



STOREY COUNTY COMMISSION MEETING

TUESDAY, JANUARY 21st, 2014 10:00 A.M.

DISTRICT COURTROOM
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

AGENDA

BILL SJOVANGEN
CHAIRMAN

BILL MADDOX
DISTRICT ATTORNEY

MARSHALL MCBRIDE
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

VANESSA STEPHENS
CLERK-TREASURER

All items include discussion and possible action to approve, modify, deny, or continue unless marked otherwise.

1. CALL TO ORDER AT 10:00 A.M.
2. PLEDGE OF ALLEGIANCE
3. DISCUSSION/POSSIBLE ACTION: Approval of Agenda for January 21, 2014
4. DISCUSSION/POSSIBLE ACTION: Approval of Minutes for November 19, 2013
5. DISCUSSION/POSSIBLE ACTION: Approval of Minutes for December 3, 2013
6. DISCUSSION/POSSIBLE ACTION: Approval of Minutes for January 7, 2014

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.)

7. For possible action approval of Treasurers Report for December 2013
8. For possible action approval to cancel the Commission Meeting of March 4, 2013 to allow Commissioners and staff to participate in the National Association of Counties annual Legislative Conference in Washington DC.

9. For possible action approval of Licensing Board First Reading:
- a. CORIMA INT'L MACHINERY - Contractor/Via Medini SNC - Vigarano Pieve Italy (Ardagh Supplier)
 - b. BENJAMIN FRANKLIN PLUMBING - Contractor/5401 Longley Lane, Reno (Contractor)
 - c. WILD HORSE GALLERY & GIFT - General/145 South C Street (Retail) VC
 - d. SIERRA CONSTRUCTION & DEV - Contractor/1215 Kleppe #9, Sparks (Contractor)
 - e. SIEMENS METALS TECHNOLOGIES - Contractor/501 Technology Dr., Canonsburg, PA (Ardagh Supplier)
 - f. WESTERN INDUSTRIAL CONTRACTORS, INC. - Contractor/14805 E Moncrieff Pl., Aurora, CO (Ardagh Supplier)
 - g. TRUCKEE MOUNTAIN HOME CENTER - Contractor/11403 Brockway, Truckee, CA (Fireplace Installation)

END OF CONSENT AGENDA

10. **DISCUSSION (No Action - No Public Comment):** Committee/Staff Reports

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

12. **DISCUSSION/POSSIBLE ACTION:** For possible action approval of Payroll Check date 01/03/14 for \$463,365.87 Accounts Payable date 01/10/14 for \$679,985.32 and \$4,384.87

13. **DISCUSSION/POSSIBLE ACTION:** Authorize the District Attorney and County Manager to purchase on behalf of the County property located at 62; 70; 74 and 82 South B Street in Virginia City for an amount not to exceed \$262,500.00 plus closing escrow and title costs. Once the property is acquired, existing residential units will hopefully be relocated within the Comstock Historic District and the target parcels will be developed for additional off-street parking. Additional terms and conditions are detailed in the Agenda Action Report.

14. **DISCUSSION/POSSIBLE ACTION:** On whether to extend the Storey County Infrastructure Tax and approval of the plan of projects to be funded by the tax.

COMMUNITY DEVELOPMENT AND PLANNING

15. **DISCUSSION/POSSIBLE ACTION:** To approve the first reading of ordinance 13-254 adding section 16.24.068 Lot consolidation to the Storey County Code to create a lot consolidation process and amending section 16.24.070 revision to acreage, and providing for other properly related matters.

16. FOR POSSIBLE ACTION, LICENSING BOARD SECOND READINGS:

- a. AUSENCO PSI, LLC - Contractor/1320 willow Pass Road, Concord, CA (Engineer)
- b. PROTECH COATINGS - Contractor/9911 South 500 west, Sandy, UT (Contractor)
- c. NEVADA TRAVEL CONNECTION - Home Business/399 Wild Horse Canyon, Sparks (Travel Agent)
- d. FRONTIER CRANE - Contractor/3445 Golden Valley, Reno (Crane Rental Service)
- e. DESERT AIR, LLC - Contractor/1995 Boise Drive, Sparks (HVAC Contractor)
- f. R.F. MACDONALD CO - Contractor/8565 White Fir St., Reno (Boiler Sales & Service)
- g. CROWN BEVERAGES, INC. - General/600 Spice Island Dr., Sparks (Beverage Distributor)

- h. TAHOE RENO INDUSTRIAL CENTER, LLC - Developer/420 USA Pkwy, TRI
- i. SOUDRONIC, LIMITED - Contractor/465 North State Rd, Manor, NY (Can Manufacturer Machinery)
- j. ARROW CONSTRUCTION - Contractor/100 Ave of the Couleurs, Rainbow Bend
- k. PORT OF SUBS (WALMART) - General/2155 USA Parkway, TRI
- l. MUSTANG RANCH EMPORIUM, LLC - General/5 N C Street (Restaurant & Retail) VC
- m. MUSTANG RANCH EMPORIUM, LLC - General/ 62 N C Street (Retail) VC
- n. EUCLID CHEMICAL COMPANY - Contractor/3735 Green Rd., Beachwood, OH (Concrete Supplier)
- o. COMSTOCK VISIONS, INC. - Nonprofit/150 North Summit (Event Promotion) VC
- p. HEATTEK, INC. - Contractor/PO Box 347, Ixonia, WI (Can Equipment Installation)
- q. TRINITY ALARMS, INC. - Contractor/660 Buckskin Drive, Fernley (Alarm Installer)
- r. MOUNTAIN FOAM & COATING - Contractor/305 Highway 395, Washoe Valley (Contractor)
- s. MINDEN HEATING & AIR - Contractor/2701 Gordon Avenue, Minden (HVAC Contractor)
- t. STERLING PRODUCTS, INC. - Contractor/1100 East Woodfield, Schaumburg, IL (Equipment Installation)
- u. AEC, INC - Contractor/1100 East Woodfield, Schaumburg, IL (Equipment Installation)
- v. RAPID CONSTRUCTION - Contractor/3072 Research Way, Carson City (Contractor)
- w. AFFORDABLE FILTRATION - Contractor/999 Ridgeview Drive, Reno (Water Filtration)

17. CORRESPONDENCE:

18. PUBLIC COMMENT (No Action)

19. ADJOURNMENT

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.
- Public Comment will be allowed at the end of each meeting (this comment should be limited to matters not on the agenda). Public Comment will also be allowed during each item upon which action will be taken on the agenda (this comment should be limited to the item on the agenda). Time limits on Public Comment will be at the discretion of the Chairman of the Board. Please limit your comments to three 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.

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CERTIFICATION OF POSTING

I, Vanessa Stephens, 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 January 15, 2014; Virginia City Post Office, Storey County Courthouse, Virginia City Fire Department, Virginia City Highlands Fire Department and Lockwood Fire Department.

By Vanessa Stephens
Vanessa Stephens, Clerk-Treasurer



Storey County Board of County Commissioners Agenda Action Report

Meeting date: January 21, 2014

Estimate of time required: 5 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Approval of minutes for November 19, 2013

2. **Recommended motion:** Approve minutes as submitted.

3. **Prepared by:** Vanessa Stephens

Department: Clerk & Treasurer

Telephone: 775 847-0969

4. **Staff summary:** Minutes are attached.

5. **Supporting materials:** Attached.

6. **Fiscal impact:** N/A

Funds Available:

Fund:

____ Comptroller

7. **Legal review required:** N/A

____ District Attorney

8. **Reviewed by:**

VS Department Head

Department Name: Clerk & Treasurer

Ruth County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. **4**



STOREY COUNTY COMMISSION MEETING

TUESDAY, NOVEMBER 19TH 2013 8:00 A.M.

DISTRICT COURTROOM

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

MINUTES

BILL SJOVANGEN
CHAIRMAN

BILL MADDOX
DISTRICT ATTORNEY

MARSHALL MCBRIDE
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

VANESSA STEPHENS
CLERK-TREASURER

Roll Call: Chairman Sjovangen, Vice-Chairman McBride, Commissioner Lance Gilman, District Attorney Bill Maddox, Clerk & Treasurer Vanessa Stephens, County Manager Pat Whitten, Community Services Director Deny Dotson, Emergency Management/Grants Cherie Nevin, Sheriff Gerald Antinoro, Comptroller Hugh Gallagher, Senior Planner/Administrative Officer Austin Osborne and Deputy District Attorney Bob Morris, Toby Whitten, Deputy Assessor

1. **CALL TO ORDER AT 8:00 A.M.**

2. **PLEDGE OF ALLEGIANCE**

10. **DISCUSSION/POSSIBLE ACTION:** Approval of Resolution 13-385 Honoring Gerrie Honea

Comptroller Hugh Gallagher presented Gerrie Honea with a plaque honoring her service.

Motion: Approval of Resolution 13-385 Honoring Gerrie Honea **Action:** Approve **Moved by** Vice-Chairman McBride **Seconded by** Commissioner Gilman

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

3. **DISCUSSION/POSSIBLE ACTION:** Approval of Agenda for November 19, 2013

Dale Beach, Storey County Resident is upset that he did not hear back on his agenda request.

Mark Joseph Phillips, Storey County Resident asked the commissioners to amend agenda item #12 should read possible of approval of the independent auditor's report.

Toby Whitten, Deputy Assessor asked that item #6 resolution number be corrected from 13-362 to 13-386

Motion: Approve the agenda for October 15, 2013, **Action:** Approve **Moved by** Vice-Chairman McBride **Seconded by** Commissioner Gilman

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

4. **DISCUSSION/POSSIBLE ACTION:** Approval of Minutes for August 6, 2013

- Mark Joseph Phillips, Storey County Resident - Page 1 under his public comments where he addressed item #10; "remaining" balance.
- On page number 3 top of page VCCTC is new and it should be agenda item number 5. The next item is not numbered and it has VCTC. The name needs to be straightened out.

Pat Whitten suggested that the first item does need correction but the second item should remain.

Motion: Approval of the Minutes for August 6, 2013 with the mentioned correction, **Action:** Approve **Moved by** Vice-Chairman McBride **Seconded by** Commissioner Gilman

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

CONSENT AGENDA

5. For possible approval the Treasurer Report for October 2013
6. For possible approval of Resolution 13-386, A resolution to direct the County Assessor to prepare a list of all the taxpayers on the secured roll in the county pursuant to NRS 361.300 section 3
7. Claims - For possible action approval of Payroll Check date 10/11/13 for \$473,169.67, 10/24/13 for \$370,568.67 and 11/08/13 for \$460,198.84 and Accounts Payable date 10/18/13 for \$1,188,068.16 and \$4,833.37 and 11/01/13 for \$308,281.46 and \$3,964.58
8. For possible action approval of Licensing Board First Reading:
 - a. MATRIX LEADERSHIP, LLC - General/322 Bayhill Circle, Dayton (Consultant)
 - b. NEOPOST USA, INC - General/478 Wheelers Farms Rd, Milford, CT (postage machine rental)
 - c. BIGGE CRANE & RIGGING - Contractor/10700 Bigge St, San Leandro, CA (crane cont.)
 - d. HIGHLANDS HOME REPAIR - Contractor/14500 Geronimo Trail, Reno (contractor)
 - e. SIERRA CONVEYOR COMPANY - Contractor/1225 Nichols Dr, Roseville, CA (conveyor cont.)
 - f. CANLINE USA - Contractor/6525 Commonwealth, Roanoke, VA (contractor)
 - g. KAREN A COSTA - General/60 Horseshoe Circle, Reno (auctioneer)
 - h. NPB AUTOMATION AB - Contractor/53302 Jonkoping, Sweden (contractor - Ardagh)
 - i. INTERNATIONAL LIVING TECH - Contractor/850 Maestro, Reno (contractor)
 - j. CISCO AIR SYSTEMS, INC - General/214-27th, Sacramento (air compressor sales)

- k. BUILDERS ROOFING, INC. - Contractor/PO Box 8046, Reno (contractor)
- l. GRADEX CONSTRUCTION - Contractor/800 Bennie Ln, Reno (contractor)
- m. LEVIATHAN MEDIA GROUP - Home Business/1911 Main Street, Gold Hill (publisher)
- n. OHIO BLOW PIPE CO., INC. - Contractor/446 East 1st, Cleveland (install scrap removal system)

Motion: Approval of consent agenda with noted corrections, **Action:** Approve **Moved by** Vice-Chairman McBride **Seconded by** Commissioner Gilman

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

(Item #11 moved up)DISCUSSION/POSSIBLE ACTION: Robert Sader, Legal Counsel for the Tahoe-Reno Industrial Center requesting Commission consideration of implementation of SB 272 of the 2013 Legislative Session. For further clarification, this request pertains only to Section 1.5 of SB 272 which is for property now in Washoe County north of the Centerline of the Truckee River and South of Interstate 80. This request does not pertain to Section 1 of SB 272 which involves an area of land currently situated in Storey County and more commonly known as "Sunny Hills".

Commissioner Gilman removed himself from voting and joined the audience. Bob Sader, Legal Counsel for the Tahoe-Reno Industrial Center, LLC, requests that the commission consider action to approve the boundary adjustment of land that requires approval of both Washoe and Storey Counties before it is enacted. TRI believes it is in their best interest to make the change, but the request is that Storey County District Attorney and staff enter into discussions with Washoe County to determine if it is in the best interest to both counties. County Manager Pat Whitten clarified that section 1.5 is the area of concern and no other parcels. District Attorney, Bill Maddox emphasized that the land that is subject to a potential boundary change in the Highlands is in no way linked to the boundary change by the river. There is much more to consider concerning the boundary change in the highlands and that process has hardly even begun. Pat Whitten clarified as well that there is no action requested on Section 1.0, the "Sunny Hills" piece. Bob Sader clarified that TRI has no interest in that Section 1.0 either.

Nicole Barde, Virginia City Highlands Resident would like to see any documented or interlocal agreement before it is signed. District Attorney, Bill Maddox assured her that any interlocal agreement would be brought before the commission publically before it was signed.

Motion: To request the District Attorney and staff to contact and discuss with their counterparts in Washoe County the advisability and feasibility of implementing the boundary line change of Section 1.5 of Senate Bill 272 of the 2013 Session of the Nevada State Legislature with the intent that Storey County representatives report back to the Commission with a recommendation on approval or disapproval and any terms, conditions or agreements advisable or necessary, **Action:** Approve **Moved by** Vice-Chairman McBride **Seconded by** Chairman Sjovangen

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

9. DISCUSSION (No Action - No Public Comment): Committee/Staff Reports

Community Chest Director, Shaun Griffin

- Reported that \$10k was raised at their fundraiser for the Library a week ago Friday bringing them to about \$45k with the Community Foundation of Western Nevada matching grant. They had over \$15k before the event which was the required match. He wants to thank the community and come back before the commissioners before the December 31st deadline to talk about getting more to hire a librarian and part time staff member to enable them to open the adult section. If they need to rent space to do that they will do so. In the interim, if they continue to keep the Children's Nook upstairs at the community center they will need to do more work on the building to accommodate it and meet code requirements, so there is a sense of urgency and they're trying to avoid excessive cost. He also thanked Bill Maddox for the shelves he supplied for the law library. It's completed and it's beautiful. The sooner we can get the first phase finished, the sooner we can have the second phase completed and avoid additional costs.

Community Services Director, Deny Dotson

- Presented a plaque to the commissioners for the Nevada Day Parade award for the Storey County float.
- Christmas on the Comstock - We would like to jazz up the parade. This should be the best parade in a long time. It will be tied in with breakfast with Father Christmas, kids' movies playing at Piper's, Christmas in the Sierra concert, the Candy-Cane Trains and all will all be coordinated on a master schedule so folks can come up and spend the whole day with us. We are calling out for entries from all businesses and department heads to bring vehicles and floats to show our Christmas spirit. We will have the parade coordinated with lighting up the town as it goes along and end up at the head frame where there will be a special treat for everybody.
- We have a sign to up at Mark Twain community center.

Lance Gilman donated a tow truck a driver and a 40' float trailer to the parade efforts.

Emergency Management Director, Joe Curtis

- Just a reminder that we are continuing to make plans and pursue the functional evacuation exercise project in May of next year for the Highlands. We have Red Cross, Washoe County, Nevada Highway Patrol, and all of our local services involved.

Fire Chief, Gary Hames

- We've begun working with the USDA looking at paperwork for financing the replacement of our structure engines which we discussed last fiscal year. We are having significant problems primarily with the engine out in the Highlands, and I wanted to publically thank Central Lyon County who has been nice enough to loan us their reserve engine. Ours seems to break down with overheating problems every other week or so.
- We are also having significant breakdowns with our ambulances. I'm in communication with the county manager and the comptroller. We are currently wrapping up an *Assistance to Firefighter* grant through FEMA. 25% of their millions of dollars in grants is earmarked for equipment replacement. We are asking to re-chassie three of our ambulances. We purchased them out of plan-review fees in 2006 and they are all the exact same model year with the exact

same engines and therefor issues such as turbos, E.G.R.'s, ignition controls, etc. We are averaging at least one engine broken down in the shop every week. About two and a half weeks ago we did have an ambulance actually break down and coast into a hospital with a very sick patient in the back, so this is becoming critically important to us. There are some national class-action lawsuits with that 6.0 engine. Unfortunately, none of them include ambulances, only private citizens. When we contacted them years ago concerning the lawsuits, they did extend our warrantee by a year but that has since expired.

- At the first meeting in January we will be bringing forward an updated agreement for an MOU with the Virginia City Highlands Property Owners Association. We have a fuels grant to work in their right-of-ways and easements and new board has been extremely cooperative and easy to work with.

Senior Planner/Administrative Officer Austin Osborne

- Reminder that this Thursday the 21st the Planning Commission will hold another workshop for the master plan at the Virginia City Fire Station 1 training center on C Street. The public is encouraged to come. We will discuss what the people want for the county as far as population, transportation, economic development, business on C Street, redevelopment of Virginia City and Gold Hill, and any other county-wide items of interest.
- This Friday at 6pm at the Highlands Fire Station there will be a workshop regarding the "Sunny Hills" project. This meeting is not sponsored by the county, but by a private entity. There is a possibility for a quorum of the county commission to be present just for listening and learning.
- The Planning Commission is having an informal Christmas Holiday party on December 19 at 6pm in the first floor hallway of the Courthouse. The public is invited to come and meet with our planning commissioners and discuss concerns and/or just get to know who they are.

Planner Dessie Redmond

- Regarding sign code enforcement, Austin and I have completed two complete sweeps through C Street. Some of the situations are not cut and dry, but we are doing our best.
- Bob and I have been working on the lot consolidation ordinance and we hope to bring that to you in January.
- The planning team has been trying to abate some of the nuisances and bring code violations into compliance.

Public Works Director Mike Nevin

- The application that we submitted for streetlights in the Lockwood area has been approved and executed by the county and NV Energy. They estimate cost of about \$4500 for four lights. After receiving the signed agreement last week, I asked what the timeframe may be for the installation and they said it could happen as early as this week.
- The air release valve (ARV) project on the water line and the siphon from Lakeview to Virginia City is about 90% complete. The weather has been cooperating. There were some delays on the siphon side in obtaining the equipment and materials. I was out there yesterday when the contractor installed the final ARV and it's progressing nicely. I did want to mention that the siphon was shut down for six days. We don't recall a shutdown lasting that long in recent history even when they had the leak on the freeway. With everyone's cooperation in conservation we made it through even though we did drop the level of water

in the 5-mile tank to about a foot. It is interesting to note something regarding the assemblies that were installed from the 5-mile reservoir to Virginia City. We were shut down for a couple of days and when we fired that line back up we had water flowing back into the bullion tank in town within an hour. In the past, without them, when we've had problems and shutdowns, we've waited sometimes a day or more to see water return to town. So they do make a huge difference and are worth the expense. Hopefully by the next meeting the contract will be 100% complete.

Lance Gilman made mention of some flood drainage pipes in TRI that are filled with debris and need some attention. Also there is visible erosion on USA Parkway due to truck traffic and general use and we may want to start some discussion on resurfacing some areas. Mike Nevin said that he did meet with some people over a month ago regarding the culvert. Vince Griffith was going to make contact with a couple of contractors to examine solutions.

District Attorney, Bill Maddox excused himself for a few minutes to attend to a case.

Sheriff Gerald Antinoro

- Last Friday we graduated two reserves from the State Police Academy.
- Shaun Griffin, Tony Dosen, Melanie Keener and I recently attended some exceptional training on mental health issues and crisis intervention that we hope to get more of our staff trained in. We have a great relationship with Community Chest and this moves us to the next level of providing for the needs of our community.

County Manager Pat Whitten

- Regarding the "Sunny Hills" workshop Austin mentioned; we will be posting a quorum in the event two or more of you would like to attend and staff will be attending. We should talk to our folks after the meeting but we are not sanctioning or participating in this in any way.
- I want to clarify something Nicole Bard said. She mentioned approval of an interlocal agreement with the rail commission. While the rail commission did approve it on May 20th, and we in June, we did follow normal protocol. Often when there are multiple local governments involved each entity will meet and approve it, but that agreement is not binding or legal until all parties have approved it.
- Reminder to everyone that December 6th is the annual County Christmas party at Piper's Opera House and it's an open house so no invitation is required.

10. DISCUSSION/POSSIBLE ACTION: Approval of Resolution 13-385 Honoring Gerrie Honea
(Moved item to beginning of meeting between items 2 and 3)

11. (Moved item to discussion between item #8 and item #9)

12. DISCUSSION/POSSIBLE ACTION: Approval of the Storey County Audited Financial Statements for the year beginning July 1, 2012 and ending June 30, 2013

Comptroller Hugh Gallagher - I received a phone call yesterday from a Department of Taxation analyst Susan Lewis concerning comments that were made before the local government finance

committee on November 15th by three of our residents where they accused me of hoarding the statements since September 7th or 6th of this year making me out of compliance with Nevada Revised Statutes. I'm here to tell you that I am not and will so demonstrate.

On page one of the financial statement under "Opinions" David Pringle, CPA states, "In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of Storey County, Nevada, as of June 30, 2013, and the respective changes in financial position, and where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America."

On page two you will notice that David Pringle, CPA, LTD signed this document on September 6, 2013. There seems to be some confusion between this date and the confirmation from the commissioners here today. The September date represents the date that Mr. Pringle completed the field work pertaining to the financial statements. It also represents the last date that employees of Mr. Pringle were on site performing audits. The significance is that if anything occurred after this date to materially affect the current financial statement presentation, and Pringle, CPA had knowledge of it they would have to investigate the material of difference and therefor change the date to the second departure.

So, they've done their fieldwork as of September 6th. They then go back and do all they need to create the presentation of the financial statements. We were given the financial statements about two weeks ago and in accordance with all the NRSs we are in compliance. Hugh Gallagher referred to NRS354-624 and NRS 354-624.5.

Mr. Gallagher went on to go over some details of the audit report and mentioned that Pringle CPA is present to address any concerns or specific questions.

Pat Whitten requested Hugh Gallagher's comment on #7 on page 85 concerning adjustments on the fire and jail funds. Mr. Gallagher explained that these two funds are in a negative cash balance position. He recommends that during the next meeting they approve a loan for that amount having it payable at the end of the fiscal year and to be more diligent to know what is going on with them and keep a close eye on them. Pat Whitten complimented the departments on reducing these negative balances. There is a lot of work that must be done that does not have offsetting revenue and they are looking at that.

Marshall McBride asked if these accounts are anticipated to be balanced by the end of the fiscal year. Pat Whitten explained that they would still be in deficit, but that the goal would be to shrink the deficit or temporarily loan money to those two funds. Lance Gilman said he will present a motion that they review line items by department where they are at least quarterly in regard to the budget. Hugh Gallagher said that that would not happen due to unanticipated expenses that come up. Lance Gilman would still like to see the commission more involved earlier.

The commission complimented and thanked David Pringle, CPA, LTD.

Ric Archie, Senior Accountant and Auditor for David Pringle, CPA, LTD wanted to point out that in the budget there is a line item called "contingencies" which had in excess of \$200k in it last year. Whenever anything happens that is out of the ordinary, you may take money from this line item in order to keep your budget in line. It's a substantial amount of money, but you can increase it or decrease it on an annual basis when you file your budget.

Nicole Barde, Virginia City Highlands Resident appreciates Commissioner Gilman's suggestion of reviewing it on a quarterly basis.

- On page 7 it indicates that on August 3, 2011 Storey County issued \$2,000,000 worth of General Obligation Bonds for rail. It says we received the funds on December 28, 2011. She thought this was 2010 and would like to verify that.
- She also questions the full amount received. The two bonds together add up to less than \$2,000,000 and questions what happened to the balance.
- In the bond interest schedule that there is "debt service" and "retired" and she wants to know what "retired" means. Why are we retiring the funds we need to complete the project?
- Where does the interest come from? It appears to come from the rail fund, but if that fund is a restricted fund to be used for construction only and not salaries or anything else, why are we reducing the principal and wonders if that is proper.

Hugh Gallagher - regarding the V&T bond, the money will still be in the account once this is all over. We still have to pay for the bond, which is the principal and interest. So if you're looking at the income statement it will reflect that. If you're looking at the balance sheet statement it will reflect what we have. The retirement of the debt is really the principal and the interest we have to pay within the income statement. We still have the bond available on the balance sheet for when everything is to be paid. When the bids come in we'll be able to pay them without obligation.

- Ms. Barde also asked what other railroad funds are available in that account, and suggested an audit of that fund.

Hugh Gallagher explained that this was a specific fund set up for the bond issue and subsequently is audited. Pat Whitten clarified that historic references from 2010 or 2011 that referenced either the Capitol Projects Account which is a component of the General Fund, or the Infrastructure Account which is a separate statutory fund were more globally positioned to ask if we should do the tunnel which we were projecting at that time. The bond itself was not enough to cover projected expenses, so there were references to these other accounts. However, I might add that here we are going into 2014 and we've not done the tunnel. I think a lot of that may be discussed in more detail pertinent to item 14 on today's agenda. The Infrastructure account requires certain statutory planning. We are working with Mr. Morris and Mr. Gallagher and the departments in terms of what they may consider applicable needs in terms of utilizing that fund. Lance Gilman requested an historical recap on the tunnel issue.

Janet Houts, Storey County Resident

Concerning quarterly reports for budget and expenses, R05-12 was approved by the legislature in December 2012. I have asked the Department of Taxation why it was not implemented and have not heard back from them.

- Janet submitted her questions to the clerk and Chairman Sjovangen suggest that Janet meet with them outside the meeting she is entitled to do that, but her questions are too detailed for this meeting.

Mark Joseph Phillips, Storey County Resident

- The auditor was not told that Storey County's Debt Management committee failed to meet as required by statute in February.
- Referring to p.29 paragraph 4, there is nothing on record to support it and there is still conflict with the VCCTA name.

Kris Thompson, member of the public, feels the audit is superbly done.

Dale Beach, Storey County Resident feels it's the sorriest budget he's ever seen.

Motion: To approve the audit as presented adding the following conditions:

1. That the staff fully complies with recommendations 2, 3, 4, and 5 from the auditor's report on prior year's recommendations as listed on page 79 of the report.
2. That the staff fully complies with the recommendations made in the report for the current year as listed on page 80 of the report.
3. That the county manager and/or comptroller provide a report to the commission at our next regularly scheduled meeting on specifically how staff will implement these recommendations.
4. That at the conclusion of each quarter of the fiscal year, the comptroller will issue a summary report to the commissioners to be presented at the second commission meeting following the end of the fiscal quarter, providing a summary by department and by fund, all specific accounts where actual expenditures have exceeded approved appropriations and an explanation from the department or fund manager as to the corrective actions being taken,

Action: Approve **Moved by** Lance Gilman, **Seconded by** Vice-Chairman McBride

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

13. **DISCUSSION/POSSIBLE ACTION:** Selection and prioritization of two applications for the 2014 Community Development Block Grant Program. Possible projects include: Canyon General Improvement District Project, Storey County Senior Center Project and the sponsorship of the Retired Senior Volunteer Program (RSVP) Respite Care project.

Grants and Emergency Management Coordinator, Cherie Nevin presented recommendations for the 2014 Community Development Block Grant Program (CDBG).

Motion: Approval of the CDBG as presented by Ms. Nevin, **Action:** Approve **Moved by** Vice-Chairman McBride **Seconded by** Commissioner Gilman

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

14. **DISCUSSION/POSSIBLE ACTION:** Nicole Barde request as to status of the one-quarter cent sales tax to fund the Nevada Commission for the Reconstruction of the V&T Railroad.

Nicole Barde, Virginia City Highlands Resident requested explanation of the quarter cent sales tax status, and also to asked find out why the conditions of the interlocal and the financial impact were not included on the ballot. Chairman Sjovangen agreed with her concerns and recommends that they put it back on the agenda when they have more information. Pat Whitten clarified that the interlocal agreement and the status of the quarter cent was crafted in order to address rail issues. It is his intent

to put the rail commission on notice that they require a draw of a certain amount once the projects are identified. Mr. Sjovangen would like to continue to a future date. Lance Gilman would like staff to come up with an executive summary. Nicole Barde stated that no effort was made to make the interlocal agreement public. She is concerned about seeing the money in Storey County due to the interlocal, and Marshall McBride assured her that they would. She still has concern that the agreement was not published and the promise that it would remain in Storey County was not supported. Pat Whitten asked her how she would like to see it "published" and she responded that she would like to see it as an attachment to the agenda. Hugh Gallagher went to the auditor for the VCRC and asked for their statement of June 30, 2013 and they have filed for an extension. I gave her the excerpt for the option tax plus the \$250k stipend they were going to give us and the interlocal agreement, and she did not have that information. So when they start sending out their confirmations for what is owed for the various facilities such as Storey County then the detail will be there including their opinion on what is owed on this.

Dale Beach, Storey County Resident liked Mr. Gilman's input but wants to know if they will find out if what they voted on will actually happen. The commission assured him it would.

Motion: To take no action on item #14. **Action:** Approve **Moved by** Vice-Chairman McBride **Seconded by** Commissioner Gilman

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

COMMUNITY DEVELOPMENT AND PLANNING

15. FOR POSSIBLE ACTION, LICENSING BOARD SECOND READINGS:

- a. FLEETWOODGOLDCOWYARD, INC. - Contractor/8020 Forsyth Blvd, St. Louis, MO (machine manufacturer and installer for Ardagh)
- b. PACIFIC MAT'L HANDLING SOLUTIONS - Contractor/30361 Whipple Road, Union City, CA (service, sales and rental of lift trucks)
- c. ALFONS HAAR - Contractor/150 Advanced Drive, Springboro, OH (machine manufacturer and installer for Ardagh)
- d. MARIO FLORES GONZALEZ - Home Business/3200 Cartwright, VC Highlands (Attorney)
- e. SOLAR SYSTEMS MECH, LLC - Contractor/670 Professional Ave, Henderson (HVAC Cont.)
- f. SAFETY-KLEEN SYSTEMS, INC - Contractor/2600 N Central Expwy, Richardson, TX (environmental services)
- g. POSDCORB, LC - General/108 Garden Gate Way, Carson City (consultant)
- h. WIDE OPEN - General/1777 Per Drive, TRI (off-road tours and racing)

County Manager Pat Whitten spoke for Dean Haymore. Community Development recommends continuation of item h and approval of items a-g.

Motion: Continue h. Wide Open **Action:** Approve **Moved by** Vice-Chairman McBride **Seconded by** Commissioner Gilman

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

Motion: Approval of items a-g, **Action:** Approve **Moved by** Vice-Chairman McBride **Seconded** by Commissioner Gilman

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

16. PUBLIC COMMENT (No Action)

Juanita Cox, River District Resident

She is concerned with shooting in the River District area and would like signage to post it as congested. She also feels that getting land in the area back to Storey County that could clarify McCarran Ranch as Storey County would help when reporting shooters. Commissioner Gilman suggested Storey and Washoe Counties as well as Nature Conservancy and Public lands to look to for permitting issues. Pat Whitten added Nevada Department of Wildlife to that list.

Mark Joseph Phillips, Storey County Resident

- Would like the Storey County Clerk and District Attorney, Bill Maddox to sponsor an agenda item for the next meeting for a resolution to put five commissioners on the next ballot.
- Chairman Sjovangen has been charged by the VCTC to address the public restrooms at the north end of town that has been closed for weeks now. He would like to see it opened.
- The motion on the audit is appreciated. The conditions were a real step in the right direction and a great way to address the concerns of the general public.

Dale Beach, Storey County Resident feels he is being singled out because his correspondence is not on the agenda. He's also upset that the Storey County employees get a better rate on propane than the public does.

Nicole Barde, Virginia City Highlands Resident

- The Highlands also gets a rate for the propane and suggested that the commission present a tool to the other communities to help them bargain with the propane providers.

Kris Thompson wanted to follow up on Mr. Beach's comments. He sees them as insulting and smearing without any offer of suggestions to help.

Janet Houts, Storey County Resident

- A cost benefit analysis should be done on tourism spending.
- Community Services should come to Mark Twain to see how bad it is as she has not seen any improvements.
- She's upset that rejected to use the community center facilities.
- The audit report has many mistakes.

17. BOARD COMMENT (No Action - No Public Comment)

Marshall McBride would like to see in writing the rejection Ms. Houts' claims to have received for use of the community center. Lance Gilman said that she was invited to join the board or become involved in community and volunteer services and the response that he got back in writing was that as long as we were to pay her the generous salaries and benefits that we give others, she would be willing to work in the Mark Twain area, but only on payroll. There are a

lot of generous people in Mark Twain who are donating their time as volunteers and are on a positive basis looking to reward and work within their community.

18. CORRESPONDENCE (No Action - No Public Comment)

Pat Whitten stated that these are presented for informational purposes. If they are approved they appear within the agenda and if not it has been requested that they appear so the commission and the public are made aware of them. These individuals have been denied under policy either because the items have been addressed previously or do not merit placement on the agenda under the policy or are not appropriate for placement. Those people that are denied still have the recourse to request a single commissioner to place the item on the agenda or discuss it during public comment.

- a. Agenda request from Dale Beach
- b. Agenda request from Janet Houts

19. ADJOURNMENT

Adjourned by the call of the Chair at 10:30 am

Respectfully submitted,

By Vanessa Stephens
Vanessa Stephens, Clerk-Treasurer



Storey County Board of County Commissioners Agenda Action Report

Meeting date: January 21, 2014

Estimate of time required: 5 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Approval of minutes for December 3, 2013

2. **Recommended motion:** Approve minutes as submitted.

3. **Prepared by:** Vanessa Stephens

Department: Clerk & Treasurer

Telephone: 775 847-0969

4. **Staff summary:** Minutes are attached.

5. **Supporting materials:** Attached.

6. **Fiscal impact:** N/A

Funds Available:

Fund:

____ Comptroller

7. **Legal review required:** N/A

____ District Attorney

8. **Reviewed by:**

VS Department Head

Department Name: Clerk & Treasurer

Paul County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. **5**



STOREY COUNTY COMMISSION MEETING

TUESDAY, DECEMBER 3RD, 2013 10:00 A.M.

DISTRICT COURTROOM

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

MINUTES

BILL SJOVANGEN
CHAIRMAN

BILL MADDOX
DISTRICT ATTORNEY

MARSHALL MCBRIDE
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

VANESSA STEPHENS
CLERK-TREASURER

Roll Call: Chairman Bill Sjovangen, Vice-Chairman Marshall McBride, County Manager Pat Whitten, District Attorney Bill Maddox, Clerk and Treasurer Vanessa Stephens, Community Services Director Deny Dotson, Fire Chief Gary Hames, Sheriff Gerald Antinoro, Comptroller Hugh Gallagher and Deputy District Attorney Robert Morris.

Absent: Commissioner Lance Gilman

1. CALL TO ORDER AT 10:00 A.M.

The meeting was called to order at 10:02 A.M. by the Chairman

2. PLEDGE OF ALLEGIANCE

The Chairman led those present in the Pledge of Allegiance

3. DISCUSSION/POSSIBLE ACTION: Approval of Agenda for December 3, 2013
Chairman Sjovangen asked that item #12 be continued and item #15 follow item #7.

Mark Joseph Phillips, Storey County Resident, stated that the Board previously continued the Jail Fund ordinance to this meeting, the item is noticeably missing from the agenda.

Motion: Approve Agenda for December 3, 2013, **Action:** Approve **Moved by** Vice-Chairman McBride **by** Chairman Sjovangen

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

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.)

4. For possible approval the Treasurer Report for November 2013
5. Claims - For possible action approval of Payroll Check date 11/13/13 for \$5,231.46 and 11/17/13 for \$381,408.71 and Accounts Payable date 11/15/13 for \$381,408.71 and \$2,528.71
6. For possible action cancelation of the December 17, 2013 County Commission Meeting

END OF CONSENT AGENDA

Motion: Approve Consent Agenda, **Action:** Approve **Moved by** Vice-Chairman McBride **by** Chairman Sjovangen

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

7. DISCUSSION (No Action - No Public Comment): Committee/Staff Reports

Pam Abercrombie, Project Management Development Director for Community Chest:

Reported on success they have had with the \$15k Community Foundation for Western Nevada matching grant for the library. As of today we have raised \$24k, so our ambition now is to double the amount of the match. The support from donors and the community has been phenomenal. Our goal is now to raise \$30k, which would give us a budget of \$45k plus \$6k in other monies. We then have another grant that goes before the Leonette Foundation Friday for another \$20k. In all total that will give us \$71k, which will enable us to get a full time librarian and a part time assistant which will enable us to stabilize the library. If we can get state recognition as a "special library", then we can get LSDA monies and won't have to come back to the county for funding in the future. The commissioners are all in full support of the raising of the additional funds needed. County Manager Pat Whitten reminded them that the county Christmas party on Friday will be donating all the tip jars to the effort.

Marilee and John Miller:

John extended thanks to everyone for the lights that have been installed in Lockwood, in the Senior Center Parking Lot, and Peri Ranch Road. They were needed.

Marilee said that the work that has been done and the concern from the commission on the park and the lights has brought the River District community together and focused it on fun things more than ever before. There is a group of people, *We Care*, under the auspice of the Sherriff's department that take care of all the fun stuff in this County. On December 7th, we will be taking pictures with Santa at the senior center, and on the 21st at the community building in the River District. On the 23rd, the Parade of Lights will be held all through the streets of the community. She continued to thank all the departments that have helped, including the Fire Department for coming and helping clean up.

Sheriff Gerald Antinoro:

- Addressed Mr. Phillips and assured him that they have been discussing the Jail fund and will hopefully have some resolution on it sometime in January.
- Notice that the corner fund will be blown due to unfortunate circumstances. We have had a great number of deaths in the county including three over the holiday weekend, two of which required post-mortem examinations. A standard topical exam may run from \$500-\$600. A standard autopsy may run about \$1800. A full blown homicide autopsy, such as had to be done on the remains found this summer, will exceed \$5500, which on its own is $\frac{3}{4}$ of the budget on that account.

Comptroller Hugh Gallagher:

- Yesterday he met with the Fiscal Analyst for Storey County, Susan Lewis, at the Department of Taxation to review a meeting they had in September in which several issues were brought up. They are pleased with the resolution of the VCTC ordinance as well as the resolutions eliminating the town of Gold Hill and town of Virginia City. They are also satisfied with the infrastructure tax issue which we will discuss today. They are fine with the financing application for the Sheriff/D.A. billing which we had thought we would pay all in one lump sum, but decided not to as we got a fairly good rate. There is discussion regarding the jail fund currently on the table which Ms. Lewis understands. He clarified with her that it is mostly for license fees, not assessments for construction. They were to set up a meeting with their Executive Director, Chris Neilson, to discuss sales taxes with regard to the Tahoe Regional Industrial Park and she apologized that it had not been done yet. They were going to see if there is anything they can do from their end as far as distributions of funds for the Virginia Truckee Railroad, but Mr. Gallagher doesn't think there is anything they can do. They have applied for an extension.
- Mr. Gallagher encouraged the public to email him with any questions or comments regarding the financial statements for 2013 and he will be happy to get them any information they are requesting.

Fire Chief, Gary Hames:

- We've lost three more people to the Truckee Meadows Fire Protection District effective the 10th. We are fortunate that we have a current consortium testing list that we will be interviewing from starting on Monday. There are six fully qualified applicants on that list. After this go-around that list will probably be fully expired and there will be no one left on it that meets our qualifications, which are a little more stringent. We will be advertising for reserve firefighters and establishing another hiring list. This will be number five since July 1st with four to Truckee Meadows and one to the Airport Authority. We do conduct exit interviews, but there is not really any one thing that we can point to as far as a reason for losing people. Some of it is equipment. We've had a lot of ambulance breakdowns. All three of these people experienced ambulance breakdowns with patients in the back and that was the number one thing he heard from them, and they don't do transports at the agencies they are going to and they find that attractive. The other thing is upward mobility. We are a small department and these other agencies offer positions which we expect our firefighters to fill. These losses are expensive. We lost 14 people last fiscal year and ran in a deficit. Two repairs alone last year, one of which was \$20k and another at \$12k, which took up our entire line-item for maintenance.

BOARD COMMENT (No Action – No Public Comment)

District Attorney, Bill Maddox has been very busy with criminal issues and also with public administrator duties of dealing with deaths in the last few months. Hopefully, the deputy D.A. which has been authorized will help alleviate some of the criminal side and he will be able to get to more of the civil things that are backed up right now.

County Manager Pat Whitten reminded everyone that there will not be a second meeting in December so the next meeting will be at 10am on January 7th. For good news, Google “Zulily” which is a TRI based company. They had their IPO at \$22 and they closed at \$36 or more per share which is phenomenal. County Christmas party is this Friday at Piper’s Opera House with cocktails at 5pm and dinner at 6pm and everyone is welcome.

Pat Whitten read a statement from **Lance Gilman**:

County Commission Meeting

December 3, 2013

Statement re Phillips FDS allegation against Gilman

In September of this year, Mark Joseph Phillips filed a formal written complaint with the Secretary of State claiming Storey County Commissioner Lance Gilman failed to disclose two creditors on his FDS filings during his campaign and on a filing after his election as a Storey County Commissioner. Mr. Phillips published this allegation in a local paper, and made public statements about it as well.

Scott Giles, Deputy Secretary of State for Elections for the State of Nevada, fully investigated the complaint and has totally exonerated Commissioner Gilman. In a letter to Commissioner Gilman, dated November 25, 2013, Mr. Giles stated as follows:

“Upon review of your written response, this office is convinced that your financial disclosures are accurate and met the requirements of NRS 281.571. As such, the Secretary of State’s office finds that the allegations in the above-referenced Election Integrity Violation report do not amount to a violation of NRS Chapter 281 or any other statute or administrative code within Title 24.” (Underlined in original.)

Mr. Giles has closed the investigation on Mr. Phillips’ complaint.

8. **DISCUSSION/POSSIBLE ACTION:** Approval of resolution 13-387, 2013 Community Service Award for Business of the Year

Community Services Director, Deny Dotson (Christmas on the Comstock is this weekend.)

This award will be selected by the Storey County Director of Community Services, Community Development, and the Virginia City Tourism Commission. It will be awarded to a business or organization that has shown significant achievements or have made significant contributions to the residents of Storey County.

Standard criteria for the Awards:

The selection committee will consider performance and achievement in any of, but not limited to, the following areas:

- Leadership and Entrepreneurship
- Product or Marketing Innovations
- Significant Business Achievement
- Sales and/or Employment Growth and Technological Advancement
- Excellent in Community Relations/Contribution
- Environmental Consciousness
- Customer Service and Reliability
- High Standard of Employee Relations
- Contributes to the Economic Health of Storey County
- Success in filling a marketplace need

Carl Kuttel, Virginia City Tours, has been a face of Virginia City and a teller of its history for over 27 years. Mr. Dotson presented the 2013 Business of the Year award to Mr. Kuttel. Pat Whitten commended his staff as well.

Mr. Dotson read resolution No: 13-387 into record.

Motion: Approve resolution 13-387, 2013 Community Service Award for Business of the Year,
Action: Approve **Moved by** Vice-Chairman McBride **by** Chairman Sjovangen

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

9. **DISCUSSION ONLY (NO ACTION):** Paul Kvam provided an update on efforts to bring natural gas service to Virginia City and Gold Hill. Southwest gas is interested in coming up if it is economically viable. If Comstock Mining can be brought in, they will definitely be swayed. The school district also uses a lot of propane. They still need some numbers on residential use. They will need a trench from highway 50 and could share with a water line. The routing is tough, but they can put numbers together once they have the residential numbers. They need to come up with the most direct route with the easiest digging, avoiding blasting. There will be competition with the propane providers as well as NV Energy.

Chairman Sjovangen asked what Mr. Kvam thinks may happen with the Propane pushback. Mr. Kvam feels it may work toward lowering prices in the area. Mr. Sjovangen also asked how much of the Moundhouse area is on Natural Gas. He didn't know, but he had asked Southwest Gas if they could connect to the end of their system, but they said no as there is not enough pressure. We would have to connect to the Piute line.

Mr. Kvam explained that there will be a surcharge, but there will still be a significant savings even with it. Pat Whitten asked what the rates are now. Mr. Kvam said it was at \$.80 and has gone up to about \$1.00. Mr. Whitten said he just argued with Amerigas over \$3.56 per gallon for propane.

Marshall McBride asked about acquiring utility right of way or could we use existing right of way under NV Energy or NDOT. NV Energy and Southwest Gas both have departments that handle right of ways. Pat Whitten mentioned that the county owes Mr. Kvam a big debt of gratitude for his volunteerism on this project.

10. DISCUSSION/POSSIBLE ACTION: Public Hearing to extend the Storey County Infrastructure Tax and approve the plan of projects to be funded by the tax.

County Manager Pat Whitten said that as Lance Gilman was suddenly called back to Washington DC, he has asked that we continue with the hearing and public comment and defer any decisions until he is back in January.

Nicole Barde, Virginia City Highlands Resident would appreciate more information. She wants to know how much was in the last fund, what was it spent on, and was there any overlap with it and the capital projects fund. Is part of this infrastructure fund going to be to construct and physically deal with the tunnel, the depot, and other things, or is part of it going to be going toward interest and principle on the bond we just floated?

Pat Whitten said that they were just hearing public comment right now, but that there is no intent to pay bond principle and interest from this account where you see V&T Depot Purchase, V&T restoration, and Gold Hill restoration. He also clarified that this is not a new tax, but a refreshment of a tax that has been on the books for quite some time. Getting you the list should be quite easy and Comptroller Hugh Gallagher can take care of that. We had a list that has been expired and now it is time to build a new list for use of that same tax. He also answered Ms. Bard that there is no carry over in terms of projects, but in terms of money absolutely.

Ms. Barde also questioned the title of the fund as "Infrastructure Capitol Projects" which seems to be a blended title that creates a grey area. Pat Whitten clarified that the board has adopted a plan for expenditures out of the "Infrastructure Special Revenue" fund, so there is no reference to Capitol fund and that they intend to rely on the V& T Rail commission for payment on any bond indebtedness.

Dale Beach, Storey County Resident is upset that this was put on the agenda and the general public has no idea what it is. He would like to have copies of materials given to Ms. Bard. Upset that they got two street lights and no erosion control in the last ten years. He feels Mark Twain is not getting its share and they need more details.

Comptroller Hugh Gallagher said he would get Nicole and Dale exact details, and explained that this plan began in 2002 for a new roof on one of the schools of about \$300k, another for about a \$20k repair on one of the schools, and the repair of some water lines. That plan has been completed, so consequently we now are trying to put another plan in place. In conjunction with that, Bob Morris is making an attempt to clean up some of the language so that we may move forward with less ambiguity. He went on to explain the some of the funds and their different functions and how they may be used for interim financing.

Pat Whitten explained that the activity in TRI causes spikes in the income for this account. He also explained that this is a list of dream projects and they each need to be discussed. He went through the list and briefly explained each one. He said that they are willing to listen to proposals concerning erosion control and they just need to be presented.

Bob Morris asked that if the motion is continued to a date certain of January 7th. Pat Whitten asked it to go out to January 21st to give them more time to gather information.

Motion: Continue the public hearing to extend the Storey County Infrastructure Tax and approval of the plan of projects to be funded by the tax to January 21, 2014, **Action:** Approve **Moved by Vice-Chairman McBride by Chairman Sjovangen**

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

11. DISCUSSION/POSSIBLE ACTION: First reading of Ordinance 13-251, an ordinance amending Storey County Code Chapter 3.12 to identify sales tax components, moving the Tourism Promotion tax from chapter 3.56 to chapter 3.12, to add a provision to update the purpose for the proceeds of the infrastructure tax, and providing for other properly related matters.

Deputy District Attorney, Robert Morris said that one of the things this ordinance does is to bring the code in 3.12 up to what is current in the NRS. Pat Whitten wants it to be clear that since the infrastructure plan is embedded in this ordinance that there will be changes between the first and second readings in that area specifically. He also would like to be sure that the work is done on the list updates. He wants to schedule a workshop as part of the meeting on January 7th to do so.

Motion: Approve First reading of Ordinance 13-251, an ordinance amending Storey County Code Chapter 3.12 to identify sales tax components, moving the Tourism Promotion tax from chapter 3.56 to chapter 3.12, to add a provision to update the purpose for the proceeds of the infrastructure, and providing for other properly related matters. **Action:** Approve **Moved by Vice-Chairman McBride by Chairman Sjovangen**

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

12. DISCUSSION/POSSIBLE ACTION: Interlocal agreement between Storey County and the VCTC for County Services, resolution 13-384 – **Continued at the request of the Chairman during the approval of the Agenda.**

13. DISCUSSION/POSSIBLE ACTION: Requested by Mark Joseph Phillips: Shall the Board of County Commissioners be increased to five members, pursuant to NRS 244.011 (1)

Mark Joseph Phillips, Storey County Resident would like the item continued.

County Manager Pat Whitten – Going to five commissioners does not automatically give Gold Hill or Mark Twain their own commissioners. It is dependent on redistricting. The cost involves salary and benefits and can be anywhere from \$88k to \$110k not including additional staff that may become

necessary, conference expenses, travel, etc. He continued to present numbers on representation based on census and voter registration. He has further research information comparing other districts as well.

Dale Beach, Storey County Resident feels he will have more representation by having his own commissioner from his own neighborhood. He wants to see voting separated into districts instead of county-wide.

Kris Thompson asks the commission to decline this proposal due to the added expense as well as the scope of representation. One for every 1500 residence seems very good. What makes this county strong is the responsiveness of the small government.

John Miller does not believe we need the extra commissioners. He feels all the commissioners have helped the River District. If the people want representation, they need to come to the meetings and voice their opinions as a group.

Scott Jolcover, Storey County Business Owner and Landowner, read a letter from Corrado DeGasperis:

Dear Sirs,

I would first like to commend you all on serving the County in the engaged, effective manner that you always have. I have publically stated, on many occasions, that Storey County seems to have the people, the care and the capability to effectively govern an incredibly diverse, dynamic economy and community. It has effectively reinvented itself and is responsibly developing itself toward a sustainable future while always attending and protecting the unique qualities of life in the County amidst such great diversity.

Sadly, many governmental entities have not had similar effectiveness. I believe one of the reasons is that the County is small in population but large in opportunity and the people repeatedly elect competent, vested leaders who care about its future.

Considering this success, I believe changing the number of commissioner seats to five, from the current three, especially when the Planning Commission has been so effective and engaged, with a larger makeup of 7, would not only add complexity and cost, but it could meaningfully retard the progress so nimbly being made. We have strong representative and engaged government. Why change something so effective?

By comparison, Lyon County currently has 1 commissioner for every 10,000+ citizens and Storey County has 1 commissioner for every 1,500+ citizens and 1 commissioner for every 950+ voting citizens!! I would not be supportive of such a change.

*Kindest Regards,
Corrado DeGasperis*

Mr. Jolcover feels it is disingenuous of Mark to refer to "the people" of any one area when he speaks. Those people need to come speak if they have something to say. The people need to elect the person

they want sitting in your seat to represent them. If it isn't broke, don't fix it.

Clay Mitchell, Gold Hill Resident, would encourage the community to continue to look at the subject and responsiveness of government. He does not support the proposal, but would like to continue the conversation for the future.

County Manager Pat Whitten has submitted an attached letter expressing his position against the proposal and pointed out the potential for divisiveness and acrimony in the public governance process. He also read Lance Gilman's letter expressing his position against the proposal into the record.

Vice-Chairman McBride expressed his position against the proposal.

Chairman Sjovangen expressed his position against the proposal based on population and land mass area to manage. He prefers to put money to better use in specialized positions such as Senior Planner/Administrative Officer Austin Osborne, and Fire Chief, Gary Hames. The three current commissioners all represent the entire county at large. We attend every meeting of importance, which wasn't always true in the past. We sit on more boards and committees across the state and the nation than many other county commissioners. We take our jobs seriously. There were two seats available in Mark Twain and one in Gold Hill that no one ran for. The same goes for women on the commission. A name has to be put on the ballot. My opinion is that there is no appetite for five commissioners because no one is here to argue intelligently for it. As far as getting things done in your community, it really helps us if you make us a clear concise list of what needs to be done in writing.

Dale Beach thinks people don't come to the meetings because they have to work. He accused Lance Gilman of hand-picking five people for the neighborhood committee that was supposed to be for the county, and is now a community center committee. Pat Whitten explained that Commissioner Gilman did not appoint the Mark Twain community center group. It was properly agendized and brought up in a public meeting and voted on by the board. Mr. Sjovangen explained that it is a private group like any other community center group.

Mark Joseph Phillips, Storey County Resident accepts the challenge to form a political action committee and get 600 signatures to address the proposal within six months.

No motion made.

14. PUBLIC COMMENT (No Action)

Dale Beach, Storey County Resident - would like Richard Bacus to help with determining the drainage problems. Chairman Sjovangen asked again for him identify the problem and put it in writing and turn it over to public works. District Attorney, Bill Maddox suggested that he ask Richard Bacus to help him.

Kris Thompson wanted to note that Lance Gilman was the driving force in turning that facility over for public use. The complaint to the Secretary of State by Mr. Phillips has been dismissed. He re-read a letter previously read into record.

Marilee Miller, River District Resident defended and commended the board of the community center.

Mark Joseph Phillips, Storey County Resident - on the subject of financial disclosure statements, the County Clerk's office has just published their list of appointed officers who need to file. He congratulated three new appointed officers, Senior Planner/Administrative Officer Austin Osborne, Community Services Director, Deny Dotson, and Jeff Nevin, with an appointment at the school board. I did waive my right to confidentiality in regard to my complaint to the Election Integrity board concerning Lance Gilman when I put my complaint on record here and with the newspaper. He asked who owns Piper's Opera House. Bill Maddox said the school board has taken it over for their liberal arts functions.

15. BOARD COMMENT (No Action - No Public Comment) Heard following item 7 at the request of the Chairman

16. ADJOURNMENT

The meeting was adjourned at the call of the Chairman at 12:59pm

Respectfully submitted,

By Vanessa Stephens
Vanessa Stephens, Clerk-Treasurer



Storey County Board of County Commissioners

Agenda Action Report

Meeting date: January 21, 2014

Estimate of time required: 5 min.

Agenda: Consent [] Regular agenda [X] Public hearing required []

1. **Title:** Approval of minutes for January 7, 2014

2. **Recommended motion:** Approve minutes as submitted.

3. **Prepared by:** Vanessa Stephens

Department: Clerk & Treasurer

Telephone: 775 847-0969

4. **Staff summary:** Minutes are attached.

5. **Supporting materials:** Attached.

6. **Fiscal impact:** N/A

Funds Available:

Fund:

_____ Comptroller

7. **Legal review required:** N/A

_____ District Attorney

8. **Reviewed by:**

VS Department Head

Department Name: Clerk & Treasurer

Rlu County Manager

Other agency review: _____

9. **Board action:**

☐ Approved

☐

Approved with Modifications

☐ Denied

☐

Continued

Agenda Item No. 6



STOREY COUNTY COMMISSION MEETING

TUESDAY, JANUARY 7TH, 2014 10:00 A.M.

DISTRICT COURTROOM
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

MINUTES

BILL SJOVANGEN
CHAIRMAN

BILL MADDOX
DISTRICT ATTORNEY

MARSHALL MCBRIDE
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

VANESSA STEPHENS
CLERK-TREASURER

Roll Call: Chairman Sjovangen, Vice-Chairman Marshall McBride, Commissioner Gilman, District Attorney Bill Maddox, Clerk & Treasurer Vanessa Stephens, Comptroller Hugh Gallagher, Community Development Director Dean Haymore, Public Works Director Mike Nevin, Fire Chief Gary Hames, Emergency Management/Grants Cherie Nevin, Community Services/Tourism Deny Dotson, Sheriff Gerald Antinoro and Government Affairs Director Greg "Bum" Hess

1. CALL TO ORDER AT 10:00 A.M.

The meeting was called to order by the Chair at 10:03am

2. PLEDGE OF ALLEGIANCE

The Chair led those present in the Pledge of Allegiance

3. DISCUSSION/POSSIBLE ACTION: Approval of Agenda for January 7, 2014

Chairman Sjovangen asked that item "M" under the first reading of Business Licenses read "Mustang Ranch Mercantile."

Mark Joseph Phillips, Storey County Resident - Agenda item 15, board comments, is placed in the middle of the meeting. I refer to the minutes of the meeting of September 3, 2013. Item number 8 was approval of placement of general public comment to immediately precede board comment.

Motion: Approve the agenda for January 7, 2014, **Action:** Approve **Moved by** Vice-Chairman McBride **Seconded by** Commissioner Gilman

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

4. ELECTION OF CHAIRMAN AND VICE CHAIRMAN TO THE STOREY COUNTY BOARD OF COMMISSIONERS FOR THE TERM OF ONE YEAR Pursuant to Storey County Code 2.04.008

Chairman Sjovangen nominated Vice-Chairman McBride to serve as Chairman.

Motion: Elect Marshal McBride as Chairman of the Commission, **Action:** Approve **Moved by** Commissioner Sjovangen **Seconded by** Commissioner Gilman

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

Chairman Sjovangen nominated Commissioner Gilman to serve as Vice-Chairman

Motion: Elect Lance Gilman as Vice-Chairman of the Commission, **Action:** Approve **Moved by** Commissioner Sjovangen **Seconded by** Commissioner McBride

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

5. APPOINTMENTS TO SERVE ON STATE, COUNTY AND REGIONAL BOARDS

1. Safety Committee - To be determined by Safety Committee (was Shannon Gardner) - Chair; Vanessa Stephens - Vice Chair (Remains the same)
2. Legislative Representative - Bill Sjovangen with all others, including staff as needed
3. Historic Fourth Ward School and Museum Board - Bill Sjovangen (Remains the same)
4. NACO - Bill Sjovangen with Austin Osborne as secondary (Remains the same)
5. Nevada Works - Lance Gilman with Austin Osborne as secondary (Remains the same)
6. Virginia City Senior Center - Cherie Nevin (was Maggie Lowther)
7. Lockwood Senior Center - Lance Gilman, Cherie Nevin and Maggie Lowther (adding Cherie Nevin)
8. St. Mary's Art Center - Bill Sjovangen (Remains the same)
9. Western Nevada Development District - Dean Haymore (Remains the same)
10. Carson Water Sub conservancy District - Austin Osborne (Remains the same)
11. State Land Use Planning Advisory Council - Austin Osborne with Dean Haymore as secondary (Remains the same)
12. Natural Resources Conservation District (USDA) - Dean Haymore (Remains the same)
13. Truckee River Flood Management Authority (Technical Advisory Committee) - Lance Gilman with Austin Osborne and Dessie Redmond as alternates (Adding Dessie)
14. Comstock Historic District - Marshall McBride (Remains the same)
15. Nevada Commission for the Reconstruction of the V& T Railway - Bill Sjovangen (Remains the same)
16. Virginia City Tourism Commission - Bill Sjovangen (Remains the same)
17. Oversight of Fire and Public Works - Marshall McBride (Remains the same)
18. Economic Development - Lance Gilman (Remains the same)
 - a. EDAWN - Lance Gilman
 - b. NNDA - Lance Gilman

Dale Beach addressed his concerns regarding appointment 6 and 7 in that there were three people doing the same job as one. With number 17 he suggested a meeting for the public to address concerns over what they feel they are not getting out of these two agencies. He also suggested removing some director positions in order to put money into the community. Vice-Chairman Gilman stated he is appointed to the Lockwood Senior Center due to it being within his district. Pat

Whitten explained that Marshall McBride does not "supervise" these agencies, but serves as a point of contact for him with these agencies.

Jennifer Millsap Barnes – The third Wednesday of every month at 6:30pm there is a meeting in Mark Twain community center to allow the public to bring their concerns to the board. This may be a better option than ranting and raving at the commission meeting.

Motion: Approve appointments to serve on state, county and regional board's **Action:** Approve
Moved by Vice-Chairman Gilman **Seconded by** Commissioner Sjovangen

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

Pat Whitten stated for public record Mike Nevin serves on the Carson Truckee Conservancy, which is an appointment by Governor Sandoval.

Chairman McBride also clarified that although he is appointed by this board to the Comstock Historic District, that that is also a gubernatorial appointment.

6. **DISCUSSION/POSSIBLE ACTION:** Approval of Minutes for August 20, 2013

Motion: Approve minutes of August 20, 2013, **Action:** Approve **Moved by** Commissioner Sjovangen **Seconded by** Vice-Chairman Gilman

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

7. **DISCUSSION/POSSIBLE ACTION:** Approval of Minutes for September 3, 2013

Motion: Approve minutes of September 3, 2013, **Action:** Approve **Moved by** Commissioner Sjovangen **Seconded by** Vice-Chairman Gilman

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

8. **DISCUSSION/POSSIBLE ACTION:** Approval of Minutes for October 1, 2013

Motion: Approve minutes of October 1, 2013, **Action:** Approve **Moved by** Commissioner Sjovangen **Seconded by** Vice-Chairman Gilman

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

9. **DISCUSSION/POSSIBLE ACTION:** Approval of Minutes for October 15, 2013

Motion: Approve minutes of October 15, 2013, **Action:** Approve **Moved by** Commissioner Sjovangen **Seconded by** Vice-Chairman Gilman

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

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.)

10. Claims - For possible action approval of Payroll Check date 12/06/13 for \$461,149.80, 12/12/13 for \$10,549.23, 12/20/13 for \$338,046.18 and Accounts Payable date 11/27/13 for \$175,763.02, 12/05/13 for \$625.71, 12/13/13 for \$402,380.48 and \$3,086.00 and 12/17/13 for \$186,496.84 and \$8,033.39
11. For possible action approval of updated MOU between the Storey County Fire Protection District and the Virginia City Highlands Property Owners Association.
12. For possible action approval of Administrative Policies and Procedures - Travel Policy Mileage Rate
13. For possible action approval of Licensing Board First Reading:
 - a. AUSENCO PSI, LLC - Contractor/1320 willow Pass Road, Concord, CA (Engineer)
 - b. PROTECH COATINGS - Contractor/9911 South 500 west, Sandy, UT (Contractor)
 - c. NEVADA TRAVEL CONNECTION - Home Business/399 Wild Horse Canyon, Sparks (Travel Agent)
 - d. FRONTIER CRANE - Contractor/3445 Golden Valley, Reno (Crane Rental Service)
 - e. DESERT AIR, LLC - Contractor/1995 Boise Drive, Sparks (HVAC Contractor)
 - f. R.F. MACDONALD CO - Contractor/8565 White Fir St., Reno (Boiler Sales & Service)
 - g. CROWN BEVERAGES, INC. - General/600 Spice Island Dr., Sparks (Beverage Distributor)
 - h. TAHOE RENO INDUSTRIAL CENTER, LLC - Developer/420 USA Pkwy, TRI
 - i. SOUDRONIC, LIMITED - Contractor/465 North State Rd, Manor, NY (Can Manufacturer Machinery)
 - j. ARROW CONSTRUCTION - Contractor/100 Ave of the Couleurs, Rainbow Bend
 - k. PORT OF SUBS (WALMART) - General/2155 USA Parkway, TRI
 - l. MUSTANG RANCH EMPORIUM, LLC - General/5 N C Street (Restaurant & Retail) VC
 - m. MUSTANG RANCH MERCANTILE, LLC - General/ 62 N C Street (Retail) VC
 - n. EUCLID CHEMICAL COMPANY - Contractor/3735 Green Rd., Beachwood, OH (Concrete Supplier)
 - o. COMSTOCK VISIONS, INC. - Nonprofit/150 North Summit (Event Promotion) VC
 - p. HEATTEK, INC. - Contractor/PO Box 347, Ixonia, WI (Can Equipment Installation)
 - q. TRINITY ALARMS, INC. - Contractor/660 Buckskin Drive, Fernley (Alarm Installer)
 - r. MOUNTAIN FOAM & COATING - Contractor/305 Highway 395, Washoe Valley (Contractor)
 - s. MINDEN HEATING & AIR - Contractor/2701 Gordon Avenue, Minden (HVAC Contractor)
 - t. STERLING PRODUCTS, INC. - Contractor/1100 East Woodfield, Schaumburg, IL (Equipment Installation)
 - u. AEC, INC - Contractor/1100 East Woodfield, Schaumburg, IL (Equipment Installation)
 - v. RAPID CONSTRUCTION - Contractor/3072 Research Way, Carson City (Contractor)
 - w. AFFORDABLE FILTRATION - Contractor/999 Ridgeview Drive, Reno (Water Filtration)

END OF CONSENT AGENDA

Vice-Chairman Gilman abstained from the vote due to having interest in two of the licenses.

Motion: Approve consent agenda for January 7, 2014 with correction item M to read Mustang Ranch Mercantile, **Action:** Approve **Moved by** Commissioner Sjovangen **Seconded by** Chairman McBride

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

14. DISCUSSION (No Action – No Public Comment): Committee/Staff Reports

Fire Chief Gary Hames

- We have a *Safer* grant that established some recruitment funds and is going very well. We have between 9 and 11 new volunteers in the pipeline.
- On February 6th, contingent on State approval, we will be starting an EMT basic course for our Volunteer Fire Department.
- We have exhausted the hiring list through the consortium. With that, we are advertising for reserve firefighters in the newspapers currently.
- We are working with the Division of Forestry on fuel reduction projects. We've had our own internal grant for this and will be doing some work on the corridors of the One Acre Association. We are also working with NDF to do some reductions of dead and dying fuels in Six-Mile Canyon and along Lousetown Road.
- We are working with the comptroller to apply for the USDA Engine Replacement which will hopefully be on the next meeting's agenda.

Community Services/Tourism Deny Dotson

- Looking at the quarter cent tax that the VCTC is partially funded by, for the first four months of August through October we are over \$12k up compared to a year ago. Last year we came in for the year at about \$170k and budgeted for \$150, so it is a good start to the fiscal year.
- As we plan the 2014 special event calendar, we just finished the draft of the rack card showing our list of events in Virginia City. (He handed a copy to the commissioners).
- We are also working in small meetings and groups to help fill the void between Monday and Thursday throughout the year. Staff is putting together a presentation for the VCTC board on this coming Thursday that will unveil our plans for that.
- We are also putting together our budget for 2014-15.
- We will be hosting a Merchants' Mixer at the Crystal Bar on January 16th at 5:30pm.

Community Chest Pam Abercrombie

- We had a very successful fundraising event for the library and would like to thank the commissioners and staff for helping us to double our match to the grant. Since that, we have increased the budget by about \$2600, bringing our total budget to \$49,693. We do have the position for the librarian posted at 30hrs per week, and have had three applications and are looking for more in order to get someone qualified with library experience. We've received a grant from the Leonette Foundation. We asked for \$20k and

received \$2k, but it still helped our budget. Pam then presented some stats on the library and its usage that she hopes will improve with the hiring of a librarian.

- "A Treasure Chest for Community Chest" fundraiser was held and pulled in quite a few donations for our youth program. The library received an E-Reader and a color printer (saving us trips to Kinko's). The children's' counseling program received quite a few counseling tools. The food program as well as the pre-school program also received quite a bit.

Public Works Director Mike Nevin

- The ARV (air release valve) project on the water line from Lakeview to Virginia City is 100% complete. The final inspection was conducted by representatives of Farr West Engineering, Coon's Construction and I on December 18, 2013. There were a few very minor items that needed to be addressed resulting from the final inspection. A couple of bolts and a plumbing fitting needed tightening. These were corrected the same afternoon. The final hold out payment of 10% has been approved and paid to Coon's Construction. We noticed that the pressure has remained constant, and it is working as designed.
- You will notice that new or replacement "NO PARKING ANYTIME" signs have been installed at B Street intersections. These include the intersections of B and Taylor, B and Union and B and Sutton streets. Some are additional and some replaced with what the no parking zone actually means. It was necessary to install these as our snowplows were having difficulties maneuvering these intersections during winter storms.
- During the couple of early storms that we did see in early December we experienced a couple of significant equipment breakdowns. Our main Virginia City snowplow lost a power steering unit and our main brine truck for TRI had to have the front end replaced. These two repairs affected our equipment maintenance budget by about \$5,000.00.
- As indicated by representatives of the BLM during a planning commission meeting back in November, we expect the BLM to be issuing final approval for the land transfer of the property occupied by the wastewater treatment plant by the end of this week. The final phases of the environmental sensitivity analysis are being completed and it is our hopes that the project for the new wastewater plant may finally be getting close to going to bid.
- While the weather cannot decide if it is winter or spring it gives us an opportunity to commence some spring type work in the Industrial Park. Crews will be out there all this week cleaning and eliminating built up tumble weed deposits along the guardrails, culverts and drainages. We have also replaced over 30 damaged road guide posts and markers and if the weather holds next week we will be doing some additional crack sealing along portions of USA Parkway from Waltham Way to Denmark Drive.
- As a result in the recent changes with board of directors seats on the VCHPOA positive working relationships are beginning to immerge. The new VCHPOA president, Jay Carmona and I meet to go over operations of mutual interests to both organizations. He was appreciative of the insight I provided on what we do and how we function. Hopefully with a somewhat new board out there we are off on the right foot in the hopes of building a productive working relationship.

Adam Robello Chairman of the Mark Twain Community Center

- We are hoping to get a Facebook page going for the center this month.
- Last month we had a Christmas dinner that went well with about 50 in attendance.

- We will discuss other things coming up in our meeting on the third Wednesday of the month.

Emergency Management/Grants Cherie Nevin

- The Six Mile Canyon FEMA mitigation grant for storm drainage improvements that was started back in 2009 is finally moving forward. We are waiting for funds to be available, which will be after February when Congress approves a budget. We are working with Chief Hames to combine efforts of our two grant programs.
- The CDBG grant applications for Canyon GID and the VC Senior Center will be hand delivered this afternoon.
- Access to Healthcare Network, a non-profit organization connecting Nevadans who need affordable healthcare with providers and services, has been making visits to both Senior Centers both in Virginia City and Lockwood. I have contact information for them for anyone who needs it. We are also working on getting them to the Mark Twain area as well as the Highlands.

County Manager Pat Whitten believes this is also a great opportunity to re-introduce the NACO prescription and dental programs. Chairman McBride said that they have not yet received the literature on the dental program yet, but there is another program for professional services they can look into as well. This should be very informative and helpful not only for the public and the commissioners, but also for the department heads.

Comptroller Hugh Gallagher

- At the next meeting we will embark on a project that has never been done before. In the spirit of disclosing as much as we can to the public, we are going to go over the unaudited financial statements and related budget for the first 6 months of the fiscal year ending December 30, 2013.
- Would like to remind our elected and appointed officials that there is a financial disclosure statement due January 15, 2014. If anyone needs assistance with it they can go to the website or come to us.
- This Friday we will be meeting with the Department of Taxation regarding the proper collection and distribution of sales tax for the industrial park, Lockwood, Mark Twain, and the Highlands. We need to work with them to get our proper portion of collected taxes. Internet sales are now charging sales tax. It's important for the Highlands especially; to be sure they are being charged the Storey County rate and not the Washoe County rate.

Marshall McBride also noted that there is Federal Legislation pending on gross sales of over a million dollars that will be significant as more and more internet business is being done as opposed to bricks and mortar that is short-changing local governments from collecting sales-tax.

Administrative Officer/Senior Planner Austin Osborne

- This is the year we will be opening collective bargaining for two of our unions, and a portion of AFSME's union. The Fire union discussion has started. He has completed an analysis of all the county benefits compared regionally (Washoe, Lyon, Douglas, Carson City).
- It is also time for healthcare bidding which is non-union based. We are going through the process of determining what providers and benefits will be available and at what costs.

We should know what we are looking at in about a month. There is an insurance benefits committee that has already met once that is for employees to come up with ideas to make benefits better and keep costs under control. RFP has been posted for an insurance brokerage firm as well.

- Comstock Mining requested a zone and master plan change from suburban residential to low density rural residential on 80 acres immediately south of Silver City in Lyon County which was unanimously approved by their board. This will allow Comstock to do exploration in that area and apply for a special use permit in the future for mining operations.
- The Planning Commission meeting is scheduled for January 16th at 6pm. There will be a presentation by Dessie Redmond on *form-based* planning which instead of segregating uses, looks at the types of uses and how they work together and which can be integrated with our current zoning ordinance. Also, there will be discussion with no action on the potential for developing a county wide residential growth limitation ordinance.
- I will be coordinating with Gary Hames' fuels reduction program on noxious weed treatment in Six and Seven Mile Canyons as well as Virginia City and Gold Hill to be sure that we are not spraying weeds designated for fuels reduction.

Community Development Dean Haymore

- He recognized Shannon Gardner and Stacey Bucchianeri. Every five years we are audited by FEMA and ISO. FEMA audited us on the CRS flood reduction program which was completely revamped this year. We were the only county in the state to continue our rating of seven without losing points. What that means to the Rainbow Bend residents is a 15% rate reduction in their flood insurance. We also just completed an ISO five year rating which rates the fire department and the building department. The building department received a rating of 2 out of 10 with 1 being the best and 10 being the worst which is the highest of any small county in the state of Nevada.
- As of yesterday another new company started moving into a 525k sq. ft. facility that started construction June 30th of this year. So in less than six months, we have another company that will create 240 new jobs.
- A major can manufacturing plant is under construction. I will begin meetings with contractors from all over the world tonight that will be coming in to install 62 million dollars' worth of equipment. This is one of the reason you are seeing so many business licenses issued to companies from all over the world and the US. So we are pleasantly busy and expecting to do another couple million sq. ft. of businesses starting right off in this New Year.

Sheriff Gerald Antinoro

- Holidays were uneventful from the Public Safety perspective.
- Last meeting he mentioned the coroner's budget. Unfortunately we continue have residents pass away under questionable circumstances. The expenses are now at 200% of budget.
- The aging fleet is starting to have problems. A couple vehicles need front-ends rebuilt, and suspensions and four-wheel drives are not cheap. Also, there are a couple of transmission problems.

- The jail fund needs to be resolved before budget is discussed. I've read the supporting document on item 20 of today's agenda and still don't know where that is going, so we need clarification.
- On the 28th the Highlands HOA did their annual road closure to maintain their private road status. Commissioner Sjovangen asked if all of Lousetown was closed from the intersection of SR341. Sheriff Antinoro was not sure of the details on it, but there have been no specific questions and they did meet the spirit of the law.

District Attorney Bill Maddox

Mr. Maddox Introduced Anne Langer as the new Deputy District Attorney. Ms. Langer provided a history of her experience from the gallery. District Attorney Maddox explained she will be doing the criminal cases for the next couple of months allowing him to focus on the civil matters.

County Manager Pat Whitten

Mr. Whitten expanded on the subject of internet tax, and reminded appointed and elected officials that ethics filings are due along with financial filings on January 15th. There may not be a March 4th meeting as the Board and Manager will be in Washington DC. He thanked Deny Dotson and a small committee for their work on the Gold Hill Train Depot. He also thanked Commissioner Sjovangen for his service as Chairman.

15. BOARD COMMENT (No Action - No Public Comment)

Commissioner Sjovangen

- NACO (Nevada Assoc. of Counties) has filed a Federal Lawsuit against BLM for non-enforcement of the Wild Horse and Borrow Act of 1971. They are asking that the BLM lives up to what was originally written with regard to proper management of the horses, recognition of farmers' and ranchers' water rights, conducting proper herd counts and other things. The Nevada Cattlemen's Association and some of the wild horse activists groups are supporting and working with us.
- He has attended two or three meetings concerning sage grouse and their potential of being listed as a federally threatened or endangered species, or if it will be up to the states to manage. There is a potential issue if they are listed that might require additional work be done before building. Senators Heller and Reed are opposed to the listing and have introduced a bill draft that asks that about 1.5 million acres be set aside as a wilderness area for sage grouse.
- Community Grant program proposal has been sent to Cherie Nevin and Pat Whitten. He has asked for \$40,000 in next year's budget that could accumulate. Projects would have to be allowed by NRS and benefit the community at large.

Chairman McBride

- Bob DuFresne passed away last week. He played High School basketball in Virginia City and worked for and retired from NDOT. He was a member of the Jeep Pose and active in community service. He is preceded in death by his wife, Lorraine, who was a very good friend of mine and worked for the County for many years. They had three children, two of which currently work for the County. Rob is a fireman, Johnny works for the water department, and Kelli also lives locally.

Vice-Chairman Gilman

- He and Mr. Hess went back to Washington DC to work on funding for the USA Parkway project to move the roadway and connect to HWY. 50. For the last two years there has been an environmental study underway which will be completed around the first of February and has resulted in a positive report. The next step is to have FHWA (Federal Highway Assoc.) review and validate that report. With that in hand we may go on the state STIP (State Transportation Improvement Projects) for construction and move to the next phase, design, which could take six months to two years. FHWA decided they would not review the report until all the funding for the roadway was identified. Well the folks in Washington can't identify funding until you are on the state STIP. Mark Amodei stood very tall for us and immediately made meetings with FHWA and NDOT during the holidays and made progress. I also expect good word from Mr. Reed's office this week.

Chairman McBride called a recess at 11:14am; the meeting was called to order at 11:40am

16. DISCUSSION (No Action): Update from Executive Director Gary Longaker on Nevada Rural Housing Authority and the Home at Last programs.

Gary Longaker provided the annual report to the Board for review. He discussed the Nevada Rural Housing Authority and its functions and projects as well as the housing study and brochure included the packet.

Commissioner Gilman asked how this program fits in with the Disabled Veterans and Native American housing loan programs. Mr. Longaker explained there is currently planning with Douglas County for building a Veteran's facility. Pat Whitten expressed how satisfying it is to have these programs to help our citizens. www.nvrural.org is a great resource.

17. DISCUSSION (No Action): Workshop on whether to extend the Storey County Infrastructure Tax and the plan of projects to be funded by the tax.

Mr. Gallagher thanked the Board for holding the workshop. He has been through the history of the expenditures since 2002, which have been basically water tanks and school projects. He reviewed the history of the NRS that applies to this infrastructure tax and governs the allowable projects. He reviewed the list of proposed infrastructure expenditures and recommended that staff come back with comments regarding priorities. Some of these projects can be done in other venues, such as the budget process and capital projects, but with the industrial park, he believes it must be done because it is a lifeline and the infrastructure process may be too slow.

County Manager Pat Whitten wanted everyone to keep in mind that with the potential to purchase and restore the Train Depot in Virginia City and Gold Hill, there is a pending dispute on the money owed us by the rail commission. These are things to consider, but they are just options for this list and we need to consider priority of each of these projects as they come in and out of this list. He whole-heartedly agrees that the roads in TRI need to be fixed.

Nicole Barde, Highlands resident, wants to know what process will be used to prioritize these projects as some are county and some are community based. Pat Whitten explained that the annual budgeting process (tentative and final) would be used by staff to determine priorities.

Lance Gilman noted that it will be an ongoing process as things change to re-prioritize as grant funds become available, or emergencies happen. Commissioner Sjovangen agreed that public input is important. Lance Gilman said he sees these items as place-holders and collecting revenue is also part of it. Pat Whitten re-iterated that the budgeting process works with the staff meeting twice a month to discuss all these things.

Dale Beach, Storey County Resident likes the list, but wants to see someone come to Mark Twain to research the drainage problem and present a plan. He complained that he is still waiting for action on a \$100 water stand in the park. He wants to see a workshop in Mark Twain. Lance Gilman asked Dale if he had an infrastructure suggestion. He said he has problems with the ditches that flood and it is being ignored. He also has problems with some of the signage. Mr. Gilman referred to the last meeting where it was suggested he call Richard Bacus to help him. Mr. Beach felt a week wasn't enough to do all the research on it. Mr. Gilman again asked him to compose a list of his concerns for them to review. Mr. Beach is concerned that he doesn't have the expertise to provide the detail needed, but the commission again explained that this is a workshop and that they are only looking for his list of concerns in writing. Mr. Beach would rather the workshop was held in Mark Twain.

Jennifer Millsap-Barnes stated that a drinking fountain Mr. Beach is asking for does not cost \$100, but \$2450. This is why we need you (Mr. Beach) to submit a list so we know what is being requested in each community.

Mark Joseph Phillips, Storey County Resident thought that the DA/Sheriff Building purchase was already paid off. This is the first he's heard of the Justice Court Building purchase for \$450,000. He feels this building is working fine for the purchase. County Manager Pat Whitten was glad to have the opportunity to explain that they have been looking into the problem of running two courts out of a very small office for over a year. He reiterated that this is a place-holder for an item to be discussed, and there may be solutions that come up for a lesser cost.

Pat Whitten mentioned that missing on the list is \$25,000 for Painted Rock for necessary maintenance and safety issues with the bridge.

District Attorney, Bill Maddox added that this list is a necessary part of the ordinance and must be there to pass it. It is not set in stone, but it must exist.

18. DISCUSSION/POSSIBLE ACTION: Inter-local agreement between Storey County and the VCTC for County Services, resolution 13-384

Deputy District Attorney, Robert Morris: This matter was continued by the Board to this date to allow the VCTC board to review the interlocal agreement. The VCTC has approved the agreement with a minor change to include the word "may". The Nevada Department of Taxation has expressed concerns with the process used by Storey County to rename its fair and recreation board from the VCCTA to the VCTC and how the fair and recreation board's funding and budget would work. After meeting with the department and discussing their concerns, the department requested that the county enter into an agreement with the VCTC about payment for county services for human resources, fiscal reporting and any other services.

Mr. Phillips objects to "shall" being changed to "may." At the last meeting he informed the VCTC that he couldn't find anything in NRS that requires the District Attorney to act as legal counsel for the board.

Nicole Bard, Virginia City Highlands Resident asked if VCTC is a stand-alone organization such as the fire department. She wants to examine other interlocal agreements to check for consistency and doesn't understand the need for such a detailed interlocal if they are part of the county. Deputy District Attorney, Robert Morris explained that the State sees it as a separate local government entity, but under the section that allows the county to create a fair and recreation board it is part of the county. We are doing this interlocal agreement at the request of the Department of Taxation. Nicole Bard still wondered about the organizational operation piece in the agreement as the VCTC operates under a board of directors. Mr. Morris explained that if we were to provide that service, the agreement allows us to bill for it. Pat Whitten explained that "operational oversight" means payroll, vouchers, budget items, phone systems and any number of things.

Comptroller Hugh Gallagher clarified that as a separate government entity they are a major financial component part and therefore may be combined in the county financial statements. This is a generally accepted accounting and governmental standard. This saves us a tremendous amount of money in the long run and gives us a good view of what the county position is.

Motion: Approve resolution 13-384 an inter-local agreement between Storey County and the VCTC for County Services, **Action:** Approve **Moved by** Commissioner Sjovangen **Seconded by** Vice-Chairman Gilman

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

REF. ITEM 14 STAFF COMMENTS

District Attorney, Bill Maddox interjected to staff comments:

Mr. Maddox explained that he does not typically do legal work outside his responsibilities as D.A., and is supposed to get commission approval to do so, but recently Saint Mary's Retreat and Art Center had a legal problem arise. They are not technically a subdivision of the county, but he brought it to the County Manager's attention and went ahead and represented them. Maybe a discussion may be agendized, but we have several local entities that we have associations with that are not technically political subdivisions of the County. In some cases we own the land and building such as Fourth Ward and the Senior Center and are run by 501C3s. In the future he will always bring it to the attention of the County Manager, and perhaps they can discuss the process further and formulate a more formal policy. County Manager Pat Whitten and Vice-Chairman Gilman both agreed that it is in the County's best interest to resolve legal issues quickly and efficiently for these entities especially when they operate on County owned property and perform services that directly benefit it.

- 19. DISCUSSION/POSSIBLE ACTION:** Approval Resolution 14-388 to approve Wells Fargo as the lender for a \$3,002,000 Interim Debenture for the purpose of building a new Wastewater Treatment Facility.

Mr. Gallagher stated this is a housekeeping item that has already been approved. Wells Fargo and the USDA have requested a resolution approving the loan.

WHEREAS, the current Wastewater Treatment Plant is obsolete and not in compliance with current standards and

WHEREAS, Storey County has contracted with the United States Department of Agriculture (USDA) to finance the cost of a new Wastewater Treatment plant that is estimated at \$5,314,794 of which \$3,002,000 will come in the form of a USDA Rural Development Loan and

WHEREAS, Wells Fargo has been selected as the lender for the \$3,002,000 Interim Debenture

THEREFORE BE IT KNOWN to all present that the Board of County Commissioners of Storey County hereby selected Wells Fargo Bank as lender for \$3,002,000 Interim Loan

Motion: Approve resolution 14-388 to approve Wells Fargo as the lender for a \$3,002,000 Interim Debenture for the purpose of building a new Wastewater Treatment Facility, **Action:** Approve **Moved by** Commissioner Sjovangen **Seconded by** Vice-Chairman Gilman

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

20. DISCUSSION/POSSIBLE ACTION: Approval of Comptroller's recommendations for corrective action regarding Certified Audit for the year ended June 30, 2013

Mr. Gallagher asked the board to approve the recommendations that will then go to the Department of Taxation. He has run it by them and they are in concurrence with the procedures proposed to solve the problems. Vice-Chairman Gilman requested that the accounting department develop procedures to handle areas where it indicates that they will "pay closer attention." He also wants to know plan and the source of repayment on item number 7. Hugh Gallagher explained that that would be one of the items that will be discussed in the next meeting when they go through the budgetary process. Pat Whitten clarified that discussions are in process for clarifying or eliminating the jail fund before the budgetary process is complete.

Motion: Approve Comptroller's recommendations for corrective action regarding Certified Audit for the year ended June 30, 2013 and that the Comptroller addresses the recommendation creating verifiable procedures that will be followed in implementing the actions, **Action:** Approve **Moved by** Vice-Chairman Gilman **Seconded by** Commissioner Sjovangen

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

COMMUNITY DEVELOPMENT AND PLANNING

21. FOR POSSIBLE ACTION, LICENSING BOARD SECOND READINGS:

- a. MATRIX LEADERSHIP, LLC - General/322 Bayhill Circle, Dayton (Consultant)
- b. NEOPOST USA, INC - General/478 Wheelers Farms Rd, Milford, CT (postage machine rental)
- c. BIGGE CRANE & RIGGING - Contractor/10700 Bigge St, San Leandro, CA (crane cont.)

- d. HIGHLANDS HOME REPAIR - Contractor/14500 Geronimo Trail, Reno (contractor)
- e. SIERRA CONVEYOR COMPANY - Contractor/1225 Nichols Dr, Roseville, CA (conveyor cont.)
- f. CANLINE USA - Contractor/6525 Commonwealth, Roanoke, VA (contractor)
- g. KAREN A COSTA - General/60 Horseshoe Circle, Reno (auctioneer)
- h. NPB AUTOMATION AB - Contractor/53302 Jonkoping, Sweden (contractor - Ardagh)
- i. INTERNATIONAL LIVING TECH - Contractor/850 Maestro, Reno (contractor)
- j. CISCO AIR SYSTEMS, INC - General/214-27th, Sacramento (air compressor sales)
- k. BUILDERS ROOFING, INC. - Contractor/PO Box 8046, Reno (contractor)
- l. GRADEX CONSTRUCTION - Contractor/800 Bennie Ln, Reno (contractor)
- m. LEVIATHAN MEDIA GROUP - Home Business/1911 Main Street, Gold Hill (publisher)
- n. OHIO BLOW PIPE CO., INC. - Contractor/446 East 1st, Cleveland (install scrap removal system)

Motion: Approve all second readings, **Action:** Approve **Moved by** Commissioner Sjovangen
Seconded by Vice-Chairman Gilman

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

22. CORRESPONDENCE:

- Email from Bill and Linda Parson regarding their opposition of ceding 1,200 acres of Storey County to Washoe County:

My wife and I own 10 acres adjacent to Lousetown road we purchased to build a retirement home on. This land was purchased specifically for its rural lifestyle and low density zoning. We see the proposed ceding of 1200 acres north of our property as detrimental to the lifestyle we desire and destructive to the environment a large development brings. We strongly oppose this action initiated by out of state developers who have no long term interest in our State and its residents.

Pat Whitten stressed that this does not have to do with the boundary adjustments that staff is now working on with Washoe County, but with the "Sunny Hills" which has not yet come before this board other than verbally. There has been one developer-sponsored event that did not go very well.

23. PUBLIC COMMENT (No Action)

Mark Joseph Phillips, Storey County Resident, addressed the subject of financial disclosure statements and recommended that attorneys be consulted when completing them. He mentioned that Chairman McBride should disclose the "McBride Family Trust Properties" in his statement. He has still found no record that the \$282k check to pay off Piper's Opera House was ever used to do so.

Dale Beach, Storey County Resident, would like to see the jail fund abolished. Lot #17 Prospector Road is collecting things on his lot and it should be addressed. 446 feet of Roan Gulch is still unpaved and needs to be addressed. He wants access to have a shooting range. Mike Nevin has a plan for the drainage in Mark Twain.

24. ADJOURNMENT

The meeting was adjourned by the call of the Chair at 1:04pm

Respectfully Submitted,

By Vanessa Stephens
Vanessa Stephens, Clerk-Treasurer



Storey County Board of County Commissioners

Agenda Action Report

Meeting date: January 21, 2014

Estimate of time required: 5 min.

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

1. Title: Approval of Treasurer Report for December 2013

2. **Recommended motion:** Approval of report as submitted

3. Prepared by: Vanessa Stephens

Department: Clerk & Treasurer

Telephone: 847-0969

4. Staff summary: Report is attached.

5. Supporting materials:

6. Fiscal impact:

Funds Available:

Fund:

____ Comptroller

7. Legal review required:

____ District Attorney

8. Reviewed by:

VS Department Head

Department Name: Clerk & Treasurer

Rel County Manager

Other agency review: _____

9. Board action:

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. **7**

AD VAL FOR THE MONTH OF DECEMBER 2013

	001	001-500	150	160	060	170	010	185	040	001	210	030	200	001	001-34104	001-36506	165	
	GENERAL	INDUST GID	SCH OP	SCH DB	CAP AQU	STATE	IND MED	IND ACC	FORESTRY	YOUTH	CO JAIL	FIRE/EMER	TRI Payback	PENALTIES	A/R 6%	OVR/PMT	A/R 2%	TOTAL
TREASURER																		
2010/2011	\$ 348.97		\$ 163.04	\$ 31.46	\$ 10.06	\$ 36.96	\$ 2.17	\$ 3.26	\$ 22.13	\$ 0.98	\$ 7.54	\$ 87.43	\$ 38.30	\$ 282.06				\$ 1,034.36
2011/2012	\$ 620.43		\$ 274.63	\$ 52.99	\$ 18.31	\$ 62.24	\$ 3.67	\$ 5.48	\$ 40.28	\$ 1.66	\$ 27.30	\$ 159.14		\$ 455.05				\$ 1,721.18
Subtotal	\$ 969.40		\$ 437.67	\$ 84.45	\$ 28.37	\$ 99.20	\$ 5.84	\$ 8.74	\$ 62.41	\$ 2.64	\$ 34.84	\$ 246.57	\$ 38.30	\$ 737.11	\$ -	\$ -	\$ -	\$ 2,755.54
2012/2013	\$ 1,484.66		\$ 655.71	\$ 126.55	\$ 43.43	\$ 148.71	\$ 8.76	\$ 13.13	\$ 96.22	\$ 3.94	\$ 65.17	\$ 380.15		\$ 640.03				\$ 3,666.46
TOTAL PRIOR	\$ 2,454.06		\$ 1,093.38	\$ 211.00	\$ 71.80	\$ 247.91	\$ 14.60	\$ 21.87	\$ 158.63	\$ 6.58	\$ 100.01	\$ 626.72	\$ 38.30	\$ 1,377.14	\$ -	\$ -	\$ -	\$ 6,422.00
2013/2014	\$ 197,402.56	\$ 217,831.07	\$ 187,417.00	\$ 36,129.95	\$ 12,174.47	\$ 41,544.69	\$ 2,420.10	\$ 3,638.29	\$ 26,885.73	\$ 1,080.68	\$ 18,195.72	\$ 106,278.14		\$ 1,232.02				\$ 852,230.42
Special Assess																		
TOTAL 13/14	\$ 197,402.56	\$ 217,831.07	\$ 187,417.00	\$ 36,129.95	\$ 12,174.47	\$ 41,544.69	\$ 2,420.10	\$ 3,638.29	\$ 26,885.73	\$ 1,080.68	\$ 18,195.72	\$ 106,278.14		\$ 1,232.02	\$ -	\$ 29.32	\$ -	\$ 852,259.74
TOTAL SECURED	\$ 199,856.62	\$ 217,831.07	\$ 188,510.38	\$ 36,340.95	\$ 12,246.27	\$ 41,792.60	\$ 2,434.70	\$ 3,660.16	\$ 27,044.36	\$ 1,087.26	\$ 18,295.73	\$ 106,504.86	\$ 38.30	\$ 2,609.16	\$ -	\$ 29.32	\$ -	\$ 858,681.74
Refund Secured																		\$ -
REPORT TOTALS	\$ 199,856.62	\$ 217,831.07	\$ 188,510.38	\$ 36,340.95	\$ 12,246.27	\$ 41,792.60	\$ 2,434.70	\$ 3,660.16	\$ 27,044.36	\$ 1,087.26	\$ 18,295.73	\$ 106,504.86	\$ 38.30	\$ 2,609.16	\$ -	\$ 29.32	\$ -	\$ 858,681.74
ASSESSOR																		
2009/2009																		\$ -
2009/2010																		\$ -
2010/2011																		\$ -
2011/2012																		\$ -
Subtotal	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2012/2013	\$ 280.57	\$ 9.39	\$ 128.12	\$ 24.71	\$ 8.53	\$ 29.03	\$ 1.71	\$ 2.56	\$ 18.80	\$ 0.79	\$ 12.73	\$ 74.26		\$ 73.77	\$ 38.55		\$ -	\$ 716.38
TOTAL PRIOR	\$ 280.57	\$ 9.39	\$ 128.12	\$ 24.71	\$ 8.53	\$ 29.03	\$ 1.71	\$ 2.56	\$ 18.80	\$ 0.79	\$ 12.73	\$ 74.26		\$ 73.77	\$ 38.55		\$ -	\$ 716.38
2013/2014	\$ 29,640.67	\$ 81,313.04	\$ 49,023.84	\$ 9,456.48	\$ 3,266.30	\$ 11,112.30	\$ 653.61	\$ 980.34	\$ 7,189.90	\$ 294.08	\$ 4,869.70	\$ 28,408.72		\$ 13.22	\$ 14,752.74	\$ 0.80	\$ 4,917.59	\$ 245,893.33
TOTAL UNSEC	\$ 29,921.24	\$ 81,322.43	\$ 49,151.96	\$ 9,481.19	\$ 3,274.83	\$ 11,141.33	\$ 655.32	\$ 982.90	\$ 7,208.70	\$ 294.87	\$ 4,882.43	\$ 28,482.98		\$ 86.99	\$ 14,791.29	\$ 0.80	\$ 4,930.45	\$ 246,609.71
MISC																		
PX DIST																		
PX DIST	\$ -				\$ -									\$ -	\$ -	\$ -	\$ -	\$ -
PC DIST														\$ -	\$ -	\$ -	\$ -	\$ -
MX DIST														\$ -	\$ -	\$ -	\$ -	\$ -
GRAND TOTAL	\$ 229,777.86	\$ 299,153.50	\$ 237,662.34	\$ 45,822.14	\$ 15,521.10	\$ 52,933.93	\$ 3,090.02	\$ 4,643.06	\$ 34,253.06	\$ 1,362.13	\$ 23,198.16	\$ 135,387.84	\$ 38.30	\$ 2,696.15	\$ 14,791.29	\$ 30.12	\$ 4,930.45	\$ 1,105,291.45

Tp	Check #	Bank Seq	Person #	Vendor/Employee Name	From	Check#	Check Date	Amount
CK	59139	195 00	402939	GBS PARTNERS LLC	From	12/18/07	17.85	
CK	59820	195 00	401195	COUNTRYWIDE HOME LOANS	From	3/18/08	247.00	
CK	60433	195 00	402995	KEVIN T DALEY		5/19/08	25.00	
CK	60831	195 00	403053	BUCKWALTER, ERICH		7/01/08	5.98	
CK	60895	195 00	403065	PUTT KRISTINA		7/01/08	7.33	
CK	62635	195 00	401478	UEHLING, CLARK		1/16/09	25.94	
CK	65338	195 00	403429	LUDWIG, DESIREE		11/20/09	48.46	
CK	66214	195 00	402945	FULPER, GRUNDY, BEAD, PTR		3/12/10	180.93	
CK	69427	195 00	403681	DECARTERET, BRUCE		4/21/11	20.00	
CK	70963	195 00	101269	NEVADA LEGAL SERVICE INC		11/04/11	32.00	
CK	72998	195 00	403949	AMERIGAS PROPANE LP		8/10/12	9.99	
CK	74064	195 00	404067	HAFNER, DORIS		11/30/12	3.85	
CK	74282	195 00	99898	BI STATE PROPANE (CC)		1/03/13	237.22	
CK	74515	195 00	403928	CRESTA, OCTAVIO A		1/25/13	33.00	
CK	75106	195 00	404140	CUNEO, ANNE-MARIE		4/05/13	100.00	
CK	75663	195 00	403959	BENDER, DEBORAH		6/14/13	180.00	
CK	75822	195 00	100670	CFOA		6/28/13	150.00	
CK	76129	195 00	404230	GORDON, GANNON		7/26/13	103.51	
CK	76292	195 00	403753	HOT SPOT BROADBAND INC		8/09/13	79.00	
CK	76601	195 00	404279	SMILEY, EUGENE PATRICK		9/06/13	358.20	
CK	76645	195 00	10035	C & W LOCK, GLASS & SAFE		9/20/13	27.50	
CK	76736	195 00	404288	POWELL, PIERCE		9/20/13	350.00	
CK	76860	195 00	404296	NARY, CLARK		10/04/13	75.19	
CK	76870	195 00	404294	NEV DHCFF		10/04/13	282.49	
CK	76973	195 00	404302	GEIGER, MARY HELEN		10/18/13	12.10	
CK	77049	195 00	101717	ST CO SCHOOL DISTRICT		10/18/13	750.00	
CK	77056	195 00	403901	THE TOMSTONE COWBOYS		10/18/13	246.00	
CK	77078	195 00	403959	BENDER, DEBORAH		11/01/13	30.00	
CK	77083	195 00	403671	BURRELL, SCOTT LEWIS		11/01/13	253.00	
CK	77197	195 00	403671	BURRELL, SCOTT LEWIS		11/15/13	257.00	
CK	77328	195 00	403671	BURRELL, SCOTT LEWIS		11/27/13	347.00	
CK	77348	195 00	400929	DIXON, SHANE		11/27/13	12.86	
CK	77376	195 00	404344	LOPER, RAYMOND K		11/27/13	96.00	
CK	77422	195 00	403893	VIRGINIA CITY TOURS INC		11/27/13	598.00	
CK	77427	195 00	103224	WELLS FARGO FINANCIAL		11/27/13	2,994.99	
CK	77428	195 00	404341	WELLS, NICOLE		11/27/13	25.00	
CK	77445	195 00	403671	BURRELL, SCOTT LEWIS		12/13/13	267.00	
CK	77463	195 00	404347	EMPLOYERS MUTUAL INC		12/13/13	21.48	
CK	77468	195 00	103406	FIRE PREVENTION ASSOC NV		12/13/13	25.00	
CK	77474	195 00	404353	GAYLE A KERN LTD		12/13/13	477.72	
CK	77484	195 00	404328	INTERCEPT INC		12/13/13	387.00	
CK	77493	195 00	404348	LEATHERWORKS		12/13/13	7.53	
CK	77516	195 00	403895	PETRINI, ANGELO D		12/13/13	44.00	
CK	77520	195 00	403902	RADFORD, SANDRA M		12/13/13	19.50	
CK	77523	195 00	403966	RKPR INC		12/13/13	585.54	
CK	77542	195 00	402935	TRUCKEE MEADOWS WATER SYS		12/13/13	480.90	
CK	77545	195 00	403893	VIRGINIA CITY TOURS INC		12/13/13	310.00	
CK	77550	195 00	101350	ZEE MEDICAL INC		12/13/13	69.28	
CK	77553	195 00	403795	ALPINE LOCK INC		12/27/13	1.75	
CK	77555	195 00	100157	AMERICAN WATERWORKS ASSN		12/27/13	413.00	
CK	77558	195 00	100285	AVS DEVELOPMENT LTD		12/27/13	82.50	
CK	77564	195 00	403671	BURRELL, SCOTT LEWIS		12/27/13	36.00	
CK	77565	195 00	100476	BURTON'S FIRE INC		12/27/13	335.93	
CK	77567	195 00	100475	CAPITAL CITY AUTO PARTS		12/27/13	435.43	

Outstanding Checks
From Check# 0/00/00 - 12/31/13
Through 999999
Check Date Amount

Tp	Check #	Bank Seq	Person #	Vendor/Employee Name	From	Check Date	Amount
CK	77568	195	100486	CAPITOL REPORTERS		12/27/13	287.00
CK	77573	195	403268	CELLCO PARTNERSHIP		12/27/13	190.62
CK	77574	195	99691	CHARTER COMMUNICATIONS		12/27/13	65.00
CK	77577	195	403827	COCKERILL, CHARLES P		12/27/13	337.50
CK	77578	195	100655	COMMUNITY, CHEST INC		12/27/13	7,617.38
CK	77579	195	99652	COMSTOCK CHRONICLE (VC)		12/27/13	143.00
CK	77580	195	403773	COONS CONSTRUCTION LLC		12/27/13	17,704.37
CK	77581	195	100020	COSTCO HSBC BUS SOLUTIONS		12/27/13	54.95
CK	77582	195	403928	CRESTA, OCTAVIO A		12/27/13	8.00
CK	77583	195	404355	CUSICK, CHARLES		12/27/13	30.23
CK	77584	195	403576	DOMINION VOTING SYSTEMS I		12/27/13	13.89
CK	77588	195	404353	GAYLE A KERN LTD		12/27/13	556.11
CK	77589	195	404354	GIBONEY, DONNA		12/27/13	217.92
CK	77591	195	100897	HARRY'S BUSINESS MACHINES		12/27/13	235.15
CK	77592	195	403040	HENRY SCHEIN		12/27/13	375.22
CK	77593	195	402895	HIGHLANDS WIRELESS INC		12/27/13	4,060.00
CK	77596	195	403661	INGALLS & ASSOCIATES, LLC		12/27/13	167.00
CK	77597	195	404300	INTERNAL REVENUE SERVICE		12/27/13	100.00
CK	77601	195	404284	LABSOURCE INC		12/27/13	360.15
CK	77602	195	404356	LANGUAGE LINE SERVICES IN		12/27/13	30.46
CK	77604	195	404245	LEWIS, DEBORAH PRINCE		12/27/13	50.00
CK	77605	195	404102	LIQUID BLUE EVENTS LLC		12/27/13	2,531.32
CK	77606	195	404360	MANN, CHRISTINE		12/27/13	115.02
CK	77609	195	403096	MONARCH DIRECT LLC		12/27/13	562.75
CK	77610	195	403839	MORRIS, ROBERT T		12/27/13	2,775.00
CK	77611	195	100471	MOUNDHOUSE HARDWARE		12/27/13	2,235.52
CK	77613	195	403858	NATIONAL DISTRICT ATTORNE		12/27/13	97.00
CK	77618	195	102338	NEV MAGAZINE-ST OF NEVADA		12/27/13	203.70
CK	77620	195	404004	NEVADA JOHNS LLC		12/27/13	234.00
CK	77622	195	404163	NORTON CONSULTING LLC		12/27/13	382.89
CK	77625	195	403895	PETRINI, ANGELO D		12/27/13	10.00
CK	77626	195	101434	PITNEY BOWES INC		12/27/13	1,473.42
CK	77630	195	103306	PURCHASE POWER INC (CA)		12/27/13	1,900.00
CK	77632	195	402937	RAY MORGAN CO INC		12/27/13	1,112.53
CK	77633	195	103063	RESERVE ACCOUNT		12/27/13	300.00
CK	77634	195	403621	ROADSHOWS INC		12/27/13	3,950.50
CK	77639	195	101210	SBC GLOBAL SERVICES INC		12/27/13	6,323.15
CK	77640	195	101210	SBC GLOBAL SERVICES INC		12/27/13	161.63
CK	77641	195	403891	SHOLER, KATHLEEN M		12/27/13	500.00
CK	77642	195	103267	SILVER STATE INDUSTRIES		12/27/13	2,021.08
CK	77644	195	402848	STAFFORD, MARK		12/27/13	3,255.00
CK	77647	195	402935	TRUCKEE MEADOWS WATER SYS		12/27/13	25.95
CK	77649	195	402938	US BANCORP EQUIPMENT FINA		12/27/13	3,671.01
CK	77651	195	403893	VIRGINIA CITY TOURS INC		12/27/13	62.00
CK	77653	195	404358	WE CARE		12/27/13	1,681.74
CK	77656	195	404065	WESTNET NEVADA LLC		12/27/13	899.00
CK	77657	195	103467	WOLF MACHINE		12/27/13	430.50
CK	77658	195	404026	WOODMANSEE, KAREN		12/27/13	263.99
CK	77660	195	101350	ZEE MEDICAL INC		12/27/13	113.57
PR	33809	195	1919	BLAKELY, BODIE		8/02/13	249.96
PR	33959	195	900050	NEV ST RETIR/4159565779		12/06/13	76,618.64
PR	33961	195	900101	DENTAL INSURANCE		12/06/13	6,474.66
PR	33965	195	900108	DENTAL INSURANCE BUYUP		12/06/13	29.11
PR	33978	195	900050	NEV ST RETIR/4159565779		12/12/13	1,220.61

STOREY COUNTY				TREASURER'S ACCOUNTING	
				Outstanding Checks	
				From Check#	Through 9999999
				From	Check Date
				From	Amount
Tr	Check #	Bank Seq	Person #	Vendor/Employee Name	
PR	33982	195 00	900050	NEV ST RETIR/4159565779	12/20/13 70,848.38
PR	33992	195 00	900307	EMPDDED/WASH INS AFTER TAX	12/20/13 560.74
PR	33995	195 00	900501	FIRE FIGHTER ASSOC #4227	12/20/13 550.00
VP	65511	195 00	100383	FIRST AMERICAN TITLE	12/14/09 40.10
Bank Total:					236,710.37
Total:					236,710.37

ACT DESCRIPTION	BAL. FORWARD	RECEIPTS	DISBURSEMENTS	PAYROLLS	JOURN VOUCHERS	TRANSFERS IN	TRANSFERS OUT	ENDING BALANCE
192 HEALTH INSURANCE	1,924.90-	.00	.00	.00	.00	.00	.00	1,924.90-
193 CITY NATIONAL CDS	.00	.00	.00	.00	.00	.00	.00	.00
194 DISTRICT COURT HOLDING	5,470.86	640.00	.00	.00	.00	.00	.00	6,110.86
195 CASH IN BANK	737,000.32-	279,617.93	589,503.03-	804,030.00-	622.76-	.00	.00	1,851,538.18-
197 BUSINESS BANK CARDS	.00	.00	.00	.00	.00	.00	.00	.00
198 B OF A PROPERTY SALES	.00	.00	.00	.00	.00	.00	.00	.00
199 WELLS FARGO CC ACCOUNT	4,399,312.22	1,565,438.45	.00	.00	.00	.00	.00	5,964,750.67
191 WELLS FARGO MONEY MARKET	7,159,202.50	.00	.00	.00	.00	.00	.00	7,159,202.50
136 STATE LGIP ACCOUNT	8,178,894.70	.00	.00	.00	.00	.00	.00	8,178,894.70
901 OLD COINS	439.30	.00	.00	.00	.00	.00	.00	439.30
903 PETTY CASH	1,100.00	.00	.00	.00	.00	.00	.00	1,100.00
904 PETTY CASH SHERIFF	200.00	.00	.00	.00	.00	.00	.00	2,000.00
905 PETTY CASH ASSESSOR	200.00	.00	.00	.00	.00	.00	.00	200.00
001 GENERAL	8,167,830.11-	763,694.51-	162,630.90	452,931.71	7,902.43-	.00	.00	8,323,864.44-
010 INDIGENT MEDICAL	515,997.93-	3,090.02-	2,649.95	.00	.00	.00	.00	516,438.00-
015 INDIGENT ASSISTANCE -TAX	.00	.00	.00	.00	.00	.00	.00	.00
030 ROADS	1,219,111.36-	75,429.58-	82,966.57	26,938.03	4,484.94	.00	.00	1,180,151.40-
024 RESTITUTION	.00	.00	.00	.00	.00	.00	.00	.00
030 FIRE	311,315.99	229,501.80-	15,231.97	230,879.49	120,939.37-	.00	.00	206,986.28
035 FIRE EMERGENCY	204,336.90-	.00	.00	.00	.00	.00	.00	204,336.90-
040 FIRE DISTRICT	465,513.44-	34,253.06-	37,500.00	.00	.00	.00	.00	462,266.50-
045 MUTUAL AID	128,145.27-	142,585.75-	.00	.00	125,000.00	.00	.00	245,731.02-
050 SERVICE	95,390.59-	.00	.00	.00	.00	.00	.00	95,390.59-
060 EQUIPMENT ACQUISITION	139,653.38-	15,533.44-	1,124.93	.00	.00	.00	.00	154,061.89-
070 CAPITAL PROJECTS	226,638.56-	.00	102,879.26	.00	.00	.00	.00	123,759.30-
080 INFRASTRUCTURE FUND	1,986,223.01-	14,190.51-	.00	.00	.00	.00	.00	2,000,413.52-
090 WATER SYSTEM	1,181,932.80-	37,348.49-	37,124.89	12,763.74	1,405.55-	.00	.00	1,170,798.21-
100 STABILIZATION	1,000,000.00-	.00	.00	.00	.00	.00	.00	1,000,000.00-
110 TOWN OF GOLD HILL	.00	.00	.00	.00	.00	.00	.00	.00
120 TOWN OF VIRGINIA CITY	.00	.00	.00	.00	.00	.00	.00	.00
130 VIRGINIA DIVIDE SEWER	164,183.58-	19,412.73-	5,619.74	8,759.60	5,161.70	.00	.00	164,055.27-
140 DRUG COURT	8,693.00-	20.00-	.00	.00	.00	.00	.00	8,713.00-
150 SCHOOL	39,481.45-	237,662.34-	46,134.83	.00	.00	.00	.00	231,008.96-
160 SCHOOL DEBT	8,406.27-	45,822.14-	8,894.92	.00	.00	.00	.00	45,333.49-
165 TECHNOLOGY FUND	90,715.09-	5,783.39-	136.50	.00	.00	.00	.00	96,361.98-
170 STATE	107,860.79-	79,260.95-	22,521.77	.00	.00	.00	.00	164,599.97-
175 FAIR & RECREATION BOARD	.00	.00	.00	.00	.00	.00	.00	.00
180 DISTRICT COURT	28,603.66-	628.00-	.00	.00	.00	.00	.00	29,231.66-
185 INDIGENT ACCIDENT	10,638.41-	4,643.06-	.00	.00	.00	.00	.00	15,281.47-
187 JUSTICE COURT FUND	33,736.72-	468.00-	.00	.00	.00	.00	.00	34,204.72-
189 TRI NET	.00	.00	.00	.00	.00	.00	.00	.00
190 PARK FUND	5,792.22-	.00	.00	.00	.00	.00	.00	5,792.22-
200 TRI PAYBACK	1,497,448.38-	38.30-	.00	.00	.00	.00	.00	1,497,486.68-
206 FEDERAL GRANTS	181,182.98-	33,402.56-	30,255.36	.00	4,043.10-	.00	.00	188,373.28-
210 SHERIFF'S JAIL BLDG FUND	94,259.10	37,719.36-	8,469.81	52,947.41	.00	.00	.00	117,956.96
220 VC RAIL PROJECT	1,248,130.39-	13,630.46-	.00	.00	.00	.00	.00	1,261,760.85-
230 VC TOURISM COMMISSION	657,623.16-	51,577.93-	25,361.63	18,810.02	266.57	.00	.00	664,762.87-
800 UNSECURED TAXES HOLDING	.00	.00	.00	.00	.00	.00	.00	.00
900 SECURED TAXES HOLDING	.00	.00	.00	.00	.00	.00	.00	.00
TOTAL ALL FUNDS	.00	.00	.00	.00	.00	.00	.00	.00



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 1/21/14

Estimate of time required: 0 - 5

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

1. **Title:** Business License First Readings

2. **Recommended motion:** None required (if approved as part of the Consent Agenda)
I move to approve all first readings (if removed from consent agenda by request)

3. **Prepared by:** Stacey Bucchianeri

Department: Community Development

Telephone: 847-0966

4. **Staff summary:** First readings of submitted business license applications are normally approved on the consent agenda. The applications are then submitted at the next Commissioners' meeting for approval.

5. **Supporting materials:** See attached Agenda Letter

6. **Fiscal impact:** None

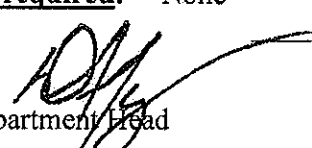
Funds Available:

Fund:

____ Comptroller

7. **Legal review required:** None

District Attorney

8. **Reviewed by:** 
 ☒ Department Head

Department Name: Community Development

 County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. 9

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 Stephens, Clerk's Office
Pat Whitten, County Manager

January 13, 2014
Via email

Fr: Stacey Buccianeri

Please add the following item(s) to the **January 21, 2014**, COMMISSIONERS Consent Agenda:

LICENSING BOARD FIRST READINGS:

- A. **CORIMA INT'L MACHINERY** – Contractor / Via Medini SNC – Vigarano Pieve Italy (Ardagh Supplier)
- B. **BENJAMIN FRANKLIN PLUMBING** – Contractor / 5401 Longley Lane ~ Reno (Contractor)
- C. **WILD HORSE GALLERY & GIFT – General / 145 South C Street (Retail)** VC
- D. **SIERRA CONSTRUCTION & DEV** – Contractor / 1215 Kleppe #9 ~ Sparks (Contractor)
- E. **SIEMENS METALS TECHNOLOGIES** – Contractor / 501 Technology Dr ~ Canonsburg, PA (Ardagh Supplier)
- F. **WESTERN INDUSTRIAL CONTRACTORS, INC.** – Contractor / 14805 E Moncrieff Pl ~ Aurora, CO (Ardagh Supplier)
- G. **TRUCKEE MOUNTAIN HOME CENTER** – Contractor / 11403 Brockway ~ Truckee, CA (Fireplace Installation)

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



Storey County Board of County Commissioners

Agenda Action Report

Meeting date: January 21, 2014

Estimate of time required: 5 min

Agenda: Consent ☒ Regular agenda ☒ Public hearing required ☐

1. **Title:** For possible action approval of Payroll Check date 01/03/14 for \$463,365.87 Accounts Payable date 01/10/14 for \$679,985.32 and \$4,384.87

2. **Recommended motion:** Approval of claims as submitted

3. **Prepared by:** Hugh Gallagher

Department: Comptroller

Telephone: 775 847-1006

4. **Staff summary:** Please find attached the claims

5. **Supporting materials:** Attached

6. **Fiscal impact:**

Funds Available: NA

Fund: NA

__NA__ Comptroller


7. **Legal review required:**

__NA__ District Attorney

8. **Reviewed by:**

____ Department Head

Department Name: Comptroller

 County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. 12

Rept: PRO510A
Run: 12/31/13 09:20:14

Payroll Type: Regular

Check Date: 01/03/14

Period-end Date: 12/29/13

Payroll Groups: 1 2 3 4 5 6 7 8

Check/ DD # Emp #/ Ded # Payee

Amount

Total User Transfer for EFTPS:

44,331.88

Total Deductor Checks:

176,333.41

Total Employee Checks:

1,011.25

Total Employee Direct Deposit:

212,728.37

Total Employee Deductions Transferred on Dir Dep File:

2,269.92

Total User Transfer to Deductor:

26,691.04

Total Disbursed:

463,365.87

Approved by the Storey County Board of Commissioners: _____

CHAIRMAN

COMMISSIONER

COMMISSIONER

COMPTROLLER

TREASURER

Report No: PB1315
Run Date : 01/08/14

STOREY COUNTY
CHECK REGISTER 1/10/14

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CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
77661	ADVANCED DATA SYSTEMS INC	SUPPORT		1/10/14	67867	1,490.00	1,490.00
77662	ALPINE LOCK INC	VARIOUS KEYS		1/10/14	67850	19.00	19.00
77663	ALSCO INC	ST 71 LAUNDRY		1/10/14	67814	17.40	
		ST 72 LAUNDRY		1/10/14	67814	8.77	
		ST 74 LAUNDRY		1/10/14	67814	8.77	
		SHOP LAUNDRY		1/10/14	67750	33.37	
		SHOP LAUNDRY		1/10/14	67750	38.54	
		CH LAUNDRY		1/10/14	67750	16.35	123.20
77664	AMERICAN JUDGES ASSOC.	184230		1/10/14	67762	150.00	150.00
77665	AMERICAS PROPANE LP	201039552		1/10/14	67748	202.07	202.07
77666	AMERITAS LIFE INS CORP			1/10/14	67826	234.40	234.40
77667	APPLE TIME INC	TAPE		1/10/14	67805	698.69	698.69
77668	ARC HEALTH AND WELLNESS	BROWN PHYSICAL		1/10/14	67834	804.26	804.26
77669	ASEM DISTRIBUTING INC	BLOWER FOR JAIL FURNACE		1/10/14	67777	92.40	92.40
77670	ATHLETICS UNLIMITED	UNIFORM A/R		1/10/14	67816	4,705.50	4,705.50
77671	AUTOMATION ELECTRIC INC	SEWER PLANT VFD BLOWER 2		1/10/14	67751	292.50	292.50
77672	BANK OF AMERICA #2704	BATTERY FOR R72 SUCTION		1/10/14	67818	17.50	
		PAYPAL 8/17/2012		1/10/14	67781	21.09	
		EM 11/28/12		1/10/14	67781	30.00	
		TRAINING 11/11/2012		1/10/14	67781	4.60	
		USED OIL DISPOSAL		1/10/14	67818	275.00	
		POSTAGE		1/10/14	67818	5.80	
		PORT SWITCH 8/27/12		1/10/14	67781	934.02	
		R-71 PORTABLE SUCTION		1/10/14	67818	17.50	
		HOLIDAY PARTY		1/10/14	67781	650.82	
		OPERATING SUPPLIES		1/10/14	67818	24.43	
		2/12/13		1/10/14	67781	32.27	
		PPE & THERM IMAGE BATTERY		1/10/14	67818	271.00	
		ONSTAR		1/10/14	67781	144.50	
		HOTEL FOR TRAINING		1/10/14	67818	72.80	
		EMS BILLING TRAINING		1/10/14	67818	560.00	
		TRAVEL TO TRAINING		1/10/14	67818	270.80	
		POSTAGE		1/10/14	67818	7.57	
		SHIRTS BALANCE DUE		1/10/14	67781	6.07	
		TACO BELL MARCH 2013		1/10/14	67781	19.81	
		FIRE TR 71 BALANCE		1/10/14	67781	66.67	
		CEVO CLASS		1/10/14	67818	225.00	
		POSTAGE		1/10/14	67818	21.25	
		DC NACO TAXI 3/1/13		1/10/14	67781	115.81	
		ROOMS NACO CONFERENCE		1/10/14	67781	3,826.47	
		MCBRIDE MARCH 2013		1/10/14	67781	1,030.00	
		AIRPORT NACO DC TRIP 3/6		1/10/14	67781	60.00	
77673	BERKADIA COMMERCIAL MRTG	METROTRAIL NACO DC 3/3/13		1/10/14	67781	42.00	8,752.78

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
77674	BOARD OF REGENTS (COMPT)	NV AG COOP EXT MELODY		1/10/14	67752	673.00	673.00
77675	ETEC INC	BRINE TRUCK REPAIRS		1/10/14	67784	3,750.00	3,750.00
77676	BUCKET OF BLOOD SALOON	LEASE		1/10/14	67831	4,533.91	4,533.91
77677	BURGARELLO ALARM INC	GARNISHMENT DISBURSE		1/10/14	67785	4,500.00	4,500.00
77678	BURRELL, SCOTT LEWIS	12/19/13 - 1/2/14		1/10/14	67811	87.89	87.89
77679	BURTON'S FIRE INC	DOUBLE PAYMENT CREDIT		1/10/14	67765	8.00	
		E173- AL KIT		1/10/14	67765	259.00	267.00
		VALVE KIT		1/10/14	67809	169.00-	
77680	BUSINESS & PROFESSIONAL	GARNISHMENT DISBURSE		1/10/14	67809	68.39	
77681	CANYON GENERAL IMPROVEMEN			1/10/14	67809	156.69	56.08
77682	CAPITAL CITY AUTO PARTS	WATER & SEWER		1/10/14	67812	178.99	178.99
		STAT FL-SHORT PAY TAX		1/10/14	67782	46.50	46.50
		SO56306, WHEEL NUT & BOLT		1/10/14	67753	32.28	
		STOCK- OIL FILTER		1/10/14	67753	6.18	
		SO51848 TIRE PRESS MOD		1/10/14	67753	5.89	
		STOCK-OIL FILTER		1/10/14	67753	43.60	
		FIRE R71 OIL		1/10/14	67753	48.27	
		SO56168 BATTERY		1/10/14	67753	83.93	
		SO 56168, BELTS & PULLEYS		1/10/14	67753	3.99	
		SO 56168, FILTER CREDIT		1/10/14	67753	183.17	
		PW 25253, REDI SENSOR		1/10/14	67753	35.74-	
		PW 25253 AIR FILTER		1/10/14	67753	79.98	
		STOCK-FILTER		1/10/14	67753	10.09	
		FIRE R72 TENSIONER		1/10/14	67753	101.93-	
		PW25253, REDI SENSOR		1/10/14	67753	40.73-	
		SHOPS6432,AIR FILTER		1/10/14	67753	79.98	
		STOCK, FILTERS		1/10/14	67753	10.79	
		ROADS, ADAPTER		1/10/14	67753	66.56	
77683	CAPITAL SANITATION CO	CAMEL RACES		1/10/14	67747	19.98	496.29
77684	CARSON VALLEY OIL CO INC	PW- UNLEAD & DIESEL		1/10/14	67759	91.25	91.25
		PW- UNLEAD & DIESEL		1/10/14	67759	1,967.97	
77685	CASTLE INDUSTRIES INC	GLASS CLEANER		1/10/14	67806	1,122.55	3,090.52
77686	CELLCO PARTNERSHIP	772263062-00001TPAD/PHONE		1/10/14	67852	126.09	126.09
77687	CITY OF CARSON TREASURER	TRI COUNTY SALES TAX		1/10/14	67866	305.91	305.91
77688	CLARK PEST CONTROL	ST 74 PEST CONTROL		1/10/14	67819	14,190.52	14,190.52
77689	COMMUNITY CHEST INC	YOUTH ACTIVITIES SUPPORT		1/10/14	67786	50.00	50.00
		LIBRARY SUPPORT		1/10/14	67787	5,416.67	
77690	COMSTOCK CHRONICLE (VC)	PUBLIC NOTICE TAX ROLL		1/10/14	67870	1,875.00	7,291.67
				1/10/14	67870	43.87	

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VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
77691 COMSTOCK COMMUNITY TV INC	12/20/13 DPTY DIST ATNY		1/10/14	67801	71.50	
	12/13/13 DRAIN IMPRVMTS		1/10/14	67801	169.00	284.37
77692 CRESTA, OCTAVIO A	CABLE 372 S C STREET		1/10/14	67854	68.00	
	TV SO		1/10/14	67803	68.00	204.00
	TV JAIL		1/10/14	67803	68.00	
77693 DILLON, CALVIN D	12/19/13 - 1/2/14		1/10/14	67766	140.00	140.00
77694 DOSEN, TONY	FATHER CHRISTMAS 33 HRS		1/10/14	67772	330.00	330.00
77695 DOUGLAS COUNTY	CLEANING SUPPLIES/TONY		1/10/14	67829	39.00	39.00
77696 DUGGIN, ROYAL L	INTERLOCAL GIS AGREEMENT		1/10/14	67828	20,000.00	
	INTERLOCAL GIS AGREEMENT		1/10/14	67828	7,500.00	27,500.00
77697 FARR WEST ENGINEERING	JEFFS/ UPOHLSST SEAT		1/10/14	67846	225.00	225.00
77698 FAST GLASS INC	ENGINEERING BUILD PERMIT		1/10/14	67859	337.50	
	SIPHON DESGN-PROSERVICES		1/10/14	67853	770.00	1,107.50
77699 FERRELLGAS LP	E-173 W/S REPAIR		1/10/14	67760	55.00	55.00
	ST 71 PROPANE		1/10/14	67856	445.17	
	ST 72 RESIDENCE		1/10/14	67856	171.24	
	ST 172 PROPANE		1/10/14	67856	213.60	
	ST 74 PROPANE		1/10/14	67856	401.20	
	ST 74 GENERATOR		1/10/14	67856	50.00	
	ST 72 RESIDENCE		1/10/14	67856	322.15	
	SO		1/10/14	67835	657.66	
	ST 172 PROPANE		1/10/14	67856	345.80	
	ST 71 PROPANE		1/10/14	67856	664.01	
	TRAINING BUILDING LP		1/10/14	67864	235.86	3,506.69
77700 FIRST ADVANTAGE OCCUPATIO	RANDOM T SKRETTA		1/10/14	67858	50.11	50.11
77701 FLYERS ENERGY LLC	12342		1/10/14	67749	105.14	
	LW FIRE REG & DEISEL		1/10/14	67761	756.03	
	PW- HEAT TRANSFER OIL		1/10/14	67761	765.05	
	LW FIRE REG & DIESEL		1/10/14	67761	741.69	2,367.91
77702 HD SUPPLY FACIL MAINT LTD	SAFETY GLASSES		1/10/14	67851	438.67	438.67
77703 HISTORIC FOURTH WARD SCHO			1/10/14	67788	15,200.00	15,200.00
77704 HOME DEPOT CREDIT SERVICE	LW SR CTR-FOOD WARMER PRT		1/10/14	67776	45.92	
	IT VACUUM - FRIDGE		1/10/14	67865	317.96	363.88
77705 HOSE & FITTINGS ETC	SHOP-F471T		1/10/14	67775	79.12	79.12
77706 HOT SPOT BROADBAND INC	VCTC NEW INTERNET INSTALL		1/10/14	67863	369.00	369.00
77707 INNOVATIVE IMPRESSIONS	BUSINESS CARDS		1/10/14	67804	56.00	56.00
77708 JBP LLC	E173 BUZZER		1/10/14	67821	36.59	
	FIRE E173 BELT		1/10/14	67843	42.99	42.99

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
77709	JONES & BARTLETT PUBLISHE	PW57793 PLOW, PUMP FIRE E173 SWITCH FIRE R71 AUTO TIRE CHAINS		1/10/14 1/10/14 1/10/14	67843 67843 67843	41.39 24.09 457.98	517.06
77710	L N CURTIS & SONS	TRAINING ARROYO GIURLANI CWN PARTS FITCH CWN PART CAPT PPE CAPT PPE CAPT PPE SHIELD		1/10/14 1/10/14 1/10/14 1/10/14 1/10/14 1/10/14	67820 67822 67822 67822 67822 67822	2,690.00 179.35 97.75 660.00 330.00 330.00 199.00	2,690.00
77711	LEATHERWOOD, SUNSHINE	DEPOSIT REFUND		1/10/14	67778	13.97	1,796.10
77712	LOWTHER, MARGARET	LOBBYIST FEE		1/10/14	67789	1,500.00	13.97
77713	LYON CO COMPTROLLER	SUPPORT 2013-2014		1/10/14	67790	4,448.00	1,500.00
77714	MCCAFFERY FAMILY LIMITED	INDIGENT CREMATION KOME14		1/10/14	67774	500.00	4,448.00
77715	METRO OFFICE SOLUTIONS IN	CPOE19009311 PLOTTER PAPER SHORT PAID INV		1/10/14 1/10/14 1/10/14	67757 67871 67779	16.34- 54.48 4.27	500.00
77716	NC AUTO PARTS	FIRE CORE CREDIT PWS8903 BRAKE CALIPERS S048326 BATTERY FIRE R72- PULLEY & BELTS FIRE R72-6C2210346 FIRE R72 PULLEY FIRE R72 BATTERY FIRE R72-BATTERY S056188 BATTERY S048326 BATTERY PW25253 BATTERY FIRE CORE CREDIT		1/10/14 1/10/14 1/10/14 1/10/14 1/10/14 1/10/14 1/10/14 1/10/14 1/10/14 1/10/14 1/10/14 1/10/14	67813 67813 67813 67813 67813 67813 67813 67813 67813 67813 67813 67813	888.94- 116.07 84.90 432.44 539.47 29.71 85.76 69.98 84.90 107.80 91.39-	42.41
77717	NEV COMPTOLLER	\$10 COURT TECH FILE FEE REAL PROPERTY TRANS TAX		1/10/14 1/10/14	67869 67872	696.07 160,540.14	570.70
77718	NEV COMPTOLLER	END OF MONTH 2013 END OF MONTH 2013 END OF MONTH 2013		1/10/14 1/10/14 1/10/14	67755 67755 67755	1,456.00 165.00 224.00	161,236.21
77719	NEV DEPT PUBLIC SAFETY	FINGERPRINTS		1/10/14	67833	712.50	1,845.00
77720	NEV DEPT WILDLIFE	END OF MONTH 2013		1/10/14	67754	50.00	712.50
77721	NEV DIV OF HEALTH	PUBLIC BATHING FACILITY		1/10/14	67841	402.00	50.00
77722	NEV DIV OF MINERALS	MINING CLAIM FEES STOREY		1/10/14	67849	42.50	402.00
77723	NEV HUMAN RESOURCES	SFY14-AP-SC-Q3 3RD QTR RURAL CHILD		1/10/14 1/10/14	67791 67791	1,736.25 5,143.50	42.50
77724	NEV LEGISLATIVE COUNSEL	JUSTICE COURT 2013		1/10/14	67758	395.00	6,879.75

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CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
77725	NEV TREASURER						395.00
77726	NEVADA BLUE LTD (RNO)	END OF MONTH 2013		1/10/14	67756	25.00	25.00
77727	NEVADA LEGAL SERVICE INC	PORTAL MAINTENANCE		1/10/14	67823	50.00	50.00
77728	NEVADA RURAL COUNTY RSVP	FEES COLLECTED		1/10/14	67862	61.93	61.93
77729	NEXTEL OF CALIFORNIA INC	NOVEMBER 2013 CDRG GRANT		1/10/14	67855	3,736.64	3,736.64
77730	NORTON CONSULTING LLC	COMM DEVELOPMENT		1/10/14	67780	178.27	
		PLANNING COMMISSION		1/10/14	67780	1,265.63	1,443.90
77731	OFFICE DEPOT INC	GALV SIGN POST, ANCHORS		1/10/14	67837	432.00	
		STOP SIGNS & CORNER BOLTS		1/10/14	67837	611.75	1,043.75
		STAPLER		1/10/14	67810	32.53	
		CALENDER		1/10/14	67810	8.50	
		PUSH PINS		1/10/14	67810	8.18	49.21
77732	OFFSITE DATA DEPOT, LLC	CLERK OFFICE		1/10/14	67868	1,080.34	1,080.34
77733	PDM STEEL SERVICE CENTER	TUBING		1/10/14	67815	244.84	
		RETURN CREDIT-TUBING		1/10/14	67815	108.90	
				1/10/14	67815	150.27	203.47
77734	PETRINI, ANGELO D	12/19/13 - 1/2/14		1/10/14	67767	54.00	54.00
77735	PITNEY BOWES INC	2119-7681-86-5		1/10/14	67746	117.00	117.00
77736	PREMIER ACCESS			1/10/14	67792	692.24	692.24
77737	PROTECTION DEVICES INC			1/10/14	67876	75.00	75.00
77738	PUBLIC AGENCY COMPENSATIO	FIRE MONITOR		1/08/14	67876		
		WORKERS COMP		1/10/14	67875	2,893.58	
		WORKERS COMP		1/10/14	67875	9,777.42	
		WORKERS COMP		1/10/14	67875	4,541.41	
		WORKERS COMP		1/10/14	67875	9.45	
		WORKERS COMP		1/10/14	67875	22.69	
		WORKERS COMP		1/10/14	67875	1,201.51	
		WORKERS COMP		1/10/14	67875	23.99	
		WORKERS COMP		1/10/14	67875	491.23	
		WORKERS COMP		1/10/14	67875	105.64	
		WORKERS COMP		1/10/14	67875	94.39	
		WORKERS COMP		1/10/14	67875	621.37	
		WORKERS COMP		1/10/14	67875	206.01	
		AGENT COMPENSATION		1/10/14	67793	1,250.00	21,238.69
77739	PURCELL TIRE & RUBBER CO			1/10/14	67817	42.80	42.80
77740	RADFORD, SANDRA M	EL73-TIRE BALANCE		1/10/14	67768	2.25	
				1/10/14	67768	26.00	28.25
77741	RAY MORGAN CO INC (CA)	12/19/13 - 1/2/14		1/10/14	67861	357.27	357.27
77742	REMSA EDUCATION DEPT	ACCT 7758478657-COMMUNICA		1/10/14	67824	20.00	20.00
77743	RENO GREEN LANDSCAPING IN	ACLS CARDS		1/10/14	67824		

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
77744	RKPR INC	APRIL MAINT		1/10/14	67840	373.00	
		AUG MAINT		1/10/14	67840	373.00	
		NOV MAINT		1/10/14	67840	373.00	1,119.00
77745	RUPPCO INC	PR AND SOCIAL MARKETING		1/10/14	67794	2,500.00	
		12/6/13 EBLAST		1/10/14	67773	56.61	
		BOC E-BLAST		1/10/14	67794	8.48	2,565.09
77746	SAINT MARYS ARTCENTER INC	EMS SUPPLIES		1/10/14	67825	186.15	
77747	SAINT MARYS PREFERRED HEA	EMS SUPPLIES		1/10/14	67825	144.23	330.38
77748	STEVE CHOQUETTE	SUPPORT		1/10/14	67795	5,700.00	5,700.00
77749	SBC GLOBAL SERVICES INC	COBRA TALLENT		1/10/14	67796	9,659.57	9,659.57
77750	SHOAF, BRIAN ALLEN	PW57772 PLOW		1/10/14	67842	254.92	254.92
77751	SIERRA CONTROL SYSTEMS	GOLD HILL DEPOT/TOURISM		1/10/14	67764	139.82	139.82
77752	SIERRA FREIGHTLINER STERL	12/19/13 - 1/2/14		1/10/14	67769	22.50	22.50
77753	SIERRA FRONT WILDFIRE COO	SERVICE CALL		1/10/14	67839	491.22	491.22
77754	SIERRA PACIFIC POWER CO	WT72 REPAIRS		1/10/14	67857	639.26	639.26
		2014 MEMBERSHIP DUES		1/10/14	67827	100.00	100.00
		SC COMMISSIONERS ST LIGHT		1/10/14	67874	65.30	
		VIRGINIA CITY ST LIGHTS		1/10/14	67874	864.26	
		TOWN OF GH STR LIGHTS		1/10/14	67874	90.00	
		2610 CARTWRIGHT PUMPHSE		1/10/14	67874	98.96	
		431 CANYON WAY ST 4		1/10/14	67874	344.55	
		2612 CARTWRIGHT RD RES		1/10/14	67874	88.47	
		145 N C ST UNIT		1/10/14	67874	101.32	
		381 N C ST RESTSTOP		1/10/14	67874	257.87	
		130 TOLL RD BLDG 1/2		1/10/14	67874	45.37	
		110 TOLL RD BLDG 1/2		1/10/14	67874	126.28	
		100 TOLL RD SHOP 1/2		1/10/14	67874	374.63	
		201 S C ST DA		1/10/14	67874	97.00	
		203 S C ST SO		1/10/14	67874	126.88	
		205 S C ST SO		1/10/14	67874	134.62	
		911 US HWY 341 JAIL		1/10/14	67874	749.75	
		500 SAM CLEMENS CCTR		1/10/14	67874	158.93	
		490 SAM CLEMENS PARK		1/10/14	67874	18.69	
		100 W SOUTH ST WTR PLNT		1/10/14	67874	583.22	
		21 S C ST GASLMP		1/10/14	67874	275.60	
		500 SPANIAL RAVINE RD "V"		1/10/14	67874	46.91	
		205 N E ST VC PARK		1/10/14	67874	24.24	
		SUTTON ST		1/10/14	67874	30.69	
		104 S B ST GARAGE		1/10/14	67874	43.31	
		S C ST UNIT VC		1/10/14	67874	126.37	
		S C ST OUTDOOR/PAL LIGHT		1/10/14	67874	28.27	
		S C ST UNIT VC		1/10/14	67874	386.38	
		CARSON ST BALLPARK		1/10/14	67874	24.24	
		N C ST FIRES		1/10/14	67874	404.31	
		141 N C ST (TRAINING)		1/10/14	67874	391.49	

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77766	USDA RURAL DEVELOPMENT					
	ST 72 WATER		1/10/14	67832	73.95	
	ST 71 WATER		1/10/14	67832	30.95	
	ST 74 WATER		1/10/14	67832	36.95	141.85
77767	VIRGINIA CITY TOURS INC					
	JULY 2013 MISSED PMT		1/10/14	67830	12,620.21	12,620.21
	12/19/13 - 1/2/14					
			1/10/14	67771	8.00	
			1/10/14	67771	488.00	
			1/10/14	67771	64.00	560.00
77768	WASHOE CO CORONER					
	SKIDMORE/FRUIT/GONZALES		1/10/14	67808	7,142.00	7,142.00
77769	WATERS SEPTIC TANK SV DBA					
	PUMPED 6000 SEPTIC TANK		1/10/14	67838	2,100.00	2,100.00
77770	WESTERN ENVIRONMENTAL LAB					
	BIO H2O, FECAL, PH, NITRO		1/10/14	67848	206.00	
	HALOA		1/10/14	67848	250.00	456.00
	CHECKS TOTAL					679,985.32

PC NUMBER	VENDOR	FUND-DEPT	INVOICE #	PAYMENT	DESCRIPTION	DATE	TRANS#	AMOUNT	CARD TOTAL
9	WELLS ONE COMMERCIAL CARD								
				C.NEVIN- USPS	MAIL- CDBG OFFICE	1/10/14	54	2.32	
				CONF #339280571	INFO RETRIEVAL	1/10/14	52	1,493.73	
				FAIN GREEN MTN COFFE	COMM OFFICE COFFEE	1/10/14	51	40.89	
				FAIN VC FLORAL	DUFRENSE CONDOLENCE PL	1/10/14	51	100.00	
				FAIN VC FLORAL JANET	ARNOLD FLOWERS	1/10/14	51	65.00	
				GILMAN GOLDNE GATE	12-30-13	1/10/14	51	58.45	
				GILMAN QUIK STOP GAS	12/23/13	1/10/14	51	75.72	
				JW-APPLIANCE PARTS	LW SR CNTR-FOOD WRMR P	1/10/14	53	46.18	
				MNEVIN-CAL-NV AWWA	BLAKE HILLER-EXAM GRD	1/10/14	53	120.00	
				ORDER #37469358	INFO RETRIEVAL TEXT	1/10/14	52	99.60	
				REDMOND VC STATION	ICE FOR PARTY	1/10/14	56	3.58	
				REDMOND WEBINAR FOR	HYBRID CODES	1/10/14	56	50.00	
				REF #VQEAAX3F79C6A	AJIM / JCHAPMAN	1/10/14	52	169.00	
				REF #VTHPB549B6C	PRIA / JCHAPMAN	1/10/14	52	55.00	
				SKRETTA-HARBOR FREIG	AIR TOOL OIL,FILTER	1/10/14	53	43.95	
				TRAINING	AMERICAN BAR HERRIGNTO	1/10/14	57	650.00	
				WHITTEN CROWN POINT	SENIOR CENTER LOWTHER	1/10/14	51	41.50	
				0-816-DEANE	STATIC MATS IT	1/10/14	55	712.49	
				098470-DEANE	IPAD CHARGER	1/10/14	55	47.98	
				350-274405-DEANE	IT 12V BATTERY	1/10/14	55	199.50	
				474112-DEANE	CHAIR IT	1/10/14	55	209.99	
				474112-DEANE	HUGH DYMO PRINTER	1/10/14	55	99.99	
									4,384.87
				Card Total					4,384.87

Card Total

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION	DATE
CONTROLLER	
TREASURER	
CHAIRMAN	
COMMISSIONER	
COMMISSIONER	



Storey County Board of County Commissioners Agenda Action Report

Meeting date: January 21, 2014
15 Minutes

Estimate of time required:

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Authorize the District Attorney and County Manager to purchase property located at 62; 70; 74 and 82 South B Street in Virginia City for an amount not to exceed \$262,500 plus closing escrow and title costs. Once property is acquired, existing residential units will hopefully be relocated within the Comstock Historic District and the target parcels will be developed for additional off-street parking.

2. **Recommended motion:** Move to approve purchase of property located at 62; 70; 74 and 82 South B Streets in the amount and terms specified in the Agenda Action Report and discussed today.

3. **Prepared by:** Pat Whitten

Department: Commissioners

Telephone: 847-0968

4. **Staff summary:** See page 2

5. **Supporting materials:**

1. Property Appraisal
2. Email of proposed terms and conditions
3. Allocation letter from John Bullis - CPA

6. **Fiscal impact:**

Funds Available: Yes

Fund: Capital Projects or
Infrastructure

9/1 Comptroller

7. **Legal review required:**

[Signature] District Attorney

8. **Reviewed by:**

____ Department Head

Department Name:

[Signature] County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Staff summary: If there is one thing Virginia City may never have enough of, it's convenient off-street parking. Fortunately, the respective owners of the four homes located immediately south of our Courthouse are interested in selling. Acquiring this property would not only provide parking near the tourism core, but would also greatly add availability for the Courthouse and Piper's Opera House events. The County has obtained an appraisal from an independent appraiser in the amount of \$262,500.00. Please note, the appraiser has determined this value is based solely on the subject property's potential use as providing off-street parking. While the appraisal has two different valuations, the County has elected to base our offer on the lower amount of \$262,500 as it more accurately reflects the reasonable number of spaces that can be gained on the actual parcels being considered. If approved, it most likely will be the County's intent to dispose of thru sale, the existing residential units and it should be disclosed that there are a number of challenges impacting potential sale including asbestos abatement and compliance with Comstock Historic District's requirement that all four residential units need to remain located within the District. Regardless, those matters can and should be addressed after we acquire the property and accordingly, staff is recommending purchase at the value established by the appraiser, subject to the following terms and conditions:

- Clear property title to be conveyed on both parcels.
- Total Net Proceeds to Ron Gallagher in the amount of \$210,000
- \$210,000 to be paid in two equal principle installments of \$105,000; one being due on close of escrow (COE) and a second equal payment, together with interest accrued on January 12, 2015. A promissory note secured by deed of trust shall be drawn at a fixed rate equal to what Wells Fargo Bank locally quotes as their 15 year single family residential rate with no points and no prepayment penalty.
- Total Net Proceeds to Bill Clark in the amount of \$52,500 payable in full at COE.
- Storey County will pay 100% of escrow and title insurance costs.
- Close of escrow shall occur on Bill Clark's property upon notification his tenant(s) have vacated all properties.
- Close of escrow shall occur on Ron Gallagher's property upon notification that all tenants have vacated.
- As the County is buying the property for future utilization as a parking facility, Storey County will agree to allocate 100% of the purchase price to land.
- During removal of the structures and grading, Storey County will agree to donate any historic artifacts discovered to a Storey County based museum and if none are interested, will donate the proceeds of sale distributed equally between the Historic Fourth Ward School, the Saint Mary's Art Center, the Liberty Engine/Firemen's Museum and the Cemetery Foundation.
- Should an organized archeological exploration occur, Storey County will process discovered artifacts in the same manner outlined above.

We do not anticipate close of escrow until on or about April 1, 2014. At that time, funding will be available from either the Infrastructure Fund (subject to your subsequent approval) and/or the Capital Projects Fund utilizing augmented revenues from higher than anticipated ending fund balances as a result of our FYE 2013 audit.

ANN DELAHAY, APPRAISER

2898 Rio Vista Court • MINDEN, NEVADA 89423
Phone: (775) 267-9675 Fax: (775) 267-9675

November 23, 2013

Mr. Pat Whitten, County Manager
Storey County
P O Box 176
Virginia City, NV 89440

Re: Appraisal of a 14,706-square-foot site comprising two parcels situated at the northwest corner of Taylor and B Streets in Virginia City, Storey County, Nevada

Dear Mr. Whitten:

As you requested, I have completed an inspection and analysis of the above-referenced property in order to derive an opinion of its Market Value, as is. The function of the appraisal is to assist the client, Storey County, in making a decision regarding the possible purchase of the subject property for a future parking facility.

This is a **Restricted Appraisal Report**. As such, it does not present discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated above. The client is Storey County. It is assumed that this appraisal will also be shared with the property owners, Mr. Ronald W. Gallagher (Parcel 01-081-06) and Marianne and William Clarke Jr (Parcel 01-081-07). The appraiser is not responsible for unauthorized use of this report.

After considering all the factors and information contained in this report, and based on the hypothetical conditions as stated in the report, it is my opinion that the Market Value of the fee simple interest in the subject, as of August 5, 2013, was:

Scenario A, 30 Spaces:

TWO HUNDRED SIXTY-TWO THOUSAND FIVE HUNDRED DOLLARS \$262,500

Scenario B, 40 Spaces:

THREE HUNDRED FIFTY THOUSAND DOLLAR
\$350,000

Respectfully submitted,

A handwritten signature in cursive script that reads "Ann Delahay".

Ann Delahay
Certified General Appraiser
Nevada License # A-0002515.CG

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PROSPECTIVE PARKING MAP	

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

PROPERTY APPRAISED	A 14,420 square-foot site comprised of two parcels: Assessor's Parcels 01-081-06 and 01-081-07, as if vacant
LOCATION	Northwest corner of Taylor and B Streets, also known as 62, 70, 74, and 82 South B Street, Storey County, Nevada
APPRAISAL DATE	August 5, 2013
INTEREST APPRAISED	Fee Simple
PURPOSE OF APPRAISAL	To form an opinion of the Market Value of the property, as if vacant
INTENDED USE OF APPRAISAL	For use in internal decision-making regarding the possible purchase of the subject property by the client
OWNER OF RECORD	Parcel 01-081-06: Ronald W. Gallagher Parcel 01-081-07: Wm Jr. And Marianne Clarke
HIGHEST AND BEST USE AS VACANT	Parking or future office use
EXPOSURE/MARKETING TIME	Six months to one year
VALUE CONCLUSION	
SCENARIO A, 30 SPACES:	\$262,500
SCENARIO B, 40 SPACES:	\$350,000

PROPERTY IDENTIFICATION

Address and Location: The property is located at 62, 70, 74, and 82 South B Street, at the northwest corner of Taylor and B Streets in Virginia City, Storey County, Nevada. It is identified by the Storey County Assessor as Assessor's Parcels Numbers 01-081-06 and 01-081-07.

Owner of Record: Parcel 01-086-06 is under the ownership of Ronald W Gallagher. And Parcel 01-086-07 is under the ownership of Wm Clarke Jr and Marianne Clarke. Neither parcel has sold within the last five years.

APPRAISAL ISSUES

PURPOSE AND INTENDED USE OF THE APPRAISAL

The purpose of this appraisal is to form an opinion of the Market Value of the fee simple interest in the subject property, as if vacant and used for public parking. The intended use of the appraisal is to assist the client in making a decision regarding the possible purchase of the subject property.

DEFINITION OF MARKET VALUE

Market Value is defined as *the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:*

1. *buyer and seller are typically motivated;*
2. *both parties are well informed or well advised, and acting in what they consider their own best interests;*
3. *a reasonable time is allowed for exposure in the open market;*
4. *payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*
5. *the price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.*¹

PROPERTY RIGHTS APPRAISED

The property rights appraised in this report are the fee simple estate in the subject, assuming no indebtedness against the property.

EFFECTIVE DATE OF VALUATION

The effective date of this appraisal is August 6, 2013, the date of inspection. The report date is November 25, 2013, the date indicated on the cover letter.

¹ FIRREA Title XI, OTC Regulation 12 CFR 564.2(f)

SCOPE OF THE APPRAISAL

In deriving an opinion of the value, by prior agreement with the client, the appraiser the appraiser has researched parking rates and income from public parking lots in Virginia City in order to derive an estimate of income that could be generated by the subject property, based on a hypothetical condition that existing improvements have been removed and the property is graded and paved for parking. It is beyond the scope of this analysis to estimate the cost of removing the four house that currently occupy the site, or the cost of grading and paving the subject land. The appraisal is limited in scope in that only use as a parking lot has been considered. It is understood that the appraiser has previously appraised this property as currently improved, and has also appraised the property as vacant land. This valuation is limited to a valuation based on projected net income as a parking facility. Annual income was estimated, and capitalization rates were researched in order to derive a value as a parking lot.

The valuation is based in part on a site map by John MacDonald of Farr West Engineering, which indicates that approximately 40 parking spaces can be developed on the subject property. I note that this map includes the adjacent property to the west. My study of this map and the Storey County Assessor's Parcel Map indicates that approximately ten of the parking spaces which can be developed on the subject property are at that back of Parcel 01-081-06 and cannot be accessed except through the adjacent property to the west. Also, the severe slope at the back of the subject parcels will necessitate grading and terracing of the property, as well as the construction of retaining walls. I have valued the subject both considering only the spaces that could be developed on the relatively level portion of the subject site without the acquisition of additional land, and considering the possible additional spaces that can be developed on the subject land were it to be assembled with the adjacent parcels and terraced such that there is access to the parking spaces and the parking area is relatively level.

This is a Restricted Appraisal Report that is intended to comply with the reporting requirements set forth under Standards Rule 2-2(c) of the *Uniform Standards of Professional Appraisal Practice* (USPAP) for a **Restricted Appraisal Report**. As such, it does not include discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report. To the best of my knowledge, this appraisal conforms to the requirements of USPAP, 12 CFR Par 34 (FIRREA), and the State of Nevada.

VALUATION

Normally, an appraiser has three methods of forming an opinion of the value of a property. These are known as the Cost Approach, the Sales Comparison Approach, and the Income Approach. Only the Income Approach will be used for this appraisal.

INCOME APPROACH

The appraiser has gathered information on three parking lots currently generating income in Virginia City. One of these lots is leased to Storey County for open parking. The other two are used for public parking and are rented to the public on an hourly or daily basis. My research indicates net income for parking in Virginia City which ranges from \$666.67 per space per year for the lot on B Street between the subject and the Storey County Court House to \$2,190

per space per year for one lot on C Street and \$3,600 per space per year for a prime lot on C Street. The C Street locations would be expected to have significantly higher income than a B Street location; however, the B Street location reflects a leased lot rather than income that could be achieved from daily public parking. Given the location of the subject, I have estimated that annual income per space would be slightly higher than that achieved by the B Street lot, but significantly lower than the income achieved for the C Street lots. Given this, I have projected annual net income to be \$700 per space, or \$21,000 for 30 spaces and \$28,000 for 40 spaces.

There is little local data on current capitalization rates, and no information on capitalization rates for parking lots was found. Based on discussions with area brokers and on national surveys such as the Price-Waterhouse Coopers report for the Second Quarter, 2013 and a study of capitalization rates for major U.S. cities by CBRE, I have used an overall capitalization rate of 8%. This results in a value indication of \$262,500 for 30 spaces and \$350,000 for 40 spaces.

FINAL CONCLUSION OF VALUE

The value of the subject has been estimated based on each of two hypothetical conditions:

Scenario A	Existing improvements are removed and the site graded and paved for parking for 30 vehicles	\$262,500
Scenario B	Existing improvements are removed, the site is assembled with the adjacent parcel to the west, and the entire site is graded, terraced, and paved, with parking for 40 vehicles being created on the subject portion of the assembled site	\$350,000

After considering all the factors and information contained in this report, and based on the hypothetical conditions as stated above, it is my opinion that the Market Value of the fee simple interest in the subject, as of August 5, 2013, was:

30 Spaces:

TWO HUNDRED SIXTY-TWO THOUSAND FIVE HUNDRED DOLLARS
\$262,500

40 Spaces:

THREE HUNDRED FIFTY THOUSAND DOLLARD
\$350,000

CERTIFICATION

The Appraiser certifies and agrees that:

1. The statements of fact contained in this report are true and correct to the best of my knowledge and belief.
2. The reported analysis, opinions, and conclusions are limited only by the assumptions and limiting conditions set forth herein, and are my personal, impartial, and unbiased professional analysis, opinions, and conclusions.
3. I have no present or prospective future interest in the real estate that is the subject of this appraisal report. I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of Market Value in the appraisal report on the race, color, religion, gender, handicap, familial status, or national origin of either the owners, prospective owners, or occupants of the subject property or the present or prospective owners or occupants of the properties in the vicinity of the subject property.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My compensation or future employment contingent upon the appraised value of the subject property. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, nor are a predetermined value estimate, the attainment of a specific result, or the occurrence of a subsequent event required in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My analysis, opinions, and conclusions were developed, and this appraisal report has been prepared in conformance with and is subject to the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP) adopted by the Appraisal Foundation.
7. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in this report, unless otherwise indicated. I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware.
8. I have researched the subject market area and have selected the most recent sales of properties I consider to be most similar and proximate to the subject property for consideration in the Sales Comparison analysis and have made adjustments to these sales for comparison to the subject property. I have taken into consideration the factors that have an impact on value in deriving my estimate of Market Value. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct. Where possible, I have verified data regarding sales and lease comparables used in this report with a party to the transaction.
9. No one provided significant professional assistance to the appraiser signing this report.



Ann Delahay
Certified General Appraiser
A.0002515-CG

STATEMENT OF LIMITING CONDITIONS AND ASSUMPTIONS

This appraisal report and the valuation reported herein are made subject to the following assumptions and limiting conditions.

1. I assume that the title is good and marketable and, therefore, will not render any opinions about the title.
2. No survey has been made for the purpose of this report. All maps and sketches in the report are made for illustrative purposes and are submitted to assist the reader in visualizing the property. Although I have attempted to be as accurate as possible, maps and sketches are not guaranteed to be exact.
3. Data for this report was provided by the client and by informed local and governmental sources and checked where possible by secondary sources and is believed to be reliable; however, the accuracy of this information is not guaranteed.
4. This appraisal is to be considered in its entirety. The allocation of value between land and improvements, if any, is based upon the highest and best use of the land as herein stated, and cannot be applied to any other use.
5. Neither all, nor any part of the contents of this report or copy thereof shall be used for any purpose by any but the client without the previous written consent of the appraiser and/or client. The appraiser's written consent and approval must also be obtained before the appraisal or any part of the appraisal (including conclusions about the property value, the identity of the appraiser or a firm with which the appraiser is connected) may be conveyed by anyone to the public through advertising, public relations, news, sales, or other media. I will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
6. It is assumed that the property will be under responsible ownership and competent management and that reasonable maintenance will prevail.
7. I assume that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. I assume no responsibility for such conditions or for engineering which might be required to discover such factors. The existence of hazardous material which may or may not be present on the property, was not observed by me, and I have no knowledge of the existence of such materials on the property, unless noted. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
8. I am not required to give testimony or appear in court as a result of having made this appraisal, unless specific arrangements to do so have been made beforehand.
9. The value assumes all governmental approvals and completion per plans and specifications submitted of the off-site and building improvements, if applicable. If the appraisal is made subject to completion, repairs, or alterations, it is assumed that such completion, repairs, or alterations will be performed in a workmanlike manner.
10. The opinions of value contained herein are **estimates**. There is no guarantee, written or implied, that the subject property will actually sell for such amounts.
11. The subject building may or may not appear to be equipped to service handicapped clients; however, I make no representations as to whether they are in compliance with ADA regulations. ADA regulations are complex and the appraiser is not qualified to determine whether or not the subject is in compliance. The client is urged to refer to proper authorities, if desired.

ADDENDUM

Prospective Parking Map



QUALIFICATIONS OF ANN DELAHAY

Real Estate Appraiser/Consultant
2898 Rio Vista Court, Minden, NV 89423
(775) 267-9675 FAX 267-9675

Nevada Certified General Appraiser License #A.0002515-CG

Background and Experience

Review Appraiser, Nevada Department of Transportation	Oct 2008 - Present
Independent Fee Appraiser	Jan 1997 - Oct 2008
Associate Appraiser, The Aspen Appraisal Group, Aspen, CO	May 1994 - Nov 1996
Senior Appraiser, Price Appraisal Services, Dallas, Texas	Nov 1987 - April 1994
Staff Appraiser, Cornwell & Associates, Dallas, Texas	Jan 1987 - Nov 1987
Manager of Property Accounting, Levin Management, Dallas, Texas	April 1984 - Jan 1987
Assistant Manager, Property Accounting, Cushman & Wakefield, Dallas, Texas	July 1980 - April 1984

Education and Technical Training

Trinity University, B.A., Magna Cum Laude	1974
American Institute of Real Estate Appraisers:	
Real Estate Appraisal Principles (2/87)	Basic Valuation Procedures (6/87)
Capitalization Theory & Techniques A & B (6/87)	Standards of Professional Appraisal Practice (5/88)
Case Studies in Real Estate Valuation (4/89)	Appraisal Report Writing (7/90)
Appraisal Institute:	
The High Tech Appraisal Office (7/97)	Standards of Professional Practice (10/97)
Appraising High Value and Historic Homes (12/98)	Appraisers as Financial Institutions (10/01)
Water Rights in Nevada (11/01)	Nevada Statutes (2/03)
Guide to Uniform Residential App (9/05)	Highest & Best Use (40hr - 10/06)
USPAP Update (11/08)	Analyzing Operating Expenses (1/09)
Forecasting Revenue (1/09)	Eminent Domain & Condemnation (1/09)
Analyzing Distressed Real Estate (1/09)	USPAP Update (3/10)
Evaluating Commercial Construction (10/10)	Corridor Valuation (10/10)
Yellow Book Issues/Divided Partial Interests (10/10)	
The Beckman Company:	
The Technical Inspection of Real Estate	
The Chicopee Group	
Professional and Technical Compliance Compliance with USPAP Parts I, II, & III (2/99)	
Professional & Technical Compliance with USPAP I (5/02)	
Reno/Sparks Association of Realtors	
Property Flipping and Predatory Lending (10/01)	
McKissock, Inc.	
Appraising the Oddball: Nonconforming & Difficult Properties (10/02)	Appraising for the Secondary Market: Getting Along With Fannie & Freddie (10/04)
USPAP Update Equivalent (10/04)	Appraisal Review (10/04)
Appraising High-Value Residential Properties (10/04)	Fair Housing - Virtual Classroom (1/05)
Appraising Historic Properties (1/07)	Construction Details & Trends (1/07)
Disclosures & Disclaimers (1/07)	
National Association of Independent Fee Appraisers	
USPAP (2/05)	

Pat Whitten

From: Pat Whitten
Sent: Wednesday, January 08, 2014 3:20 PM
To: Ron Gallagher (ronandjudygvc@att.net)
Cc: Marshall McBride; Bill Maddox; Austin Osborne
Subject: B Street Property Purchases
Attachments: Gallagher Clark Properties.pdf

Ron,

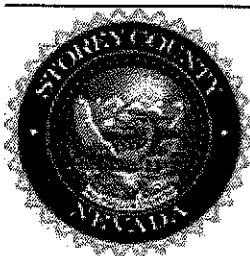
As we discussed Monday afternoon, Storey County is interested in purchasing the residential homes owned by you and Bill Clark located at 62; 70; 74 and 82 South B Street in Virginia City. Purchase would potentially be subject to the following terms and conditions:

- Approval of the Storey County Board of Commissioners
- Clear property title to be conveyed on both parcels.
- Total Net Proceeds to Ron Gallagher in the amount of \$210,000
- \$210,000 to be paid in two equal principle installments of \$105,000; one being due on close of escrow (COE) and a second equal payment, together with interest accrued on January 12, 2015. A promissory note secured by deed of trust shall be drawn at a rate equal to what Wells Fargo Bank quotes as their 15 year single family residential rate with no points and no prepayment penalty.
- Total Net Proceeds to Bill Clark in the amount of \$52,500 payable in full at COE.
- Storey County will pay 100% of escrow and title insurance costs.
- Close of escrow shall occur on Bill's property upon notification his tenant(s) have vacated.
- Close of escrow shall occur on your property upon notification that all tenants have vacated.
- As the County is buying the property for future utilization as a parking facility, Storey County will agree to allocate 100% of the purchase price to land as requested by your accountant.
- During removal of the structures and grading, Storey County will agree to donate any historic artifacts discovered to a Storey County based museum and if none are interested, will donate the proceeds of sale distributed equally between the Historic Fourth Ward School, the Saint Mary's Art Center, the Liberty Engine/Firemen's Museum and the Cemetery Foundation.
- Should an organized archeological exploration occur, Storey County will process discovered artifacts in the same manner outlined above.
- These terms may change subject to the decision of the Board of Commissioners.

I have attached a copy of Mr. Bullis' letter as well as a final breakdown per unit and Ann's appraisal. Please let me know if I have omitted any terms we discussed and how it goes when you've talked to Bill. As I mentioned, I am happy to sit with both of you if preferred. Once I know we are good to proceed, I will have the matter placed on the January 21st Commission meeting agenda for approval and order preliminary title reports.

Many thanks...

Pat



Pat Whitten
County Manager
Storey County

(775) 847-0968 (Office)
(775) 721-7001 (Cell)
PWhitten@StoreyCounty.org

Bullis & Company CPAs, LLC

CERTIFIED PUBLIC ACCOUNTANTS & CONSULTANTS
206 SOUTH DIVISION STREET
CARSON CITY, NV 89703-4283

TELEPHONE: 775.882.4459
FAX: 775.882.4809
www.bullisandco.com

Nov. 6, 2013

Ronald W. Gallagher
5860 Blue Hills Drive
Reno, NV 89502-9630

RE: Possible sale of some Virginia City real estate

Dear Ron,

We understand some of your real estate in Virginia City may be sold to the County for additional parking spaces.

This letter is just to remind you that an allocation of the sales price needs to be signed by both buyer and seller. The allocation could be done in the sales agreement.

Since the houses will not be continued to be used as residential rentals at the present locations and the County seems to only be interested in the land, we suggest the allocation of the price:

To houses and improvements
To land

\$ nil or none
\$ entire purchase price


If the buyer would agree, it might be a benefit to have the sale qualify as an "Installment Sale" for income tax purposes. That could be done if the payment of the purchase price is received in two or more years.

For example, if the sale closes escrow in December 2013, part of the sale price could be paid in Dec. 2013 and the balance paid on Jan. 2, 2014.

Please let me know if you have any questions.

Kindest Personal Regards,

Bullis and Company, CPAs


John Bullis CPA-PFS



Storey County Board of County Commissioners

Agenda Action Report

Meeting date: January 21, 2014

Estimate of time required: 20 min.

Agenda: Consent ☐ Regular agenda ☐ Public hearing required ☒

1. **Title:** Discussion and possible action on whether to extend the Storey County Infrastructure Tax and approval of the plan of projects to be funded by the tax.

2. **Recommended motion:** (2 motions) I move to extend the Storey County Infrastructure Tax. I move to approve the plan of projects.

3. **Prepared by:** Robert Morris, outside counsel

Department: District Attorney's Office

Telephone: 847-0964


4. **Staff summary:**

This matter was heard by the Board at a public hearing on December 3, 2013 and was continued to January 7, 2014 to give the Board the opportunity to participate in a workshop on whether the tax should be continued for a purpose set out in NRS 377B.160 and if so, what to include in a new plan for the expenditure of the proceeds of the tax for that purpose. In the year 2000, Storey County adopted Ordinance No. 169 imposing a sales tax for infrastructure pursuant to NRS 377B.100. The projects listed in the original ordinance, including school roof repair and water line replacement, have been completed. The state statutes require that the approval of the plan to be made by the Board at a noticed public hearing and that the approved plan must be included in the ordinance that must be approved by two-thirds majority of the Board. If a plan is approved at this meeting it will be put in Ordinance 13-251 Amending the infrastructure tax, which will be heard on February 4, 2014.

5. **Supporting materials:** Copy of the plan of projects. Copy of NRS 377B.160(3)

6. **Fiscal impact:** None on local government if the tax is continued. Lost tax revenue if it is not continued.

7. **Legal review required:** Yes

 District Attorney

8. **Reviewed by:**

____ Department Head

Department Name: Comptroller

 County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. 14

NRS 377B.160 Infrastructure fund: Expenditure of principal, interest and income.

The money in the infrastructure fund, including interest and any other income from the fund:

....

3. In a county whose population is less than 100,000, must only be expended by the board of county commissioners in the manner set forth in the plan adopted pursuant to subsection 7 of NRS 377B.100 for:

- (a) The acquisition, establishment, construction, improvement or equipping of:
 - (1) Water facilities; or
 - (2) Wastewater facilities;
- (b) The acquisition, establishment, construction, operation, maintenance or expansion of:
 - (1) Projects for the management of floodplains or the prevention of floods; or
 - (2) Facilities for the disposal of solid waste;
- (c) The construction or renovation of facilities for schools;
- (d) The construction or renovation of facilities having cultural or historical value;
- (e) Projects described in subsection 2 of NRS 373.028;
- (f) The acquisition, establishment, construction, expansion, improvement or equipping of facilities relating to public safety or to cultural and recreational or judicial functions;
- (g) The payment of principal and interest on notes, bonds or other securities issued to provide money for the cost of projects, facilities and activities described in paragraphs (a) to (f), inclusive; or
- (h) Any combination of those purposes.

DEPARTMENT	DESCRIPTION	ESTIMATED COST	
CURRENT INFRASTRUCTURE BALANCE			\$2,000,000
PUBLIC WORKS			
WATER	Replacement Lakeview Water Line	\$ 3,000,000.00	
	Five Mile Reservoir Restoration	\$ 300,000.00	
	Divide Reservoir Restoration	\$ 80,000.00	
		<u>\$ 3,380,000.00</u>	
BUILDINGS AND GROUNDS			
	V&T Depot Purchase	\$ 600,000.00	
	V&T Restoration	\$ 300,000.00	
	Gold Hill Restoration	\$ 250,000.00	
	Court House Remodel	\$ 250,000.00	
	Fire Station #72	\$ 250,000.00	
	DA/Sheriff Building Purchase	\$ 300,000.00	
	Justice Court Building Purchase	\$ 450,000.00	
		<u>\$ 2,400,000.00</u>	
LAND PURCHASE			
	Gallagher/Clark Lot	\$ 275,000.00	
	Gallagher/Clark Renovation	\$ 300,000.00	
	Eaton's Lot	\$ 100,000.00	
	Eaton's Lot Renovation	\$ 100,000.00	
	Curtis Lot	\$ 100,000.00	
	Connell Lot Purchase	\$ 50,000.00	
		<u>\$ 925,000.00</u>	
COMMUNITY DEVELOPMENT			
	Mark Twain		
	Flood Control	\$ 50,000.00	
	Community Center	\$ 25,000.00	
		<u>\$ 75,000.00</u>	
	Lockwood		
	Flood Control	\$ 30,000.00	
	Community Center	\$ 30,000.00	
	Community Garden	\$ 10,000.00	
		<u>\$ 70,000.00</u>	
TRI			
	County Road Repair	\$ 500,000.00	
	County Drainage and Erosion	\$ 100,000.00	
		<u>\$ 600,000.00</u>	
COMMUNICATION:			
	Cassidian Patriot Vesta		180,000
PAINTED ROCK			
	Bridge Repair	\$ 25,000.00	
Grand Total		<u>\$ 7,655,000.00</u>	



Storey County Board of County Commissioners

Agenda Action Report

Meeting date: January 21, 2014

Estimate of time required: 10 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Discussion and possible action to approve the first reading of an Ordinance 13-254 adding section 16.24.068 Lot consolidation to the Storey County Code to create a lot consolidation process, amending section 16.24.070 Reversion to acreage, and providing for other properly related matters.

2. **Recommended motion:** I move to approve the first reading of Ordinance 13-254.

3. **Prepared by:** Dessie Redmond, planner. Robert Morris, outside counsel.

Department: Planning Department

Telephone: 847-1144

4. **Staff summary:** Storey County has been using a lot consolidation procedure to allow the owner of contiguous lots to merge them into a single parcel. Staff has reviewed the process and is recommending that the Board approve this ordinance that puts the lot consolidation procedure into the code. There will be two ways to consolidate lots; the first process is similar to a boundary line adjustment and creates a new legal parcel with the recording of a record of survey. The second process has the Board designate the planning director to act for the county by signing agreements with applicants that will be recorded to create an equitable servitude on the property. This administrative process does not create a new legal parcel but both the owner and the county are bound by the agreement to treat the parcel as though it is consolidated. Storey County will be able to legally enforce this agreement. (Continued on next page.)


5. **Supporting materials:** Ordinance 13-254, lot consolidation agreement.

6. **Fiscal impact:** None on local government


7. **Legal review required:** Yes

 District Attorney

8. **Reviewed by:**

 Department Head

Department Name: Planning

 County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. **15**

Staff summary (continued)

State law has been amended to allow the County to re-subdivide approved subdivisions without reversion to acreage. This process has not been added to the code because it requires very short timelines and doesn't allow adequate planning review. The new ordinance also amends the section on reversion to acreage to match state law.

Ordinance No. 13-254

Summary

This ordinance creates a lot consolidation process with a record of survey under NRS 278.5693 and an alternative administrative review process using an equitable servitude to combine multiple lots into a single parcel. It also amends section 16.24.070 Reversion to acreage.

Title

An ordinance adding section 16.24.068 Lot consolidation to the Storey County Code to create a lot consolidation process and amending section 16.24.070 Reversion to acreage, and providing for other properly related matters.

The Board of County Commissioners of the County of Storey, State of Nevada, does ordain:

SECTION I: Chapter 16.24. is amended as follows:

16.24.068 Lot consolidation.

The purpose of this section is to allow an owner of contiguous lots in the same zoning district to consolidate the lots into a single parcel.

A. Applicability:

- 1. The lots involved must be within the same zoning district and the proposed lot consolidation must meet all the requirements of the zone.*
- 2. The lots involved must be existing platted lots.*
- 3. The lots must be under unified ownership.*

B. Application requirements:

- 1. An applicant must complete an application for a lot consolidation on a development application form approved by the planning director and pay any required fee.*
- 2. The applicant must include a record of survey by a professional land surveyor that shows the consolidation of the lots into a single parcel and meets the requirements of a boundary line adjustment under NRS 278.5693.*

C. Administrative lot consolidation procedure.

- 1. The planning director (director) may determine that an administrative lot consolidation procedure may be used instead of a record of survey if:*
 - a. The lots were created by a map before the county adopted a subdivision approval process;*
 - b. The consolidation of the lots will result in elimination of potential water well; or*
 - c. The consolidation of the lots will reduce the density of the lots or bring the lots into conformance with existing zoning.*
- 2. The application for the administrative lot consolidation procedure must include:*
 - a. A completed development application.*

- b. A completed lot consolidation agreement with Storey County to create an equitable servitude.
- c. An 8.5" by 11" plot plan drawn to show the lots with identifying legal description and measurement of the property. The map must:
 - i. Include an arrow indicating north on the plot plan.
 - ii. Identify the lot, block, adjacent roadways, access roads, and easements.
 - ii. Show the two or more adjoining lots with middle lines designated for removal as a dotted line.

3. The plot plan and the lot consolidation agreement must meet the general recording requirements of NRS 247.110

C. Investigation:

Following the submission of a complete application for a lot consolidation or an administrative lot consolidation procedure, the planning director will investigate the application to determine that the proposal meets the requirements of this code. After the director determines the application meets the requirements of this code, the application must be sent to the recorder for review to determine that the documents for recording are in an acceptable form. After the application has been investigated by the director, determined to be complete and in acceptable form, the application is ready for decision.

D. Decision:

The planning director is the final decision maker on an application for lot consolidation. The director must review the application within a period of 30 days after the determination of the complete application and by written decision must approve or disapprove it. The director must cite findings of fact in the decision.

E. Findings:

The director's decision must be based on findings that indicate that the proposed lot consolidation:

1. Complies with the general purpose, goals, objectives, and standards of the county master plan, this title, and any other plan, program, map, or ordinance adopted.
2. Will result in no substantial or undue adverse effect on adjacent properties, the character of the neighborhood, traffic conditions, parking, public improvements, public sites, or right-of-way, or other matters affecting the public health, safety, and general welfare.

The findings listed in this subsection are the minimum to be cited in an approval; the director may include additional findings in the decision.

F. Final approval and recording procedures:

1. When director approves a lot consolidation, either a record of survey or a lot consolidation agreement and plot plan must be recorded in the office of the county recorder. If the recorder does not maintain a cumulative index for these lot consolidation documents, the recorder must make written notations of the fact on each sheet of the previously recorded maps affected by the latest recording. If such an index is maintained, the recorder must make an appropriate entry for the amendment.

2. The recorder must within 7 working days after he or she records the lot consolidation documents, provide to the county assessor at no charge:

- a. A duplicate copy of the map and any supporting documents; or
- b. Access to the digital map and any digital supporting documents.

3. A plot plan presented to the county recorder for the recording must include a certificate by the director on the plot plan stating that the director approved the map.

4. Lot consolidations become effective upon the record of survey or the lot consolidation agreement and plot plan being recorded by the county recorder. This lot consolidation process will not affect any existing easement or dedication of record.

G. Any further subdivision of a consolidated lot using this section must be done by subdivision map, parcel map, or division into large parcels and meet the requirements of Title 16, this code and NRS 278.

16.24.070 Reversion to acreage.

The purpose of this section is to allow the reversion of any subdivision map, parcel map, map of division into large parcels to acreage.

A. An owner or governing body desiring to revert any recorded subdivision map, parcel map, map of division into large parcels, or any part of such a map, or more than one map if the parcels are contiguous, must submit a written application accompanied by a map of the proposed reversion. The application must describe the requested changes and the map must contain the same survey dimensions as the recorded map and be in a form acceptable to the county recorder and assessor.

B. The governing body must review the map within 30 days of the filing of the completed application and map or at its next meeting, whichever occurs later, and approve, conditionally approve, or disapprove it.

C. No other provision of NRS 278.010 to 278.630 apply to a map of reversion, except for the provisions of NRS on resubdivision and reversion and the provisions of this chapter and including the payment of fees in conjunction with filing, recording or checking of the map,

D. On approval of the map of reversion, it must be recorded. The county recorder must also make a written notation of the fact on each sheet of the previously recorded map if the recorder does not maintain a cumulative index for these maps. If an index is maintained the recorder must make an entry for the amendment.

E. The county recorder, within 7 working days of recording a map of reversion, must provide the assessor at no charge:

1. A duplicate copy of the map and supporting documents; or
2. Access to a digital map and supporting digital supporting documents.

~~Maps filed for the purpose of showing as acreage land previously subdivided into numbered or lettered parcels, shall be conspicuously marked in the title, "The purpose of this map is to revert to acreage."~~

Proposed on _____, 2014.

by Commissioner _____

Passed on _____, 2014.

Vote: Ayes: Commissioners _____

Nays: Commissioners _____

Absent Commissioners _____

Bill Sjovangen, Chair
Storey County Board of County Commissioners

Attest:

Vanessa Stephens
Clerk & Treasurer, Storey County

This ordinance will become effective on _____, 2014.

Existing Assessor Parcel Number(s): _____

Please review this document with your attorney or a knowledgeable land agent before submitting it to the Storey County Planning Department. When the application is approved the applicant is responsible for the recording of the documents at the Storey County Recorder's Office.

Applicant Signature

Recorded at the request of and return to:

Mail Tax Statements to:

Please complete Affirmation Statement below:

_____ I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons (Per NRS 239B.030).

OR

_____ I the undersigned hereby affirm that this document submitted for recording contains the social security number of a person or person as required by law: _____
State specific law

Storey County Lot Consolidation Agreement Form

This agreement is made this ____ day of _____ 20____, by Storey County and by _____ the owner(s) of the properties to be consolidated.

1. The owner requests the consolidation of and Storey County agrees to the consolidation of the parcels referenced below to eliminate interior lot line(s). The parties agree that this agreement will be an equitable servitude that runs with the affected land, that it will be binding on the owner and the owner's assigns and all persons acquiring or owning any interest in the described parcels, that it will be recorded, and will be enforceable by Storey County. This agreement may be entered into to accommodate either new or existing improvements, which may

encroach on the common interior lot line of the parcels, to reduce density from the parcels or to bring the parcels into compliance with existing zoning.

2. The real properties to be consolidated are located in Storey County, State of Nevada, and are described as follows:

Lot(s) _____ of Block(s) _____ of the _____
subdivision, as recorded _____ in book _____ on page _____, as document
number(s) _____, date(s) _____.

Assessor's Parcel Number(s): _____

3. Attach a completed development agreement form.

4. Attach a vicinity map drawn to show the lots with the surrounding vicinity area.

5. Attach a plot plan drawn to show the lots with identifying legal description and measurements of property. The plot plan must show the two or more adjoining lots with the boundary line(s) designated for removal as a dotted line, identify the lots, blocks and any roads, easements, access ways, and above or below ground easements. The plot plan must be signed by the planning director.

6. The number of the parcel where the majority of the primary structure or primary use will be placed will become the lot number used to identify the consolidated lots.
The consolidated parcel will be known as Lot _____ - _____.

7. Attach proof showing unified ownership of proposed lots to consolidate.

8. Proof is provided by the certification from the Storey County Clerk's office that the current fiscal property taxes are paid for the entire fiscal year on the property to be consolidated:

☐ By _____ Date _____
Storey County Clerk or Deputy Clerk

☐ Or, attach original proof-of-payment from the Storey County Clerk

9. The application for any development permit for the physical improvements on the property to be consolidated may not be approved until the parcels are legally consolidated.

10. This agreement may not be revoked or modified without the express written and recorded consent of Storey County. The equitable servitude created by this agreement may be removed by filing a record of survey, approved by Storey County, meeting the requirements of Storey County Code chapter 16.24 for lot consolidation.

11. The owner agrees to indemnify and hold harmless the County, to the extent provided by law, including but not limited to, NRS chapter 41, from and against any liability arising out of the performance of this agreement proximately caused by an act or omission of the County's officers, agents and employees. The County does not waive and intends to assert available NRS chapter 41 liability limitations in all cases. Contract liability of the County does not include punitive damages.

Storey County:

Planning Director Signature

In witness whereof, the parties have executed this agreement on the day and year written above.

Owner(s):

Signature: _____	Signature: _____
Print Name: _____	Print Name: _____
Date: _____	Date: _____

State of Nevada,
Storey County

This instrument was acknowledged before me on _____ by _____.

Notary's Signature

My Commission Expires



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 1/21/14

Estimate of time required: 0 - 5

Agenda: Consent [] Regular agenda [x] Public hearing required []

1. **Title:** Business License Second Readings -- Approval

2. **Recommended motion:** Approval

3. **Prepared by:** Stacey Bucchianeri

Department: Community Development

Telephone: 847-0966

4. **Staff summary:** Second readings of submitted business license applications are normally approved unless, for various reasons, requested to be continued to the next meeting. A follow-up letter noting those to be continued or approved will be submitted prior to Commission Meeting. The business licenses are then printed and mailed to the new business license holder.

5. **Supporting materials:** See attached Agenda Letter

6. **Fiscal impact:** None

Funds Available:

Fund:

____ Comptroller

7. **Legal review required:** None

____ District Attorney

8. **Reviewed by:**

x Department Head

Department Name: Community Development

 County Manager

Other agency review: _____

9. **Board action:**

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No. 16

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 Stephens, Clerk's Office
Pat Whitten, County Manager

January 13, 2014
Via email

Please add the following item(s) to the **January 21, 2014**, COMMISSIONERS Agenda:

Storey County Building Department has inspected and found that the following businesses meet code requirements necessary to operate in the county:

LICENSING BOARD SECOND READINGS

- A. **AUSENCO PSI, LLC** – Contractor / 1320 Willow Pass Road ~ Concord, CA (Engineer)
- B. **PROTECH COATINGS** -- Contractor / 9911 South 500 West ~ Sandy, UT (Contractor)
- C. **NEVADA TRAVEL CONNECTION** – Home Business / 399 Wild Horse Canyon ~ Sparks (Travel Agent)
- D. **FRONTIER CRANE** – Contractor / 3445 Golden Valley ~ Reno (Crane Rental Service)
- E. **DESERT AIR, LLC** – Contractor / 1995 Boise Drive ~ Sparks (HVAC Contractor)
- F. **R.F. MACDONALD CO** – Contractor / 8565 White Fir St ~ Reno (Boiler Sales & Service)
- G. **CROWN BEVERAGES, INC.** – General / 600 Spice Island Dr ~ Sparks (Beverage Distributor)
- H. **TAHOE RENO INDUSTRIAL CENTER, LLC** – Developer / 420 USA Pkwy TRI
- I. **SOUDRONIC, LIMITED** – Contractor / 465 North State Rd ~ Manor, NY (Can Manufacturer Machinery)
- J. **ARROW CONSTRUCTION** – Contractor / 100 Ave of the Couleurs RB
- K. **PORT OF SUBS (WALMART)** – General / 2155 USA Parkway TRI
- L. **MUSTANG RANCH EMPORIUM, LLC** – General / 5 N C Street (Restaurant & Retail) VC
- M. **MUSTANG RANCH MERCANTILE** – General / 62 N C Street (Retail) VC
- N. **EUCLID CHEMICAL COMPANY** – Contractor / 3735 Green Rd ~ Beachwood, OH (Concrete Supplier)
- O. **COMSTOCK VISIONS, INC.** – Nonprofit / 150 North Summit (Event Promotion) VC
- P. **HEATTEK, INC.** – Contractor / PO Box 347 ~ Ixonia, WI (Can Equipment Installation)
- Q. **TRINITY ALARMS, INC.** – Contractor / 660 Buckskin Drive ~ Fernley (Alarm Installer)
- R. **MOUNTAIN FOAM & COATING** – Contractor / 305 Highway 395 ~ Washoe Valley (Contractor)
- S. **MINDEN HEATING & AIR** – Contractor / 2701 Gordon Avenue ~ Minden (HVAC Contractor)
- T. **STERLING PRODUCTS, INC.** – Contractor / 1100 East Woodfield ~ Schaumburg, IL (equip install)
- U. **AEC, INC.** – Contractor / 1100 East Woodfield ~ Schaumburg, IL (equipment instillation)
- V. **RAPID CONSTRUCTION** – Contractor / 3072 Research Way ~ Carson City (Contractor)
- W. **AFFORDABLE FILTRATION** – Contractor / 999 Ridgeview Drive ~ Reno (water filtration)

Inspection Required

cc: 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