



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, MARCH 15, 2016 10:00 A.M.

DISTRICT COURTROOM  
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

## MINUTES

MARSHALL MCBRIDE  
CHAIRMAN  
ATTORNEY

ANNE LANGER  
DISTRICT

LANCE GILMAN  
VICE-CHAIRMAN

JACK MCGUFFEY  
COMMISSIONER  
TREASURER

VANESSA STEPHENS  
CLERK-

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**Roll Call:** Chairman McBride, Vice Chairman Gilman, Commissioner McGuffey, District Attorney Anne Langer, County Manager Pat Whitten, Administrative Officer/Planning Director Austin Osborne, Deputy Clerk Wendy Bacus, Outside Counsel Robert Morris, Community Development Director Dean Haymore, Fire Chief Gary Hames, Tourism Director Deny Dotson, Planner Jason VanHavel

1. **CALL TO ORDER REGULAR MEETING AT 10:00 A.M.**  
The meeting was called to order by the Chair at 10:00 A.M.
2. **PLEDGE OF ALLEGIANCE**  
The Chair led those present in the Pledge of Allegiance
3. **DISCUSSION/POSSIBLE ACTION:** Approval of Agenda for March 15, 2016

**Motion:** Approve the Agenda for March 15, 2016, **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

## CONSENT AGENDA

4. For possible action approval of Payroll Checks date 02/26/16 for \$382,147.31, date 02/29/16 for \$2,698.67 and date 3/04/16 for \$121,997.52 and \$75,404.04. Accounts Payable Checks date 03/4/16 for \$519,398.53 and \$5,970.31.
5. For possible action approval of Treasurer Report for February 2016
6. Correspondence:
  - A. Monthly report from Storey County Fire Protection District
7. For possible action approval of Business Licenses First Readings:

- A. **3D CONCRETE, INC.** - Mining/ 655 Peru Drive TRI
- B. **FRANK M. BOOTH** - Contractor / 222 Third St. ~ Marysville, CA (contractor)
- C. **HORROCKS ENGINEERS, INC.** - Contractor / 2162 W.Grove Pkwy. Ste.400 ~ Pleasant Grove , UT (Consultant Civil Engineering Services)
- D. **RED HAWK FIRE & SECURITY** - Contractor / 5100 Town Center Circle Ste 350 ~ Freemont , CA  
(Fire and Life Safety)
- E. **SUNSTATE EQUIPMEMENT CO., LLC** - Contractor / 5552 E Washington St. ~ Phoenix, CA (Deliveries, Construction equipment rentals)
- F. **SYNERGY CONSTRUCTION, LLC.** - Contractor / 4730 S Ft. Apache Rd Ste.300 ~ Las Vegas, NV (Construction )
- G. **NEFAB PACKING WEST, LLC** - Contractor / 8477 Central Ave ~ Newark, CA (manufacturing)
- H. **DAMON INDUSTRIES dba Service World** - General / 822 Packer Way ~ Sparks (Juice Sales & Service)
- I. **ADAMS & GARTH, INC.** - General /7130 Glen Forest Dr. Ste.110 ~ Richmond , VA (Staffing & Recruiting)
- J. **AIRGAS USA, LLC** - Contractor / 3737 Worsham Ave ~ Long Beach, CA (welding Supplies, medical Supplies )
- K. **REDS FIRE & FLOOD** - Contractor / 2410 Walnut St ~ Reno (Construction Repair)
- L. **TESLA MOTORS NV, INC.** - General / 420 USA Pkwy. ~ (**Service Electrical Motors**) TRI
- M. **PRODUCTION INNOVATION** - General / 287 Belblossom Way ~ Los Gatos, CA (Sales & Consulting.)
- N. **EC COMPANY** -- Contractor / PO Box 10286 ~ Portland, OR (Construction & Resale of Generators )

**END OF CONSENT AGENDA**

**Motion:** Approve the Consent Agenda for March 15, 2016, **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

**8. DISCUSSION ONLY (No Action - No Public Comment):** Committee/Staff

**Tourism Director Deny Dotson:**

- The Rocky Mountain Oyster Fry and St. Patrick’s Day Parade events were held this weekend. The Oyster Fry is an old event held in a new location. A few issues came up that will be resolved. Over all it was a great time.
- 150 cases of Cemetery Gin have been sold with proceeds of \$1,800 being given to the Cemetery Association. Sales will be ramped up for the summer.
- The VCTC met and approved the tentative budget which will be presented to the Board at the next meeting.

**Community Development Director Dean Haymore:**

- A “ribbon cutting ceremony” was held for the opening of Dr. Eberle’s office, a dentist located in TRI.
- Community Development is working to get commercial support companies, such as hotels and restaurants, to locate in the industrial center.
- Working with several companies already in TRI who are building additional facilities. Storey County is probably one of the busiest counties in the country.
- Work to refurbish Gold Hill Depot is continuing.
- Plans are being made for stairs on Taylor Street and repairs are being made on a couple of other projects in town.

**Planner Jason VanHavel:**

- Verizon and T-Mobile have shown interest in the cell tower in Virginia Highlands but have not committed to anything at this time. Verizon's budget is directed to increasing capacity not coverage. T-Mobile has budget issues which have been problematic for effective expectation. AT&T may come in in the future.

Chairman McBride commented that AT&T is a lost cause and acknowledged there are potential public safety issues in the Highlands due to lack of cell service. Highlands residents are concerned about when they will receive cell service.

**Administrative Officer Austin Osborne:**

- Concerning the tower in the Highlands, a finding for its approval was the 1996 Telecommunications Act, almost mandating counties to allow these devices in rural areas. It is hoped that Verizon or AT&T, or whoever is looking at this, is looking at the potential for federal grants. This was the purpose for providing that (Highlands) cell tower.
- It is currently open enrollment period for health benefits for employees and retirees. Each year the plans are assessed and changes are made as needed. Various options have been considered and will be presented to County employees at mandatory meetings to be held on March 29 and March 31.

**Deputy District Attorney Keith Loomis:**

- The April 5 agenda will include an item addressing an issue with property at the north end of the County which is actually in Washoe County. The property is being developed. Access to the property is along Mustang Road and under the railroad, which has an easement granted to Storey County for maintenance. There is difficulty obtaining title insurance for this access. The railroad company has stated it will amend the easement to conform with the location of the roadway and the County would then sign off on the amended lease. Storey County would assign its interest in the lease (easement), along with the maintenance obligations, to Washoe County.

**County Manager Pat Whitten:**

- Rad Strategies provided interesting statistics regarding the Eblast that is distributed after the Commission meetings. The Eblast is a quick, concise rendition of what happens at the meetings. The statistics show a 50% open rate on the Eblast - this is huge. There are 250 people signed up to receive the Eblast. This a great tool and everyone is encouraged, that if you see and like it, please share it.
- A meeting was recently held with Congressman Amodei, Chair McBride, representatives from Pitney Bowes (the software company providing geo-coding for Taxation), the U.S. Postal Service, and a disappointing representation from the Department of Taxation, regarding the zip code issue in TRI. From this meeting it is apparent there are errors here and nationwide. The County is determined to address these issues. Meetings are being set up with the Governor's office. Most likely there will not be a new zip code at TRI as it is understood that if it (zip code) does not help mail delivery, it is not the proper use of postal statutes and requirements. The focus will continue with the local Nevada Department of Taxation.
- A public hearing will be held on the tentative budget at the next Commission meeting, April 5<sup>th</sup>.
- Sadly, after 5 years, Doug Gist has closed the Peace Officer's Museum. There are a couple of ideas on what do with the space. Realistically, utilizing the space as a museum - if it couldn't succeed under Mr. Gist's model - would probably not succeed. The County is eager to see what can be done with the space and still respect the historic integrity of the jail.

- Mr. Whitten acknowledged the caliber, responsiveness, and professionalism of the advice and counsel received from the County's three legal counsels - District Attorney Anne Langer, Outside Counsel-Attorney Robert Morris, and Deputy District Attorney Keith Loomis. Thanks to all three for the new level of legal advice brought to the County.

#### 9. **BOARD COMMENT (No Action - No Public Comment)**

##### **Commissioner McGuffey:**

- Happy to be the honorary, Chief Judge for the oyster fry this last weekend. District Attorney Langer was also a judge, along with ladies from Tahoe and Reno. It was a lot of fun.
- Today only, Dairy Queen is giving out free ice cream cones with donations being accepted for the Children's Miracle Network.

##### **Vice Chairman Gilman:**

- A wild horse conference will be held in TRI on Friday, March 18<sup>th</sup>, 9:30 AM. All stakeholders involved will be in attendance. There are approximately 1,300 head of horses in the TRI range. There is a lot of community and company interest, including from Tesla and Switch who encouraged the meeting.

#### 10. **DISCUSSION ONLY:** Presentation from Gregg Jones, President and CEO of EP Minerals.

Al Kaczanowski, Vice President of Sales and Marketing for EP Minerals, gave a power-point presentation and review of the history of EP Minerals in Storey County.

The company was started in the 1800's. The company became Eagle Pitcher in the early 1900's. In 1945, land was purchased outside of Reno which is the location of the current facility. There are also locations in Fernley, Lovelock, Clark County, Oregon, Nebraska, and Tennessee.

EP is the one of the world's largest miners and processors of diatomaceous earth (DE), supplying one-third of the world's demand - and is Nevada's largest exporter by volume. EP also produces filter aids and benite-based clays. EP has a broad range of products and sells to a diverse market range. EP remains a stable company through ups and downs of the economy.

Discussion paused at 10:30 A.M. to hear Item #11  
Discussion resumed at 10:42 A.M. after completion of Item #11

Mr. Kaczanowski reviewed the different products produced by EP Minerals and explained the origins of these products. Mr. Kaczanowski explained how the various products are utilized. Edible oils, corn syrup and other oils and sweeteners, along with fruit juice, beer, and wine are almost all filtered with the diatomaceous earth or perlite coming from EP in Nevada. DE is used in paint, biofuels, renewable diesel and petro-chemicals, and animal feed.

Mr. Kacznowski said DE is also used as a soil amendment which reduces the amount of irrigation needed, and as an insecticide. EP is pushing applications in the insecticide market as a lot of companies move away from the use of chemical insecticides. DE kills bugs without any chemicals. Many companies use EP products in many different areas.

EP employs approximately 335 people in Nevada with good jobs and benefits, and higher than average salaries. There is a lot of focus on safety at the EP plants as evidenced by many safety awards. EP supports local vendors and gives back to the communities and families in need.

Chair McBride complimented Mr. Kacznowski for a terrific presentation. A lot of people have no idea that all of that dirt goes into products people use.

Commissioner McGuffey said he toured one of the facilities and it was very impressive.

Mr. Whitten recognized Tim Crowley who was also in attendance. Mr. Crowley has been involved in mining for a long time. Mr. Whitten also toured the facilities at TRI and said it was fascinating. There are a lot of interesting companies at TRI (in addition to EP), including BiNutraceuticals. Dean Haymore has asked BiNutraceuticals if the high school chemistry class could come to them for a field trip. The response was "absolutely".

Mr. Whitten thanked Mr. Kacznowski for showing something Mr. Whitten has taken for granted when driving past (the EP facility) and for being great corporate citizens.

**11. DISCUSSION/POSSIBLE ACTION:** Public Hearing to consider approval of Resolution 16-436 authorizing the lease of County property located at 1705 Peru Drive to Ames Construction, Inc.  
**\*This item will be heard at 10:30am**

Deputy District Attorney Keith Loomis presented this item. Under County statutes, the County can lease property that is less than 25,000 square feet without going through a public offer process. In this case, a portion of the property at 1705 Peru Drive. A resolution is required determining whether or not the lease is in the public's interest especially when the lease is less-than-market rate.

It is proposed that a portion of 1705 Peru Drive be rented to Ames Construction to be used during the construction process of USA Parkway. Ames has been asked to put in approximately \$56,000 in improvements, which will remain with the property at the end of the 22 month lease. There is a provision for lease extension at the rate of \$2,200 per month.

The benefit to the County would be the \$56,000 in tenant improvements in the property while being used by Ames.

Seth Alexander, Ames Construction, said Ames is very excited about this project and to have an office at TRI. This is a win/win solution for both Ames Construction and the County. Mr. Alexander reviewed the background of Ames Construction.

County Manager Whitten thanked Mr. Alexander and Ames. The improvements that will be made are ones that have been planned all along and will not involve an expenditure of taxpayer dollars. Ames is taking from the County a field office that is in spare space at Station 75 in the McCarren complex. Ames is also responsible for providing space to NDOT which will be worked out between Ames Construction and NDOT. Parking lot space may also be leased. This is done in exchange for really nice, long desired tenant improvements.

Commissioner McGuffey thinks this a great deal and just wanted to hear that there would not be any heavy equipment at the location - only office.

Mr. Whitten said Ames has also offered to provide janitorial service for restrooms in the area.

No public comment.

Mr. Whitten read the Resolution heading: Resolution 2016-436, a Resolution for the lease of space in the County building to Ames Construction, Inc.

**Motion:** Approve Resolution 16-436 authorizing the lease of County property located at 1705 Peru Drive to Ames Construction, Inc. and hereby authorize the Chairman or County Manager to sign such lease, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

## **RECESS AS BOARD OF COUNTY COMMISSIONERS TO CONVENE STOREY COUNTY FIRE PROTECTION DISTRICT BOARD**

12. **DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval of Resolution 16-435 establishing a Capital Projects Fund for the Storey County Fire Protection District.

Fire Chief Gary Hames presented this item. This basically is “clean-up ” necessitated when the 473 Fire District was dissolved and the 474 took responsibility for all-risk, including wildland, for the entire County and fire district. There were revenues left that rolled from 473 to 474 for capital improvement plans. This money is currently in year-end fund balances in the Fire District operating budget, which is not the appropriate place.

This Resolution resolves the issue and moves the revenue into the right funds. Chief Hames and the Comptroller have been working on a plan, which will be submitted to State Taxation after the Resolution is approved. Each year this will become another fund that will have to come before the Board for approval of use.

No public comment.

Chief Hames read the Resolution title: Consideration and possible approval of Resolution 16-435 establishing a Capital Projects Fund for the Storey County Fire Protection District.

**Motion:** Approve Resolution 16-435 establishing a Capital Projects Fund for the Storey County Fire Protection District, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

## **ADJOURN AS STOREY COUNTY FIRE PROTECTION DISTRICT BOARD TO RECONVENE AS STOREY COUNTY BOARD OF COMMISSIONERS**

13. **DISCUSSION/POSSIBLE ACTION:** Consider approval of Memorandum of Understanding with Nevada Department of Taxation and Nevada Tax Commission to authorize Storey County Officials to review records of Department of Taxation to determine whether there has been a proper reporting of transactions subject to sales and use taxes within Storey County.

Deputy District Attorney Keith Loomis explained this is a continuation of efforts by the County to address the zip code issue as it applies to sales and use tax revenues basically from Tahoe Reno Industrial Center. This Memorandum of Understanding is between the County and the Department of Taxation and the Tax Commission, to authorize certain County individuals, as well as Tom Gransbury, to review normally confidential records of the Department to confirm accuracy of sales and use taxes being provided to the County.

Commissioner McGuffey asked if there was any resistance on the part of the Department of Taxation.

Mr. Loomis replied the Department drafted the Memorandum and has been very cooperative.

Mr. Whitten said this is a slow path. The County has asked for one project - a list of vendor suppliers in order to check sales and use tax - and getting that information has been very difficult. The County is working with Taxation on both the list of retail providers and trying to identify big ticket items that should not be falling through the cracks. There are strict confidentiality requirements. This will allow the County to catch errors in reporting or satisfy the County that items are being reported correctly.

Public comment:

**Nicole Barde, Storey County Resident:** This allows the County to inspect records?

Mr. Whitten: Yes, the sales and use tax reports submitted by individual suppliers.

Ms. Barde: The next step potentially being a “claw back”, has there been thought about what that would like and how is that prepared for?

Mr. Whitten: Yes. Discussions with sales and use tax representatives have simply been if issues or errors in reporting are identified they will be corrected. It is Department of Taxation’s job to assess, collect, and distribute sales and use tax accurately.

**Motion:** Approve Memorandum of Understanding with Nevada Department of Taxation and Nevada Tax Commission to authorize Storey County Officials to review records of Department of Taxation to determine whether there has been a proper reporting of transactions subject to sales and use taxes within Storey County, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

**14. DISCUSSION/POSSIBLE ACTION:** Second reading of Ordinance No. 15-267 amending Storey County Code Title 8 Health and Human Safety by adding chapter 8.01 Nuisances and providing a uniform process for abating all the different nuisance complaints in the code. The amendment also changes the existing nuisance procedures in other parts of the Code to be consistent with the new chapter and provides for other properly related matters.

Outside Counsel Robert Morris reviewed changes made based during previous discussions held at Board meetings.

The basic changes are:

1. How the complaint process is initiated: The process begins in section 8.01.030. When there is a complaint, the person will go to the authorized inspector designated for each area of the code. Once the complaint is received, there is a process under the notice of nuisance. Under this section, the property owner must be informed of specific items listed in this section. This includes due process rights regarding a hearing and appeal.

Normally the property owner would have 60 days in which to clean it up. The inspector can extend the amount of time if there is reasonable progress in complying with the notice. If there is a health and safety problem, the time can be speeded up. If there is a real problem, the County can do a summary abatement.

The complaint must be written and signed so that it actually comes from a person. Text has also been added to state “or if the inspector observes a public nuisance” allowing an initiation of the complaint by County staff.

2. The independent hearing officer: Section 8.01.20 Definitions. Text added to state, "The Board may designate a justice court or municipal court pro tem from outside of the county as a hearing officer". To be clear, this person is not being asked to sit as a Judge, but as a hearing officer. Court rules of evidence do not apply in these cases - allowing cases to be presented without having to know rules of evidence.

3. Civil penalties: This has been changed to allow the hearing procedure on the nuisance to look at the need for civil penalties at the same time and simplifies the process. Under 8.01.060(c), the inspector may ask for civil penalties to be imposed by the hearing officer, taking into account the owner's conduct. If there is no success in encouraging a nuisance to be cleaned up, the inspector can talk to the hearing officer and suggest civil penalties might be appropriate. It is up to the hearing officer to decide if civil penalties should be imposed. Civil penalties can be appealed at the time of the hearing officer's decision.

Previously there was a concern regarding the costs of transcribing the hearing. Language has been included in 8.01.060(a) requiring the owner to make a deposit in an amount set by the Board. If the hearing officer determines there is no nuisance, the deposit will be refunded in full.

There had been a concern expressed by Mr. Phillips looking for a more formalized method where there was someone designated as code enforcement officer. At this point, the County does not really need a full-time code enforcement officer. The informal use of authorized inspectors is a better way to handle it.

Comments have been made about being more specific in the definition of a nuisance. Section 8.01.10 has the basic, simple, legal requirements of a nuisance. In this section, specific language has been added defining nuisances.

Mr. Morris feels that most issues raised during public comment and by the Board have been dealt with and the Ordinance is ready to go.

District Attorney Anne Langer: Prior to this ordinance, the County has not had a realistic ability to correct nuisances. Through this ordinance, procedure has been put together allowing the County to now go after nuisances. Previously, nuisances were considered civil and not dealt with criminally. With this procedure, on the civil side there is a hearing officer who can make decisions on nuisances. Now there is an opportunity on both the civil and criminal sides to get results.

Chair McBride: Are you confident the way the ordinance has been re-written that it will be enforceable?

Ms. Langer: Think it is. There were a lot of the issues that made it complicated and unable to enforce. There was not a hearing officer and it would go through an informal process. There were no civil or criminal penalties to insure people would correct nuisances. The way the ordinance is written is stream-lined and makes more sense. This will allow the opportunity to go after nuisances that have been "eye-sores" for years.

Commissioner McGuffey: Hats off to Mr. Morris, great job. The ordinance has been cleaned up and is easy to read. Mr. McGuffey pointed out one typo, changing "of" to "if".

Mr. Morris: A resolution will be presented that will appoint hearing officers. At that time, a discussion will be held to see what the Board feels about the deposit.



Mr. Whitten: The intent of the deposit is to cover the cost of the pro tem and the court transcriber if nuisance is sustained by the hearing officer. If the nuisance is not sustained, the deposit will be refunded.

No public comment.

**Motion:** Approve Second reading of Ordinance No. 15-267 amending Storey County Code Title 8 Health and Human Safety by adding chapter 8.01 Nuisances and providing a uniform process for abating all the different nuisance complaints in the code. The amendment also changes the existing nuisance procedures in other parts of the Code to be consistent with the new chapter and provides for other properly related matters, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

## COMMUNITY DEVELOPMENT AND PLANNING

### 15. FOR POSSIBLE ACTION, LICENSING BOARD SECOND READINGS:

- A. **DESERT VALLEY DENTAL OF TRI, INC.** - General / 420 USA Parkway TRI
- B. **WESTERN PARTITIONS, INC.** - Contractor / 8300 SW Hunziker Road ~ Tigard, OR (contractor)
- C. **ROLLING PLAINS CONSTRUCTION, INC.** - Contractor / 12331 North Peoria St. ~ Henderson, CO (fireproofing contractor)
- D. **HELIX ELECTRIC OF NEVADA, LLC** - Contractor / 3078 East Sunset Road ~ Las Vegas (elect cont.)
- E. **MEDIC ELECTRIC, LLC** - Contractor / PO Box 612 ~ Sparks (residential contractor)
- F. **ERGOMAT, INC.** - Contractor / 7469 Industrial Pkwy ~ Avon Lake, OH (installation of fatigue matting)
- G. **MARTIN HARRIS CONSTRUCTION, LLC** - Contractor / 3030 South Highland ~ Las Vegas (contractor)
- H. **BORGES ARCHITECTURAL GROUP** - Contractor / 1478 Stone Point Dr ~ Roseville, CA (architectural)
- I. **COLOG, INC.** - Contractor / 810 Quail Street ~ Lakewood, CO (geophysical/hydrophysical services)
- J. **ITEM WEST, LLC** - Contractor / 9725 South 500 West ~ Sandy, UT (manufacturing solutions)
- K. **EDAX, INC.** - Contractor / 91 McKee Drive ~ Mahwah, NJ (equipment manufacturing)
- L. **FRIENDLY PLUMBING, INC.** - Contractor / 1744 C Street ~ Sparks (plumbing contractor)
- M. **APOLLO SHEET METAL, INC.** - Contractor / 1207 West Columbia ~ Kennewick, WA (mech. Cont.)
- N. **FUTURE ELECTRONICS, CORP.,** -- Contractor / 237 Hymus Blvd ~ Pointe-Claire CANADA (electronics distributor/installer)
- O. **ICG CONSTRUCTION, LLC** - Contractor / 500 Ryland ~ Reno (concrete contractor)
- P. **GEOTEMPS, INC.** - General / 970 Caughlin Xing ~ Reno (Staffing solutions)

Stacey Bucchaneri, on behalf of the Community Development Department, recommended approval of items A through P.

**Motion:** Approve items A., B., C., D., E., F., G., H., I., J., K., L., M., N., O., and P., **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

### 16. PUBLIC COMMENT (No Action)

**Nicole Barde, Storey County Resident:** Recently a newspaper article regarding the upcoming budget cycle, stated that the State's guidance to its agencies is going to be - come in at a "flat to 5% down" because revenues are not coming in as they thought. What guidance has the County given to the various departments regarding the budget?

Mr. Whitten: Not involved in the details of budget as its being developed, but gets an overview from the County's fiscal team. General statements coming from the Dept of Taxation may or may not apply and do not take into account new projects Storey County has in TRI that will be on the books this year. It also does not take into account new personal property changes that routinely happen. The Department of Taxation is giving a "global" statement to all of the jurisdictions. The County gets its own individual forecast, which is more meaningful. The fiscal team takes this information and works with it. There are concerns - we all know we can have assessed values that during recession, regardless of whether those are single family homes, commercial industrial buildings, or whatever, they can freefall in value with no "brake". Conversely, when they ratchet back up as in the market we may begin to see, they will presume to incline that a rate no greater than 3% for owner-occupied single family dwellings and 8% for commercial-industrial - those are the property tax caps on there. Assessed values can grow but the taxes and revenues cannot. Certainly they will get there over time, but at the end of the day up to 8% and up to 3% are probably the operative words as there is a very complex formula as to ultimately how that 3% for owner-occupied single families and more critical to the County is that 8% that mostly would have been incurred with existing buildings - this only applies to real property, the caps - that 8% would have applied in TRI, would only be either 2.8% or 2.9%. Long story short, there will not be any real growth except for new or the expanded or recycled.

Chair McBride: Does not believe there have been any "red flags". In the first two quarters of reviewing the budget, the revenues have been in-line with where they should be.

Mr. Whitten: Where the revenues are supposed to be is what the County forecasts, not necessarily Taxation. This happens routinely each year with Taxation where they say "take these numbers". The

County takes it further and looks at the numbers, and goes back to Taxation and explains where the numbers are on-target, overly-optimistic, and in some areas where the County does not agree - such as business license, plan review fees, and all other areas, need to be looked at. To say "5% down" is a global statement not a specific Storey County statement.

Ms. Barde: The money coming from the State is not going to be affected? If the State has to decrease its money, the money coming to the County may be hit.

Mr. Whitten: Has not been briefed on the budget and cannot think of any monies that come direct from the State that would be jeopardized. This will make the 2017 Legislative session interesting as far as un-funded mandates presented when there are funding problems.

Ms. Barde: Just wondering regarding the (State's) guidance given to its own organizations, if the County's is similar or different.

Mr. Whitten: In that context, the State is basically telling DMV, Highway Patrol, and various other State agencies, this year expect a down-turn. That does not necessarily apply to the County. It is the State's forecast of its revenue streams.

## 17. **ADJOURNMENT**

The meeting was adjourned by the call of the Chair at 11:37 A.M.

Respectfully submitted,

By \_\_\_\_\_  
Wendy Bacus, Deputy Clerk & Treasurer