

STOREY COUNTY COMMISSION MEETING

MONDAY, MAY 21ST, 2012 1:00 P.M.

DISTRICT COURTROOM

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

AGENDA

BOB KERSHAW
CHAIRMAN

BILL MADDOX
DISTRICT ATTORNEY

GREG "BUM" HESS
VICE-CHAIRMAN

BILL SJOVANGEN
COMMISSIONER

VANESSA DU FRESNE
CLERK-TREASURER

*CALL TO ORDER AT 1:00 P.M.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

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. The Commission Chair reserves the right to limit the time allotted for each individual to speak.)

* Approval of Agenda for May 21, 2012

* Approval of Minutes for May 1, 2012

* Correspondence

* Approval of Claims

* Approval of Maps

* Approval of Assessor correction to the Tax Roll

* Approval of Treasurer's Report

* Approval of Planning Commission Minutes - May 5, 2012

2012-014 SPECIAL USE PERMIT: By Kuffner/Vista Towers (Virginia City Highlands)

Applicant is requesting a Special Use Permit for APN 003-101-66, 21485 Saddleback Rd, Virginia City Highlands, to install and operate an 85' Stealth "Monopine" Commercial Wireless Communications Tower capable of accommodating up to four wireless carriers.

Motion: Approval of Application with all conditions from the Staff Report and to include the changes discussed and requested by the Planning Commissioners (refer to Planning Commission Minutes dated May 3, 2012), **Action:** Approve, **Moved** by Virgil Bucchianeri, **Seconded** by John Harrington.

Vote: Motion carried by unanimous roll call vote (summary: Yes = 5).

2012-016 SPECIAL USE PERMIT: By Keri Lamorey (Mark Twain)

Special Use Permit request for a home occupation dog training and grooming business and for the keeping of large domestic animals (sheep and goats) beyond the maximum number allowed at 558 Sutro Springs Rd. (APN 003-274-08).

Motion: Approval of the Special Use Permit to operate a home occupation business, inclusive of day-use training for 7 dogs, and the keeping of 20 pygmy goats and/or pygmy sheep, inclusive, for personal pleasure and use in association with the home occupation business. All conditions from the staff report with changes requested by the Planning Commission will apply (document given to the Commissioners).

Agenda, **Action:** Approve, **Moved** by Lydia Hammack, **Seconded** by Laura Kekule.

Vote: Motion carried by unanimous roll call vote (summary: Yes = 5).

Motion: Move this Special Use Permit application on to the County Commissioners before the approval of the Planning Commission Minutes, **Action:** Approve, **Moved** by Lydia Hammack, **Seconded** by Bret Tyler.

Vote: Motion carried by roll call vote (summary: Yes = 5).

***Approve New and/or Revised County Policies**

***LICENSING BOARD:**

FIRST READINGS

- 1.NORM'S ENVIRONMENTAL SOLUTIONS** – Contractor / 3670 Pershing Lane
~ Washoe Valley
- 2.FAWCETT ELECTRIC** – Contractor / 565 Highway 339 ~ Yerington
- 3.CASHMAN EQUIPMENT COMPANY** – Contractor / 3300 St. Rose Parkway ~
Henderson
- 4.LAILA FOODS dba SUBWAY RESTAURANT** – General / 420 USA Parkway
~ #102
- 5.WASTING ARROWS** – General / 1501 Satellite Drive ~ Sparks
- 6.FULCRUM SIERRA BIOFUELS, LLC** – General / 222A East Sydney

TR

TR

7. **HIGH DESERT RACING ASSOCIATION – General. 420 USA Parkway ~ #104**
8. **COWBOY COMIC (THE) – General / 2731 Kayne Avenue ~ Minden (C Street)**
STAR BUILDERS – Contractor / 3935 Rainier Court ~ Reno

TR
VC

END OF CONSENT AGENDA

***DISCUSSION/POSSIBLE ACTION:** Final Budget Hearings for FYE 2012/2013.

***RECESS TO CONVENE AS THE NRS 473 STOREY COUNTY FIRE PROTECTION DISTRICT BOARD**

***DISCUSSION/ACTION:** Final Budget Hearings for FYE 2012/2013 for the NRS 473 Fire Protection District.

***ADJOURN TO CONVENE AS THE NRS 474 STOREY COUNTY FIRE PROTECTION DISTRICT BOARD**

***DISCUSSION/ACTION:** Final Budget Hearings for FYE 2012/2013 for the NRS 474 Fire Protection District.

***ADJOURN TO CONVENE AS THE STOREY COUNTY WATER AND SEWER BOARD**

***DISCUSSION/ACTION:** Final Budget Hearings for FYE 2012/2013 for the Water and Sewer services in Virginia City, Gold Hill and Silver City.

***ADJOURN TO RECONVENE AS THE STOREY COUNTY BOARD OF COMMISSIONERS**

***DISCUSSION/POSSIBLE ACTION:** Final Budget Hearings for FYE 2012/2013.

THE FOLLOWING ITEM WILL BE HEARD AT 2:00 P.M.

***DISCUSSION/POSSIBLE ACTION:** Possible approval of settlement agreement between Thomas & Midge Taormina and Storey County regarding their application and determination of Special Use Permit 2011-010 for purposes of allowing, constructing and/or limiting multiple amateur radio antenna support structures with heights in excess of 45 feet on their property located at 370 Panamint Road, Highland Ranches, Storey County, Nevada. Possible action may also provide for allowing, constructing and/or limiting similar support structures of 45 feet or less and may alter the earlier Board of Commissioners determination made on June 7, 2011.

*** LICENSING BOARD**

SECOND READINGS:

1. **SHANK EXCAVATION & CONSTRUCTION** – Contractor / 450 Lovitt Lane
~ Reno
2. **ROADSHOWS, INC.** – General / 601 Kuenzli Street ~ Reno
3. **VIRGINIA CITY PARANORMAL** – Home Business / 55 North R Street (Rear)
~ Virginia City
4. **NORTON CONSULTING, LLC** – General / 1977 Glendale Avenue ~ Sparks
5. **MCELROY CONSTRUCTION** – Contractor / 200 Virgil Drive ~ Sparks
6. **THE DIAMOND DUCHESS** – General / 145 South C Street, Suite A VC
7. **TAHOE FENCE COMPANY, INC.** – Contractor / 36 Brown Drive ~
Moundhouse
8. **OLD VIRGINIA CITY ANTIQUES** – General / 145 South C Street VC
9. **MARNEY HANSEN** – Home Business / 191 South B Street VC
10. **CONCO STORAGE, LLC** – General / 2777 USA Parkway TR
11. **L & H CONCRETE** – Contractor / 3550 Pyramid Highway ~ Sparks
12. **OXBORROW TRUCKING, INC.** – Transportation / 905 East Mustang MCC
13. **SILVER STATE MINERALS, LLC** – Transportation / 905 East Mustang MCC
14. **WESTERN NEVADA TRANSPORT** – Transportation / 905 East Mustang MCC

BOARD COMMENT

ADJOURNMENT

ANY ITEM MARKED WITH AN * MAY BE ACTED UPON BY THE BOARD NOTICE:

- Anyone interested may request personal notice of the meetings.
- Agenda items must be received in writing by 12:00 noon on the Monday of the week preceding the regular meeting. For information call (775) 847-0969.
- Items may not necessarily be heard in the order that they appear.
- Time limits on Public Comment will be at the discretion of the Chairman of the Board. Please limit your comments to two minutes.
- Storey County recognizes the needs and civil rights of all persons regardless of race, color, religion, gender, disability, family status, or nation origin.

Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Commissioners' Office in writing at PO Box 176, Virginia City, Nevada 89440.

In accordance with Federal law and U.S. Department of agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, religion, age, disability (Not all prohibited bases apply to all

programs.) To file a complaint of discrimination write to USDA, Director, Office of civil rights, 1400 Independence avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or 202-6382 (TDD). USDA is an equal opportunity provider, employer, and lender.

The TTY, VCO voice carry over) or HCO hearing carry over) number is 800-326-6868; voice only 800-326-6868. Check the customer Guide section of your telephone book under Services for Individuals with a Hearing or Speech Disability.

CERTIFICATION OF POSTING

I, Vanessa DuFresne, Clerk to the Board of Commissioners, do hereby certify that I posted, or caused to be posted, a copy of this agenda at the following locations on or before May 15, 2012; Virginia City Post Office, Storey County Courthouse, Virginia City Fire Department, Six Mile Canyon Fire Department, Virginia City Highlands Fire Department and Lockwood Fire Department.

By Vanessa DuFresne
Vanessa DuFresne, Clerk-Treasurer

Pending Commissioners Approval

**Storey County
Commission Meeting Minutes
May 1, 2012**

STOREY COUNTY COMMISSION MEETING

TUESDAY, MAY 1ST, 2012 2:00 P.M.

DISTRICT COURTROOM

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

MINUTES

BOB KERSHAW
CHAIRMAN

BILL MADDOX
DISTRICT ATTORNEY

GREG "BUM" HESS
VICE-CHAIRMAN

BILL SJOVANGEN
COMMISSIONER

VANESSA DU FRESNE
CLERK-TREASURER

Roll Call

Present: Chairman Bob Kershaw, Vice-Chairman Bum Hess, Commissioner Bill Sjovangen, District Attorney Bill Maddox, Clerk-Treasurer Vanessa DuFresne, County Manager Pat Whitten, County Lobbyist Yvonne Murphy, Community Services Director Deny Dotson, Victim Services Director Eileen Herrington, Comptroller Hugh Gallagher, and Chief Deputy Tad Fletcher.

CALL TO ORDER AT 2:00 P.M.

The meeting was called to order by the Chair at 2:00pm

PLEDGE OF ALLEGIANCE

The Chair led those present in the 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. The Commission Chair reserves the right to limit the time allotted for each individual to speak.)

Approval of Agenda for May 1, 2012
Approval of Minutes for April 3, 2012

Approval of Minutes for April 17, 2012

Correspondence - None

Approval of Claims - Warrants for April 20, 2012 totaling \$951,147.65. Payroll for April 19, 2012 totaling \$6,375.15 and April 27, 2012 totaling \$366,711.56

Approval of Maps - None

Approval of Assessor corrections to the Tax Roll - None

Approval of Treasurer's Report - February 2012

Approval of Planning Commission Minutes - None

Approve New and/or Revised County Policies - None

Approve reschedule the second Board of Commission meeting in May from May 15, 2012 to May 21, 2012 in order to comply with Nevada Department of Taxation requirements to hold our final budget hearing on the third Monday in May.

Approval under NRS 293.560 allowing the County Clerk to establish hours for close of registration as 8:00am - 5:00pm during the last 2 days on which registration is open.

Approval of Treasurer's Affidavit of Mailing Past Due Notice for all Delinquent Parcels

Approval of Quit Claim Deeds of Dedication between Tahoe- Reno Industrial Center (Grantor) to Storey County (Grantee) and Acceptance of Roads, Drainage and Grant of Easement

LICENSING BOARD:

FIRST READINGS:

- 1.SHANK EXCAVATION & CONSTRUCTION – Contractor / 450 Lovitt Lane ~ Reno**
- 2.ROADSHOWS, INC. – General / 601 Kuenzli Street ~ Reno**
- 3.VIRGINIA CITY PARANORMAL – Home Business / 55 North R Street (Rear) ~ Virginia City**
- 4.NORTON CONSULTING, LLC – General / 1977 Glendale Avenue ~ Sparks**
- 5.MCELROY CONSTRUCTION – Contractor / 200 Virgil Drive ~ Sparks**
- 6.THE DIAMOND DUCHESS – General / 145 South C Street, Suite A VC**
- 7.TAHOE FENCE COMPANY, INC. – Contractor / 36 Brown Drive ~ Moundhouse**
- 8.OLD VIRGINIA CITY ANTIQUES – General / 145 South C Street VC**

- 9. **MARNEY HANSEN** – Home Business / 191 South B Street VC
- 10. **CONCO STORAGE, LLC** – General / 2777 USA Parkway TRI
- 11. **L & H CONCRETE** – Contractor / 3550 Pyramid Highway ~ Sparks

END OF CONSENT AGENDA

Motion: Approve Consent Agenda, **Action:** Approve **Moved by** Commissioner Sjovangen **Seconded by** Chairman Kershaw

Vice-Chairman Hess abstained due to his absence from the April 3, 2012 meeting.

Vote: Motion carried by unanimous vote (**summary:** Yes=2)

DISCUSSION: Committee/Staff Reports

Community Services Director Deny Dotson:

1. Reported that the Grand Prix had another successful year. There were a couple of issues that will be addressed and worked out prior to next year. Upcoming events include the Peace Officers Parade and Chili Cook Off.
Vice-Chairman Hess stated that he thought it was a great event this year with a ton of people in town. He received fewer complaints than in previous years.
2. He recently attended the Rural Roundup; it was a great event and he made some connections.
3. June 1st will be the grand opening for the Community Garden.

County Lobbyist Yvonne Murphy:

1. Working with the National Education Committee and the Legislative Council Bureau to see what bill drafts we will be allowed. Also have a couple of topics from DC that she would like to discuss at a later date.

Comptroller Hugh Gallagher:

1. The 2008-2010 audits are completed regarding TRI partnership.
2. Received a letter from one of the partners that he is going to need some clarification on before he moves forward.
3. Yesterday was a hearing regarding C Tax, there are several entities that have decided they want a portion of the tax separate from the Counties.

County Manager Pat Whitten:

1. The second meeting in May will be held on the third Monday of the month as required by the Department of Taxation for the approval of the final budget. Due to the continuance of the Taormina item would

like to have meeting at 1:00pm to allow time to complete all items with the settlement agreement set for 2:00pm.

2. State got good news when Amazon volunteered to pay sales taxes on purchase made in Nevada. Unless the zip code issue is fixed Storey County will see no benefit at all. The surrounding Counties will receive the tax. Maybe Governor Sandoval can help with the problem and pressure the same people we are trying to pressure.
3. On behalf of Holli, in cooperation with the Sheriff's Union and SNEA Union along with everyone else in the County excluding the Fire Union. Under agreement negotiated changes, this year under our health benefits plan instead of just providing 100% spouse coverage the employee is required to sign an affidavit stating their spouse does not have access to health insurance elsewhere. If the spouse is eligible to receive coverage elsewhere but would prefer to remain on the County's plan they will be required to pay 50% of the cost. That resulted in 9 employees selecting to drop their spouses and 6 others deciding to pay the 50%. Overall resulting in \$62,383.00 in savings.

DISCUSSION/POSSIBLE ACTION: Proclamation: Recognizing July 2012 as Virginia City Salutes our Military Heroes Month

Eileen Herrington along with Mrs. Bolander presented one of the banners that will be hung from light polls through out town honoring Military Hero's month. Eileen read the proclamation into the record.

Pat Whitten thanked Mrs. Bolander, in 7 years of doing this job he has never worked with a better quality local person. Has brought solutions not problems and has been incredible to work with.

Motion: Approve Proclamation: Recognizing July 2012 as Virginia City Salutes our Military Heroes Month, **Action:** Approve **Moved by** Vice-Chairman Hess **Seconded by** Commissioner Sjovangen

Vote: Motion carried by unanimous vote (**summary:** Yes=3)

DISCUSSION/POSSIBLE ACTION: Possible approval of settlement agreement between Thomas & Midge Taormina and Storey County regarding their application and determination of Special Use Permit 2011-010 for purposes of allowing, constructing and/or limiting multiple amateur radio antenna support structures with heights in excess of 45 feet on their property located at 370 Panamint Road, Highland Ranches, Storey County, Nevada. Possible action may also provide for allowing, constructing and/or limiting similar support structures of 45 feet or less and may alter the earlier Board of Commissioners determination made on June 7, 2011.

Chairman Kershaw explained that all items needed are not ready, asked that the item be continued.

Motion: Continue possible approval of settlement agreement between Thomas & Midge Taormina and Storey County regarding their application and determination of Special Use Permit 2011-010 for purposes of allowing, constructing and/or limiting multiple amateur radio antenna support structures with heights in excess of 45 feet on their property located at 370 Panamint Road, Highland Ranches, Storey County, Nevada. Possible action may also provide for allowing, constructing and/or limiting similar support structures of 45 feet or less and may alter the earlier Board of Commissioners determination made on June 7, 2011 to May 21, 2012 at 2:00pm, **Action:** Approve **Moved by** Commissioner Sjovangen **Seconded by** Vice-Chairman Hess

Vote: Motion carried by unanimous vote (**summary:** Yes=3)

DISCUSSION/POSSIBLE ACTION: Approval of Resolution 12-340, a resolution to amend provisions creating the Storey County Fair and Recreation Board, renaming the Board the Virginia City Tourism Commission, creating a special revenue fund and repealing Resolution 85 and 99-45

Deny Dotson reviewed the resolution and its intended purpose. This will dissolve the VCCTA as we know it and will create a New Fair and Recreation Board.

Pat Whitten added that the VCCTA Board is aware of this and has approved the language. Have a meeting scheduled with the head of Local Government Finance to discuss the funding of the new Board.

Mark Joseph Phillips, provided NRS to support concerns 2; members appointed by commission to serve a term of four years, 244a.065 during January of each odd number year the Fair and Recreation Board shall elect and reorganize, one member should be a current county commissioner, appointed commissioner shall serve for the remainder of their term.

Pat Whitten recommended approval of the resolution and will address the issues with legal counsel.

Motion: Approve Resolution 12-340, a resolution to amend provisions creating the Storey County Fair and Recreation Board, renaming the Board the Virginia City Tourism Commission, creating a special revenue fund and repealing Resolution 85 and 99-45, **Action:** Approve **Moved by** Commissioner Sjovangen **Seconded by** Vice-Chairman Hess

Vote: Motion carried by unanimous vote (**summary:** Yes=3)

LICENSING BOARD:

SECOND READINGS:

1. **C. R. ENGLAND, INC.** – General / 4701 West 2100 S. ~ Salt Lake City, UT
2. **DAIOHS USA, INC.** – General / 13030 Alondra Boulevard, Suite 202 ~ Cerritos, CA
3. **OXBORROW TRUCKING, INC.** – Transportation / 905 East Mustang
4. **SILVER STATE MINERALS, LLC** – Transportation / 905 East Mustang
5. **WESTERN NEVADA TRANSPORT** – Transportation / 905 East Mustang

MCC
MCC
MCC

Motion: Continue items 3, 4 and 5, **Action:** Approve **Moved by** Vice-Chairman Hess **Seconded by** Commissioner Sjovangen

Vote: Motion carried by unanimous vote (**summary:** Yes=3)

Motion: Approve items 1 and 2, **Action:** Approve **Moved by** Commissioner Sjovangen **Seconded by** Vice-Chairman Hess

Vote: Motion carried by unanimous vote (**summary:** Yes=3)

SHERIFF LICENSING BOARD:

SECOND READINGS:

NONE

BOARD COMMENT

Vice-Chairman Hess thanked Mrs. Bolander and Eileen Herrington for their work. Added that he hopes there are severe penalties in place for anyone who vandalizes the banners.

Chairman Kershaw attended another Recharge Nevada meeting with EDAWN and NNDA. EDAWN is going to represent our region. Also, going into to the next legislative session they are looking at dropping the incentive on number of employees and a couple of other things to try to sweeten the pot.

ADJOURNMENT

The meeting was adjourned by the call of the Chair at 2:29 P.M.

Respectfully submitted,

By 
Vanessa DuFresne, Clerk-Treasurer

Correspondence

Storey County Commissioners' Office

Drawer 176
Virginia City, NV 89440
(775) 847-0968

Storey County Courthouse
26 South B Street, Virginia City

Commissioners@StoreyCounty.org
www.StoreyCounty.org
Fax: (775) 847-0949

Dear Storey County Public Library Board Directors,

May 1, 2012

At our last meeting, the Storey County Board of Commissioners directed me to “take cost saving measures deemed necessary and appropriate” in order to close the deficit in our General Fund. I was further asked to look specifically at our Storey County Library for potential consideration of further funding reductions and/or funding elimination.

Over the past two plus years, I have made repeated informal requests for historic circulation statistics, but only received the Storey County Public Library’s (SCPL) Biennial Report covering FY 2009 and 2010 this past March 27th; well after finalization of the tentative budget. Despite the fact this information is aged almost two years at this point, I spent time reviewing the report as an “outsider” and taxpayer might and have come to the determination that I will recommend elimination of all County funding for the Storey County Public Library effective July 1, 2012. I realize the potential impacts this decision may have if approved and feel it appropriate to offer an explanation of the analysis that led to this recommendation.

Financial Deficit in the General Fund: This is most definitely the primary factor that has caused me to look at this. Declining property values have impacted our 2012/2013 ad valorem revenue projections to the point we have a General Fund deficit (net of contingency) in excess of \$275,000. This has forced me to look everywhere for possible expenditure reductions and assess the effectiveness of the return on taxpayer funds being spent. As has been repeatedly stated in all budget hearings going as far back as three years ago, raising taxes to increase revenue is not an option during these difficult times our citizens and taxpayers continue to deal with. I can assure you, there are other areas under similar scrutiny and consideration as reductions simply must be made.

Analysis of Service Availability: Based upon information contained in the Biennial Report, it appears SCPL is open to serve the public 25 hours each week for a period of only two months during the summer. During the remaining ten months of the year, it is open 19 hours each week, deriving an annual average week available and open to the public of approximately 20 hours. I realize there are tasks that can best be accomplished during “before” and “after” hours as well as vacations and absences to fill, but with total staff time presently accruing at the rate of 45 hours per week, there is a gap of 20 hours most weeks and I question how effective scheduling practices really are.

Ongoing Investment in our Community: I’ve tried to look at this from multiple perspectives. I recognize public service organizations such as ours tend to have budgets that are heavy on overhead costs. But even sectors intensely focused on service must make ongoing capital and inventory investments in order to provide continued quality service. In SCPL’s case, that would seem to be new books, dvd’s etc. or its “collection”. If I understand the detail behind SCPL’s most recent proposed budget for FY 2013, this would appear to be contained within line item 54900 (Collection Development and Maintenance). For the current year, that was approved at only \$2,000.00, representing less than 2% of the overall budget. And in order to meet the initial target of zero growth in the next tentative budget, you recommended reducing that to only \$1000.00, representing less than 1% of your total budget. Based upon the minimum public library standards established

by the Nevada State Library and Archives Department, libraries should show “effort to maintain a collection appropriate to the community”. The standards further provide for any one of three optional methods of doing so, one of which is by investment at a level equal to or exceeding 10% of the total adjusted budget. While there are also two additional options, it would appear even with a sustained level of funding; SCPL cannot meet any of the three and stay even relatively current on its collection quality.

Interlibrary Lending: A quick look at the interlibrary loan statistics within the Biennial Report indicates SCPL loaned out 1043 items it owns as compared to borrowing only 245 in FY 2009, indicating that for every one book you borrow, 4.25 books go out to other libraries (a 1:4.25 ratio). In FY 2010, that number further deteriorated to a 1:5 ratio. With total postage for this program alone reported at \$3,477.89 and \$3,710.39 respectively, it would seem that we are, in many respects, spending significant amounts of taxpayer money lending out to other libraries outside the County.

At this point, the critical questions are what happens next and what can/should the County and SCPL do in anticipation of funding elimination. Recognizing that the ultimate decision in this regard is up to the SCPL board under NRS 379, the following is intended to simply suggest to SCPL possible steps and solutions which the County might be able to assist with if funding elimination leaves SCPL with no viable option to remain open.

Public Internet Service Access: Despite the potential of making a difficult decision by the Board of Commissioners at the May 21st budget hearing, I don't know of a single person that doesn't want to see the County continue to support at least some level of library services, if not in the short term than certainly on a longer range basis. I'm under the impression a major need in our local community which the Library currently fulfills is providing for public internet access. The County is prepared to provide public internet access in at least two of our facilities in Virginia City; one being open on a Monday-Friday basis from 8:00 till 5:00 (45 hours per week) and the other currently open from 9:30 to 5:00 seven days a week or 52 ½ hours per week. While perhaps not as convenient in comfort or quietness of our local library, the hours available extend well beyond the current average library hours of 20 per week spread over only 4 days.

Impact on Staff: If SCPL is unable to procure substitute funding to sustain operations and makes the difficult choice to cease operations, there are specific processes that should be followed regarding employees on staff. I strongly encourage SCPL to follow County policies and procedures and work closely with our Human Resource Director, Holli Kiechler. If you cease operations simultaneous with the estimated date that funding would be eliminated, layoff notices would need to be issued no later than June 1, 2012. If this path is chosen, Holli and I pledge our utmost support including attending any special and/or emergency board meetings you may find necessary to convene to address this. Working with displaced employees is perhaps the most difficult of tasks but also the most critical from all perspectives as human nature almost never finds comfort in situations like this for either the employee or the employer.

I fully recognize the roles and responsibilities of both the Storey County Board of Commissioners, myself as their staff and Storey County Public Library Board Members as provided for in NRS 379. It is neither my intent nor desire to intrude in any way in the operations of SCPL. That is the Statutory Mandate given to SCPL Board Members and your Library Director and I genuinely believe you were chosen by the Board of Commissioners because of your high levels of expertise and professionalism. I only suggest that SCPL look introspectively as I have tried to do given the difficult financial situation we all find ourselves in.

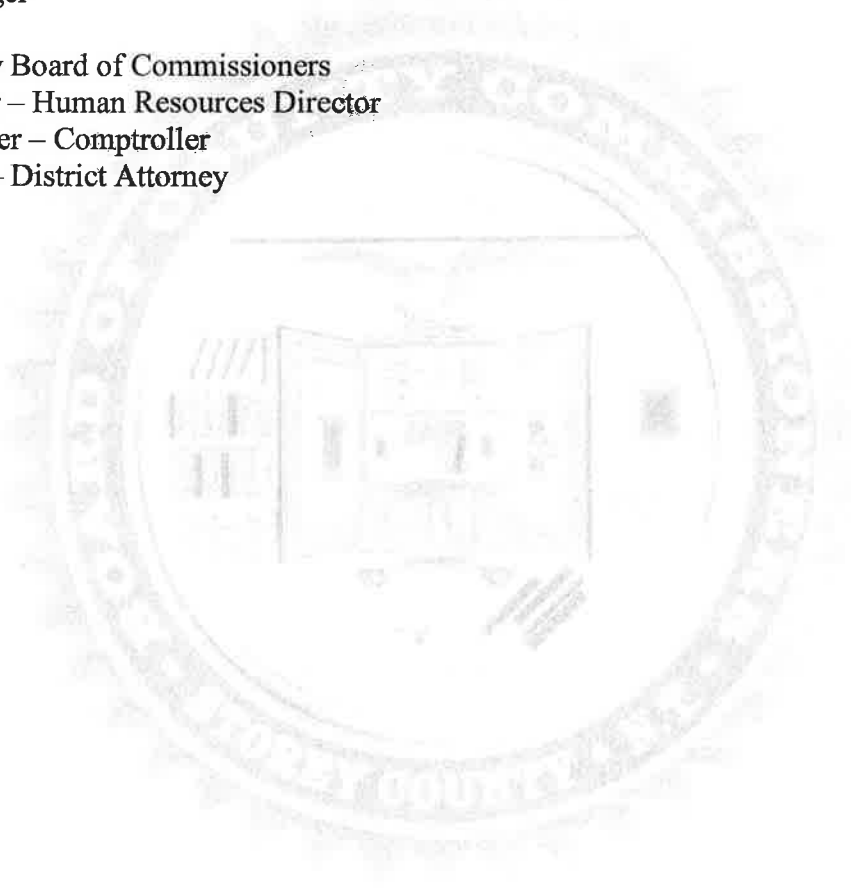
In closing, I sincerely hope that the SCPL Board and the County will work closely together not only to deal with the impacts elimination of funding may most likely create, but also to seek creative ways looking forward. On my end, I pledge our absolute and total support to assist wherever requested and possible given the limited resources we presently have and I have full faith and confidence that the SCPL Board will continue to show the individual and collective leadership that gave cause for the County Commission's appointments of each of you in your important roles serving Storey County.

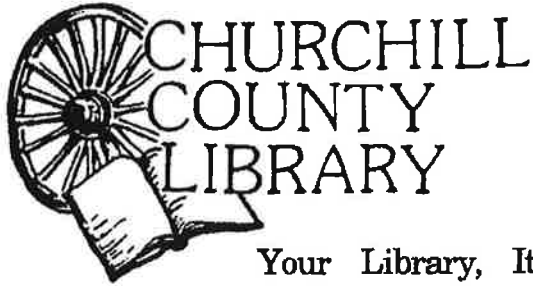
Sincerely,



Pat Whitten
Storey County Manager

Cc: Storey County Board of Commissioners
Holli Kiechler – Human Resources Director
Hugh Gallagher – Comptroller
Bill Maddox – District Attorney





553 South Maine Street
Fallon, Nevada 89406
(775)423-7581

Your Library, It's not just books anymore !

May 14, 2012

Storey County Commissioners
Storey County Manager
Drawer 176
Virginia City, NV 89440

Dear Sirs:

I write this letter in protest of your decision to close the Storey County Public Library effective June 30, 2012. This is a deplorable action you are taking.

I would like to respond in like manner to the May 12, 2012 letter sent to the Library Board of Trustees:

Financial Deficit in the General Fund – What other departments are going to be completely eliminated? You are targeting one department to help ease the burden of your projected deficit in excess of \$275,000. Percentage-wise, how much does the County spend on the Library?

Analysis Service Availability – I can't really address this, but the public library is a joint use facility. As such, there are certain times the public is not allowed in the library because the students are in the building. If the library's budget has been reduced or remained stagnant through the years, there was no possibility for an increase in hours.

Ongoing Investment in Our Community – it's my understanding for the past two years the Library Board of Trustees and Mrs. Bouldin have not had any input in the Library's budget. Denny Dotson has determined the Library's budget and has only required the Library Board's Chair and Mrs. Bouldin to sign off on it. The budget does not truly reflect the needs of the library or as pointed out in the letter the State's Minimum Standards. The budget was submitted for this department to fail.

Interlibrary Loan – Our system is set so libraries will request books from the closest, smallest library, but that can be changed. There is postage reimbursement Mrs. Bouldin can request from the Nevada State Library and Archives.

Public Internet Service Access – If you're proposing to provide public internet access in at least two of your facilities, what is the true purpose of closing of the library? The public access computers at the library do not belong to the County, they belong to the CLAN consortium. When you close the library, all

of the CLAN equipment will be removed. The Bill & Melinda Gates Foundation has made free public internet access synonymous with public libraries in the United States. Mrs. Bouldin has received many visitors knowing they can use the Storey County Public Library to communicate with their family back home or continue on with their journey.

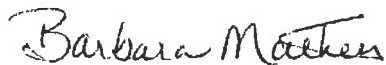
Impact on Staff – Your letter seems to indicate the closure is a done deal. Are you asking other departments to procure substitute funding to sustain operations?

I understand the County Manager and one member of the Library Board are excited about eBooks. This is a wonderful technology, but it comes with a price. One you cannot expect your neighboring counties to pay at no cost to you. A new report was released about a month ago about eBooks and eReaders. They have attributed to an increase to about 20% more people reading than the year before. The other collateral benefit is that parents are reading more to their children, but not from the eReaders. Parents are reading books to their children.

People are going to public libraries more each year. Some go their public library because of the economy, others because of technology, and some because of social interaction. A public library is the heart and soul of the community.

Storey County will have the dubious honor of being the only county in Nevada of not having a Public Library. Let me repeat that — The only County in Nevada of not having a Public Library.

Surely there has to a better solution.



Barbara Mathews
Director
Churchill County Library

cc: Storey County Library Board of Trustees
Lucy Bouldin, Library Director

Planning Commission Minutes

April 5, 2012

Storey County Planning Commission

Doug Walling, *Chairman*
Bret Tyler, *Vice-Chairman*

Virgil Bucchianeri ~ Lydia Hammack ~ John Herrington ~ Laura Kekule ~ Larry Prater

Minutes of April 5, 2012

MEMBERS PRESENT:

Virgil Bucchianeri, Lydia Hammack, John Herrington, Larry Prater, Bret Tyler and Doug Walling.

MEMBERS ABSENT: Laura Kekule

OTHERS PRESENT:

Senior Planner Austin Osborne, District Attorney Bill Maddox, DA Intern Scott Walker, Commissioner Bill Sjovangen, and Sergeant Jeff Bowers.

CALL TO ORDER:

With a quorum present, Chairman Doug Walling called the meeting to order at the Virginia City Highlands Fire Station at 6:00 P.M.

Pledge of Allegiance

APPROVAL OF AGENDA FOR April 5, 2012

Motion: Approval of Agenda, **Action:** Approve, **Moved** by Lydia Hammack, **Seconded** by John Harrington.

Vote: Motion carried by unanimous roll call vote (summary: Yes = 5).

APPROVAL OF MINUTES FOR March 1, 2012

Motion: Approval of Minutes, **Action:** Approve, **Moved** by John Harrington, **Seconded** by Bret Tyler.

Vote: Motion carried by roll call vote (summary: Yes = 4, Abstain = Lydia Hammack).

2012-014 SPECIAL USE PERMIT: By Kuffner/Vista Towers (Virginia City Highlands)

Applicant is requesting a Special Use Permit for APN 003-101-66, 21485 Saddleback Rd, Virginia City Highlands, to install and operate an 85' Stealth "Monopine" Commercial Wireless Communications Tower capable of accommodating up to four wireless carriers.

Misako Hill, Vista Towers, gave a brief Power Point presentation and explained how this tower would facilitate co-location and therefore reduce the potential number of future wireless communication towers in the area. Ms. Hill said that her company, Vista Towers, had a good working relationship with several commercial wireless carriers. At this time AT&T and Verizon are planning to use this tower. Once the construction is done, on-site maintenance only occurs once a month or when an emergency arises. The new construction materials really do make the pole look like a pine tree.

Vice-Chairman Tyler asked about the site visits and wanted to limit the number and time that the visits occurred. Senior Planner Osborne replied that it could be part of the conditions of approval.

Chairman Walling asked what kind of maintenance was required. Ms. Hill said that most of the maintenance was electric monitoring and perhaps one to two hours on site once a month.

Planning Commissioner Hammack had many questions about how the support buildings were constructed and that they and the fences would conform to the architectural requirements from the CC&R's of the VCHPOA. Senior Planner Osborne replied that the wording in the conditions of approval could be tightened up to make this a requirement pursuant to said Homeowner's Association.

Planning Commissioner Herrington asked what kind of lighting would be used. Senior Planner Osborne replied that Condition 16 covered the lighting requirements and that they would have to adhere to the Dark Skies Ordinance of the county as well.

Planning Commissioner Prater commented that he had been to the site and noticed trees that had been blown over and asked how the winds would affect the tower. He also felt that a non pine tower might be better. Ms. Hill replied that the building permit would address the structural and there would be a soils report to go along with that application. Senior Planner Osborne also added that the tower is engineered and he stated that the tower would have to meet minimum county wind load requirements.

Vice-Chairman Tyler asked how many carriers are currently on the tower that is in Virginia City. Senior Planner Osborne said that

110 Toll Road ~ Gold Hill Divide ~ P O Box 526 ~ Virginia City NV 89440 ~ (775) 847.0966 Fax 847.0935

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there are currently two carriers with capacity for another. The tower proposed here will be able to handle four carriers, he said. Planning Commissioner Hammack asked about the effects of the weather which would cause fading of the artificial foliage on the tower. Ms. Hill explained that Vista Towers does maintenance and replacement so that the visual always looks the same. Chairman Walling asked about the configuration of the tower for three carriers. Senior Planner Osborne explained that this application is only for the tower but that when he gave his presentation that there was a picture showing the tower with three carriers.

Carol Morrell, Storey County, asked about the noise from the generator. Senior Planner Osborne said that he had changed the condition regarding the generator after discussing with Dan Davis, the Engineer for Vista Towers. Vice-Chairman Tyler commented that he lived 200ft from a cell tower and that there is no noise.

Jed Margolin, Storey County, commented that the Highlands took a hard line against manufactured buildings and suggested they check into Tough Sheds buildings. He went on to say that lattice towers are not good because they kill lots of birds. Mr. Margolin said that he felt that the hours for the generator should be from 11am till 3pm. He wanted to know how many users could talk on their phones at the same time. Ms. Hill could not answer that question as she only represents Vista Tower and not the carriers. Mr. Margolin said that he was in favor of the tower. Senior Planner Osborne chimed in stating that it's the tower we are approving and that particular type phone coverage is dependent upon the carriers located on the tower.

Blain Redwine, Storey County, wanted to know if alternate sites had been looked at. Senior Planner Osborne said that Community Development Director Dean Haymore had worked with the applicant looking at sites and it was decided that this was the best site for the tower. Senior Planner Osborne sited line-of-site to area residents and the wireless grid receptors at Mt. Rose and Pevine as reasons this site was good for the communications tower. Mr. Redwine asked if consideration had been made by the county regarding the drop in property value due to the tower location. Senior Planner Osborne answered that case law and text by the FCC has determined that property values are not impacted, and in some cases are increased, with visually mitigated cell towers such as stealth monopine designs.

One gentleman, Storey County, asked if the tower would interfere with dish or TV service. Ms. Hill replied that it would not.

Cynthia Kennedy, Storey County, asked if there were two towers next door what the FCC case law said about the property value.

Mr. Margolin said that the decision should be based on requiring FCC certification. Senior Planner Osborne replied that it was one of the conditions already in the staff report.

Gary Schmidt, candidate for State Assembly, said that the contract with the carriers could also have conditions.

Senior Planner Osborne then presented a Power Point presentation and went over regulations, illustrations, and the findings of fact (copy available in the Planning Office).

Planning Commissioner Herrington said that he would like to see the condition beefed up to give the Architectural Committee of the VCHPOA more control over the structure and fences. Senior Planner Osborne agreed that this could be done but that the monopine structure itself should be left to the engineer and the conditions of the SUP.

Mr. Margolin said that he saw no problem with the regular maintenance on site being done between the hours of 9 to 5.

Karen who lives in the 40-Acre Parcels commented that there is a real need for this service for times of emergency. She told of two separate times when it was needed due to fire hazards.

Mr. Redwine brought up the site location again and wanted to know if a study had been done on the appropriate siting. Ms. Hall answered the question three times using different wording each time. Planning Commissioner Prater commented that he has lived out in the Highlands for 35 years and the location was the best for the 360 degree range of service. Senior Planner Osborne again explained how Director Haymore had worked with the applicant and his qualifications. District Attorney Bill Maddox commented that Mr. Redwine was only being argumentative at this point and it was time to move on.

Anna Redwine, Storey County, said that she thought the purpose of these meeting was to be argumentative and let everyone speak want was on their mind.

Ms. Kennedy asked about using Geiger Peak for the tower. Senior Planner Osborne explained that it was not likely suitable since 180 degree range of service would be going nowhere.

Planning Commissioner Prater asked about the involvement of Karen Kuffner whose property the tower is located. Senior Planner Osborne explained that they were the property owner only and would be leasing a portion of their property to Vista Towers. They still had enough land to be able to build a residence if they wished to in the future.

Motion: Approval of Application with all conditions from the Staff Report and to include the changes discussed and requested by the Planning Commissioners, **Action:** Approve, **Moved** by Virgil Bucchianeri, **Seconded** by John Harrington.

Vote: Motion carried by unanimous roll call vote (summary: Yes = 5).

Conditions of approval with changes are as follows:

1. Special Uses. Special Use Permit (SUP) No. 2012-014 shall be for the purpose of installing and operating a commercial wireless communication antennae tower as defined and regulated pursuant to the advisory motion made by the Storey County Planning Commission and approved by the Board of Storey County Commissioners on property located at 21485 Saddleback Road (APN 003-101-66), Virginia City Highlands, Storey County, Nevada. The operation shall remain in compliance with all of the provisions set forth by this SUP and federal, Nevada State, and Storey County codes and

regulations, including applicable regulations the Telecommunications Act of 1996 and the applicable rules under Federal Communications Commission (FCC). Issuance of this SUP does not convey property rights of any sort or any exclusive privilege; nor does it authorize any injury to persons or property, any invasion of other private rights, or any infringement of state or local laws or regulations.

2. Requirements. The Permit Holder shall apply for all required permits and licenses, including building and fire permits, for the project within twenty four (24) months from the date of final approval of SUP No. 2012-014, and continuously maintain the validity of those permits/licenses, or this approval shall be null and void. This SUP shall remain valid as long as the Permit Holder remains in compliance with the terms of this SUP and Storey County, Nevada State, and federal regulations. No construction or permitting for construction shall commence prior to issuance of the SUP and a valid Storey County Building Permit.
3. Closure/Abandonment. In the event that the tower and facility becomes decommissioned or is absent of any permitted wireless carriers and antennae for a period of three consecutive years, Storey County shall reserve the right to deem the facility abandoned and mandate the monopine tower and facility to be removed within 180 days thereof at the Permit Holder's expense. The applicant shall reserve the right to appeal the decision of abandonment. The process for the appeal shall be as pursuant to Chapter 17.60 and 17.62 of the Storey County Code. Removal and reclamation shall include complete removal of the entire facility including the monopine, monopole tower, antennae, electrical wiring and connections, accessory buildings and structures, foundations and pads, and all other appurtenances. Reclamation of the site to a condition reasonably existing prior to development shall be completed to the satisfaction of Storey County. Under no circumstances shall Storey County, its officers, and representatives bare any cost or responsibility for the removal of said facilities or reclamation of the site.
4. Transfer of Rights. This SUP shall inure to the record owner of the Subject Property and to the Permit Applicant (Vista Towers, LLC) and shall run with the land. Any and all transfers of SUP No. 2012-014 shall be advised in writing by Certified Mail to Storey County Community Development Department at least 90 days prior to assignee taking over operation of facility. The operators of the facility must sign and accept all conditions and requirements of SUP No. 2012-014.
5. Indemnification/Insurance. The Permit Holder warrants that the future use of land will conform to the requirements of Storey County, State of Nevada, and applicable federal regulatory and legal requirements; further, the Permit Holder warrants that continued and future use of the land shall so conform. The Permit Holder and property owner(s) agree to hold Storey County, its officers, and representatives harmless from the costs and responsibilities associated with any damage or liability, and any/all other claims now existing or which may occur as a result of this SUP. The Permit Holder shall maintain satisfactory liability insurance for all aspects of this operation under SUP No. 2012-014 for a minimum amount of \$1,000,000.00 (one million dollars) and provide proof thereof to Storey County prior securing rights to the SUP.
6. Emergency Telephone. Any persons located on the premises in connection with maintenance, repairs, or other work on the premises shall be made aware to dial Storey County **Emergency Services Direct-Connect 775.847.0950** (in lieu of 9-1-1) when dialing emergency service from **cellular telephone. Emergency 9-1-1 still applies to landline telephones.**
7. Site Security. The entire facility shall be secured by a six-foot high fence sufficient in design to maintain appropriate security for the premises. Exterior accessory building walls may also be utilized for this purpose as appropriate. The Permit Holder may top the fence with three strands of barbed wire if allowable by the Virginia City Highlands Property Owners Association (VCHPOA). The fence shall be color coated in accordance with the requirements under "Coloration and Appearance" of this SUP. Video security surveillance, while not hereby required, may be installed within the facility but shall in no way infringe or intrude upon on the personal privacy on adjacent or area properties and residences. The tower shall be appropriately designed to prevent unauthorized climbing.
8. Cautionary Signage. Signage shall be installed at the main port of entry (i.e., facility gates) stating the company's name, site address, and 24-hour company management emergency contact phone number(s). Signage shall indicate all potential hazards and safety requirements associated with entering the facility.
9. Emergency Management Plan. A comprehensive emergency management plan shall be developed by the Permit Holder and submitted for approval to the Storey County Fire Department for review and approval prior to securing rights to the SUP. The plan shall include, but not be limited to, the following in case of failure of the communications facility or related appurtenances: (1) Permit Holder's emergency contact phone number(s); (2) emergency contact procedure, including for Emergency Dispatch 9-1-1 and Storey County Emergency Direct-Connect 775.847.0950; (3) documenting and reporting procedures; (4) post structure failure management, clean-up, reclamation, and material disposal; (5) electrical system shut-down procedure; (6) disclosure and management of hazardous materials (e.g., asbestos) or other conditions (e.g., radiation), if applicable; (7) post structure failure damage reporting and treatment of affected neighboring properties; and (8) emergency access, staging, and egress.
10. Necessity to Local Jurisdiction. In accordance with Section 17.62.010 of the Storey County Code, the applicable

provisions of the Storey County Master Plan, and applicable regulations under the Telecommunications Act of 1996 in determining that the commercial communications facility enhances the safety and wellbeing of the community, the Permit Holder shall collaborate with Storey County to develop a mutually acceptable plan by which county-owned emergency radio communications repeater antennae may be installed and operated on the monopole structure (as compatible with all other commercial carriers and wireless equipment thereon or proposed to be placed thereon) and by which necessary ground support equipment may be placed and operated within the facility parameters. This condition of approval recognizes that Storey County shall be responsible for all costs for acquiring, installing, maintaining, operating (i.e., utility costs), and repairing the county-owned antennae, ground support equipment, and other appurtenances, including any associated financial burdened by the Permit Holder, but Storey County shall not be assessed any fee or other charge for said use of the tower and facility. County-owned equipment placed upon exterior portions of the facility shall comply with the visual design requirements under this SUP and/or the VCHPOA.

11. Carrier Capacity. The monopine support structure shall be capable in design to co-locate no less than four commercial wireless carriers. The Permit Holder is hereby encouraged to co-locate additional carriers as the facility may accommodate in accordance with the conditions of this SUP.
12. Plans Submittal. The Applicant shall provide Storey County Community Development Department site plans, drawn to scale, which shall include dimensions of existing and proposed structures, as applicable, setback dimensions, and driveway dimensions. All other submittals applicable to a valid Building Permit shall also apply.
13. Setbacks. In accordance with Section 17.40.050 of the Storey County Code, minimum setbacks area as follows: (a) front yard, 30 feet; (b) rear yard, 40 feet; and (c) side yards, 15 feet. The minimum setback requirement shall apply to towers, antennae, foundation pads, and buildings. Additionally, the monopine shall be located no closer than its total height plus 10 percent of its total height, from grade level to uppermost tip, to any residential structure existing at the time of approval of the SUP.
14. Antenna Limitations. The monopine and facility shall be used exclusively for commercial wireless communications. The towers shall not be used to support amateur or other non-commercial radio antennae, or lights, flags, banners, pennants, etc. Storey County emergency repeaters and antenna shall be exempt from this requirement.
15. Noise. Power generator(s) (also to include “alternator(s)”) shall be muffled and remain within a sound-insulated structure, encasement, or sound buffer walls (such as concrete masonry unit walls) sufficient to attenuate noise to or below the limitations set forth by Chapter 8.04 of the Storey County Code within 100’ of the facility. The generator shall only operate during power outages and during routine recharge and maintenance intervals. Maintenance/recharge operation shall be limited to three thirty-minute intervals per week and shall take place on weekdays (Monday thru Friday) between the hours of 11:00 a.m. and 3:00 p.m. Other maintenance and repair, except during emergencies, shall be limited to 9:00 a.m. and 5:00 p.m. during said weekdays. All other noise emitted from the facility, except during times of periodic maintenance and repair, shall not exceed 40 dBA at a point of 100’ from the antenna tower, equipment shelter, or any other noise emitting device or facility within the premises.
16. Area Lighting. There shall be no outdoor lighting, including security and other area lighting, permitted on the premises except under the following circumstances: outdoor lighting is managed by an automated motion detector system that maintains all lights “off” unless motion is detected, at which point lights may remain “on” for no more than four minutes; and all outdoor lights are shielded in accordance with Section 08.02.04 of the Storey County Code (“Dark Skies”). Illumination of the premises during times of maintenance and repair shall be exempt from the limitations of this section.
17. Beacon Lighting. The tower, antennae, and other appurtenances thereto shall not be constructed or altered to a height that would necessitate Federal Aviation Association (FAA) beacon lighting or special applied coloration. Unless required otherwise by the FAA, beacon lighting shall be prohibited. There shall be no direct or indirect illumination of or on any tower or antenna system. The FAA shall be the responsible agency for requiring, or not requiring, beacon lighting or other signaling devices to be applied to the structures.
18. Facility Coloration and Appearance. The facility shall be developed in accordance with the plans and drawings submitted as part of SUP Application No. 2012-014. The Permit Holder shall be responsible for maintaining the facility’s appearance in accordance with the requirements of terms and conditions of this SUP. Additionally, the Permit Holder shall obtain architectural review and approval from the Virginia City Highlands Property Owners’ Association (VCHPOA) for the design and type of equipment shelters, buildings, fences, and other appurtenances related to the facility, but not the monopine structure which shall remain in accordance with the design criteria under this SUP. A Certificate of Approval from the VCHPOA shall be submitted to the Community Development Department prior to the issuance of a Building Permit. The following elements shall be incorporated into the design of the facility, unless regulated otherwise by the VCHPOA, and telecommunications monopine tower:
 - a. The monopine tower shall at a minimum exhibit the appearance of a natural coniferous tree similar in structure, design, branch density, overall branch coverage, and coloration as illustrated in SUP Application No.

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2012-014 and enclosed as Exhibit B of the SUP approval. The monopole structure may be void of branches and other foliage from grade level to a point no higher than 12', thus exhibiting a bare "tree trunk".

- b. Storey County Community Development shall reserve the right to require additional "branch" or foliage density, but no more than 3 branches per foot on monopole structure, necessary to effectively conceal antennae, dishes, and other applied devices in order to create an appearance that is consistent with the proposed design.
- c. The exterior finish of the monopine, including the monopole structure, branches, and foliage shall be similar in color and hue to the submitted monopine renditions. If it becomes unclear as to the color required for the monopine support structure, Kelly Moore "Sudan Brown" or a similar color of any brand shall be the required color. Unless required otherwise by the VCHPOA, exterior finishes for the remaining facility structures, buildings, fences, etc., shall be in accordance with the above requirements.
- d. No antennae, dishes, or applied device shall protrude beyond the dense foliage of the monopine branches. "Needle sleeves" and/or other appropriate camouflage shall be placed over such devices to further facilitate blending with the overall monopine.
- e. At least 75 percent of all ground surfaces visible from outside the facility, including all exposed cuts, fills, and graded slopes, shall be re-vegetated with native non-invasive plant species and/or surfaced with aggregate, large rocks, or other material of a color and hue similar to the immediate surrounding environment;
- f. No advertising shall be permitted anywhere on the facility, with exception of signage in accordance with the applicable requirements under these conditions;
- g. The Permit Holder shall be responsible for maintaining and repairing the monopine and facility, as necessary, to remain in compliance with these design requirements and/or those imposed by the VCHPOA. Failure to maintain and repair the monopine and facility in accordance herewith shall be deemed violations of the requirements of this SUP. All vandalism or graffiti to the facility shall be remedied by the Permit Holder within seven calendar days of acknowledgement.

19. Vegetation Removal. Trees, shrubs, and other vegetation and ground surfaces shall be preserved to the extent feasible.

20. Electrical Distribution and Controls. The location, routing, and alignment of exterior electrical and communication controls, associated wiring, and power lines (except those now existing) shall be approved by the Building Department, when applicable.

End of Conditions.

DETERMINATION OF NEXT PLANNING COMMISSION MEETING:

Motion: Next Planning Commission meeting to be held at 6:00 p.m. on May 3, 2012, at the Storey County Courthouse, Virginia City, Nevada. **Action:** Approve, **Moved** by: Lydia Hammack, **Seconded** by: John Harrington.

Vote: Motion carried by unanimous roll call vote (summary: Yes = 5).

CLAIMS: NONE

CORRESPONDENCE: NONE

PUBLIC COMMENT:

Gary Schmidt said that he is running for the State Assembly in District 39. District 39 now encompasses Storey County, Dayton, Mound House and Douglas County. Mr. Schmidt gave a brief campaign talk and then commented on the meeting and how good it was to see everyone able to express their opinions.

Lance Gilman commented that he was happy to be at the meeting and felt that the Planning Commission had done a good job.

Eileen Harrington said she liked to watch her husband at work.

Cynthia Kennedy said that she was impressed with the article in the paper about Planning Commissioner Bret Tyler and his artwork.

STAFF:

Senior Planner Osborne informed the Planning Commissioners that the zoning ordinance updates are just about ready to go to the District Attorney for his review. The zoning maps are now with the Douglas County GIS and should be ready for review in about four months.

PLANNING COMMISSIONER COMMENT:

Planning Commission Prater and Planning Commissioner Hammack said that they appreciated the decision of the board tonight.

ADJOURNMENT: Chairman Doug Walling adjourned the meeting at 8:00 P.M.

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The Planning Commission minutes as stated above are a summary of the proceeding and are not a verbatim record. The meeting held on the above date was recorded on the Storey County portable recording system.

Respectfully Submitted,

Donna Giboney, Sitting Secretary

Doug Walling, Chairman

Storey County Commissioners' Office

Drawer 176
Virginia City, NV 89440
(775) 847-0968

Storey County Courthouse
26 South B Street, Virginia City

Commissioners@StoreyCounty.org
www.StoreyCounty.org
Fax: (775) 847-0949

Storey County Commissioners' Office and Planning Division Staff Recommendation Summary

Meeting Date: May 21, 2012

Consent Agenda Item: DISCUSSION / POSSIBLE ACTION: Approve, Amend, Ignore, Reject, or Remand the action recommended by the planning commission in regards to the Application for Special Use Permit (SUP Application No. 2012-014) for Vista Towers proposal to install one "monopine" commercial wireless communications tower on property located in the Virginia City Highlands.

Summary Notes:

At its April 5, 2012, hearing, the planning commission heard comment from county staff, the applicant, and members of the public regarding an SUP application to construct and operate a "monopine" commercial wireless communications antenna support structure (tower) on a +/- 2.8 acre estate residential parcel owned by Carman Kuffner. Based on findings presented by staff, the planning commission voted unanimously to recommend approval of the special use permit.

The proposed facility is a speculation tower, on which up to four contracted commercial wireless carriers (e.g., AT&T) will lease space for their antennas and support equipment. A motion for approval should be subject to the applicant securing a binding lease with a carrier prior to construction or operation of the tower or facility.

Staff Recommendation:

Approve as part of the Consent Agenda unless there is a request that this matter be moved to the regular portion of the agenda and discussed as a separate item.

If such a request is made, there are two motions presented from which to choose: (A) approve SUP Application No. 2012-014 as recommended by staff and the planning commission; and (B) an alternative motion to deny said SUP based on findings but not recommended by staff or the planning commission. The motion for approval is in accordance with the Findings of Fact Subsection A, Exhibit A as well as federal, Nevada State, and Storey County regulations. Should a motion be made to deny the SUP application, the findings under Subsection B, said exhibit, should be included as part of that motion.

Staff recommends the following amendment (***bold italicized***) to Condition No. 2 approved by the planning commission. The added text will better align it with staff recommended Findings of Fact:

2. Requirements. ***Prior to issuance of a SUP No. 2012-014 and any Building Permit, the Applicant shall submit to the Community Development Department proof of a binding***

contract with at least one commercial wireless carrier to be located on the tower. The Permit Holder shall apply for all required permits and licenses, including building and fire permits, for the project within twenty four (24) months from the date of final approval of SUP No. 2012-014, and continuously maintain the validity of those permits/licenses, or this approval shall be null and void. This SUP shall remain valid as long as the Permit Holder remains in compliance with the terms of this SUP and Storey County, Nevada State, and federal regulations. No construction or permitting for construction shall commence prior to issuance of the SUP and a valid Storey County Building Permit.

A. RECOMMENDED MOTION: Based on the advisory motion of the Storey County Planning Commission; findings of fact contained in Subsection A, Exhibit A; and compliance with all conditions recommended by the planning commission, including amendment to Condition No. 2 shown herein, staff moves to recommend that the Board of Storey County Commissioners approve SUP Application No. 2012-014 to construct and operate a commercial wireless communications tower.

B. ALTERNATIVE MOTION: Based on findings of fact contained in Subsection B, Exhibit A, and contrary the recommendation for approval by county staff and the Storey County Planning Commission, the Board of Storey County Commissioners may chooses to deny SUP Application No. 2012-014 to construct and operate a commercial wireless communications tower.

Prepared by Austin Osborne, Senior Planner

Exhibit A: *Findings of Fact*

Exhibit A: Findings of Fact

A. Motion for Approval.

It is hereby found that the commercial wireless communication facility under the recommended conditions of approval is in accordance with the following findings of fact:

- 10.1 The proposed commercial wireless communications facility is in accordance with the stated goals and objectives of the Storey County Master Plan by providing wireless telephone and internet to this populated region to better “protect the public safety and welfare of residents” (Goal 6.5, p. 7) by enhancing emergency communications, including “Emergency 9-1-1” services, and response times for emergency personnel; increasing education opportunities by facilitating efficient and reliable access to the internet (Goal 6.1 and 6.6, pp. 6 - 7); fulfilling a long recognized need and desire for consistent and reliable communications in the residential area (Goal 6. 2, Objective 2.1, p. 7); and “[maintaining] a healthy environment for all residents of the county (Goal 9.1, Objective 1.1, p.9) by fulfilling the above and by implementing substantial measures to mitigate visual impacts that otherwise would cause substantial adverse impact to the surrounding environment.
- 10.2 A special use permit in accordance with Section 17.12.044 and Chapter 17.62 of the County Code is required for the proposed wireless commercial communications antenna support tower as proposed by SUP Application No. 2012-014.

- 10.3 The proposed facility is in accordance with the conditions of SUP No. 2012-014 will not conflict with the purpose, intent, and other specific requirements set forth in the E-1-VCH (Estate Zone), in which the commercial wireless communication facility is proposed be located.
- 10.4 The conditions and stipulations under SUP No. 2012-014 are in accordance with the minimum requirements set forth by Chapter 17.62 of the Storey County Code and are at least as stringent as and not in conflict the applicable federal and Nevada State and Storey County regulations, including the applicable rules of the FCC and the Federal Telecommunications Act of 1996, pertaining to the construction and placement of structures and the construction and operation of commercial wireless communications towers.
- 10.5 The conditions of approval under SUP No. 2012-014 impose sufficient regulations on the wireless commercial communications facility to reasonably mitigate associated impacts on adjacent and surrounding residences and land uses.
- 10.6 Growth in the commercial wireless telecommunications industry has resulted in increased applications to municipalities for installation of wireless signal facilities. As consumer demand increases, so does the need for the industry to expand the number of antennae receiving and transmitting signals. As stated in the Federal Telecommunications Act of 1996, since more than one antenna can be co-located on a tower structure, communities, including Storey County, should encourage and require co-location wherever feasible, thereby reducing the amount of new towers being constructed on the landscape.
- 10.7 The approval of the commercial wireless communications facility will result in personal wireless communications capability including, but not limited to, cellular telephone, internet, and broadband in an existing populated area currently underserved or not served such services.
- 10.8 The approval of the commercial wireless communications facility will promote the safety of life and property for the area served by enhancing emergency telecommunications services, including “Emergency 9-1-1”, for area residents and local emergency response authorities.
- 10.9 In accordance with the Telecommunications Act of 1996, the proposed facility will fill an existing gap in the ability of remote users to access the national telephone network. In this context, the relevant gap is a gap in the service currently available to remote local users, and the area being served is not already adequately served by another provider.
- 10.10 The provider applicant has demonstrated that the manner in which it proposes to fill the significant gap in service is the least intrusive on the values...and has demonstrated a good faith effort to identify and evaluate the least intrusive alternatives, e.g., that the provider has considered less sensitive sites, alternative system designs, alternative tower designs and placement of antennae, etc.
- 10.11 In accordance with 47 (U.S.C. Section 332(c)(7)(B)(iv) of the Federal Code, the decision to approval, deny, or regulate the placement, construction, and modification of the commercial wireless communications facility is not based on electronic interference or the environmental effects of radio frequency emissions.

B. Motion for Denial.

Should a motion be made to deny the commercial wireless communications facility, the following findings of fact with explanation why should be included in that motion:

- 10.12 The proposed facility is not accordance with one or more of the stated goals and objectives of the Storey County Master Plan.
- 10.13 The proposed facility, even with reasonable conditions and mitigation, will conflict with the purpose, intent, and other specific requirements set forth in the E-1-VCH (Estate Zone), in which the commercial wireless communication facility is proposed be located.
- 10.14 No reasonable level of conditions imposed under SUP No. 2012-014 would be sufficient to reasonably mitigate visual, safety, or other potential impacts on adjacent and surrounding residences and land uses.
- 10.15 The applicant has not demonstrated that the manner in which it proposes to fill the significant gap in service is the least intrusive on the values...and s/he has not demonstrated a good faith effort to identify and evaluate the least intrusive alternatives, e.g., considering less sensitive sites, alternative system designs, alternative tower designs and placement of antennae, etc.
- 10.16 In accordance with 47 (U.S.C. Section 332(c)(7)(B)(iv) of the Federal Code, the decision to deny the application for the commercial wireless communications facility is not based on the electronic interference or environmental effects of radio frequency emissions.

Prepared by Austin Osborne, Senior Planner

2012-016 Special Use Permit

Conditions of Approval

All of the following conditions shall be met to the satisfaction of Storey County Community Development Department staff, unless otherwise noted:

1. Special Uses. Special Use Permit (SUP) No. 2012-016 shall be for the purpose of managing a home occupation business for the training of dogs and for the keeping of domestic animals (exclusive to miniature pygmy sheep and pygmy goats) beyond the number allowed for the E-1 Estate zone for personal pleasure and for use in association with the home occupation business. The use shall not be for the purpose of spectator entertainment, animal shows, or other attractions not within the scope of this SUP. The use shall be in accordance with the advisory motion made by the Storey County Planning Commission and final approval by the Board of Storey County Commissioners on property located at 558 Sutro Springs Road, Mark Twain, Storey County, Nevada (APN 003-274-08). The operation shall remain in compliance with all of the provisions set forth by this SUP and Federal, Nevada State, and Storey County codes and regulations. Issuance of this SUP does not convey property rights of any sort or any exclusive privilege; nor does it authorize any injury to persons or property, any invasion of other private rights, or any infringement of state or local laws or regulations.
2. Requirements. The Permit Holder shall apply for all required permits and licenses, including a business license and building and fire permits, for the project within twenty four (24) months from the date of final approval of SUP No. 2012-016, and continuously maintain the validity of those permits/licenses, or this approval shall be null and void. This SUP shall remain valid as long as the Permit Holder remains in compliance with the terms

of this SUP and Storey County, Nevada State, and federal regulations.

3. Compliance Review. At a regularly scheduled public meeting of the planning commission **within six months of this SUP approval**, the planning commission shall be provided a summary report demonstrating the extent to which the Permit Holder has or has not complied with all conditions set forth in this SUP and all applicable federal and Nevada State laws. The report shall disclose and provide valid evidence of all known instances of non-compliance with said terms and regulations and explain what measures, and to what degrees of success and expediency, were employed by the Permit Holder to abate and achieve full conformity therewith. **There shall be an annual review of this SUP by the planning commission each year thereafter.** The contents of that review shall be similar to the above.
4. Transfer of Rights. This SUP shall belong exclusively to Kerri Lamorey and the real property applicable to this SUP so long as Kerri Lemorey resides on the property. This SUP and the associated Business License shall be non-transferrable.
5. Indemnification/Insurance. The Permit Holder warrants that the future use of land will conform to the requirements of Storey County, State of Nevada, and applicable federal regulatory and legal requirements; further, the Permit Holder warrants that continued and future use of the land shall so conform. The Permit Holder and property owner(s) agree to hold Storey County, its officers, and representatives harmless from the costs and responsibilities associated with any damage or liability, and any/all other claims now existing or which may occur as a result of this SUP. The Permit Holder shall maintain satisfactory liability insurance for all aspects of this

- operation under SUP No. 2012-014 for a minimum amount of \$1,000,000.00 (one million dollars) and provide proof thereof to Storey County prior securing rights to the SUP.
6. Emergency Telephone. Any persons located on the premises in connection with maintenance, repairs, or other work on the premises shall be made aware to dial Storey County **Emergency Services Direct-Connect 775.847.0950** (in lieu of 9-1-1) when dialing emergency service from **cellular telephone. Emergency 9-1-1 still applies to landline telephones.**
 7. Emergency Plan. An emergency management plan shall be developed by the Permit Holder and submitted for approval to the Storey County Fire Department for review and approval prior to securing rights to the SUP. The plan shall include, but not be limited to, the following in case of a fire or need for emergency medical services: (1) Permit Holder's emergency contact phone number(s); (2) emergency contact procedure, including for Emergency Dispatch 9-1-1 and Storey County Emergency Direct-Connect 775.847.0950; (3) documenting and reporting procedures; and (4) emergency access, staging, and egress.
 8. Signage. Pursuant to Section 17.16.070 of the Storey County Code, one sign associated with the home occupation business may be permitted and shall be limited to one foot by two feet in area. The sign shall not be directly or indirectly illuminated.
 9. Animal Limitations. The following restrictions shall apply to the keeping of animals on the property:
 - a. Dogs – The number of dogs associated with the SUP shall be limited to 7. The applicant may possess up to 3 additional dogs that are under her ownership as evident by registration thereof with the Storey County Sheriff's Department. No dogs, other than said personal pets, may be present on the property except during permitted operation hours;
 - b. Large Domestic Animals – The total number of large domestic animals on the property shall be limited to 20. All domestic animals, including the four permitted under SCC Section 17.40.020(D), shall be limited exclusively to miniature pygmy goats and miniature pygmy sheep. There shall be no other large domestic animals on the premises. The pygmy goats and pygmy sheep may remain on the property 24-hours per day/7 days per week.
 10. Site and Accessory Structure Approval. The Permit Holder shall provide Storey County Community Development Department site plans (hand-drawn is acceptable) reasonably drawn to scale, of the overall site layout, animal shelters, and other accessory structures associated with this SUP. The property layout and design, construction, and placement of each shelter/accessory structure shall be subject to inspection and approval of the Community Development Director or his designee. The plans, site inspection, and approval shall take place prior to issuance of the SUP. The Director or his designee shall reserve the right to make periodic inspections and impose requirements as thereby deemed appropriate.
 11. Setbacks. In accordance with Section 17.40.050 of the Storey County Code, minimum setbacks shall be as follows: (a) front yard, 20 feet; (b) rear yard, 12 feet; and (c) side yards, 12 feet. These setback requirements shall apply to structures at or exceeding 200 square feet in area. Setback distances for accessory structures shall be no less than 50 percent of the depth of the lot from the front property line, or sixty feet, whichever is less, and five feet from the property line otherwise.
 12. Parking & Circulation. The Permit Holder shall be responsible for providing vehicular parking adequate in area and layout to accommodate five vehicles in connection with the home occupation business. No vehicles shall be permitted to park on the public right-of-way or on the property of another. Egress, circulation, and staging areas shall be developed and maintained to the satisfaction of the Storey County Fire Department, as applicable.

13. Days / Hours of Operation. Days and hours of operation shall be limited to the following with setup and teardown taking place one half-hour before and after said time, respectively:
 - a. Mondays thru Saturdays – 10:00 a.m. to 4:00 p.m.
 - b. Sundays and National/State Holidays – 11:00 a.m. to 3:00 p.m.
14. Restrooms. The Permit Holder shall allow all clients to utilize the restroom facility located within the primary residence. Portable restroom facilities (porta-potties) shall be prohibited from the property.
15. Site Sanitation. The Permit Holder shall assure that the entire premises and areas around the premises are kept clean at all times. There shall be a zero-tolerance policy employed by Storey County for any amount of trash (e.g., paper, plastic, bottles, cups, food scraps, and other miscellaneous items) left behind on the premises after operations or for fugitive trash exiting the premises without immediate removal. Such items shall be properly disposed of following each event and all material shall be deposited in a licensed landfill facility each week.
16. Manure Management. The Permit Holder shall be responsible for picking up all manure from animal enclosures each day and removing all collected manure from the property within each seven day period. No manure shall be permitted to accumulate on the property and on-site composting shall not be deemed an appropriate method of disposal. Manure shall be deposited in a licensed landfill facility either by prescribed trash pickup or personal transport to said facility or transfer station.
17. Dust Management. Vehicular parking areas, arenas, animal shelter areas, and other exposed earth surfaces shall be dampened with water or otherwise treated to abate fugitive dust during operations and windy conditions.
18. Noise. All noise on the property shall be limited to the allowances under Chapter 8.04 of the Storey County Code. Additionally, the Permit Holder shall demonstrate a good faith effort to minimize other noise associated with the operation. This shall include minimizing shouting, yelling, whistling, and other human generated noise and discouraging dog barking and howling. There shall be no use of sound amplifiers, loudspeakers, music, blow whistles (other than silent dog whistles), or other noise makers in association with the operation.
19. Area Lighting. Outdoor lighting shall remain in accordance with Section 8.02 (“Dark Skies”) of the Storey County Code (i.e., be shielded such as to not cause light trespass into abutting properties).
20. Animal Health. All animals shall meet all equivalent Nevada State health regulations regarding examinations and immunizations. Proof that a current EIA test (Coggin’s Test) for all hooved animals shall be provided to Storey County by the Permit Holder. Certifications shall be available for review by Storey County and the State of Nevada.
21. Humane Animal Treatment. The Permit Holder shall be responsible for assuring that each animal living on the premises (up to 3 dogs and 20 large domestic animals) is treated humanely and is provided adequate and appropriate nourishment, nutritional supplements, water, and shelter. Specifically, all animals shall receive the following treatment (as applicable respective to dogs and large domestic animals):
 - a. Appropriate medical care and First-Aid as may be needed;
 - b. High quality, clean, and mold free hay/grain, at least twice daily;
 - c. Clean, safe, and ice-free water and salt blocks (as applicable);
 - d. For animals living on the property, adequate shelter from wind, rain, snow, direct sun, heat, and other elements. Shelters shall be appropriately designed for the type of animal and such as to protect

them from predators including coyotes, mountain lions, etc. Sheep and goats shall be provided at least one companion, of similar or different breed or species, in its living quarters. No animal shall be tethered except temporarily during training exercises and when supervised by the Permit Holder, owner, or a designee in direct proximity to the animal;

- e. All animals living on the property shall receive no less than 60 minutes exercise in the open arena areas per day and shall be provided an appropriate amount of rest, shade, food, and water between trainings and exercises.

Business Licensing

Storey County Community Development

Business Licensing

P O Box 526 • Virginia City NV 89440 • (775) 847-0966 • Fax (775) 847-0935 • buslic@storeycounty.org

To: Vanessa DuFresne, Clerk's Office
Pat Whitten, County Manager

11 May 2012
Via email

Please add the following item(s) to the **May 21, 2012** COMMISSIONERS Agenda:

LICENSING BOARD

FIRST READINGS:

1. **NORM'S ENVIRONMENTAL SOLUTIONS** – Contractor / 3670 Pershing Lane ~ Washoe Valley
2. **FAWCETT ELECTRIC** – Contractor / 565 Highway 339 ~ Yerington
3. **CASHMAN EQUIPMENT COMPANY** – Contractor / 3300 St. Rose Parkway ~ Henderson
4. **LAILA FOODS dba SUBWAY RESTAURANT** – General / 420 USA Parkway ~ #102 TRI
5. **WASTING ARROWS** – General / 1501 Satellite Drive ~ Sparks
6. **FULCRUM SIERRA BIOFUELS, LLC** – General / 222A East Sydney TRI
7. **HIGH DESERT RACING ASSOCIATION** – General. 420 USA Parkway ~ #104 TRI
8. **COWBOY COMIC (THE)** – General / 2731 Kayne Avenue ~ Minden (C Street) VC
9. **STAR BUILDERS** – Contractor / 3935 Rainier Court ~ Reno

LICENSING BOARD

SECOND READINGS:

1. **SHANK EXCAVATION & CONSTRUCTION** – Contractor / 450 Lovitt Lane ~ Reno
2. **ROADSHOWS, INC.** – General / 601 Kuenzli Street ~ Reno
3. **VIRGINIA CITY PARANORMAL** – Home Business / 55 North R Street (Rear) ~ Virginia City
4. **NORTON CONSULTING, LLC** – General / 1977 Glendale Avenue ~ Sparks
5. **MCELROY CONSTRUCTION** – Contractor / 200 Virgil Drive ~ Sparks
6. **THE DIAMOND DUCHESS** – General / 145 South C Street, Suite A VC
7. **TAHOE FENCE COMPANY, INC.** – Contractor / 36 Brown Drive ~ Moundhouse
8. **OLD VIRGINIA CITY ANTIQUES** – General / 145 South C Street VC
9. **MARNEY HANSEN** – Home Business / 191 South B Street VC
10. **CONCO STORAGE, LLC** – General / 2777 USA Parkway TRI
11. **L & H CONCRETE** – Contractor / 3550 Pyramid Highway ~ Sparks
12. **OXBORROW TRUCKING, INC.** – Transportation / 905 East Mustang MCC
13. **SILVER STATE MINERALS, LLC** – Transportation / 905 East Mustang MCC
14. **WESTERN NEVADA TRANSPORT** – Transportation / 905 East Mustang MCC

Inspection Required

ec: Shannon Gardner, Building Dept.
Austin Osborne, Planning Dept.
Dean Haymore, Economic Dev.

Gary Hames, Fire Dept.
Patty Blakely, Fire Dept.
Assessor's Office

Sheriff's Office

Final Budget 2012/2013

Storey County Commissioners' Office

Drawer 176
Virginia City, NV 89440
(775) 847-0968

Storey County Courthouse
26 South B Street, Virginia City

Commissioners@StoreyCounty.org
www.StoreyCounty.org
Fax: (775) 847-0949

Storey County Commission Staff Recommendation Summary

Meeting Date: May 21, 2012

Agenda Items:

1. Approval of Final Budget for all funds and departments excepting Funds 040; 030; 090 and 130 for FYE 2012/2013 and,
2. Approval of Final Budget for NRS 473 Fire Protection District Board (Fund 040) and,
3. Approval of Final Budget for NRS 474 Fire Protection District Board (Fund 030) and,
4. Approval of Final Budget for Storey County Water and Sewer Board (Funds 090 and 130)

Summary Notes:

1. As outlined during the tentative budget hearing last month, late and frequently changing revenue numbers from the Department of Taxation forced us to submit our tentative budget in a format we knew would have to change significantly in order to sustain prudent fiscal performance. While there were minor changes to essentially all funds, the two substantial challenges occurred in the General Fund and the 474 Fire Protection District which I detail separately below. In the General at the point the tentative was presented, we had a deficit balance of \$215,836. Unfortunately, final Taxation numbers after abatements dropped this another \$352,404 for total gross deficit of \$568,240. Having to close the gap on that staggering of a number has meant this final budget process has been the most difficult and challenging I have ever known. It has meant there had to be difficult choices made and cuts enacted if we are to operate in a fiscally safe manner. Many are not pleased with the extent of the reductions. Comptroller Hugh Gallagher, Jessie Fain and I spent days identifying even the smallest of cost savings. I am pleased that we are able to present a final budget with a gross deficit of only \$80,960. This amount includes the mandated 3% contingency of \$282,314 and when coupled with existing cash balances, we should continue to safely operate thru these challenging times. For the General Fund, the following substantive changes are recommended:

- a. In Community Services, elimination of funding for the Storey County Public Library, resulting in a cost savings of \$103,967. This was the most difficult decision to come to as unless SCPL is able to find a substitute funding source or benefactor, their staff will most likely be laid off. County Staff has been working with SCPL Board members and will participate in a Special Meeting scheduled to determine best course of action and how we might assist if needed. The President of SCPL did present an alternative proposal reducing their budget to \$44,100 but as there are so many factors considered in my recommendation to cut (see correspondence) and since there still is a significant funding shortfall still existing in the General, my recommendation to you remains for full elimination of funding.
- b. In Administrative, we have cut unscheduled grant match provisions by \$100,000 and reduced our transfer to the Road Fund by an identical amount.

- c. In the Sheriff's Office, we reduced by another \$50,000 in both professional services and a staff scheduling change in the administrative office.
 - d. In eight different departments, cost savings in dependent care coverage helped save over \$64,000. This does not apply to the Fire Department however as we have not been successful in including this provision into the Collective Bargaining Agreement.
 - e. The TRI transfer obligation also lowered by \$27,405 due to the ad valorem drop.
 - f. In summary, estimated General Fund revenue decreased by \$353,659 and expenses decreased by \$488,535.
2. In the NRS 473 Fire District (NDF), revenue decreased \$22,838 and expenses increased \$5,154. There is still a deficit in this fund but cash balances should sustain for the next fire season while we continue to assess our options. Further reductions would have materially impacted wild land fire station coverage. **PLEASE NOTE THAT YOU WILL NEED TO TAKE SEPARATE ACTION TO APPROVE THIS BUDGET ACTING IN YOUR ROLE AS THE NRS 473 FIRE BOARD OF COMMISSIONERS.**
 3. The NRS 474 Fire District (FD) remains at a deficit level but at a much lower amount than at the tentative, reducing from \$313,115 to \$87,104, with ending fund balance projected well in excess of the 4% Taxation model. Under the Comptroller's and Fire Chief's close scrutiny, revenues were adjusted up slightly by \$67,426 and expenses were cut by \$158,585. It is important to note that this budget has no provisions for matters being discussed during extended negotiations under the collective bargaining agreement. **PLEASE NOTE THAT YOU WILL NEED TO TAKE SEPARATE ACTION TO APPROVE THIS BUDGET ACTING IN YOUR ROLE AS THE NRS 474 FIRE BOARD OF COMMISSIONERS.**
 4. Water and Sewer fund numbers did not materially change between tentative and final budget. We will schedule a meeting of the Water and Sewer Board to finalize the annual rate increases as previously presented. **PLEASE NOTE THAT YOU WILL NEED TO TAKE SEPARATE ACTION TO APPROVE THIS BUDGET ACTING IN YOUR ROLE AS THE STOREY COUNTY WATER AND SEWER BOARD.**

Staff Recommendation:

1. Acting as the Storey County Board of Commissioners; approve all final budgets as presented except Funds 040; 030; 090 and 130, and then:
2. Acting as the Storey County NRS 473 Fire Board of Commissioners; approve final budgets as presented for fund 040, and then:
3. Acting as the Storey County NRS 474 Fire Board of Commissioners; approve final budgets as presented for fund 030, and then lastly:
4. Acting as the Storey County Water and Sewer Board; approve final budgets as presented for fund 090 and 130.

GENERAL FUND
REVENUE and EXPENDITURE
SUMMARY

5/10/2012					
General Accounts	2010-11	2011-12	2012-13	2012-13	Percent Difference
	Actual	FINAL	Tentative	FINAL	
Revenues	Audit	Budget	Budget	Budget	prior year to FINAL
Taxes	8,352,061	8,589,922	8,455,932	8,103,528	
Other	23,417	22,773	22,418	21,484	
License & Permits	710,646	640,800	591,800	591,800	
Intergovernmental	1,303,424	1,139,835	1,136,505	1,136,184	
Charges for Services	669,041	500,400	696,221	696,221	
Fines	6,739	5,500	5,500	5,500	
Interest	45,086	10,000	10,000	10,000	
Misc	480,625	39,000	34,500	34,500	
Indigent Assistance	0	0	291	291	
From Fire District	25,000	25,000	25,000	25,000	
Transfer from Indigent Accident	29,796	0	0	0	
Total Revenues	11,645,835	10,973,230	10,978,167	10,624,508	-3.18%
EXPENDITURES					
Community Service					
Salaries/Wages	146,607	153,073	153,947	87,724	
Benefits	58,852	64,628	64,547	38,872	
Service & Supplies	493,492	389,073	365,769	353,700	
Capital Outlay	0	0			
	698,951	606,774	584,263	480,296	-20.84%
Clerk/Treasurer					
Salaries/Wages	197,008	155,169	157,555	161,395	
Benefits	97,822	91,323	80,885	73,766	
Service & Supplies	28,925	56,388	57,088	57,088	
Capital Outlay	0	0	0		
	323,755	302,880	295,528	292,249	-3.51%
District Court					
Salaries/Wages	0	0	0	0	
Benefits	0	0	0	0	
Service & Supplies	101,468	130,100	142,982	139,417	
Capital Outlay	0	0	0	0	
	101,468	130,100	142,982	139,417	7.16%
Recorder					
Salaries/Wages	129,362	140,933	132,936	132,936	
Benefits	61,412	68,178	68,622	68,622	
Service & Supplies	46,360	58,840	58,840	58,840	
Capital Outlay	0	0			
	237,134	267,951	260,398	260,398	-2.82%
Assessor					
Salaries/Wages	229,237	184,505	194,161	194,161	
Benefits	98,181	85,652	89,515	89,515	
Service & Supplies	26,185	39,150	41,150	37,550	
Capital Outlay	0	0			
	353,603	309,307	324,826	321,226	3.85%
Bldg Dept/Community Development					
Salaries/Wages	217,670	229,665	241,492	241,492	
Benefits	101,062	127,797	115,299	107,807	
Service & Supplies	30,691	33,766	34,875	34,875	
Capital Outlay	0	0			
	349,423	391,228	391,666	384,174	-1.80%

GENERAL FUND
REVENUE and EXPENDITURE
SUMMARY

General Accounts	2010-11	2011-12	2012-13	2012-13	Percent Difference
	Actual	FINAL	Tentative	Final	
	7/25/2011	Budget	Budget	Budget	
Planning					
Salaries/Wages	172,973	167,658	153,485	147,338	
Benefits	64,459	86,948	54,885	54,315	
Service & Supplies	48,306	38,370	26,800	31,800	
Capital Outlay	0	0			
	285,738	292,976	235,170	233,453	-20.32%
RTC					
Salaries/Wages	80	0	0	0	
Benefits	9	0	0	0	
Service & Supplies	0	0	0	0	
Capital Outlay	0	0	0	0	
	89	0	0	0	0.00%
DA					
Salaries/Wages	316,600	241,140	252,758	252,758	
Benefits	114,640	120,728	116,210	116,210	
Service & Supplies	21,200	89,077	97,600	97,600	
Capital Outlay	0	0	9,500	9,500	
	452,440	450,945	476,068	476,068	5.57%
JOP					
Salaries/Wages	213,102	214,089	151,904	151,904	
Benefits	100,616	102,189	73,530	73,530	
Service & Supplies	29,602	62,056	42,822	34,222	
Capital Outlay	0	0			
	343,320	378,334	268,256	259,656	-31.37%
IT Dept					
Salaries/Wages	117,983	121,000	178,256	178,256	
Benefits	47,742	52,892	78,016	78,016	
Service & Supplies	31,555	38,350	38,350	38,650	
Capital Outlay	66,328	40,000	40,000	40,000	
	263,608	252,242	334,622	334,922	32.78%
Communications					
Salaries/Wages	433,873	411,265	482,589	482,589	
Benefits	169,336	221,576	213,291	197,145	
Service & Supplies	68,886	65,620	66,700	66,700	
Capital Outlay	3,045	0	40,000	40,000	
	675,140	698,461	802,580	786,434	12.60%
Service Dept					
Salaries/Wages	127,603	135,506	140,234	140,234	
Benefits	54,454	60,988	71,516	64,024	
Service & Supplies	32,622	43,810	51,131	51,131	
Capital Outlay	0	0	0	0	
	214,679	240,304	262,881	255,389	6.28%
Bldg & Grounds					
Salaries/Wages	141,803	141,598	127,213	127,213	
Benefits	80,641	75,463	76,549	76,549	
Service & Supplies	117,988	174,335	171,925	173,510	
Capital Outlay	0	0	0	0	
	340,432	391,396	375,687	377,272	-3.61%
Swimming/Parks					
Salaries/Wages	53,914	51,332	51,846	51,846	
Benefits	10,315	15,326	15,706	15,706	
Service & Supplies	25,157	30,850	56,620	56,620	
Capital Outlay	0	0			
	89,386	97,508	124,172	124,172	27.35%

GENERAL FUND
REVENUE and EXPENDITURE
SUMMARY

General Accounts	2010-11	2011-12	2012-13	2012-13	Percent Difference
	Actual	FINAL	Tentative	Final	
	8/9/2011	Budget	Budget	Budget	
Emg Management					
Salaries/Wages	75,468	76,780	80,704	80,704	
Benefits	36,143	38,877	41,491	41,491	
Service & Supplies	9,080	6,820	11,400	11,400	
Capital Outlay	0	0			
	120,691	122,477	133,595	133,595	9.08%
Sheriff					
Salaries/Wages	1,486,755	1,235,869	1,420,896	1,398,309	
Benefits	820,291	831,398	858,829	825,315	
Service & Supplies	270,861	306,800	287,050	277,050	
Capital Outlay	0	44,000	105,000	105,000	
Debt Service	16,742	16,743	16,743	16,743	
	2,594,649	2,434,810	2,688,518	2,622,417	7.71%
Comptroller					
Salaries/Wages	165,013	167,438	172,298	172,298	
Benefits	53,651	64,595	67,261	61,924	
Service & Supplies	7,069	54,100	69,700	66,000	
Capital Outlay	0	0			
	225,733	286,133	309,259	300,222	4.92%
Commissioners					
Salaries/Wages	339,468	333,551	316,516	316,516	
Benefits	127,192	146,065	165,367	161,096	
Service & Supplies	30,310	30,975	30,250	27,250	
Capital Outlay	0	0			
	496,970	510,591	512,133	504,862	-1.12%
Administrative					
Salaries/Wages	21,734	85,250	88,230	91,675	
Benefits	192,207	146,954	157,604	154,429	
Service & Supplies	930,602	917,809	915,119	800,619	
Capital Outlay	2,452	5,000	5,000	5,000	
	1,146,995	1,155,013	1,165,953	1,051,723	-8.94%
Health & Human Services					
Service & Supplies	2,016	2,016	72,507	72,507	
	2,016	2,016	72,507	72,507	3496.58%
General Accounts	2010-11	2011-12	2012-13	2012-13	Percent
	Actual	FINAL	Tentative	Final	Difference
	7/25/2011	Budget	Budget	Budget	
Contingency 3% of Expense	0	279,643	292,832	282,314	
Transfer Out					
Roads	300,000	300,000	300,000	200,000	
TRI-Payback	0	790,740	840,107	812,702	
Total Transfer	300,000	1,090,740	1,140,107	1,012,702	
Total Expense	9,616,220	10,691,829	11,194,003	10,705,468	0.13%
Revenue vs Expense	2,029,615	281,401	-215,836	-80,960	
Beginning Fund Bal	3,541,096	5,570,711	5,852,112	5,852,112	
Ending Fund Bal	5,570,711	5,852,112	5,636,276	5,771,152	

5/10/2012				
VCTC	2010/11	2011/12	2012-13	2012-13
	Actual	FINAL	Tentative	Final
Revenues		Budget	Budget	Budget
Licenses & Permits	0	0	42,600	42,600
Intergovernmental Tax	0	0	302,300	302,300
Charges for Services	0	0	15,000	15,000
Misc Revenue			15,500	15,500
Transfer bank balance			550,000	550,000
Total Revenues	0	0	925,400	925,400
Expenditures				
Salary	0	0	161,663	161,663
Benefits	0	0	74,532	74,532
Service & Supplies	0	0	220,568	220,568
Capital Outlay	0	0	25,000	25,000
Grant Match	0	0	30,000	30,000
Misc	0	0		
Total Expense	0	0	511,763	511,763
Revenue vs Expense	0	0	413,637	413,637
Beginning Fund Bal	0	0	0	0
Ending Fund Bal	0	0	413,637	413,637

5/10/2012				
Park Fund	2010-11	2011/12	2012-13	
	Actual	FINAL	Tentative	2012/13
Revenues		Amended	Budget	FINAL
				Budget
Park Fee Tax- VC	1,250	750	500	500
Park Fee Tax- VCH	23,120	500	500	500
Park Fee Tax M=-MT	8,781	250	250	250
Park Fee Tax Lockwood	1,291	0	250	250
Park Fee Tax - TRI	0	0	0	0
Total Revenues	34,442	1,500	1,500	1,500
Expenditures				
Park Fee Tax- VC	3443	1,000	500	500
Park Fee Tax- VCH	23963	0	500	500
Park Fee Tax M=-MT	591	0	250	250
Park Fee Tax Lockwood	740	0	250	250
Park Fee Tax - TRI	0	0	0	0
Total Expense	28,737	1,000	1,500	1,500
Revenue vs Expense	5,705	500	0	0
Beginning Fund Bal	0	5,705	6,205	6,205
Ending Fund Bal	5,705	6,205	6,205	6,205

5/10/2012					
Genetic Testing	2010-11	2011/12	2012/13	2012/13	
	Actual	FINAL	Tentative	Final	
Revenues			Budget	Budget	
Fines & Fees	8,472	11500	8500	8500	
Total Revenues	8,472	11500	8500	8500	-26.09%
Expenditures					
Service & Supplies	2,452	6000	6000	6000	
Capital Outlay					
Total Expense	2,452	6000	6000	6000	0.00%
Revenue vs Expense	6,020	5500	2500	2500	
Beginning Fund Bal	6,659	12,679	18179	18179	
Ending Fund Bal	12,679	18,179	20679	20679	

	5/10/2012				
Drug Court	2010-11	2011/12	2012/13	2012/13	
	Actual	FINAL	Tentative	Final	
Revenues		Budget	Budget	Budget	
Fines & Fees	510	900	900	900	
Total Revenues	510	900	900	900	0.00%
Expenditures					
Service & Supplies		0	0	0	
Capital Outlay					
Total Expense	0	0	0	0	
Revenue vs Expense	510	900	900	900	0.00%
Beginning Fund Bal	6,494	7,004	7,904	7,904	
Ending Fund Bal	7,004	7,904	8,804	8,804	

5/10/2012					
Technology	2010-11	2011/12	2012/13	2012/13	Percent
	Actual	FINAL	Tentative	Final	
Revenues		Budget	Budget	Budget	
Recorder	14,147	10,000	10000	10000	
Clerk	104		50	50	
Assessor	51,912	0	40,000	40,000	
Interest	1,110	500	300	300	
Total Revenues	67,273	10,500	50,350	50,350	379.52%
Expenditures					
Clerk	0	0	0	0	
Recorder	10,794	15,000	15,000	15,000	
Rcdr - Grant Match			10,000	10,000	
Assessor	86,700	7,500	90,000	90,000	
Total Expense	97,494	22,500	115,000	115,000	411.11%
Revenue vs Expense	-30,221	-12,000	-64,650	-64,650	
Beginning Fund Bal	157,077	126,856	114,856	114,856	
Ending Fund Bal	126,856	114,856	50,206	50,206	

5/10/2012					
Justice Court	2010-11	2011/12	2012/13	2012/13	Percent
	Actual	FINAL	Tentative	Final	
Revenues		Budget	Budget	Budget	
Fines & Fees	3,960	5,000	5,000	5,000	
Total Revenues	3,960	5,000	5,000	5,000	
Expenditures					
Service & Supplies	0	13,405	15,000	15,000	
Capital Outlay					
Total Expense	0	13,405	15,000	15,000	11.90%
Revenue vs Expense	3,960	-8,405	-10,000	-10,000	
Beginning Fund Bal	23,405	27,365	18,960	18,960	
Ending Fund Bal	27,365	18,960	8,960	8,960	

	5/10/2012	2010/11	2011/12	2012/13	2012/13	
Roads	Actual	FINAL	FINAL	Tentative	FINAL	Percent
		Budget	Budget	Budget	Budget	Difference
Revenues						
GAS Tax	148,782	113,197	145,951	145,951	145,951	
SCCRT	291,224	266,441	281,947	281,947	281,947	
Import Tonnage	96,155	96,300	96,000	96,000	96,000	
Interest	5,283	1,500	1,000	1,000	1,000	
Charges for Services	8,509	3,500	1,000	1,000	1,000	
Misc	10,605	5,000	0	0	0	
Loan-Bond	0	0	0	0	0	
Grants	0	0	0	0	0	
Transfer from Town VC	30,000	30,000	0	0	0	
Transfer from General	300,000	300,000	300,000	300,000	200,000	
Transfer from Equip Acq	90,730	86,896	83,293	83,293	83,293	
Transfer from Forestry	3,000		0	0	0	
Total Revenues	984,288	902,834	909,191	909,191	809,191	-10.37%
Expenditures						
Road						
Salaries/Wages	280,848	293,307	301,860	301,860	301,860	
Benefits	95,702	116,524	121,465	121,465	121,465	
Service & Supplies	71,080	86,970	89,695	89,695	89,695	
Capital Outlay	0	0	0	0	0	
Road Improvement	216,590	484,800	472,184	472,184	472,184	
Interest	16,354	12,610	9,007	9,007	9,007	
Principle	74,286	74,286	74,286	74,286	74,286	
Total Expense	754,860	1,068,497	1,068,497	1,068,497	1,068,497	0.00%
Revenue vs Expense	229,428	-165,663	-159,306	-159,306	-259,306	
Beginning Fund Bal	577,099	806,527	640,864	640,864	0	
Ending Fund Bal	806,527	640,864	481,558	481,558	-259,306	

5/10/2012		Cash 5-10-12					
Water System	2010/11	2011/12	2012-13	2012-13	2011-12	2012-13	2012-13
Revenues	Actual	FINAL Budget	Tentative Budget	Final Budget	Budget	Tentative Budget	Final Budget
Charges for Services	347,359	426,500	447,000	447,000	426,500	447,000	447,000
Interest	6,939	2,000	2,000	2,000	2,000	2,000	2,000
Rents	12,000	12,000	12,000	12,000	12,000	12,000	12,000
Capital Contributions	8,650	0			8,650		
Misc	0	0			5,001		
Total Revenues	374,948	440,500	461,000	461,000	440,500	461,000	461,000
Expenditures							
Salary	73,726	77,875	80,588	80,588	77,875	80,588	80,588
Benefits	29,956	36,243	38,105	38,105	36,243	38,105	38,105
Service & Supplies	160,701	185,674	203,973	206,473	185,674	203,973	206,473
Operational Expense	0	7,908	24,150	24,150	0	24,150	24,150
Capital Outlay	0	0			0	68,000	68,000
Road Improvements	0	0			0		
Grant Match	0	0	2,500	2,500	0	2,500	2,500
Interest Expense	29,055	28,597	27,341	27,341	29,780	27,341	27,341
Principle Expense	0	0			24,822	26,910	26,910
Misc	0	0			0		
Depreciation	107,590	127,885	127,885	127,885	0		
Total Expense	401,028	464,182	504,542	507,042	326,832	471,567	474,067
Revenue vs Expense	-26,080	-23,682	-43,542	-46,042	45,892	-10,567	-13,067
Cash Beginning					889,464		
Cash Ending					889,464		

Operating 5-10-12 Sewer System	2010/11		2011/12		2012-13		2012-13		2010/11		2011/12		2012-13		2012-13	
	Budget		FINAL		Tentative		Final		Budget		Final		Tentative		Final	
	Actual		Budget		Budget		Budget		Actual	Budget	Budget		Budget		Budget	
Revenues									Revenues							
Charges for Services	142,086		179,000		212,825		212,825		Charges for Services	139,387		179,000		212,825		212,825
Interest	3,401		1,000		500		500		Interest	3,492		1,000		500		500
Misc	0		0						Capital Contribution	10,500				10,000		10,000
Total Revenues	145,487		180,000		213,325		213,325		Total Revenues	153,379		180,000		223,325		223,325
Expenditures									Expenditures							
Salary	67,506		73,145		75,692		75,692		Salary	66,986		73,145		75,692		75,692
Benefits	26,487		32,855		34,502		34,502		Benefits	26,487		32,855		34,502		34,502
Service & Supplies	69,721		76,610		76,985		79,485		Service & Supplies	45,323		76,610		76,985		79,485
Operational Expense	0		0						Operational Expense	0				0		0
Capital Outlay	0		0						Capital Outlay	0		25,000		25,000		25,000
Road Improvements	0		0						Road Improvements	0				0		0
Grant Match	0		0		140,844		140,844		Grant Match	92,084		124,000		140,844		140,844
Interest Expense	3,291		3,046		2,789		2,789		Interest Expense	3,291		3,046		2,789		2,789
Principle Expense	0		0						Principle Expense	4,785		5,030		5,287		5,287
Misc	0		0						Misc	0				0		0
Depreciation	37,395		40,000		40,000		40,000		Depreciation	0				0		0
Total Expense	204,400		225,656		370,812		373,312		Total Expense	238,956		339,686		361,099		363,599
Revenue vs Expense	-58,913		-45,656		-157,487		-159,987		Revenue vs Expense	-85,577		-159,686		-137,774		-140,274
									Cash Beginning	492,451		406,874				
									Cash Ending	406,874		247,188				

5/10/2012					
Emergency Mitigation	2010-11	2011/12	2012-13	2012-13	
	Actual	FINAL	Tentative	Final	
Revenues		Budget	Budget	Budget	
Tranfer from General	0	0	0	0	
Total Revenues	0	0	0	0	
Expenditures					
Service & Supplies	0	0	0	0	
Capital Outlay	0	0	0	0	
Interest Pmt					
Debit Service					
Total Expense	0	0	0	0	
Revenue vs Expense	0	0	0	0	
Beginning Fund Bal	100,000	100,000	100000	100000	
Ending Fund Bal	100,000	100,000	100000	100000	

5/10/2012					
Fire District	2010-11	2011/12	2012/13	2012/13	Percent
	Actual	FINAL	Tentative	Final	
Revenues		Budget	Budget	Budget	
Property Taxes	528,619	556,669	547,987	525,149	
SCCRT					
Misc	185,069	0	0	0	
Transfer from General					
Total Revenues	713,688	556,669	547,987	525,149	-5.66%
Expenditures					
Service & Supplies	489,528	485,889	505,992	505,992	
Capital Outlay	0	0	0	0	
Transfer to General	25,000	25,000	25,000	25,000	
Transfer to TRI Payback		51,244	53,513	52,667	
Transfer to Fire	6,000	6,000	6,000	12,000	
Short Term Loan					
Total Expense	520,528	568,133	590,505	595,659	4.84%
Revenue vs Expense	193,160	-11,464	-42,518	-70,510	
Beginning Fund Bal	306,169	499,329	487,865	487,865	
Ending Fund Bal	499,329	487,865	445,347	417,355	

5/11/2012					
Fire	2010/11	2011-12	2012/13	2012/13	Percent
	Actual	FINAL	Tentative	FINAL	
Revenues		Budget	Budget	Budget	
Taxes	2,089,250	2,199,352	2,165,046	2,074,814	
SCCRT	751,050	709,573	750,871	750,871	
State Grants	19,610	0	0	0	
Ambulance Fee	302,340	316,000	200,000	265,000	
Ambulance Program	855	6,000	5,500	5,500	
Inspection Fees	64,234	60,000	80,000	136,658	
Business License	13,052	22,000	4,000	4,000	
Special Events	7,625	8,000	8,000	8,000	
Billing	148,539	30,000	0	0	
Interest	152	500	0	0	
Misc	4,777	0	200,000	230,000	
From General	0	0	0	0	
Intergov Town GH	0	0	0	0	
Intergov. Town VC	0	0	0	0	
From Forestry	3,000	6,000	6,000	12,000	
Equipment Sales	0	5,000	0		
Total Revenues	3,404,484	3,362,425	3,419,417	3,486,843	3.70%
Expenditures					
Fire					
Salaries/Wages	1,817,313	1,754,906	1,897,687	1,829,299	
Benefits	1,053,564	1,164,194	1,204,383	1,196,238	
Service & Supplies	368,298	303,110	339,037	276,327	
Capital Outlay	0	0	50,000	34,000	
Transfer to TRI Payback		202,460	211,425	208,083	
Interfund to Equip Acq-Payment		0	30,000	30,000	
Total Expense	3,239,175	3,424,670	3,732,532	3,573,947	8.99%
Revenue vs Expens	165,309	-62,245	-313,115	-87,104	
Beginning Fund Bal	245,611	410,920	348,675	348,675	
Ending Fund Bal	410,920	348,675	35,560	261,571	

5/10/2012					
Fire Emergency	2010-11	2011/12	2012-13	2012-13	
	Actual	FINAL	Tentative	Final	
Revenues		Budget	Budget	Budget	
Misc	4,122	0	0	0	
Tranfer from Fire	0	0	0	0	
Total Revenues	4,122	0	0	0	
Expenditures					
Service & Supplies	4,852	37,462	158,462	158,462	
Capital Outlay	0	0			
Interest Pmt	0	0	0	0	
Debit Service	0	0	0	0	
Total Expense	4,852	37,462	158,462	158,462	322.99%
Revenue vs Expense	-730	-37,462	-158,462	-158,462	
Beginning Fund Bal	205,067	204,337	166,875	166,875	
Ending Fund Bal	204,337	166,875	8,413	8,413	

5/10/2012					
Equipment Acq	2010-11	2011/12	2012-13	2012-13	Percent
	Actual	FINAL	Tentative	Final	Prior yr to Final
Revenues		Budget	Budget	Budget	
Property Taxes	240,413	253,032	249,086	238,705	
Interest	1,529	500	500	500	
Transfer from Fire			30,000	30,000	
Total Revenues	241,942	253,532	279,586	269,205	6.18%
Expenditures					
Service & Supplies	0	0	0	0	
Capital Outlay	0	0	0	0	
Interest Pmt-Fire	7,573	9,786	4,210	4,210	
Debit Service-Fire	134,028	139,389	105,241	105,241	
Transfer to TRI Payback	0	23,293	24,324	23,940	
Transfer to Road	90,730	86,896	83,293	83,293	
Total Expense	232,331	259,364	217,068	216,684	-16.46%
Revenue vs Expense	9,611	-5,832	62,518	52,521	
Beginning Fund Bal	163,711	173,322	167,490	167,490	
Ending Fund Bal	173,322	167,490	230,008	220,011	

5/10/2012					
Jail	2010-11	2011/12	2012/13	2012/13	Percent
	Actual	FINAL	Tentative	FINAL	
Revenues		Budget	Budget	Budget	
Property Tax	183,983	377,018	371,136	355,668	
Grants	0	0	0	0	
Court Fines	74,598	85,000	70,000	70,000	
Interest	3,655	2,000	600	600	
Misc	1,309	2,000	2,000	2,000	
Total Revenues	263,545	466,018	443,736	428,268	-8.10%
Expenditures					
Salaries/Wages	189,793	320,150	257,370	254,968	
Benefits	110,809	220,415	166,635	171,563	
Service & Supplies	108,297	117,000	38,500	38,500	
Jail Expenses	0	0	37,500	37,500	
Capital Outlay	600	0	10,000	10,000	
Transfer to TRI Payback	0	34,706	36,243	35,670	
Debit Service	0	0	0	0	
Principle	0	0	0	0	
Total Expense	409,499	692,271	546,248	548,201	-20.81%
Revenue vs Expense	-145,954	-226,253	-102,512	-119,933	
Beginning Fund Bal	544,553	398,599	172,346	172,346	
Ending Fund Bal	398,599	172,346	69,834	52,413	

5/10/2012					
TRI Payback	2010-11	2011/12	2012-13	2012-13	Percent
	Actual	FINAL	Tentative	Final	
Revenues		Budget	Budget	Budget	
As Valorem	681,238	0	0	0	
License Permits	18,340	36,000	0	0	
RPTT		0	0	0	
Charges Services	348	1,000	0	0	
Rents	729		0	0	
Transfer from General	0	790,740	840,107	812,702	
Transfer from Equip Acq	0	23,293	24,324	23,940	
Transfer from Fire	0	202,460	211,425	208,083	
Transfer from Forestry	0	51,244	53,513	52,667	
Transfer from Jail	0	34,706	36,243	35,670	
Total Revenues	700,655	1,139,443	1,165,612	1,133,062	-0.56%
Expenditures					
Service & Supplies	2,400,000	1,840,098	1,165,612	1,133,062	
Total Expense	2,400,000	1,840,098	1,165,612	1,133,062	-38.42%
Revenue vs Expense	-1,699,345	-700,655	0	0	
Beginning Fund Bal	2,400,000	700,655	0	0	
Ending Fund Bal	700,655	0	0	0	

5/10/2012					
Indigent Medical	2010/11	2011/12	2012-13	2012-13	
	Budget	Budget	Budget	Budget	
Revenues	Actual	Final	Tentative	Final	
Property Taxes	51,569	50,605	51,266	47,741	
Total Revenues	51,569	50,605	51,266	47,741	-5.66%
Expenditures					
Service & Supplies	103,504	425,000	373,303	369,778	
Total Expense	103,504	425,000	373,303	369,778	-0.12993
Revenue vs Expense	-51,935	-374,395	-322,037	-322,037	
Beginning Fund Bal	748,367	696,432	322,037	322,037	
Ending Fund Bal	696,432	322,037	0	0	
Ending Fund Bal Difference from Tentative 2012-13 to Final 2012-13					0

5/10/2012					
Indigent Accident	2010-11	2011/12	2012/13	2012/13	Percent
	Actual	FINAL	Tentative	Final	
Revenues		Budget	Budget	Budget	
Property Taxes	78,030	75,907	76,898	71,610	
Total Revenues	78,030	75,907	76,898	71,610	-5.66%
Expenditures					
Service & Supplies	78,030	75,907	76,898	71,610	
Tranfer to Geneal	29,796	0	0	0	
Prior period adjustment	11,778				
Total Expense	119,604	75,907	76,898	71,610	-5.66%
Revenue vs Expense	-41,574	0	0	0	
Beginning Fund Bal	41,574	0	0	0	
Ending Fund Bal	0	0	0	0	

5/10/2012					
Capital Project	2010-11	2011/12	2012-13	2012-13	Percent
	Actual	FINAL	Tentative	Final	
Revenues			Budget	Budget	
Total Revenues	0	0	0	0	
Expenditures					
V&T Tunnel #6	193,141	100,000	0	0	
Co Facilities	-100	0	230,000	230,000	
Debt Service			70,000	70,000	
Transfer to V&T Rail					
Total Expense	193,041	100,000	300,000	300,000	200.00%
Revenue vs Expense	-193,041	-100,000	-300,000	-300,000	
Beginning Fund Bal	608,086	415,045	315,045	315,045	
Ending Fund Bal	415,045	315,045	15,045	15,045	

5/10/2012					
VC Rail Project	2010-11	2011-12	2012-13	2012-13	Percent
	Actual	FINAL	Tentative	Final	
Revenues			Budget	Budget	
Railroad Agreement	0	130,000	0	0	
Treasury Economic Bond	13,617	31,392	30060	30060	
Capital Project Bond	1,749,000		0	0	
Transfer from infrastructure		25,000	149,190	149,190	
Total Revenues	1,762,617	186,392	179,250	179,250	-3.83%
Expenditures					
VC Railroad Project	977	1,491,620	215,000	215,000	
VC Depot Project	0	0	0	0	
Interest Expense	48,514	111,885	107,250	107,250	
Principal Expense	0	69,000	72,000	72,000	
Total Expense	49,491	1,672,505	394,250	394,250	-76.43%
Revenue vs Expense	1,713,126	-1,486,113	-215,000	-215,000	
Beginning Fund Bal	0	1,713,126	227,013	227,013	
Ending Fund Bal	1,713,126	227,013	12,013	12,013	

5/10/2012					
Infrastructure	2010-11	2011/12	2012-13	2012-13	Percent
	Actual	FINAL	Tentative	Final	
Revenues		Budget	Budget	Budget	
1/4 Opt Sales Tax	150,010	110,000	178,400	178,400	
Total Revenues	150,010	110,000	178,400	178,400	
Expenditures					
VC Dept Match Grant	0	0	0	0	
VC Railroad Proj	0	991,931	676,185	676,185	
Service & Supplies	0	0	0	0	
Capital Outlay	0	0	0	0	
Transfer to VC Railroad Pr	0	25,000	149,190	149,190	
Total Expense	0	1,016,931	825,375	825,375	-18.84%
Revenue vs Expense	150,010	-906,931	-646,975	-646,975	
Beginning Fund Bal	1,444,573	1,594,583	687,652	687,652	
Ending Fund Bal	1,594,583	687,652	40,677	40,677	

5/10/2012				
Stabilization	2010-11	2011/12	2012-13	2012-13
	Actual	FINAL	Tentative	Final
Revenues		Budget	Budget	Budget
Transfer from General	0	0	0	0
Total Revenues	0	0	0	0
Expenditures				
Service & Supplies	0	0	0	0
Capital Outlay	0	200,000	200,000	200,000
Total Expense	0	200,000	200,000	200,000
Revenue vs Expense	0	-200,000	-200,000	-200,000
Beginning Fund Bal	1,000,000	1,000,000	800,000	800,000
Ending Fund Bal	1,000,000	800,000	600,000	600,000

5/10/2012					
Town of Gold Hill	2010-11	2011/12	2012-13	2012-13	Percent
	Actual	FINAL	Tentative	Final	
Revenues		Budget	Budget	Budget	
Property Taxes	0	0	0	0	
State Gaming	805	870	0	0	
License & Permits	1,765	1,500	0	0	
License Liquor	1,024	0	0	0	
License Cabaret	188	0	0	0	
Misc	22	0	0	0	
Total Revenues	3,804	2,370	0	0	-100.00%
Expenditures					
Grants-Match	18,000		0	0	
Service & Supplies	2,001	2,000	2,000	2,000	
Transfer to Fire					
Total Expense	20,001	2,000	2,000	2,000	0.00%
Revenue vs Expense	-16,197	370	-2,000	-2,000	
Beginning Fund Bal	30,751	14,554	14,924	14,924	
Ending Fund Bal	14,554	14,924	12,924	12,924	

5/10/2012					
Town of Virginia	2010-11	2011-12	2012-13	2012-13	Percent
	Actual	FINAL	Tentative	Final	
Revenues		Budget	Budget	Budget	
Property Taxes	0	0	0	0	
License Other	20,459	20,000	0	0	
License Gaming	14,400	20,000	0	0	
License Liquor	11,737	9,500	0	0	
License Cabaret	1,837	1,500	0	0	
License Penalties	0	500	0	0	
Fines & Fees	310	0	0	0	
License Gaming-State	1,019	1,100	0	0	
Total Revenues	49,762	52,600	0	0	-100.00%
Expenditures					
Service by Co					
Service & Supplies	29,741	32,000	32,000	32,000	
Transfer to Roads	30,000	30,000	0	0	
Total Expense	59,741	62,000	32,000	32,000	-48.39%
Revenue vs Expense	-9,979	-9,400	-32,000	-32,000	
Beginning Fund Bal	145,226	135,247	125,847	125,847	
Ending Fund Bal	135,247	125,847	93,847	93,847	

5/10/2012				
Federal Grants	2010-11	2011-12	2012-13	2012-13
	Actual	FINAL	Tentative	Final
Revenues		Budget	Budget	Budget
State/Federal	498,884	2,215,099	521,703	493,763
CDBG	140375		0	0
USACE	317238		513,375	513,375
HMEP Planning	18230		0	0
Fire			44,740	44,740
Recorder			56,000	56,000
VCTC			60,000	60,000
Total Revenues	974,727	2,215,099	1,195,818	1,167,878
Expenditures				
Gen'l		2,215,099	521,703	493,763
Service & Supplies			0	0
Capital Outlay			0	0
Culture Serv & Supplies	33,350		0	0
Recorder			56,000	56,000
VCTC			60,000	60,000
Intergov-Serv & Supply	932,619		0	0
CDBG	126,125		0	0
USACE	387,416		513,375	513,375
Public Safety-Serv & Supp	18,230		0	0
Fire			44,740	44,740
Total Expense	1,497,740	2,215,099	1,195,818	1,167,878
Revenue vs Expense	-523,013	0	0	0
Beginning Fund Bal	550,262	27,249	27,249	27,249
Ending Fund Bal	27,249	27,249	0	0

**Approval of Settlement
Agreement with Taormina's**

Storey County Commissioners' Office

Drawer 176
Virginia City, NV 89440
(775) 847-0968

Storey County Courthouse
26 South B Street, Virginia City

Commissioners@StoreyCounty.org
www.StoreyCounty.org
Fax: (775) 847-0949

Storey County Commissioners' Office and Planning Division Staff Recommendation Summary

I. Meeting Date: May 21, 2012

II. Agenda Item: DISCUSSION / POSSIBLE ACTION: Possible approval of settlement agreement between Thomas and Midge Taormina and Storey County regarding their application and determination of Special Use Permit 2011-010 for purposes of allowing, constructing and/or limiting multiple amateur radio antenna support structures with heights in excess of 45 feet on their property located at 370 Panamint Road, Highland Ranches, Storey County, Nevada. Possible action may also provide for allowing, constructing and/or limiting similar support structures of 45 feet or less and may alter the earlier Board of Commissioners determination made on June 7, 2011.

III. Staff Recommendation: In accordance with the Settlement Agreement between the plaintiff Thomas and Midge Taormina and the defendant Storey County on April 16, 2012, county staff recommends the following motion for approval of SUP Application No. 2011-010. The conditions of the SUP listed below should accompany and become part of that motion. The motion for approval, in accordance with said settlement, should apply to amateur radio antenna support structures at, below, and over 45 feet in height.

PROPOSED MOTION: Based on findings and compliance with all conditions and stipulations imposed in accordance with the Settlement Agreement between the SUP Applicant and Storey County, staff moves to recommend that the Board of Storey County Commissioners approve SUP Application No. 2011-010 and include in that motion all conditions of the SUP listed in Section IV of this summary report.

IV. Conditions of SUP Approval. All of the following conditions of Special Use Permit (SUP) No. 2011-010 shall be met to the satisfaction of Storey County Community Development Department staff, unless otherwise noted:

1. Special Use.

SUP No. 2011-010 shall be for the purpose of erecting and maintaining amateur radio antenna support structures pursuant to the settlement agreement between Thomas and Midge Taormina (the "Permit Holders") and Storey County and the SUP approval by the Board of Storey County Commissioners for the property located at 370 Panamint Road (APN 003 431-18), Highland Ranches, Storey County, Nevada (the "Property"). Issuance of this SUP does not convey property rights of any sort or any exclusive privilege, nor does it authorize any injury to persons or property, any invasion of other private rights, or any infringement of

state or local laws or regulations.

2. Required Permits and Licenses.

If not already done, the Permit Holders shall apply for all required permits and licenses, including building and fire permits as may be necessary, for the project within twelve (12) months from the date of final approval of SUP No. 2011-010. All applications for permits or licenses will be processed expeditiously. In the event that the amateur radio licenses for Thomas and Midge Taormina expire for a period of 30 days or more, the associated antenna support structures shall be deemed abandoned and taken down in accordance with Condition No. 7 (Closure and Reclamation) of this SUP.

3. No transfer of Rights.

This SUP is personal to the Permit Holders and shall belong exclusively to Thomas and/or Midge Taormina and the real property applicable to this SUP so long as Thomas and/or Midge Taormina reside for a material part of each year on the property. This SUP shall not be transferrable.

4. Indemnification/Insurance.

The Permit Holders agree to hold Storey County, its officers, and representatives harmless from the costs and responsibilities associated with any damage or liability to persons or property and any/all other claims now existing or which may occur as a result of construction and maintenance under this SUP. The Permit Holders shall maintain satisfactory liability insurance for all aspects of this operation under SUP No. 2011-010 for a minimum amount of \$1,000,000.00 (one million dollars) and provide proof thereof to Storey County prior to the issuance of a building permit pursuant to the SUP.

5. Emergency Telephone Contact.

Any persons located on the premises in connection with maintenance, repairs, or other work to the amateur radio system and associated antenna support structures shall be made aware to dial Storey County **Emergency Services Direct-Connect 775.847.0950 (in lieu of 9-11)** when dialing emergency service from **cellular telephone. Emergency 9-11 still applies to landline telephones.**

6. Emergency Management Plan.

A comprehensive emergency management plan shall be developed by the Permit Holders and submitted to the Storey County Emergency Management Department for review and approval prior to securing rights to the SUP. The plan shall include, but not be limited to, the following in case of failure of one or more amateur radio antenna support structures and related appurtenances: (1) Permit Holders emergency contact phone number(s); (2)

emergency contact procedure, including for Dispatch 9-1-1, Storey County Emergency Direct-Connect 775.847.0950, and Fire and Emergency Management Departments; (3) documenting and reporting; (4) post structure failure management, cleanup, reclamation, and material disposal; (5) electrical system shut-down procedure; (6) disclosure and management of hazardous materials (e.g., asbestos) or other conditions (e.g., radiation), if applicable; and (7) post structure failure damage reporting and treatment of affected neighboring properties.

7. Abandonment/Closure/Reclamation.

Any antenna support structure out of operation for longer than (12) consecutive months shall be deemed abandoned. All antenna support structures and antennas shall be taken down at the Permit Holders' expense within 180 days of abandonment or as otherwise determined by a plan which is mutually acceptable to Storey County and the Permit Holders and submitted to be filed with Storey County Community Development. Under no circumstances shall Storey County, its officers, or representatives bear any cost or responsibility for the deconstruction, disassembly, or removal of any antenna support structure or reclamation.

8. Finding of Necessity to Local Jurisdiction.

In accordance with section 17.62.010 of the Storey County Code and applicable FCC regulations Storey County finds that the Amateur Radio facility is used partly for the convenience and necessity of the local jurisdiction and community. Accordingly, the Permit Holders shall collaborate with Storey County to develop a mutually acceptable plan by which county-owned emergency radio communications repeater antenna(s) may be installed and operated on one or more antenna support structures applicable to this SUP (as compatible with all amateur radio equipment thereon or proposed to be placed thereon) and by which necessary ground support equipment may be placed and operated within the property of Tom and Midge Taormina. This condition of approval recognizes that Storey County shall be responsible for all costs for acquiring, installing, maintaining, operating (i.e., utility costs), and repairing the county-owned antennas, ground support equipment, and other appurtenances, including any associated financial burden by the Permit Holders, but Storey County shall not be assessed any fee or other charge for said use of the tower and facility. Storey County will insure that any County-owned equipment placed upon exterior portions of the facility shall comply with the visual design requirements under this SUP.

9. Plans Submittal.

If not done already, the Applicants shall provide Storey County Community Development Department site plans, drawn to scale, which shall include dimensions of existing and proposed antenna support structures, including guy wires and anchor points, as applicable, setback dimensions, and driveway dimensions. It is hereby noted that all necessary plans appear to have been submitted to Storey County; if not, the Permit Holders and Storey County hereby agree to work together in good faith to get all necessary plans submitted as required by the Storey County Code and this SUP.

10. Setbacks.

In accordance with Section 17.40.050 of the Storey County Code, minimum setbacks for each tower shall be as follows: (a) front yard, 30 feet; (b) rear yard, 40 feet; and (c) side yards, 15 feet. The minimum setback requirement shall apply to antenna support structures, antennas, foundation pads, and buildings. Reduced setbacks for guy wires, anchor points, and other appurtenances of the tower system shall be subject to the approval of the Storey County Building Department. Existing approved guy wire anchor(s) and associated guy wire foundation(s) shall be allowed to remain at their existing location(s) so long as they are located entirely within the Permit Holders property.

11. Restrictions on Mounted Devices; Anti-climbing Required.

The amateur radio antenna support structures shall be used exclusively for yagi array and wire amateur radio antennas. Except for antennas or other devices used for the exclusive use of the residence on the property, the antenna support structures shall not support common-carrier cellular telephone or any other commercial purpose antenna or device. The antenna support structures shall not be used to support other items not related to amateur radio operations. Anti-climbing devices shall be installed at each antenna support structure to protect the public.

12. Noise.

Power generator(s) shall comply with Storey County Code, Chapter 8.04 and Storey County Code, § 17.40.070. Nonetheless, any generator(s) on the property shall only operate during power outages and/or during routine recharge and maintenance intervals. Maintenance/recharge operation shall be limited to three thirty-minute intervals per week and shall take place on weekdays (Monday thru Friday) between the hours of 11:00 a.m. and 3:00 p.m. Other maintenance and repair of the facility, except during emergencies, shall be limited to 9:00 a.m. and 5:00 p.m. during said weekdays.

13. Lighting.

Any outdoor lighting shall be installed and operated in accordance with Chapter 8.02 of the Storey County Code (“Dark Skies”). No support structure or antennas applied thereto shall be constructed or altered to a height that would necessitate Federal Aviation Administration (FAA) beacon lighting. There shall be no direct or indirect illumination of or on any tower or antenna system. The FAA shall be the responsible agency for requiring, or not requiring, beacon lighting or other signaling devices to be applied to the structures.

14. Visual Impact.

All exterior finishes for each antenna support structure, including additional antenna support structures as applicable to the approved SUP, shall be non-reflective, dull in appearance, and

gray in color (with a hue similar to that of the oxidized galvanized steel antenna support structures existing on-site) in order to facilitate blending with the backdrop terrestrial and sky environment. The existing and additional galvanized steel lattice antenna support structures may remain uncoated and exposed to the natural environment (as determined safe by the engineered design) in order to retain their naturally occurring dull gray exterior.

15. Antenna Support Structures – Limitations and Height.

The following indicates the number and type of amateur radio antenna support structures (towers) that are permitted under this SUP. At no time during the duration of this SUP shall additional amateur radio antenna support structures be permitted on the property, including antenna support structures at, below, or above 45' in height. The Permit Holders shall be permitted to repair, remove, add to, modify, and maintain antennas upon each support structure in accordance with the provisions of this SUP without modifying or amending this SUP or applying for a new SUP. Building Permit requirements shall still apply in accordance with the Storey County Code. Antennas as well as fasteners and other holding devices placed upon the support structures shall not be designed or placed such as to violate the specific provisions or the letter and spirit of the regulations under this SUP.

a. Towers 1 and 2 (45' lattice): These structures exist as of the date of this SUP, are permitted to remain at or below 45', and shall otherwise remain unaltered from their current state, including height (unless reduced), width, shape, mass, and surface color/treatment.

b. Tower 3 (45' lattice): This structure exists as an 85' antenna support structure as of the date of this SUP. It shall be reduced to a total height at or below 45', shall remain a lattice structure, and shall remain at its current width, shape, mass, and surface color/treatment.

c. Towers 4 (45' lattice): This structure exists as a 110' antenna support structure as of the date of this SUP. It shall be reduced to a total height at or below 45', shall remain a lattice structure, and shall remain at its current width, shape, mass, and surface color/treatment.

d. Tower 5 (120' monopole): This structure shall be permitted as proposed in SUP Application No. 2011-010, Building Permit Application No. 8354, and the PE stamped engineered plans submitted to the Community Development Department, and shall remain at or below 120' in height.

e. Towers 6 and 7 (140' lattice): These structures exist as of the date of this SUP, are permitted to remain at or below 140' in height, and shall otherwise remain unaltered from their current state, including height (unless reduced), width, shape, mass, and surface color/treatment.

f. Tower 8 (175' monopole): This structure shall remain similar in width, shape, and

mass as proposed in SUP Application No. 2011-010 and Building Permit Application No. 8354; however, it shall be limited to a total height at or below 175'. Submitted engineered plans for the previously proposed 195' support structure shall be amended as necessary for reduced height and submitted to the Community Development Department for approval.

16. Electrical Distribution and Controls.

The location, routing, and alignment of exterior electrical and communication controls, associated wiring, and power lines shall be approved by Storey County Building Department, when applicable.

17. Compliance.

The Permit Holders shall be responsible for maintaining the premises and managing operations in accordance with all conditions and stipulations set forth by SUP 2011-010 and all other federal, Nevada statutes, and Storey County codes and regulations. Failure to comply with the requirements herein shall elicit a written warning to the Permit Holders by Storey County on the first and second offense. A third offense shall warrant Storey County to revoke the SUP. Storey County shall reserve the right to conduct periodic reviews of the Permit Holders compliance with all conditions and stipulations of the SUP.

18. SUP Conditions Recording.

This SUP approval, inclusive of all conditions of approval, shall be recorded with the Office of the Storey County Recorder to accompany the deed for the real property owned by Thomas and Midge Taormina and applicable to this SUP.

Prepared by Storey County staff and legal counsel