORY** – General / Restaurant
420 South ‘B’ Street, Virginia City NV APPROVED
8. **JULIA B’s EMPORIUM & ODDITIES** – General / Retail /
54 No ‘C’ Street CONTINUED
9. **COMSTOCK GOLD MILL** – General / Tourist Mill Tour /
395 So ‘G’ Street, VC APPROVED

Motion: Approve items #1-#7, and #9, **Action:** Approve, **Moved by** Commissioner Bob Kershaw, **Seconded by** Vice-Chairman Greg Hess. **Vote:** Motion passed

PUBLIC COMMENT

None

BOARD COMMENT

Vice-Chairman Hess asked Mr. Haymore if the map presented earlier was an abandonment down by the horse corals. Mr. Haymore explained that it is a lot line adjustment, not an abandonment.

Mr. Haymore stated that he has an official complaint from VirgiBucchianeri regarding the smoke being produced from the Jerky Restaurant.

Mr. Haymore has asked the owners to move the BBQ, the Health Department has been there for a couple inspections with no complaints.

Mr. Nevin stated that the BBQ is on County property. Mr. Haymore said that currently the BBQ has been moved for road work. He will stop by on his way back to his office and tell them not to put it back on County property.

Vice Chairman Greg Hess stated that this is a civil matter.

Commissioner Bob Kershaw stated that Denis Miller and Connie Butts are working in the flood agreement and will update him shortly.

The Community center had its grand opening this weekend and it went great. Commissioner Bob Kershaw would like to get the lunch program up next month. The building is lacking phone service and TV. Mr. Haymore stated that those services should be installed shortly.

Commissioner Bob Kershaw asked Fire Chief Hames what the status was of the burn in Lockwood. Fire Chief Hames stated that the conditions for a burn were not safe. Hand crews have gone in and cleared out a line between the homes and the overgrowth.

Commissioner Bob Kershaw expressed his concern about RVs being parked on an empty lot the County owns in the Lockwood area. He would like to see a note informing the people that they cannot park their RVs on the lot.

Sheriff Miller said that he will tag the RVs.

Chairman John Flanagan received a letter from Nevada Rock Art. He asked if the Planning Commission has received a copy of the letter. Mr. Haymore said that they had. A letter was also received from Dr. Slaby thanking the Board for the use of the equipment in the building of a new football field.

ADJOURNMENT

The meeting was adjourned at the call of the Chair at 11:03 a.m.

Respectfully Submitted By,

Vanessa A. Dixon,
Deputy Clerk-Treasurer