



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, JANUARY 16, 2018 10:00 A.M.

DISTRICT COURTROOM  
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

## MINUTES

MARSHALL MCBRIDE  
CHAIRMAN  
ATTORNEY

ANNE LANGER  
DISTRICT

LANCE GILMAN  
VICE-CHAIRMAN

JACK MCGUFFEY  
COMMISSIONER  
TREASURER

VANESSA STEPHENS  
CLERK-

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**ROLL CALL:** Chairman McBride, Vice-Chairman McGuffey, Commissioner Gilman County Manager Pat Whitten, Clerk & Treasurer Vanessa Stephens, Deputy District Attorney Keith Loomis, Sheriff Gerald Antinoro, Administrative Officer/Planning Director Austin Osborne, IT Director James Deane, Comptroller Hugh Gallagher, Tourism Director Deny Dotson, Community Relations Director Cherie Nevin, Justice of the Peace Eileen Herrington, Recorder Jen Chapman, Special Counsel Robert Morris, Senior Center Director Stacey Gilbert, and Community Chest/Library Director Eric Schoen.

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

Meeting was called to order by Chairman McBride at 10:20 A.M.

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

Chairman McBride led those present in the Pledge of Allegiance.

### **3. DISCUSSION/POSSIBLE ACTION:** Approval of Agenda for January 16, 2018

Public Comment:  
None

**Motion:** Approve Agenda for January 16, 2018, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

### **4. CONSENT AGENDA:**

I For possible action, approval of payroll claims in the amount of \$398,434.35 and accounts payable claims in the amount of \$669,395.92.

II For possible action, approval of the Treasurers Report for December 2017.

III For possible action, approval of First reading for General Business License - CCW Instructor. Applicant is James Wes Francis, owner of First Shot, 176 Rind Rd. Dayton, NV.

IV For possible action, approval of Justice Court Quarterly Report.

V For possible action, approval of Business Licenses First Readings:

- A. INTERNATION FLOW TECHNOLOGIES, INC - Contractor / 30230 Los Alamos Rd ~ Murrieta, CA
- B. CONCRETE NORTH, INC - Contractor / 10274 Iron Rock Way ~ Elk Grove, CA
- C. ENCORE - Contractor / 14830 Kivett Ln ~ Reno, NV
- D. FREMOUW ENVIRONMENT SERVICES, INC - Transportation / 6940 Tremont Rd ~ Dixon, CA
- E. MIKE HICKEY CONSTRUCTION, DBA: 3M ROOFING / Contractor / 3046 Achilles Dr ~ Reno, NV

Public Comment:  
None

**Motion:** Approve Consent Agenda for January 16, 2018, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**5. DISCUSSION ONLY ( No Action - No Public Comment): Committee/Staff Reports :**  
**Community Chest/Library Director Erik Schoen:**

- The Community Chest Angel Tree Program was very successful with a record number of 105 gifts from members of the community. 40 holiday baskets were passed out.
- A gift of \$150,000 has been received from the Pennington Foundation. This donation will enable completion of the new Library building without incurring debt.
- The building is scheduled to be finished by the end of March.

**Recorder Jen Chapman:**

- With the approval of the contract with Tyler, technological changes are moving at record speed.
- Busy with business process changes, and all paperwork has been completed. The AS400 cannot be applied to modern programs.
- Goals and needs of the different offices are being looked at.
- A data pull has been done, but due to issues will be done again.
- Updates will be given as work is completed.

**Tourism Director Deny Dotson :**

- The 2018 Special Event calendar is now available.
- New events this year include: Cowgirl Saloon Crawl and a line-dancing competition. A Mexican rodeo has been added to Sunday of the weekend of the rodeo.
- At this time, the Ferrari Hill Climb has not been authorized.
- Beacons, which work with the VC mobile app, are being installed in various locations around Virginia City. By downloading the app visitors will be able to receive notifications regarding properties and history of various buildings.
- Work has started on the next budget.
- The V&T Rail Commission meets next week with a workshop to discuss various items that need to be addressed.

**Director of Planning/Administrative Officer Austin Osborne:**

- The Truckee River Flood Project has approached the County to look at a 60% design review for a portion of the (Truckee River) flood project that would affect Storey County - in Vista Narrows, an area in Sparks. The plan is to widen the river and send it down to Storey County, raising the river one foot. They want to abate any flooding in the Rainbow Bend/Lockwood areas and downstream to Pyramid Lake. The County will review the 60% design and make sure Rainbow Bend/Lockwood residents' needs are met. The County's position is what the residents want the County wants, regarding any proposals for abatement by the project.
- Mark Twain flood project is moving forward. FEMA will be paying the majority of the cost with the balance split between Lyon and Storey County for the rest of the study looking at future flood abatement.
- Working with the Carson Water Sub-conservancy Board to become a higher level member in that agency which would give the County better access to FEMA funds for various projects.
- Health benefits situation is still bad. The County will likely stay with Hometown Health as no one else will bid based on the County's current experience rating. It is typical to have cycles with a lot of claims followed by a few years of not many claims. Some adjustments may be needed.
- Approximately 50 or so new or revised personnel policies have been approved with an additional 50 to come.

**Comptroller Hugh Gallagher:**

- Pipers Opera House accounting has been received.
- There are reconciliation accounting issues for the V&T Rail Commission. The steps taken two years ago, the County not giving them any funds, looks like it was a good decision.
- Attended a Government Financial Officers seminar regarding new systems coming in.

**Project Manager Mike North an:**

- Masonry work is being done on the Courthouse roof with sheeting replacement to follow.
- Beginning around January 29<sup>th</sup>, the north half of the parking lot will be cordoned off for this work.
- Materials have been submitted to SHPO for approval of the Courthouse interior work.

**Planner Kathy Canfield:**

- Work has started on updating the sign ordinance, making it more user-friendly. Input is requested from property/business owners.
- Confirmation was received from the Census that maps have been updated for the County's boundary area survey - 600 acres annexed from Washoe County.

**County Manager Pat Whitten :**

On behalf of Acting Public Works Director Jason Wierzbicki:

- New playground equipment has been ordered for Louise Peri Park. Commissioner Lance Gilman donated \$10,000 towards the purchase of this equipment.
- Equipment is being readied for the potential storm later this week.
- Mike Nevin reports he is actively working with Ames Construction on the sewer project and it is going quite well. Only issues so far are the fairly significant historic findings around E Street which require notice and approval from several agencies.
- A team is working on a solution for a new courtroom for Justice Court. The primary option would be to build a court structure on the north side, to be contiguous with, the Courthouse building. Currently estimates are all over the board.

**6. BOARD COMMENT (No Action-No Public Comment) :**

**Commissioner Gilman:** Recently had a private discussion with a management individual from Tesla who stated how happy they are in dealing with Gary Hames, and how professional Mr. Hames and County Fire Department employee Martin Azevedo are. He said the attitude and response of the County employees is extremely helpful while enforcing codes. This came from an individual who developed major infrastructure around the world. The building of Tesla is a major challenge in any community - yet they reached out regarding Mr. Hames and Mr. Azevedo. There had been concern with the retirement of Mr. Haymore. Two times the permits have been processed by the Hames group than any other time - processed diligently, and faster and better. This is a win/win for everyone. Credit to Mr. Whitten, Mr. Osborne, and the Planning Department on a hard transition.

Tesla is not the only company praising the County's permitting process and fire plan review. Storey County is now known throughout the world as the premier site for global tech company relocation.

In the meantime, Mr. Osborne and his team, finalized the County's Master Plan, re-wrote the County Codes regarding subdivision, and drafted a design manual. It is amazing what has been done over the last year. Everyone should be proud of Storey County.

**Vice Chairman McGuffey :**

- Was recently in Lockwood for Mustang Cares and saw that work has begun on the bridge in Rainbow Bend. The residents are very happy this is moving along.
- Also visited Mark Twain for Mustang Cares. Noticed there is a lot of trash along the roads, including along 341 from Lousetown Road.

**7. DISCUSSION/POSSIBLE ACTION:** National Radon Action Month Proclamation

Community Relations Director Cherie Nevin: Each January the Board is asked to declare January, National Radon Action Month.

Nadia Noel, UNR Cooperative Extension Radon Education Coordinator, discussed the importance of testing for radon:

- Free radon test kits are available to residents during the months of January and February.
- Tests kits are available at the Storey County Library - weekdays from 10 am to 5pm, at the Storey County Senior Center on February 15<sup>th</sup>, and other locations.
- 29% of homes tested in Storey County have elevated levels of radon.
- For information regarding radon, go to [www.radonnv.com](http://www.radonnv.com) or call 1-888-radon10.
- It is recommended testing be done every two years, after remodeling and earthquakes, and prior to selling a home.

Ms. Nevin read the Proclamation: A Proclamation Declaring January 2018 as National Radon Action Month in Storey, Nevada:

Whereas, many Storey County residents don't know about radon, yet need to know, for the safety and health of their families, as radon is a colorless, odorless, naturally occurring radioactive gas that is the primary cause of lung cancer among nonsmokers; the second leading cause of lung cancer in smokers, and

Whereas, the U.S. EPA estimates 21,000 people in the U.S. die each year from lung cancer caused by indoor radon exposure, and lung and bronchus cancer kill more people in a year than any other cancer, and

Whereas, radon kills more people than secondhand smoke, drunk driving, choking, drowning or home fires, and

Whereas, any home in Storey County may have elevated levels of radon, even if neighboring homes do not, and living in a home with average radon level of 4 picocuries per liter of air poses a similar risk of developing lung cancer as smoking half a pack of cigarettes a day; and  
Whereas, testing is the only way to know if a home has an elevated radon level, and testing is easy and inexpensive, and when identified, homes can be fixed; and  
Whereas, University of Nevada Cooperative Extension, the Nevada Division of Public and Behavioral Health, and the U.S. Environmental Protection Agency support efforts to encourage all Storey County residents to test their homes for radon, mitigate elevated levels of radon, and have new homes built with radon-reducing materials and features,  
Now, therefore, We, the Storey County Board of Commissioners, do hereby proclaim January 2018, as “National Radon Action Month” in Storey County, Nevada.  
Adopted this 16<sup>th</sup> day of January 2018.

Public Comment:  
None

**Motion:** I move to proclaim January 2018 as National Radon Action Month in Storey County, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**8. DISCUSSION/POSSIBLE ACTION:** A resolution honoring Bruce and Linda Larson & Botcha-Caloop’s as the 2017 Storey County Business of the Year.

Virginia City Tourism Director Deny Dotson: Each year Storey County recognizes one business as Business of the Year. This award is selected based on input from the County Commission, County Manager, department heads, and the Tourism Commission Board. The business selected will show significant achievements and contributions to the residents of Virginia City and/or Storey County.

Staff has recommended Bruce and Linda Larson of Botcha-Caloop’s be nominated as the 2017 Storey County Business of the Year.

Mr. Dotson read the Resolution:

A Resolution Honoring Bruce and Linda Larson & Botcha-Caloop’s as the 2017 Storey County Business of the Year

Whereas, this award will be given to a Storey County business or organization that has shown significant contributions towards the economic stability in Storey County;

Whereas, Bruce and Linda Larson & Botcha-Caloop’s have shown nearly 20 years of extraordinary entrepreneurship, market innovation, strong community relations and contributions towards fulfilling a needed service in Virginia City;

Therefore, let it be known to all present that the Board of County Commissioner of Storey County do hereby resolve to commend and honor Bruce and Linda Larson & Botcha-Caloop’s for their continued and exemplary service to the people of Storey County.

Passed and adopted this 16<sup>th</sup> day of January 2018.

County Manager Whitten: We are recognizing the true epitome of “mom & pop” operations and I can’t think of a better honoree.

Bruce Larson: We are proud to put out a good product, proud to work with the County and with “Made in Nevada” since 2003 - who helped get us in front of the Legislature and other places that we wouldn’t have seen otherwise. Thank you very much.

Vice Chair McGuffey: Has purchased and received products, the quality is amazing.

Chair McBride: Bruce and Linda's work is seen all over the state - in government offices, the courthouse, and the Bucket of Blood Saloon. Bruce is a Comstock native, retired from the Storey County Sheriff's Office.

Public Comment:

None

**Motion:** I move to approve resolution honoring Bruce and Linda Larson & Botcha-Caloops as the 2017 Storey County Business of the Year, **Action:** Approve **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**9. DISCUSSION/POSSIBLE ACTION:** Review and possible approval of reimbursable costs through the voucher program payable to TRI Center for its extension of Milan Drive in the amount of \$ 825,647.23 which amount includes an overage of \$28,921.00 over the estimated costs previously approved.

Commissioner Gilman recused himself from discussion and vote on this item due to a pecuniary interest.

Comptroller Hugh Gallagher: The Board previously approved improvements to the Milan Drive extension in 2015. This item is for approval of a \$28,921.00 overage resulting from additional design and materials.

Chuck Reno, Senior Engineer - Farr West Engineering: Farr West became involved in this project in 2015. Some improvements had been made prior. A cost estimate was submitted in July 2015 for \$1,063,600. Seven bids were received ranging from \$653,000 to \$832,000. The project was awarded to the lowest bidder, F&P Construction. During construction, asphalt costs went over about \$19,000. There was about \$10,000 in overage to Farr West for engineering and surveying.

The project was completed in spring 2016.

Chair McBride commented this did not seem out of line as far as cost overruns go.

Mr. Whitten, as Administrator for the Public-Private Partnership Capital Improvement Plan under the Development Agreement, recommended approval.

Public Comment:

None

**Motion:** Per staff's recommendation, I hereby approve the infrastructure costs for the extension of Milan Drive in the amount of \$825,647.23, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

**10. DISCUSSION/POSSIBLE ACTION:** Review and possible approval of agreement with VIEVU Solution Services LLC to provide 18 body cameras and associated services to the Storey County Sheriff's Office for a subscription fee of \$47.00 per month per camera, an approximate total amount \$50,000.00.

Sheriff Antinoro presented this item which was before the Board previously. The District Attorney's Office and the provider have worked out issues with language in the contract. Approval is recommended noting this was not in the budget but that it is mandated by the State to begin July 1<sup>st</sup>.

Deputy District Attorney Keith Loomis: Had requested about 11 changes to the contract, VIEVU accepted 9. Approval is recommended as it stands today.

Mr. Whitten: This is a 5 year contract, not 3 years as stated in the previous contract.

Sheriff Antinoro: That was one of the errors in the prior contract - this is a 5 year contract. This can be an annual payment, a one-time payment, monthly payments - whichever is best. The Comptroller will be asked about this.

Mr. Loomis: A paragraph has been added to include terms for termination unless this contract is funded in the budget (non-appropriation).

Mr. Whitten: Staff recommends the County pay no more frequently than annually.

Public Comment:

**Mark Joseph Phillips, Virginia City Resident:** Loves body cameras and believes it holds citizens and Sheriff/Police Departments responsible.

**Motion:** I make a motion to approve the contract and expenditure for the purpose of body cameras for the Storey County Sheriff's Office that are outside the budget for fiscal year 1/18 and augment the budget accordingly, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**11. DISCUSSION/POSSIBLE ACTION:** Second reading for General Business License. Applicant is Carol Maley, owner of Virginia City RV Park LLC located at 355 N F Street, Virginia City, NV 89440.

Sheriff Antinoro recommended approval.

Public Comment:

None

**Motion:** I move to approve Second reading for General Business License. Applicant is Carol Maley, owner of Virginia City RV Park LLC located at 355 N F Street, Virginia City, NV 89440, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

## **12. RECESS TO CONVENE AS THE STOREY COUNTY LIQUOR LICENSE BOA RD**

**13. DISCUSSION/POSSIBLE ACTION:** Second reading for Off-sale Liquor License. Applicant is Carol Maley, owner of Virginia City RV Park LLC located at 355 N F Street, Virginia City, NV 89440.

Sheriff Antinoro recommended approval.

Public Comment:

None

**Motion:** I motion to approve Second reading for Off-sale Liquor License. Applicant is Carol Maley, owner of Virginia City RV Park LLC located at 355 N F Street, Virginia City, NV 89440 , **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=4)

#### 14. ADJOURN TO RECONVENE AS THE BOARD OF COUNTY COMMISSIONERS

Chairman McBride called for recess at 11:35 AM  
Meeting reconvened at 11:45 AM

**15. DISCUSSION/ WORKSHOP (No Action):** Discussion of administrative policies that give the county manager either significant job duties or the responsibility for making sure the policies are approved by the board and are followed by staff.

District Attorney Anne Langer present via telephone.

Outside Counsel Robert Morris presented this workshop item. No action will be taken today. Mr. Morris reminded the Board to not consider the current County Manager's job performance in connection with this item. Existing, revised, and new policies are provided in this review. Suggestions provided by Mr. Osborne and the Board are included - there are no real major changes.

Mr. Morris reviewed the list of policies he has addressed. Including:

- Policy No. 8 - Agenda requests:
  - This is clearly County Manager responsibility.
  - To simplify the process - it is suggested the Agenda Action form used by the County, be used by everyone outside the County.
  - Mr. Whitten requested all agenda items be turned in by noon on Monday, with all back-up provided by end of the day Tuesday.
  - Mr. Morris and the Clerk feel everything should be turned in on Monday.
  - At this point, it is suggested to follow Mr. Whitten's request.

Mr. Whitten: Using the same form for County staff and everyone outside the County is a good idea. I will work with Mr. Morris and the Clerk in finalizing other items.

Mr. Morris continued:

- Policy No. 042 - Contracts and Agreements (reviewed with and some changes made by Mr. Osborne):
  - Paragraph II.C contains additions by Mr. Osborne regarding personnel - temporary and permanent, and other additions;
  - Current policy authorizes the County Manager to sign contracts and agreements valued at less than \$10,000. The Board should decide what number they are comfortable with.

Commissioner Gilman: My position is for a \$5,000 cap for any expenditure, not necessarily just contract expenditures, and it should be reviewed and approved at least by the County Manager and Comptroller. Anything over \$5,000 should be reviewed by the Board. Mr. Morris' position for \$10,000 is understood.

Mr. Morris: It could be this as long as the Comptroller approves, it could be a higher amount (over \$5,000).



Commissioner Gilman: Not referring to the present County Manager who has many years of banking experience and as County Manager - this is looking forward to when a new county manager is in place. There should be more stringent controls for the next manager - who we may not know.

Vice Chairman McGuffey asked where the \$10,000 number came from.

Mr. Morris: Looked through many different County policies and is not sure where he saw it. Some counties have much higher policies - reflecting scale.

District Attorney Langer: Spoke with other counties. In Douglas County, if it was below \$50,000 - the Comptroller sees if the money is there, the District Attorney makes sure it is legal, H.R. looks to be sure there are no employment issues - and along with the County Manager, they get together to look at those contracts. Anything over \$50,000 goes before the Board.

Mr. Morris: This is an option. As stated, we could have the Comptroller sign off and/or have a meeting with the D.A. and H.R. and maybe raise the \$5,000 to a higher amount. It depends on what Board wants.

Ms. Langer: Thinks the County is still small enough to go over contracts at a weekly meeting to make sure everything is covered. This will insure there are "checks and balances". Each jurisdiction deals with different numbers. Talking with other jurisdictions anything that did not go before the Board had a group looking at it. Everyone doesn't necessarily sign off on the contract, but they all sign off stating the contract has been reviewed and approved.

Commissioner Gilman: Whether it's an appropriated expense or outside appropriation should be addressed. Items that have been appropriated by the Board for expenditures during the year may not need much scrutiny and may be handled by the County Manager and Comptroller. Unappropriated items need a higher level of scrutiny.

Chair McBride: A budgeted item would not need to come before the Board, a non-budgeted item would.

Ms. Langer: If \$10,000 is the amount - anything above that would go before the Board. Amounts under that would go through the "checks and balances" with the group.

Mr. Morris: Current policy states contracts must be reviewed by the District Attorney, County Manager, and Comptroller.

Chair McBride: Any amount? Are there any issues with the edits by Mr. Osborne?

Mr. Morris: Yes - any amount. I might re-word Mr. Osborne's edits a bit. Payments made on a regular basis, routine items - need to be pinned down and would not need such review.

Ms. Langer: Right now contracts are being discussed. Routine things, not necessarily a contract, would not have to go through the group.

Mr. Morris: With the suggestions, some items and language can be changed and added to make it cleaner.

- Voluntary Retirement Program: Douglas County's program was reviewed.

- If someone is going to be replaced by someone making less money, the County would benefit by someone retiring early.
  - If the new person comes in at a pay grade or salary level (lower or the same) over a period of say three years, as incentive for early retirement the County could pay up to a certain number in PERS. Generally the County would not suffer because the new employee will be earning less which should cover the cost of PERS purchase.
  - A procedure is set out under the new policy Voluntary Retirement Program. There is no existing policy.
  - There have been discussions regarding people who have had buy-outs through the years.
  - This would set policy for people voluntarily retiring early, being replaced by someone earning a lower pay.
  - The Board should consider this policy as budgetary savings are part of this.
- Separation Agreements:
    - The Board can approve an agreement the County Manager makes that an employee separating from County employment receive a separation bonus for outstanding service, in addition to any pay or PERS.
    - There is another potential of an outright bonus for persons working for the County. A policy has not been prepared for this.

When a person asks to retire early, the Board will have checks to insure eligibility for the program and will know what the salary savings are going to be.

Ms. Langer: These are things that have been coming up. We want the Board to make decisions on how they want these matters handled and what they would like to see.

Vice Chairman McGuffey: Is a policy needed? There are guidelines here. When someone wants to retire early, it can be negotiated with H.R. and the County Manager - they will determine when the person retires early if someone else will be hired at a lower rate. There should be advantage to having a lower wage person which fills the gap if a bonus or buyout is given. This should come before the Board so the Board knows what's going on. I'm not against the buyouts, just need transparency.

Mr. Morris: The premise of this policy is that it's a Board decision whether to go forward with a buyout or not.

Ms. Langer: Some sort of language or policy is needed to bring it to the Board.

Vice Chair McGuffey: County Manager, H.R., and Comptroller make sure everything is on "the up and up" and then it's brought to the Board for approval.

Commissioner Gilman: Believes quality policies and procedures protect employees, the Commission, and puts everything in perspective as to the rules.

Chairman McBride: The "voluntary retirement program" is a tool to be used for the reasons indicated. Not so sure about putting this into policy. If every employee has an expectation of early retirement, the Comptroller will have to "book time" on how much it's going to cost. I like the way it has been done in the past - it's a "one on one" basis, the decision is made on whether or not it's in the County's best interest. It will not always be of financial benefit to the County. I don't believe it should be policy.

Mr. Morris: If some employees are going to get a voluntary early retirement, shouldn't there be rules to show what the basis is? I feel there will not be that many people who will use early retirement as in the past.

Chair McBride: It could be a monetary savings, health issues, or a variety of other reasons.

Ms. Langer: How can there be a system in place without something in writing? The policy would be what the rules are - everyone will know that it's going before the Board.

Chair McBride: The person who would like to retire early could go to the County Manager and H.R., plead their case, and based on the numbers, early retirement would or would not be recommended. If not recommended, it would not go to the Board.

Mr. Morris: This is what's currently in the proposed policy. If the Board is going to make a decision, there has to be some sort of procedure or criteria.

Public Comment:

**Nicole Barde, Storey County Resident:** Agrees with Chairman McBride somewhat - you do not want to incentivize employees to leave. Typically, early retirement is at the discretion of the company for business purposes. This should not be the employee making a request, but the County looking at better, cheaper ways to do business. Why are elected officials excluded?

Mr. Morris: They are elected by the people and salaries are set by the Legislature, there would not be any salary savings.

Ms. Barde: What about other bonuses for employees who continue employment with the County?

Mr. Morris: This was not drafted at this time and will defer to the Board if they want a policy or not. If the Board is interested, a performance-based policy could be brought forward next time.

Mr. Osborne: A performance bonus for employees would be a restructure of the entire compensation plan and will affect union contracts. The entire organization would have to be re-evaluated.

Chairman McBride: If someone is exceeding at their job, they could be re-classified.

Mr. Osborne: If you go into a new classification, additional duties are taken on outside of the existing job description.

Ms. Barde: Not talking about progression, but about out-of-cycle bonus that says you're doing a great job. Either cash payment or purchase of PERS years, other than regular compensation.

Mr. Osborne: If we go to bonuses for a great job, we have to restructure and make sure performance evaluation is measurable, consistent, and tailored to different department heads. In the private sector, pay and benefits can be based on the bottom line of what is produced and other items. It is much more difficult in the public sector. It takes time to build a program,

Mr. Morris: There are other items regarding the County Manager's job not included. It is requested this item be bought back in a month with changes. Suggestions should be sent to Mr. Morris.

**16. DISCUSSION/POSSIBLE ACTION:** Approval of revised county manager's job description.

Outside Counsel Robert Morris: Again, the Board should not consider the current County Manager's job performance in connection with this item.

Three changes have been made to this job description:

- A revised date of 1/16/18 has been added;
- Section 3, D: language added (underlined) - is designated the authorized representative to be responsible for the development, award and proper administration of all purchases and contracts made pursuant to a the local government purchasing law, negotiates an supervises county contractual agreements, and after approval of the contract by the board, administers the agreements and if authorized by the board, enforces agreements;
- Section 2: added (underlined) - The County Manager will be given a yearly evaluation by the board after the end of the fiscal year and a consideration of an increase in salary and possible performance based bonus.

If the Board does not want a specific time for review, this can removed.

Chairman McBride: This is the end of a budget cycle, is this the right time to look at job performance and likely pay increases? Not sure what would be a good time for review.

Mr. Morris: This was the existing description (other than the underlined addition) which does provide for a performance based bonus. This ties into the policies and whether the Board wants performance based bonuses.

Chairman McBride: Are "at will" employees set up on the same schedule as those with Collective Bargaining Agreements - on the anniversary of employment or?

Mr. Osborne: Department heads are set up similarly to the AFSCME contract - receiving a 3.5% merit every year if they meet, or exceed, an evaluation by the County Manager. Who evaluates the County Manager? Should he automatically receive the 3.5% - or should he be provided something different, a bonus, or a pay increase based on whatever the Board feels is correct? A program should be in place so that when Boards and conditions change it is consistent.

Chairman McBride: What would be the time frame for a County Manager?

Mr. Osborne: Generally the standard is once a year. Currently it is based on anniversary date.

Mr. Morris: Listed under (1) Job Summary are the areas to be looked at for performance.

Vice Chairman McGuffey: Does the Board appoint the County Manager?

Mr. Morris: Yes. Should we change the timing of the evaluation to the beginning of the year? This would enable suggestions on how the budget is going to work. Maybe pre-budget consideration is a good idea.

Chairman McBride: Would this be a public evaluation? Traditionally there is one meeting only in December, so this would have to be scheduled for that meeting.

Mr. Morris: NRS requires County Manager evaluations to be public. The date does not need to be locked down - it could state "within proximity to the end of the calendar year".

Mr. Osborne: Do we want the County Manager to be on the same system, or do we want to reinvent a new system? Or do we want to keep the person on the standard 3.5% merit if the person passes and

goes up to the next step? Maybe build in a bonus or whatever. Do we want to maintain the current system, build around that, or completely start from scratch? This would not be in a job description but in a policy.

Ms. Langer: The County Manager is different - no one else goes before a public meeting of the Commission for an evaluation.

Vice Chairman McGuffey asked if County Manager Whitten had ever had a review. The answer was no.

Chairman McBride suggested Mr. Osborne and Mr. Morris work together on this item and bring it back to the Board.

Vice Chairman McGuffey: Since this (County Manager) has not had a review, salaries in other areas should be looked at for comparison.

Mr. Osborne: This has been done.

Public Comment:

**Kris Thompson , as a private citizen:** We have been blessed the last five years with the respect and mutual admiration between the Commissioners and current County Manager. The job description will be critical and fair for the incoming County Manager. Based on past experience, Mr. Thompson suggested the new policy include who actually drafts and writes the evaluation and what kind of input is included so the process is streamlined and efficient. Also, what are the key reports, milestones, and events important to the Commission. List specifics on day to day tasks.

**Motion:** I make a motion to continue this agenda item to February 20, 2018, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**17. DISCUSSION//POSSIBLE ACTION:** File 2016-030-A1-2017. A request to amend Special Use Permit 2016-030, Condition 5, by the applicant Sally Summers to allow for additional time for the onsite temporary trailer (watchperson's dwelling) to remain on the property. No other changes or modifications to the original Special Use Permit are proposed. The property is located at 199 Scales Road, American Flat, Storey County, Nevada, APNs 004-331-08, 004-331-22 & 004-331-40, Amended Special Use File 2016-030-A1-2017.

Planner Kathy Canfield presented this item.

- The original Special Use Permit was granted in 2015 allowing applicant Sally Summers to place a temporary watchperson's dwelling on the property while permanent structures were built.
- Applicant's operation was found to be in compliance during a recent review.
- It is taking the applicant longer to build a residence/barn and more time for construction is requested.
- Staff recommends approval of the request to amend Condition 5 of the Special Use permit allowing for two years additional time.
- Comstock Mining, Inc., the owner of the property, did not have any concerns with the request.

Ms. Canfield read the Findings of Fact:

The amended special use permit does not conflict with the provisions of the 2016 Storey County Master Plan including the goals and objectives listed in Chapter 3 Land Use and

Chapter 11 Cultural and Historic Resources, including as related for the maintenance of an orderly, efficient, and sustainable development; compatibility between existing and future uses; the advancement and diversity of the local economy from tourism and other sources; and for the preservation of historic and cultural resources for the subject area.

The amended special use permit will not impose substantial adverse impacts or safety hazards on the adjacent properties or the surrounding area.

The conditions of the special use permit adequately address potential structure and wildland fire hazards and require compliance with the applicable fire codes, including setback and fire protection ratings.

The conditions of this special use permit do not conflict with the minimum requirements in Storey County Code 17.32 F Forestry Zone, or any other federal, state, or county regulations, including building and fire codes.

Public Comment:

None

**Motion:** In accordance with the recommendation by staff and the Planning Commission, the Findings of Fact under Section 3.A of this report, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval, I, Commissioner Jack McGuffey, move to approve amended Special Use Permit 2016-030, Condition 5, by the applicant Sally Summers to allow for additional time for the onsite temporary trailer (watchperson's dwelling) to remain on the property until January 31, 2020. No other changes or modifications to the original Special Use Permit are proposed. The property is located at 199 Scales Road, American Flat, Storey County, Nevada, APNs 004-331-08, 004-331-22 & 004-331-40, Amended Special Use Permit File 2016-030-A1-2017, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**18. DISCUSSION/POSSIBLE ACTION:** First Reading of Ordinance No. 18-279 amending Storey County Code Title 16 Subdivisions to adopt new codes for land subdivisions, parcel maps, division of land into large parcels, surety requirements, land readjustments, boundary line adjustments, and reversions to acreage/lot consolidations. In addition to provisions of the NRS, any person may complete and return to the Board or Planning Commission a statement supporting or opposing the proposed amendments to the county code. Additional information may be obtained from the Planning Department at 775-847-1144 or [planning @storeycounty.org](mailto:planning@storeycounty.org).

Austin Osborne reviewed this revised ordinance. This is First Reading of an ordinance amending Storey County Code Title 16 to adopt new codes for land divisions. Everything would go to the Board and the Planning Commission with the exception of certain boundary line adjustments and lot adjustments. Water issues are addressed in this ordinance.

Chairman McBride: What would happen to acquired water rights if a planned unit development is not built? Are the water rights put into a sort of impound account?

Mr. Osborne explained the water would be dedicated to the State Division of Water Resources who manage the water and make sure the water is there when units are actually built.

Mr. Osborne read the ordinance title: An ordinance amending Storey County Code Title 16 to adopt new codes for land divisions and other properly related matters. Ordinance No. 18-279.

Public Comment:

None

**Motion:** In accordance with the recommendation by staff and the Planning Commission, I, Commissioner Jack McGuffey, motion to approve First Reading of Ordinance No. 18-279 amending Storey County Code Title 16 Subdivisions to adopt new codes for land subdivisions, parcel maps, division of land into large parcels, surety requirements, land readjustments, boundary line adjustments, and reversions to acreage/lot consolidations, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**19. DISCUSSION/POSSIBLE ACTION:** First Reading of Ordinance No. 18-278 amending Storey County Code Title 17 Zoning, including Chapter 17.56 Planned Unit Developments to revise the procedure for approval and standards of planned unit developments. In addition to provisions of the NRS, any person may complete and return to the Board or Planning Commission a statement supporting or opposing the proposed amendments to the county code and zoning ordinance. Additional information may be obtained from the Planning Department at 775-847-1144 or planning @storeycounty.org.

Mr. Osborne read the title: An ordinance amending Storey County Code Title 17 Zoning, Chapter 17.56 Planned Unit Developments to revise the procedure for approval and standards of planned unit developments and providing for other properly related matters.

Mr. Osborne: If a sub-divider wanted to do something unique in a planned unit development, such as different kinds of cluster developments, creating a custom development - this ordinance provides the language for that to happen. It also provides standards to insure high quality of Planned Unit Developments.

Public Comment:  
None

**Motion:** In accordance to the recommendation by staff and the Planning Commission, I, Commissioner Jack McGuffey, motion to approve First Reading of Ordinance No. 18-278 amending Storey County Code Title 17 Zoning, including Chapter 17.56 Planned Unit Developments to revise the procedure for approval and standards of planned unit developments, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**20. DISCUSSION/POSSIBLE ACTION:** First Reading of Ordinance No. 18-280 amending Storey County Code Title 17 Zoning including chapters 17.03 Administrative Provisions, 17.10 Definitions, 17.12 General Provisions, 17.15 Public Zone, 17.24 Agriculture Zone, 17.28 Commercial Zone, 17.30 Commercial-Residential Zone, 17.32 Forestry Zone, 17.34 Light Industrial Zone, 17.35 Heavy Industrial Zone, 17.40 Estate Zone, 17.44 Special Planning Review Zone; and 17.84 Signs and Billboards. In addition to provisions of the NRS, any person may complete and return to the Board or Planning Commission a statement supporting or opposing the proposed amendments to the county code and zoning ordinance. Additional information may be obtained from the Planning Department at 775-847-1144 or planning @storeycounty.org.

Mr. Osborne read the title: An ordinance amending Storey County Code Title 17 Zoning including chapters 17.03 Administrative Provisions, 17.10 Definitions, 17.12 General Provisions, 17.15 Public Zone, 17.24 Agriculture Zone, 17.28 Commercial Zone, 17.30 Commercial-Residential Zone, 17.32

Light Industrial Zone, 17.35 Heavy Industrial Zone, 17.40 Estate Zone, 17.44 Special Planning Review Zone; and 17.84 Signs and Billboards, and other properly related matters.

Mr. Osborne: There is clean-up as well as substantial changes in this ordinance. Items not in the ordinance for a reason have been removed. This ordinance: regulates shipping containers used as accessory structures; deals with open storage; defines auction houses; gives a better definition of mixed uses; provides no fees or permitting for signs; eliminates unnecessary definitions; provides definitions for development permits; provides discussion on non-conforming and sub-standard uses; de-regulates and provides a more user-friendly ordinance.

Addendum 17.44.070 - M, needs to be removed.

The Master Plan supports creating downtown Virginia City to be a true downtown, mixed use environment. There's no square footage any more for residential use in the commercial/residential zone. There is also no longer a 5,000 square foot lot requirement in the commercial/residential zone.

Public Comment:  
None

**Motion:** In accordance with the recommendation by staff and the Planning Commission, I, Commissioner Jack McGuffey, motion to approve First Reading of Ordinance No. 18-280 amending Storey County Code Title 17 Zoning including chapters 17.03 Administrative Provisions, 17.10 Definitions, 17.12 General Provisions, 17.15 Public Zone 17.24 Agriculture Zone, 17.28 Commercial Zone, 17.30 Commercial-Residential Zone, 17.32 Forestry Zone, 17.34 Light Industrial Zone, 17.35 Heavy Industrial Zone, 17.40 Estate Zone, 17.44 Estate Zone, 17.44 Special Planning Review Zone; and 17.84 Signs and Billboards, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**21. DISCUSSION/POSSIBLE ACTION:** First Reading of Ordinance No. 18-281 amending Storey County Code Title 17 Zoning including Chapter 17.06 Nonconforming Uses pertaining to legally nonconforming uses and adding language pertaining to substandard development. In addition to provisions of the NRS, any person may complete and return to the Board or Planning Commission a statement supporting or opposing the proposed amendments to the county code and zoning ordinance. Additional information may be obtained from the Planning Department at 775-847-1144 or [planning @storeycounty.org](mailto:planning@storeycounty.org).

Mr. Osborne read the title: Ordinance No. 18-28, and Ordinance amending Storey County Code Title 17 Zoning Ordinance to amend requirements pertaining to legally nonconforming uses and adding language pertaining to substandard development, and providing for other properly related matters.

Mr. Osborne thanked Planning Commissioner Summer Pellet for bringing forth this concept - this is an excellent recommendation.

This new ordinance addresses legally non-conforming uses and allows things in Virginia City to remain in perpetuity, as long as there aren't substantial changes - 50% or more of the property. New ownership would allow the use to continue.

Public Comment:  
None



**Motion:** In accordance with the recommendation by staff and the Planning Commission, I, Commissioner Jack McGuffey, motion to approve First Reading of Ordinance No. 18-281 amending Storey County Code Title 17 Zoning including Chapter 17.06 Nonconforming Uses pertaining to legally nonconforming uses and adding language pertaining to substandard development, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**22. DISCUSSION/POSSIBLE ACTION:** First Reading of Ordinance No. 18-276 amending Storey County Code Title 17 Zoning to provide for design criteria and improvement standards for certain types of development and a design review process with review by the planning director with appeal to the planning commission and board. In addition to provisions of the NRS, any person may complete and return to the Board or Planning Commission a statement supporting or opposing the proposed amendments to the county code and zoning ordinance. Additional information may be obtained from the Planning Department at 775-847-1144 or planning @storeycounty.org.

Mr. Osborne read the title: Ordinance No. 18-276 amending Storey County Code Title 17 to provide for design criteria and improvement standards for certain types of development and a design review process with review by the planning director with appeal to the planning commission and board, and providing for other properly related matters.

Mr. Osborne: This ordinance creates language in the Zoning Ordinance that allows the Design Standards Manual to exist. This is consistent with, and driven by, the Storey County Master Plan.

Public Comment:  
None

**Motion:** In accordance with the recommendation by staff and the Planning Commission, I, Commissioner Jack McGuffey, motion to approve the First Reading of Ordinance No. 17-276 amending Storey County Code Title 17 Zoning to provide for design criteria and improvement standards for certain types of development and a design review process with review by the planning director with appeal to the Planning Commission and Board, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**23. DISCUSSION/POSSIBLE ACTION:** First Reading of Ordinance No. 18-282 amending Storey County Code Title 17 Zoning including Chapter 17.03 Administrative Provisions to revise the procedure for the expiration of development permits. In addition to provisions of the NRS, any person may complete and return to the Board or Planning Commission a statement supporting or opposing the proposed amendments to the county code and zoning ordinance. Additional information may be obtained from the Planning Department at 775-847-1144 or planning @storeycounty.org.

Mr. Osborne read the title: Ordinance No. 18-282 title and ordinance amending Storey County Code Chapter 17.03, 230, Administrative Provisions to revise the procedures for expiration of development permits, and providing for other properly related matters.

This is an ordinance addressing the procedure for the expiration of development permits, such as Special Use Permits, for which no development occurs within 24 months.

Public Comment:  
None

**Motion:** In accordance with the recommendation by staff and the Planning Commission, I, Commissioner Jack McGuffey, motion to approve First Reading of Ordinance No. 18-282 amending Storey County Code Title 17 Zoning including Chapter 17.03 Administrative Provisions to revise the procedure for the expiration of development permits, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**24. DISCUSSION/POSSIBLE ACTION:** Approval of Resolution No. 18-474 to the Board of County Commissioners with recommendation by the Planning Commission adopting a design criteria and improvement manual setting forth certain development and design standards and guidelines for residential and non-residential planned unit developments, multi-family residential complexes, and other uses.

Mr. Osborne requested this item be continued to February 6, 2018 as this Resolution pertains to design standards and the Ordinance regarding which is on First Reading.

Public Comment:  
None

**Motion:** I make a motion to continue agenda item 24 to February 6, 2018, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**25. DISCUSSION/POSSIBLE ACTION:** Approval of Resolution No. 18-481 determining and consolidating all planning fees, including removing certain fees from code and placing them into resolution.

Mr. Osborne: This will be the first fee schedule approved by the Board. This Resolution is not dependent on the previous ordinances in this agenda. There are no new fees nor any increase in fees in this item.

Public Comment:  
None

**Motion:** Based on the recommendation from staff, I, Commissioner Jack McGuffey, motion to approve Resolution No. 18-481, determining and consolidating all planning fees, including removing certain fees from code and placing them into resolution, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**26. DISCUSSION/POSSIBLE ACTION:** Business Licenses Second Readings:

- A. B STREEET HOUSE BED & BREAKFAST - General / 58 N "B" St ~ Virginia City, NV
- B. AIR GUYS LLC - General / 1211 Avian Dr. ~ Sparks, NV
- C. NEW ELECTRIC STERLING HEIGHTS LLC- General / 6475 19 ½ Mi. ~ Sterling Hghts, MI
- D. URTON LTD - Contractor / 1512 Hwy 395 N ~ Gardnerville, NV
- E. SUGINO CORP - General / 1380 Hamilton Pkwy ~ Itasca, IL
- F. LIBERTY INDUSTRIAL GROUP INC - Contractor / 1132 S 500 W ~ Salt Lake City, UT
- G. AQ&B, LLC - General / 5470 Sidehill Dr ~ Sun Valley, NV
- H. KYYBA, INC - General / 28230 Orchard Lk ~ Farmington Hills, MI
- I. YBD TECH MOVING, LLC - General / 1 East First St ~ Reno, NV

J. SHRED IT USA - General / 28161 N. Keith Dr - Lake Forest, IL  
K. COMSTOCK COPYWRITING - General / 21335 Saddleback ~ VC Highlands, NV  
L. GO SOLAR GROUP, LLC - Contractor / 4892 S Commerce Dr ~ Murray, UT  
M. TANAMERA CONSTRUCTION, LLC - Contractor / 5560 Longley Ln ~ Reno, NV  
N. GULF COAST PROTECTIVE WRAP, LLC - General / 5301 Longley Ln ~ Reno, NV  
O. MASKINE LLC - General / 704 Mill Rd ~ Webster, IN  
P. AMAZON.COM.KYDC, LLC - General / 410 Terry Ave N ~ Seattle, WA  
Q. COSCO FIRE PROTECTION INC - Contractor / 3620 W. Reno ~ Las Vegas, NV  
R. COMSTOCK CRITTER TAXIDERMRY - Home Business / 2247 S. Main St ~ Virginia City, NV  
S. THERMAL RESOURCE SALES, INC - General / 750 Yellow Pine Rd ~ Reno, NV  
T. ACCO ENGINEERED SYSTEMS, INC - Contractor / 6265 San Fernando ~ Glendale, CA  
U. TESLA, INC - General / 3550 Deer Cr Rd ~ Palo Alto, CA  
V. APPLIED MANUFACTURING TECHNOLOGIES LLC - 219 Kay Industrial Dr ~ Orion, MI  
W. CALIFORNIA-NEVADA ILLUMINATION, INC - General / 4000 Executive Pkwy ~ San Ramon, CA  
X. QUALITY TELECOM CONSULTANTS, INC - Contractor / 3740 Cincinnati Ave ~ Rocklin, CA  
Y. EAGLE NEST PARTNERS - General / 2255 Green Vista ~ Sparks, NV  
Z. ELWEMA AUTOMOTICE GMBH - General / 21 Schneider-Strasse 21 ~ Ellwanger Wagst, Germany  
AA. SPARKS ELECTRIC MOTOR REPAIR, LLC - General / 845 Marietta Way ~ Sparks, NV  
BB. INMAN'S JEWELRY - Home Business / 204 Wagon Wheel ~ Dayton, NV  
CC. BOURQUE ENTERPRISES - General / 5017 S 36th St ~ Phoenix, AZ

County Manager Whitten said Community Development recommended approval of all items A. through CC.

**Motion:** I move to approve Items A. through CC., **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

## 27. PUBLIC COMMENT:

**Nicole Barde, Storey County Resident:** Ms. Barde said she has requested and received a list of all County employees receiving severance packages in years of service purchases. There are two public officials on this list. Earlier it was said that NRS prescribes salary for public officials. How did these two individuals get purchased years of service to retire early? Under purchased years of service, there is a one-year payment to Mr. Whitten, who is currently employed - what was this for?

Chairman McBride: This is public comment to talk about items not agendized, it is not a question and answer forum, not a debate. However, Mr. Whitten has offered to answer.

County Manager Whitten: Without notice, I cannot be specific about dates. In discussing statutory requirements of elected officials and why they are left out, an important component was not brought up. The two individuals mentioned (by Ms. Barde) had probably 15% statutory longevity earned in their positions while there. The incoming official would not be eligible for at least five years - resulting in longevity savings. These were long-term employees who chose to leave early.

Mr. Whitten explained his PERS purchase. To his memory, in the 1999, 01, and possibly 03 Legislative sessions, there were BDR's to increase certain elected official and County Commissioner salaries. The Legislature kept denying. In 2003, the Legislature said, "no you can't do it", but stated 1 year of PERS can be bought for each elected official. Mr. Whitten was not eligible at the time as he was not vested in PERS and believes he was at year four, not five. In 2005, they said salary

increases can be done - Mr. Whitten, along with other elected officials - received a raise. In 07 or 08, the County Administrative Officer and the Commission stated that in 03 the Sheriff was a victim because he did not get benefit of the one year of PERS being short of vesting by one year. They opted to buy and approved one year of PERS.

**Scott Jolcover , citizen at large, property owner in Virginia City:** Has been in the county for over 30 years. Congratulations to Team Storey for all the work over these 30 years. Mr. Jolcover said he received an email containing information that is on the StoreyTeller.com website produced by Sam Toll, stating that Mr. Jolcover has received stacks of money from the County under a lease arrangement for the County fairgrounds. For the record, Mr. Jolcover has an interest in the companies that lease the property - an equal interest in one of the corporations, a minority interest in one of the LLC's that is paid by the County an amount on an annual basis slightly in excess of what these companies pay the County in property taxes. Mr. Jolcover has never taken a penny from these corporations in wages or salary. Mr. Jolcover is personally aligned with this county when it comes to tourism - not personally conflicted with this county. The County came to him for a place for the fairgrounds. Over the last 30 years, the County has called on Mr. Jolcover many times to assist the County in different situations. People know Mr. Jolcover as a giver - not a taker. Mr. Jolcover makes his money by working hard. Revenue is earned through real estate transactions, consulting, and hard, honest work at the mining company. Mr. Jolcover has tried to reconcile why certain individuals - everyone has a right to free speech - tend to spend their time attacking this community when that time can be put to use improving the community. Mr. Jolcover is aligned with tourism. With the County's lease on the fairgrounds - the VCTC, and the Board of Commissioners can cancel that lease anytime with 30 day notice - get rid of the events. Mr. Jolcover purchased the property in 1993 and moved a huge amount of dirt so there was a flat spot - their company was going to put in an RV park. Currently, Ames Construction is utilizing the property - outside the scope of the lease - that the company voluntarily says it's good for the citizens. Mr. Jolcover states he does not believe he has a personal conflict with Storey County and he has not received any personal enrichment from funds from the County's lease.

Mr. Whitten: Looking at the fairgrounds, Ames currently has so much material down there it is amazing - at no compensation. We are working with Ames so that when the County does need to use the fairgrounds for special events - again at no compensation (to the owners) - it will be available.

## **28. ADJOURNMENT**

Chairman McBride adjourned the meeting at 2:05 P.M.

Respectfully submitted,

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