



STOREY COUNTY BOARD OF COUNTY COMMISSION MEETING

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

DISTRICT COURTROOM
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

MINUTES

MARSHALL MCBRIDE
CHAIRMAN

BILL MADDOX
DISTRICT ATTORNEY

LANCE GILMAN
VICE-CHAIRMAN

BILL SJOVANGEN
COMMISSIONER

VANESSA STEPHENS
CLERK-TREASURER

Roll Call: Chairman Marshall McBride, Vice-Chairman Lance Gilman, Commissioner Bill Sjovangen, County Manager Pat Whitten, District Attorney Bill Maddox, Clerk & Treasurer Vanessa Stephens, Outside Counsel Bob Morris, Deputy District Attorney Anne Langer, Government Affairs Director Greg "Bum" Hess, Public Works Director Mike Nevin, Senior Planner/Administrative Officer Austin Osborne, Justice of the Peace Eileen Herrington, Community Development Deane Haymore, Communications Director Dave Ballard, Sheriff Gerald Antinoro, Recorder Jen Chapman, Tourism Director Deny Dotson, Community Services Cherie Nevin and Fire Chief Gary Hames.

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

The meeting was called to order by the Chair at 10:02am

2. **PLEDGE OF ALLEGIANCE**

The Chair led those present in the Pledge of Allegiance

3. **DISCUSSION/POSSIBLE ACTION:** Approval of Agenda for January 21, 2014

Dean Haymore requested that Port of Subs read as Isabel's Kitchen, a DBA has been submitted to his office.

Mark Joseph Phillips stated that items L and M under Business License Second Readings need to be corrected. Mr. Haymore explained this item will be continued and corrected for the next meeting.

Motion: Approve the agenda for January 21, 2014, **Action:** Approve **Moved by** Vice-Chairman Gilman **Seconded by** Commissioner Sjovangen

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

4. **DISCUSSION/POSSIBLE ACTION:** Approval of Minutes for November 19, 2013

Mr. Whitten addressed an email received from Janet Houts requesting additional comments be included in the minutes. He explained that the minutes are an overview and are not verbatim.

Motion: Approve the minutes for November 19, 2013, **Action:** Approve **Moved by** Commissioner Sjovangen **Seconded by** Vice-Chairman Gilman

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

5. **DISCUSSION/POSSIBLE ACTION:** Approval of Minutes for December 3, 2013

Motion: Approve the minutes for December 3, 2013, **Action:** Approve **Moved by** Commissioner Sjovangen **Seconded by** Vice-Chairman Gilman

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

6. **DISCUSSION/POSSIBLE ACTION:** Approval of Minutes for January 7, 2014

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

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

CONSENT AGENDA

7. For possible action approval of Treasurers Report for December 2013

8. For possible action approval to cancel the Commission Meeting of March 4, 2014 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

Motion: Approve the consent agenda, **Action:** Approve **Moved by** Commissioner Sjovangen **Seconded by** Vice-Chairman Gilman

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

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

Comptroller Hugh Gallagher:

- We will be presenting actual vs. budgeted figures review for the six months ending December 31, 2013. We've had great meetings with the department heads and have found several things which will make the process for this review in the upcoming months even better. There have been corrections to some account numbers and discovery that some vendors have overcharged, which is being addressed. This is proving to be a great auditing tool. He went on to present the status of the **General Revenue** account which he stated is tracking well.
- Mr. Whitten addressed the **Commissioner account**, which is at 46% of plan on the expenses and **General Administrative account** at 33% to plan.
- Ms. Stephens addressed the **Clerk/Treasurer and District Court** account. She covered the Clerk/Treasurer budget first, stating that the expenses are at 42%. Under District Court the Public Defender is over budget at 59%. This will level out as the fees are collected from the Defendants.
- Ms. Chapman addressed the **Recorder account** at 44%. She explained why some accounts were over budget due to the purchase of security paper for marriage licenses, telephone, training and travel. All the overages are expected to level out as those costs are now past. Bill Sjovangen asked about storage space needs. Ms. Chapman explained that the answer is very complicated as they deal with historical as well as digital preservation. Pat Whitten mentioned that digital storage space is getting less expensive as time goes by. Ms. Chapman explained that much is being put to "the cloud" as well as we move on.
- Mr. Gallagher presented the **Assessor and Technology Fund** on behalf of Jana Seddon. This account is at 42%, which is very good.
- Mr. Nevin addressed the **Building & Grounds** expenses at 37%. The **Swimming Pool** account is at 53% which is fine as it is seasonal and really only has June left in the fiscal in the fiscal year. The **Service** account is running at 42%. **Road** account is at 34%. **Water** account is at 28%. **Sewer** expenses are at 37%.
 - Mr. Nevin shared a story concerning a street sweeper that caught on fire last week in TRI. He is working with the insurance adjuster and looking into rental of a new piece of equipment until a new one is purchased.
 - He also mentioned that BLM has approved the request for land conveyance in and around the sewer treatment plant.
 - A sewer incident on K Street involving the system on Taylor street that was installed around 1873, involved removal of a 50 foot section of the line. He showed pictures of the blockage and thanked Lyon County for their help with their equipment and time. Comptroller Hugh Gallagher explained that when we get funds from a grant, its revenues goes to the General fund and then whatever department does the work for that particular project gets the expense item and that's how things like this get handled.
- Sheriff Antinoro addressed the **Sheriff** account at 40% and the **Jail Fund** at 60% (40% after adjustments to overtime and unemployment). He discussed the overage in the overtime

line item. The majority of the overtime is accrued during the first part of the year during the event season. He continued with the Unemployment line item and postage.

- The annual jail inspection has been completed. We had a glowing review and addressed some training areas we are already addressing.
- Last week met with Tad Fletcher, chief of alternative sentencing in Carson City who has requested use of Sheriff radio frequencies. We've discussed it with Pat Whitten, Dave Ballard, and Gary Hames, and we are looking at entering into an agreement with them. They are willing to help out when we need higher levels of supervision. Pat Whitten explained some of the cost savings this agreement could provide.

Hugh Gallagher made some additional comments on the Sheriff's budgets and how the Jail Fund works with it. He also talked about how unemployment is being addressed. He stressed that the process for hiring full time positions needs to be improved because overtime kicks in to make up when those positions are not filled. He will work with Mr. Osborne to minimize the time and eliminate a lot of the costs. Hugh Gallagher feels the Jail fund needs to be separate from the Sheriff fund. Gerald Antinoro explained that the problem is there is no pool to hire for the Jail and that it is a long process to find someone.

- Mr. Haymore addressed the **Community Development** account running at 31%. He explained that he is over budget in overtime due to projects in the TRI area. He is talked to Mr. Gallagher regarding possible solutions. Mr. Haymore continues to work on business licenses and building permits, he anticipates he will be 300-400% over in budgeted revenues. Mr. Whitten added that this is one we will be looking at staffing models for the next budget cycle. Vice-Chairman Gilman stated that if we were paying Dean Haymore overtime the county would be broke. He works more than anyone and he appreciates his work and efforts.
 - Mr. Haymore said that he, Mr. Whitten and Chairman McBride met with Department of Taxation regarding the ongoing zip code issues. He has learned that through the Post Office the County can by a zip code extension for the different areas of the County. We have the application and will begin the procedure.
 - A temporary C of O was given to Gateway Commerce for 525K sq. ft. buildings and Friday they told us that they are going to take another 425K of the building which is good news. Also by tomorrow a 703k sq. ft. facility is being started at 3200 USA Pkwy. A meeting has been made on the 28th of this month with the owner of Peri Ranch to discuss a light industrial office facility on their property to help the Lockwood community.

The Chair called for a recess at 11:45am; the meeting was called to order at 12:03pm

Mr. Gallagher commented that he has gone over the staffing needs with Mr. Haymore; he has asked him if the industrial park started busting out at the seams would his office be able to handle it. Mr. Haymore responded that he would not, additional staff would be needed. He recommends we stay ahead of the ball and be ready.

- **District Attorney Maddox** addressed the account for his office which is at 38%.
- **Justice of the Peace Eileen Herrington** address the budget line items for her office which is at 44%.

- Mr. Ballard reviewed the budgeted items for the **Communications Department** at 42%. Like the Sheriff his department is experiencing some overtime issues. Compared to last year the expense has been decreased. Mr. Gallagher stated that when the budgets were prepared last year overtime was a big part of it. Mr. Ballard has made a dramatic improvement when compared to last year.
 - Hugh Gallagher mentioned that overtime in a 24-7 operation, such as Communications, constitutes a period of accruing and then using it.
- Mr. Gallagher presented the **IT** budget, at 43% on behalf of Director James Deane who is out with a new child. A lot of the expenses are due to them assuming the training building which used to be paid by Emergency Mgt. and Fire and were not budgeted to this department but will be augmented. The training overage represents useful software James Deane purchased to test fixes before they are installed.
- Mr. Gallagher covered his budget for the **Comptroller's Office** 63%. He explained that much of his overage is due to Geri's early retirement and bringing Jennifer McCain in early. Pat Whitten complimented the departments on the coverage of this critical function flawlessly, and while one department may show the burden of the adjustment, others will show the benefit.
- Fire Chief Gary Hames started with the **030 Fire Fund** at 50%. Overtime is directly related to the loss of five positions. Salaries are down and overtime up due to that, but they more than cover each other. The ambulance billing was taken in house at the beginning of the fiscal year. That part time position was utilized almost as almost full time for the first three months, but has now been eliminated and absorbed so will even out in the second half of the year. Travel will be adjusted because of the travel to Utah for a new water tender that should have been billed to 045. Equipment and maintenance for hydro testing on breathing apparatus and will level out by the end of the year. Auto Maintenance is due to an aging fleet. It cannot be sugar-coated. We are over budget and the Lockwood engine is at 80k miles which is very high. The ambulances are a big part of the problem with a multitude of catastrophic errors. The **040 Wild Land Fund** is at 60%. Fire season causes a spike in the beginning of the fiscal year and it should level out. Insurance is also paid a little in advance. Pat Whitten complimented Fire Chief, Gary Hames on the internalization of Wild Land Fire from NDF which went extremely well and is much better situation now. **Mutual Aid Fund 045** is new to this fiscal year and was set up similarly to the emergency fund and is doing very well. The print out does not reflect a \$125,000 that was GL to the fire fund, so the 143% is not accurate. We are far ahead of the game so far this year. We've exceeded anticipated revenue by \$50k.
 - Mr. Hames took a moment to thank the board for this exercise as it gave department heads an opportunity to review things and even to find mistakes and make corrections they may not have otherwise.

Mr. Gallagher offered closing comments following the budget presentation by the individual departments. He explained that the personal property will increase following the billings that are done following the closing of the roll. Centrally Assessed will be received most likely in May from the State which will be a sizeable amount. He mentioned that 040 and 045 are new and necessary to distinguish line items that occur outside the county. The wild land fire account also distinguishes those activities from structure incidents that are the county's responsibility. He thanked all of the department heads for their work and diligence.

Vice-Chairman Gilman and Commissioner Sjovangen thanked everyone too. It was very informative.

Chairman McBride continued with the staff reports.

District Attorney Maddox:

- He stated that we are desperate for foster families within Storey County. He hopes Angela Mann can note it in the paper, and that if anyone is interested they can contact the Department of Child and Family Services, even to apply to do it on an emergency basis. He hates to see children going through the trauma of being taken away from the family and then having to be removed from the community as well because of the shortage of foster homes.

Senior Planner/Administrative Officer Austin Osborne:

- Dayton Valley Conservation District has no funding for weed abatement. He will seek other funds and labor but it will be a challenge.
- I will be working on a proposal for this board for Storey County to join in the Carson Water Sub-conservancy District's regional flood plain plan and the FEMA charter. It will also provide us with CRS credits.

Planner Dessie Redmond:

- She provided an update on the master plan. The planning team had a visit from VSI who partnered with Nevada Rural Housing Authority and had questions about housing data in the County. We'll be able to use this data to help inform the housing chapter of the master plan. She also is working with the Assessor to run queries to get more data for this.
- She announced that 125 people have taken the community survey, but they are looking for more input and it is on the home page while they are working on the master plan, so please spread the word for people to continue filling that out.
- Staff conducted a lot consolidation ordinance for the board's review and the next they will be working on is an animal ordinance.

Government Affairs Director Greg "Bum" Hess:

- Last Tuesday he attended the Washoe County commission meeting as we were on the agenda for the boundary line adjustment. It was a 4-1 vote to start working with our staff to come up with a boundary line adjustment at the north end on property owned by TRI that we want to bring into Storey County. Bob Sader and he both testified on behalf of the county and it went well. There were some comments on Sunny Hills that should be rectified before the final vote.

River District Merilee Miller:

- Had a fantastic holiday celebration in the area.

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

Commissioner Sjovangen will have updates next meeting from NACO.

Vice-Chairman Gilman is excited that TRI is doing very well.

Chairman McBride complemented Mr. Gallagher and the other department heads on today's exercise in budgeting.

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 Chairman McBride abstained to a check being drafted to a company he represents.

Motion: Approve Payroll Check date 01/03/14 for \$463,365.87 Accounts Payable date 01/10/14 for \$679,985.32 and \$4,384.87, **Action:** Approve **Moved by** Vice-Chairman Gilman **Seconded by** Bill Sjovangen

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

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.

Chairman McBride stated these are the 4 house immediately to the south of Courthouse.

Mr. Whitten thanked Mr. and Mrs. Gallagher for their patience. The additional terms that staff is recommending are as follows:

- Clear property title to be conveyed on both parcels
- Total Net Proceeds to Ron Gallagher in the amount of \$210k
- \$210k to be paid in two equal principle installments of \$105k; one being due on close of escrow 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.

He went on to explain that the removal of the homes will not be simple. They will be dealing most probably with asbestos and it has been requested that the homes remain on the Comstock.

Chairman McBride asked Mr. Hess to speak on this item given his history on the Commission.

Mr. Hess said that the process began around 2004 when the market was very high and we didn't have enough money as the value went up close to \$500k. Since then, the market made the price reasonable. With the parking so sorely needed, and the timing and location so favorable, this is an outstanding deal for the County.

Dale Beach asked if there is a place in the county that those buildings can be placed until purchased, or are they going to sit there until they are purchased.

Nicole Barde, Highlands resident, asked where the money is coming from to purchase the land. Mr. Whitten explained that contingent on the Boards action it will come from the infrastructure fund. The other option is for it to come from the Capital Projects Fund, utilizing an augmentation from unanticipated ending fund balances from the prior fiscal year. Ms. Barde asked how this item moved to the top of the list out of all the other things on the Infrastructure Fund list. Mr. Whitten explained that he believed her question had been addressed in the history that was brought forth by the number of years that it has been worked on. Marshall McBride explained that how wasn't necessarily "pushed to the top of the list".

Janet Houts stated she was reading through the payments that were requested by the seller. Will these payments be written off as expenses? Will there be interest charged? Chairman Gillman reiterated the previous information provided that yes, interest will be paid at the Wells Fargo rate. She asked if the final agreement will be made public and was assured that it would.

Mr. Phillips suggested that consideration of affordable housing in Virginia City is just as relative as the need for parking.

Marlin Oshawa Tennant agreed with Mr. Phillips that the tenants of the property should be considered.

Ron Gallagher stated that yes he is selling this property, yes it has been in negotiations for 10 years and yes there are have been multiple appraisals done. It was not a secret; however, it was never firm. Once it becomes firm, it gives them two months to vacate even though the rental agreement is only for one.

Janet Houts wondered if the tenants have been offered the opportunity to buy the property and help in moving.

Motion: Approve authorizing 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, **Action:** Approve **Moved by** Vice-Chairman Gilman **Seconded by** Commissioner Sjovangen

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

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.

Mr. Morris explained the necessary process that will need to be followed in order to get this passed. The plan itself, which is being discussed today, was presented in December. It was continued with a workshop scheduled and completed on January 7th and is now back on the agenda to be voted on. NRS also stipulates that if you have completed the projects under the tax, you need to determine whether to continue the tax or not. So, we are addressing two separate motions today; one to extend the tax, and the other to approve the list of projects.

Mr. Whitten addressed the extension of the tax first. This is a ¼ cent sales tax override. The Department of Taxation provides us with generic retail reports that tell us how our businesses are doing by market sector. This tax is born predominately by new construction in TRI. He is an advocate of internet sales tax and that will make a small difference, but the main contributors are the huge commerce center projects he mentions involving millions of dollars. So this is not a tax, in essence, on the citizens of or visitors or to Storey County although that does contribute. Staff recommends that we approve the first motion to extend the infrastructure tax.

Nicole Bard, Virginia City Highlands Resident clarified that they are first voting on extending the tax. Mr. Morris explained that once the plan is approved and that in the next meeting there would be a second reading. Ms. Bard thought that the first reading had been continued. Mr. Morris understood that it was the second reading that had been continued. That will be verified. She asked if the new draft would include more than what was in the first two items on 169. The commissioners said that yes, it would. She also asked if there was a sunset on the old tax and is that why they have to vote to extend it. Mr. Morris explained that since they are writing a new plan list, that it follows that they approve an extension of the tax. She then asked if the plan list could be changed at will. Pat Whitten said that they have addressed this repeatedly in these meetings. This is a dynamic list. Items on this list may be funded by other sources such as grants. Staff expects that periodically, perhaps annually, perhaps as part of a budget exercise, they will revisit the ordinance and the plan and update it for unanticipated changes. Ms. Bard asked if it would come up for public comment, and Mr. Whitten assured her that absolutely it would as it has to according to how NRS is structured because the ordinance and the plan must be together.

Ms. Houts stated she has been trying to get what this has been spent on in the past. She understands that according to the Department of Taxation, there should be 3 years planning for any item on the plan. Mr. Whitten stated for the record that he knows of no 3 years planning stipulation on the infrastructure NRS.

Mr. Beach provided his infrastructure plan document for Mark Twain. He explained his background in erosion control and reiterated his complaint about the plan's exclusion of the erosion problem. The commissioners noted that it was, in fact, on the list.

Mr. Phillips stated that since the last meeting he did a little bit of a title search on the DA/Sheriff's Office and he discovered that the building has not been purchased yet. What he found was an agreement for payments and for surface rights only. Mr. Whitten said that for the record, it is a matter of semantics because when you agree to make payments on something, you don't own it free and clear until that payment contract has been completed. The county has purchased it and we are paying over time for it as was requested by the seller.

Motion: Approve extension of the infrastructure tax, **Action:** Approve **Moved by** Vice-Chairman Gilman **Seconded by** Commissioner Sjovangen

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

Mr. Whitten reiterated that this is a dynamic document.

Mr. Gallagher stated that understanding that it would probably take about 42 years to complete this list, he was given the task of determining what could be done in the shortest amount of time. The Lakeview water line is a project that will take five or six years, so it could be funded over time with our revenue stream. Other projects can be done as funds become available. We have a higher than anticipated opening fund balance that we will be applying to the current budget cycle. My proposal is to take \$2.5 million from the ending fund balance and apply it to Capital Projects for the 2015 fiscal year. Mr. Whitten stressed again that they are not suggesting prioritizing these projects presently.

Ms. Houts on estimated costs, asked if this for future infrastructure projects or has it already been spent. Mr. Whitten said no, but that there are encumbrances on the Fire Station, the Sheriff's building and the Gallagher property, where some money has been spent.

Motion: Approve the infrastructure plan of projects as outlined by Mr. Gallagher in the amount of \$7,655,000.00, **Action:** Approve **Moved by** Commissioner Sjovangen **Seconded by** Vice-Chairman Gilman

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

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.

Planner Dessie Redmond:

For the last several years the county has been using a lot consolidation procedure to allow an owner of continuous lots to merge into a single parcel of land. Staff has reviewed this process and is recommending to the board to approve the first reading of this ordinance that solidifies this procedure and puts it into the code.¹

Motion: Approve first reading of ordinance 13-254, **Action:** Approve **Moved by** Vice-Chairman Gilman **Seconded by** Commissioner Sjovangen

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

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) dba ISABELLA'S KITCHEN - 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)

Senior Planner/Administrative Officer Austin Osborne:

Community Development recommends all items are approved with an amendment to item K which should read "dba Isabella's Kitchen and Walmart" same address. Mr. Whitten had updated information texted to him to continue items J, L, and M.

Motion: Approve items A-I, K and O-W, **Action:** Approve **Moved by** Vice-Chairman Gilman **Seconded by** Commissioner Sjovangen

Motion: Continue items J, L and M, **Action:** Approve **Moved by** Vice-Chairman Gilman **Seconded by** Commissioner Sjovangen

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

17. **CORRESPONDENCE:** None

18. **PUBLIC COMMENT (No Action)**

Ms. Barde asked that next time there is going to be a budget review it be indicated on the Agenda. She asked what the status is of the Virginia City Highlands park fund monies. Commissioner Sjovangen stated at the next meeting there will be an item regarding a small grant

program for each of the communities which would supplant the park fund. Her question is where the money that has been paid into those funds is. Mr. Sjovangen did not know the answer. She felt that was not acceptable. NRS 278.4983 item 5 says that if those funds are collected that a separate fund needs to be established and the money has to be spent on a park in the community from which it was collected. She feels there is money missing. She thinks they may have gone into the Swimming Pool Fund. Highlands residents want the money. Mr. McBride said there was not always a park fund, there were funds utilized in creating the park that's out there now, and he doesn't think there is accurate reporting from the time she is referring to that will provide an answer. Mr. Sjovangen feels it is a "dead horse" as it has been an item of contention for years and the numbers simply don't match. Ms. Bard asked if they were still charging the \$250 per building permit and where it is going. Mr. Whitten explained that yes, they are still charging it, though it rarely happens now with the decline in building, and that the funds are going into the park fund with the four areas as line items. The problem was that back in Maggie's day it was not accounted for in that way. Ms. Bard is concerned that money that has been paid is now gone. Mr. Sjovangen explained if the commission votes favorably next month it will be supplanted as he has requested \$40k to be divided equally between the four communities as an initial amount. She still feels the answer is unacceptable.

Mr. Beach stated that in November 1991 he got a building permit that had \$500 to the school fund and \$500 to the park fund. I heard that after the park they spent it on the basketball court. He presented information on a frost free hydrant with three costs of under \$80 that should be simple to install. It does not turn itself off though and the spring latch to do that is expensive. He's upset that money is going to the Fire Department because fires rarely happen and it's not good use of his money. Mr. Whitten stated for the record that Ms. Millsap's comment in the last meeting was about a drinking fountain, not a yard hydrant and was appropriate.

Mr. Phillips asked that the record reflect the absence of Deny Dotson during the budget review and we received no information on Community Service or the VCTC. Mr. Whitten stated for the record, that they have gone through great lengths with the Department of Taxation regarding the operation VCTC and their budget is a subject for their meetings not ours.

Frank Ensign, Painted Rock resident. His contention is that property taxes in the rural areas are too high and inconsistent with other taxes in the State. We rate 50th in the United States. Out of 17 counties in the state, we are fourth. Storey only has one tax district. He feels some properties are rural and should be distinguished. The surrounding counties rural districts average out to 2.75 as opposed to 3.46 which we pay. The Fire and General funds differ greatly between Storey and Clark County. Chairman McBride explained that all of Storey County is rural including Virginia City that houses the county seat. Unincorporated Washoe County's rate is 3.9528. Yerington is at 3.5957. During his campaign, he did a lot of research on this. No matter where we live in the county, we all have an equal stake in supporting the services. Mr. Sjovangen noted that he was only looking at property tax when there are a wide variety of sources of income for any government that need to be considered in the discussion. You cannot do an 'apples to apples' comparison between counties based only on property taxes because it doesn't give you the whole picture. Mr. Toby Whitten said that fundamentally we cannot charge different rates, but we may if we offer different services. The county has no control over the tax rates. He explained it in a little more detail and that it is very complex.

Ms. Houts regarding the financial report, she cannot comment on it. On November 19, Mr. Gilman said she should get paid for her work with the community center and thanked him and feels she should get paid as their "friends" are. She complained about Deny Dotson's pay, Bum Hess's pay, Mr. Gilman's consultant fees and she doesn't know what they have done. The commissioners also get a retirement benefit. Storey County has a lot of money they pay to their friends, but not to her. Mr. Whitten feels this needs a response, but there is too much to address in what she brought up.

19. ADJOURNMENT

The meeting was adjourned by the call of the Chair at 2:57pm

Respectfully submitted,

By _____
Vanessa Stephens, Clerk-Treasurer