

STOREY COUNTY
COMMISSION MEETING
MINUTES

TUESDAY, DECEMBER 6, 2005, 2:00 P.M.

DISTRICT COURTROOM, COURTHOUSE 26 SOUTH B STREET
VIRGINIA CITY, NEVADA

BOB KERSHAW, CHAIRMAN
JOHN FLANAGAN, VICE CHAIRMAN
GREG HESS, COMMISSIONER

DISTRICT ATTORNEY
HAROLD SWAFFORD

SHERIFF
JAMES G. MILLER

RECORDER/AUDITOR
MAGGIE LOWTHER

CLERK/TREASURER
DOREEN BACUS

CALL TO ORDER. 1:00 P.M. **CLOSED SESSION:** Closed meeting pursuant to NRS 288.220(4) for the purposes of conferring with the County's management and negotiation representative regarding labor negotiations. This portion of the meeting was audio recorded only.

PRESENT: Bob Kershaw, John Flanagan, Greg Hess, Harold Swafford, Jim Miller, Maggie Lowther, Dean Haymore, Pat Whitten, Gary Hames, and Rich Bacus for part of the meeting.
ABSENT: Doreen Bacus, Marilou Walling and Rich Bacus for a part of the meeting.

OPEN MEETING: 2:00 p.m. Approve contract with Storey County employee's Association, State of Nevada Employee's Association, American Federation of State, County, and Municipal Employees Local 4041.

It was recommended by Pat Whitten that action on this item was continued to December 20, 2005 upon motion by Commissioner Hess this matter was continued, seconded by Flanagan and carried.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT (none)

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 DECEMBER 6, 2005.

APPROVAL OF MINUTES FOR NOVEMBER 14, 2005

Maggie corrected the minutes to reflect payment of \$1411.28 reimbursement to Rich Bacus for payment to the Delta for food for the retirement party of an employee be added to the Claims for the month of November.

-CORRESPONDENCE (none)

DISCUSSION/ACTION: MAP APPROVAL FOR MAPS TO BE RECORDED (none)

DISCUSSION/ACTION: SPECIAL EVENTS: Sue Moulden-Hugh Gallagher Elementary School Principal, 2nd annual Silver Run down C Street August 26, 2006 7A.M. - 10 A.M. All proceeds benefit HGE school activities and projects.

Commissioner Hess moved that the event is approved, seconded by Flanagan and carried.

LICENSING BOARD:

FIRST READINGS

1. Mr. Electric of Reno Contractors license submitted by Robert D. Lord, of Reno, for a electrical service and repair to residential and commercial buildings.
2. Petro West, Inc. submitted by Steven Munson of St. George Reno, contractor's license petroleum dispensing equipment & POS systems sales, installation and service.
3. Bandana Installation, L.,P., submitted by James W. Davenport of Palestine, TX contractors license, installation of steel bollards, handrails, stairs.
4. V.C. Roasters, LLC submitted by Community Chest, Inc. Erik Schoen, contact person, coffee sales primarily on-line (with some retail distribution when health department approval/exemption.
5. VCCTA, general business licence application, submitted by Susan Sutton, located at 86 South C Street, Virginia City.
6. Café Del Rio-change of location to 394 South C Street, Virginia City, submitted by Brian T. Shaw and Aedella Shaw of Virginia City. General/Liquor.
- 7.Rivers End Holdings, LLC, submitted by Gigi D. Trende of Hopkins, MN. General, wholesale distributor of imprintable sportswear.
8. Barrick Gold Corporation, submitted by Larry Morasse, general business license application power plant to generate electrical power for Barrick Gold Strike Mine Inc- mine-site located @ 27 miles north of Carlin, Nevada.
9. R & A Plumbing-Drain, contractor license submitted by Richard E. Allen of Reno.
10. Robert Sandy Plumbing, Inc. contractor license submitted by Dana Sandy of Minden, NV.
11. Intl Chemtex Corp, submitted by Erin Field of Reno, out of county license for water treatment service.

PLANNING COMMISSION MINUTES:

In the interest of time, Storey County Planning requests the following Special Use Permit applications be considered by the Storey County Board of Commissioners on December 6, 2005 following the Planning meeting on December 1, 2005 and prior to the approval of the Minutes therefore.

SIERRA PACIFIC POWER # 2006-029 SPECIAL USE PERMIT - SPPCO REQUESTS APPROVAL TO CONSTRUCT THE “Tracy Plant Combined Cycle Addition in order to meet customer energy requirements and to reduce their dependence upon volatile external power market.

Dean made a correction to the Special Use Permit application by replacing the word “addition” with “new”.

Pat Whitten submitted a copy of an e-mail he sent to Douglas Brooks at Sierra Pacific/Nevada power outlining the concerns of the county regarding Sales/Use Tax on construction, Centrally Assessed Value, and Air Quality and NDEP issues and advised the board outside counsel is being retained to address all three of these issues. At this time, however, they have not completed their assessments of the issues and Pat recommended that the matter be continued until December 20, 2005 meeting or in the event counsel is able to supply the required information to the board a special meeting can be called prior to the twentieth meeting. Pat also supplied the board with a draft of the Memorandum of Understanding for the new Tracy generating facility from Douglas Brooks of SPPCO for the board to review, this too will be reviewed by counsel prior to approval by the Board of Commissioners.

Commissioner Flanagan moved to continue this matter to Tuesday, December 20, 2005, seconded by Hess and carried.

PPG ARCHITECTURAL FINISHES # 2006-032 SPECIAL USE PERMIT - PPGAF’s plan is to develop in three phases: Facility 1) Manufacture water- based paint for distribution in 11 western states; Facility 2) Manufacture oil based paint and/or industrial OEM for compounding raw materials and intermediates into unique products for consumers of the architectural, industrial and/or automotive technology in closed systems to eliminate yield losses and minimize V.O.C. emissions and odors within the plant and beyond plant boundaries.

Dean explained that the Planning Commission has recommended approval of this SUP and they requested that the Board of Commissioners approve it at this meeting.

Commissioner Hess moved to approve the Special Use Permit, seconded by Flanagan and carried.

END OF CONSENT AGENDA

Commissioner Flanagan moved to approve the consent agenda, seconded by Hess and carried.

STAFF REVIEW/COMMITTEE REPORTS

Pat Whitten presented a financial update consisting of a two-page report generated as of October 31, 2005, providing an overview of how the County stands in comparison to budget and actual fund balances.

Fire Chief Gary Hames reported on the ISO project. The motor went out on the

Tender, it is a 1972 truck and will need to be replaced or repaired it will be about \$20-30 thousand dollars, he has the money in his budget but wanted to advise the board. He reported that they have the well at the park in the one acres at the Highlands and the well will flow 500 GPM within two minutes. He further advised the board this will be brought up at the meeting of the property owners on December 13, 2005.

Chairman Kershaw instructed the clerk to notice a possible quorum for the meeting of the 13th.

Gary advised the board that the refrigeration system at WalMart construction site is taking a lot of time for inspections. The Para Med vehicle broke down as well as the Tender at the Painted Rock Fire, this fire was 25 miles from the station, they were able to save the vehicles but none of the structures.

Commissioner Hess recommended a meeting with Roger Norman of TRI to get going on the construction of a fire station at TRI.

Gary informed the board that the calls to that area have doubled in the last six months, plus there are two seizure patients at Lockwood that require transport about two times a week.

Gary asked the board if they have had any feed back regarding the fire at Painted Rock? He reported that he had talked to some of the residents in the area and explained what the department has done in the last three years and they seemed impressed with the progress that has been made.

He further stated that communication was a big problem during the incident and that he, Jim and Pat will review the entire tape and see if they can come up with an improvement for a separate frequency just for fire, perhaps a repeater on Ophir Grade.

Sheriff Miller stated that he was able to access dispatch with NEXTEL during the entire incident.

Rich Bacus asked why we have a green flag for the county? Rich recommended the color be changed to blue and silver or blue and white rather than green.

Pat replied that he had asked that same question several months ago and was told that several years ago at the grammar school they had a contest and this was the flag that was chosen. He further stated that he would take it upon himself to research and perhaps have another contest.

Rich advised the board that the carpet in the three offices upstairs in the court house needs to be replaced, he had the other carpets steam cleaned earlier this year but not these three. He also said if the carpet is going to be replaced that the rooms should be painted at the same time.

Commissioner Hess said that we should find out what kind of money we are talking about.

Bacus replied that he thought it would be under ten thousand dollars, they would have to do the work starting on Friday night and work over the weekend to get things back together by Monday and work on one office at a time.

Pat recommended that the job be done, there is enough money in buildings and grounds to cover the cost.

Sheriff Miller reported that it is real nice to have such good neighbors for the fire at Patrick, the out of county law enforcement was remarkable. He advised the board that his department is down by four people, injuries seem to be the problem right now.

Gary reported that North Reno, Sparks, NDF, Wadsworth, North Lyon County, Central Lyon County, and other fire departments were on the scene for the Patrick Fire, the fire did jump the river but there were fifteen engines on the other side to keep it contained. The Tender got stuck on the train tracks and that tied everything up.

Commissioner Hess reported that the bridge at Six Mile Canyon collapsed and the road is temporarily closed, but it should be open tomorrow or Thursday.

Chairman Kershaw reported that the roof is being put on the Senior Center at the River today, they will get a dumpster and clean up the inside and get the building water tight as soon as possible.

Dean informed the board that people have been dumping their personal garbage in the dumpster that has been at the center and requested more security at the site. SPPCO will put in a pole and a night guard light. He said they are going to go ahead with the sewer and water layout, sheet rock the inside and get it ready to use without the kitchen and do the kitchen later.

Hardie will donate siding, WalMart will donate concrete, for a six foot walkway around the building.

The block company will donate blocks for the center, Mel is working on a better heating system, right now it has electric baseboard heat.

Dean also advised the board that Barrick is pulling out their temporary construction trailers and will rent one to the county for office use to be located where Lance Gilman's sales office is. Dean further advised the board that a new company is going into the San Mar building, Barrick is running 99.9% efficient, feeding the main grid to supply power to the mine out at Elko.

Chairman Kershaw reminded everyone about the open house at the new SHIPO office at Union and E Street on Friday from one to three.

Pat submitted a request from Lockwood Community Corporation for the County to execute Regulatory Agreement to assist them in obtaining a determination from the IRS for qualification as a charitable organization pursuant to Section 501(c)(3). The advantages to both the County and the Park are explained in the request.

THE MEETING IS RECESSED TO THE WATER BOARD:

Board members of the Water Board are the same as the County Commission.

DISCUSSION/ACTION: DISTRICT ATTORNEY HAROLD SWAFFORD DRAFT REVISION/UPDATE OF WATER/SEWER ORDINANCE.

Harold presented Resolutions 05-212 and 05-213 and a draft of Ordinance 05-199 amending portions of Chapter 13 of the Storey County Code regarding Water and Sewer.

Resolution No. 05-212 establishes the disconnection fee of \$50.00 and a reconnecting fee of \$10.00. Resolution 05-103 increase in the residential single family water and sewer connection fees by \$1500.00 each and commercial and multifamily water and sewer connection fee by \$1500.00 each as recommended by Public Works Director Rich Bacus. Harold advised the board that all fee increases in water and sewer fees require a public hearing and if they are to approve the increases the clerk will have to publish the notice of public hearing at least ten days prior to the hearing.

Commissioner Hess stated he felt that an increase of \$1500.00 is too high.

Commissioner Flanagan asked if it costs the county that much?

Harold replied he did not have the actual expenses for connections. Bacus had indicated to him that based on surrounding counties connection charges Storey was way low and this increase would bring it more in line with surrounding counties charges.

Pat suggested to the board to wait until Rich is here and that he and Marilou are still trying to compile charges from surrounding counties.

Commissioner Hess stated that the main impact is going to be on the sewer and recommended the sewer connection fees could be increased perhaps on a per bathroom basis.

Chairman Kershaw stated he would rather not hit people with big increases on both water and sewer.

Commissioner Flanagan stated that this is going to prohibit young people from being able to afford to build, and without justification for the increase he was not in favor of increasing the fees, and asked if the water and sewer were separate accounts. To which Pat replied, yes they are two separate accounts.

Harold explained to the board that he had a discussion with Rich and that the problem with the sewer is not with capacity of the plant but the lack of area needed for the drying beds.

Commissioner Hess moved this matter is continued to December 20, 2005, seconded by Commissioner Flanagan and carried.

THE REGULAR MEETING IS REOPENED:

DISCUSSION/ACTION: Bob Kershaw Annual Christmas Party

Commissioner Flanagan suggested the Christmas Party be held at the 4th Ward School.

Commissioner Hess suggested that the meeting of the twentieth be held at 1:00 p.m. at the 4th Ward School.

Lorraine asked what about the food, pot luck or catered? Chairman Kershaw stated that the board will personally provide beverages, adding this party is open to the public.

Commissioner Hess suggested that Heather Beaupre' be hired to cater a portion of the party to make sure there is enough food and employees be asked to bring a dish.

Commissioner Hess moved that the meeting of the twentieth be changed to 1:00 p.m. and the Christmas party to follow the meeting be held at the 4th Ward School, seconded by Commissioner Flanagan and carried.

DISCUSSION/ACTION: Richard Bacus Longevity Payments

In absence of Rich Bacus, Pat addressed the longevity question. He requested that the longevity payments be paid, at the option of the employee, either in lump- sum on their anniversary date or in twenty-six payments each pay period. Maggie voiced no objections to the request but stated that the personnel ordinance will need to be amended to reflect the change.

Harold and Pat to work on the changes and present them to the board when

finished.

DISCUSSION/ACTION: Approve TRI Audit

The TRI Audit for the period ending June 2004 was reviewed by the board. Pat informed the board they have started on the 2005 audit and it should be completed in a more timely manner.

People are going to have to take better care of the charges for TRI regarding supplies, gas, and other expenses, such as salaries that should be charged.

Maggie added that perfect example of this is the patch job done on Waltham Way by Public works, the county's cost has to be counted. It is up to the Department Heads to turn in the TRI expenses for each department.

Commissioner Flanagan moved to approve the 2004 TRI Audit, seconded by Hess and carried.

DISCUSSION/ACTION: Approval of Claims

Warrants in the amount of \$234,725.17 and payrolls in the amount of \$461,860.90 for December and November were approved upon motion by Commissioner Flanagan, seconded by Hess and carried.

DISCUSSION/ACTION: TREASURER'S REPORT FOR OCTOBER 2005.

Commissioner Flanagan moved to approve the Treasurer's Report for October as presented, seconded by Hess and carried.

LICENSING BOARD:

DISCUSSION/ACTION: Sheriff's investigation letter on Susan Austin as manager of World Famous Brothel.

Sheriff Miller presented a written report for the license investigation for Susan Austin's application to manage the World Famous Brothel and based on his findings recommended for licensing approval.

SECOND READINGS:

1. Change of Location from 2440 Lousetown Road, VCH to 148 South C Street, Virginia City, general business license, custom embroidery, general retail merchandise, submitted by Karlyn A. McPartin of VCH. **APPROVED**

2. Machabee Office Environments, submitted by Gary A. Machabee, of Reno, out of county business, sale of office furniture. **APPROVED**

3. Jerry's Electric Service, submitted by Jerry Heckathon of Reno, electrical contracting. **APPROVED**

4. RB Services Unlimited, submitted by Richard J. Beauchemin of VCH, finish carpentry. **APPROVED**

5. Bettridge-Kidd Mechanical Inc. submitted by Lynn J. Betteridge of Carson City, sheet metal, heating cooling circulate air. **APPROVED**

6. Jensen Enterprises, Inc. Submitted by Roger Wright of Sparks, precast concrete.

APPROVED

7. Mahogany Reds Catering & Bar-B-Q **CONTINUED**

8. Comstock Real Estate Services, change of location. **CONTINUED**

Commissioner Flanagan moved to approve those licenses above as noted and continue those licenses and noted, seconded by Commissioner Hess and carried.

PUBLIC COMMENT: Brad Bryant of Rainbow Bend thanked the Lockwood Firemen for the fine job they have done in assisting residents.

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BOARD COMMENTS (none)

There being no further business before the board the meeting was adjourned at the call of the chair at 4:00 p.m.

By _____
Lorraine DuFresne