



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, AUGUST 1, 2017 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-

ROLL CALL: Chairman McBride, Vice-Chairman McGuffey, Commissioner Gilman, County Manager Pat Whitten, Clerk-Treasurer Vanessa Stephens, Comptroller Hugh Gallagher, Fire Chief Jeff Nevin, Deputy District Attorney Keith Loomis, Sheriff Gerald Antinoro, Community Relations Director Cherie Nevin, Community Chest Director Shaun Griffin, Emergency Management Director Joe Curtis

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

Meeting was called to order by Chairman McBride at 10:01 A.M.

2. PLEDGE OF ALLEGIANCE

Chairman McBride led those present in the Pledge of Allegiance.

3. DISCUSSION/POSSIBLE ACTION: Approval of Agenda for August 1, 2017

County Manager Pat Whitten requested to remove Item VI C from the Consent Agenda

Public Comment:
None.

Motion: Approve Agenda for July 18, 2017, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

4. DISCUSSION/POSSIBLE ACTION: Approval of Minutes for June 20, 2017

Public Comment:
None

Motion: Approve Minutes for June 20, 2017, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

5. DISCUSSION/POSSIBLE ACTION: Approval of Minutes for June 30, 2017

Public Comment:
None

Motion: Approve Minutes for June 30, 2017, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

6. CONSENT AGENDA

- I For possible action, approval of First Reading for General Business License. Applicant is Turk Cobell, managing member of Electric Avenue Hotel LLC located At 795 USA Pkwy., McCarran, Nevada. (Submitted by the Sheriff's Office).
- II For possible action, approval of payroll claims in the amount of \$869,429.60 and Accounts payable claims in the amount of \$976,650.81.
- III For possible action, approval of the Assessor's Log of Changes made to the 2017-18 Secured Roll pursuant to NRS 361.310.
- IV For possible action, approval of the Storey County Investment Policy.
- V For possible action, appoint Austin Osborne to replace Dean Haymore to represent Storey County on the Western Nevada Development District Board.
- VI For possible action, approval of Business Licenses First Readings:
 - A. FOREVER CHRISTMAS - General / 88 N C Street ~ VC, NV(Retail)
 - B. ADL CONSTRUCTION, INC - Contractor / 5301 Longley Lane # H -116 ~ Reno, NV(Framing Contractor)
 - C. UNIVERSAL PROTECTION SERVICE, LLC - General/ PO Box 8000 ~ Monsey, NY (Security Guards)
 - D. ATSI ROBOTICS NEVADA, LLC -Professional /4625 W Neso Dr STE 2 &3, Las Vegas, NV (Computer Prog.)
 - E. B's ANTIQUES - General /~ 145 S C Street, VC, NV (Antique Retail)
 - F. BARON GROUPE -Professional / 969 Rue Louis Breguet- ZAC, France (Commissioning)
 - G. COMAU, LLC - Contractor / 2100 Telegraph Road ~ Sothfield, MT (Automotive)
 - H. INNOVATIVE LIGHTWEIGHT - Contractor / 8850 Terabyte Ct, Reno, NV (Contractor)
 - I. MACKAY MANSION MUSEUM -General/ 291 S. D Street VC, NV(Tours, Weddings)
 - J. ECS GROUP, LLC - General / po box 50923, Sparks, NV(Consulting)
 - K. SILVER PEAK CONSTRUCTION SERVICES, LLC -Contractor /748 S.Meadows Pkwy ~ Reno, NV(Contractor)
 - L. KUMA ENGINEERING, CO., LTD - Professional /OSAKA, Japan ~ (Engineering)
 - M. GROVES CONSTRUCTION, INC. -Contractor / 636 Eureka Ave, Reno NV(Construction)
 - N. CHART LIFECYCLE, INC. - Professional / 2328 Walsh Ave # L, Santa Clara, CA(Contractor)
 - O. XION TECHNOLOGY, LLC - Contractor / 8665 New Trails Dr.#100, Woodlands, TX (Installation)
 - P. CHOLLAR MINE 1859, LLC - General / 615 F Street, VC, NV (Mine Tours)
 - Q. LABORWORKS, INDUSTRIAL STAFFING, INC - General / po box 1755 , Gig Harbor WA (Staffing)
 - R. S & S TOOL & SUPPLY, INC. - General/ 2700 Maxwell Way, Fairfield , CA (Sales)
 - S. LEONI ENGINEERING PRODUCTS - Professional / 100 Kay Industrial Dr., Lake Orion,

MI (Management)
T. CUSTOM PAINTING & DECORATIONG, INC - Contractor / 254 E Glendale, Sparks, NV (Contractor)
U. SEYI-AMERICA, INC. - Professional/ 17534 Von Karman Ave, Irvine, CA (Metal Stamping)
V. HEXAGON METROLOGY, INC - Professional / 250 circuit Dr. North Kingstown RI (Installation)
W. MILES ARCHITECTURAL GROUP - Professional /10800 Sand Hollow Ct. ~ Reno, NV (Architectural)
X. GURR'S ROOFING HEATING & SHEET MEATAL, INC. -Contractor /PO Box 637 ., Sparks, NV (Contractor)
Y. CASHE VALLEY ELECTRIC -Contractor- PO Box 405, Logan, UT (Contrator)
Z. VIS-TECH, LLC - Professional /833 Maple Ave. Holland, MI (Programming)
AA. SPRINGER INDUSTRIAL EQUIPMENT, INC - General / 3164 N. Colorado St. ~ Mesa ,AZ (Distributor)
BB. SPIROFLOW AUTOMATION SOLUTIONS, INC. -Professional / 1609 Airport Rd ,Monroe , NC (Programing)
CC. CNA ENGINEERING, INC - Professional / 2575 Valley Rd., Sacramento, CA (Engineering)
DD. MIME USA, LLC - Professional 560Meadows Lark Lane, belle Mead , NJ (Supplier)
EE. MOTOR CITY PROGRAMING- Professional/ 21272 Danbury, Clinton MI (Robotics)
FF. PEAK TECHNICAL SERVICES - Professional - 583 Epsilon Dr., ~ Pittsburgh PA (Staffing)
GG. DATF, INC. dba JIMBOY'S TACOS -General - 4825 Idlewood Dr. Reno, NV\ (Food Truck
HH. ONE SOURCE WATER, LLC -General / 3143 W Post Rd. ~ Farmington, CT (Sales)
II. J.B HUNT TRANSPORT, INC - Transporation / PO Box 130 Sparks, NV (Transportation)
JJ. CENTERAL STRIPING SERVICE, INC - Contractor / 3489 Luyung Dr.,Rancho Cordova, CA(Roadway Stripping)
KK. BLACK & VEATCH CORPORATION - Pro / 425 Apollo Dr. ~ Lino Lakes MN (sales)
LL. HOMEGROWN GASTROPUB - General / 719 D. Virginia St., Reno, NV (Mobile Food Truck)
MM. AUTOMATION ELECTRIC, INC. - Professional / 3983 S MCCarran Blvd., #491 , Reno, NV (Troubleshooting)
NN. ALPHA ASSEMBLY SOLUTIONS - Contractor / 39 Main Street ~ Scottsville NY (Manufacturer)
OO. NORTH AMERICAN MILLWORK, INC. - Contractor / 105 Catron Dr., Reno, NV (Contractor)
PP. ARMAC CONSTRUCTION, LLC - Contractor / 343 Fairview Dr. #103 , Carson City, NV (Excavation)
QQ. CONCEPT SYSTEMS, INC. - Professional /1957 Fescue St. SE, Albany, OR (Field Service Tech.)
RR. RENO TAHOE ADVENTURES, LLC - Transpiration/ 18224 Fontana Ct.,~ Reno, NV (Tour Operations)
SS. US GRANITE- NEVADA, INC - Contractor / 5350 Capital Ct., #100, Reno, NV (Fabrication)
TT. COAST MACHINERY MOVERS OF NV, INC. -Transpiration/2431 Chico Ave, So El Monte,CA (Machinery Moving)
UU. R & E AUTOMATED SYSTEMS- Professional /17500 23 Mile Rd . Macomb MI(Engineering)
VV. ABC EMPLOYMENT HOLDINGS, LLC General/ 6610 N Shadeland Ave., Indianapolis,

IN (Staffing)
 WW. MILLWRIGHTS 4 HIRE, LLC - General/ 237 Lexington St. Lancaster, KY (Staffing)
Motion: XX. QUALITY COMMUNICATIONS, INC Contractor/ 212 Murray Street - Garden City, ID
 (Cabling Contractor)
 Approve YY. RKI INSTRUMENTS, INC Professional/ 33248 Central Ave, Union City, CA (Training)
 Consistent ZZ. HUMAN RESOURCES UNLTD, INC. General - 3451 Dunckel Rd #200 Lansing, MI (Staffing)
 Agenda AAA. LEVEL ONE ROBOTICS & CONTROLS, INC - Pro- 401 Ryland St. #200A, Reno, NV
 for (Software)
 August BBB. J.E. SIMAS FLOORS,INC. - Contractor/ 9400 S Virginia St. Reno, NV (Floor Covering
 1, - Sales, Install)
 2017, CCC. ENTEGEE, INC. - Professional/10151 Deerwood Park Blvd # 200 , Jacksonville, FL (Robot
 removing DDD. TOX -PRESSOTECHNIK L.L.C - Contractor - 4250 Weaver Prkwy, Warrenville, IL
 item (Manufacturing)
 VI C, EEE. YOUNG FAIRBANKS ENTERPRISES, LLC- dba - Kim's Kool Treats- General - 2725 E
 9th St., Silver Springs, NV (Mobile Food Truck)
Action: FFF. COMPRESSOR-PUMP & SERVICE, INC. - Professional- 3333 W. 2400 South., Salt
 Lake City, UT (Sales)
 Approve,

Moved by: Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

7. DISCUSSION/POSSIBLE ACTION: Acceptance and approval of the contract for professional services between Storey County and Farr West Engineering for the USDA loan funded 5-Mile Waterline Replacement Project.

Cherie Nevin presented this item. The total project cost is approximately \$2.13 million including fees for professional engineering services of \$300,002. The contract has been reviewed by the County's legal team. One item remaining is an environmental report from Bureau of Land Management which is needed for right-of-way across some BLM land.

Chairman McBride: When this project is complete, will everything between the treatment plant on the Divide and Five Mile Reservoir be replaced?

Lucas Tipton, Farr West Engineering: Yes. Hopefully construction will begin in the spring.

Vice Chairman McGuffey: Will this affect user rates?

County Manager Whitten: A competitive rate survey will be done. Once this is done, a repayment plan will be brought to the Board.

Public Comment:
 None

Motion: I move to approve the contract for professional services between Storey County and Farr West Engineering for the USDA loan funded 5-Mile Waterline Replacement Project and authorize the Chairman of the Board, or his designee, to sign the contract documents, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

8. DISCUSSION/POSSIBLE ACTION: Recommendation to award contract to successful bidder for the construction of the Virginia City Sewer Improvement Project Phase II.

Mike Nevin, on behalf of All Comstock LLC, contact for this project:

- Two bids were previously rejected for this project. The project was revised to include a base bid and alternates.
- Five bids were received. The base bid-low bid from Ames Construction in the amount of \$10,693,775.90. A high bid of \$13,450,189 from A & K Earth Movers.
- The low bid exceeded the engineers estimate by approximately \$300,000.
- USDA agreed to move funding from a couple of contract line items, including \$90,000 interim interest not needed, and \$15,000 from bond counsel which was less than expected.
- Contingency was reduced from approximately 9% to 7%, roughly \$248,000.
- Recommendation is to accept the Ames bid for the base project.
- The bid was reviewed and meets all requirements set forth in the bid package.
- Farr West Engineering and USDA have submitted concurrence letters.
- The next step is to forward all applicable documents to USDA for formal approval.
- Estimated project start date is second week of September.
- Work continues on ways to fund work eliminated from this project including Gold Hill and a section on the Divide.

Mr. Whitten: Gold Hill was eliminated from the project due to costs - that does not eliminate the need to fix Gold Hill. NDEP has taken an active interest and a solution needs to be found.

Mr. Nevin: Farr West Engineering is working on a solution. With a plan, possibly some of the contingency can be used to complete work on the Gold Hill septic system.

Mr. Whitten: Ames Construction is the contractor working on USA Parkway and is ahead of schedule.

Commissioner Gilman: Ames is the contractor who responded generously in dealing with issues in the Highlands during the winter storm events.

Public Comment:

None

Motion: I move to approve award of contract to the successful bidder, Ames Construction, for the construction of the Virginia City Sewer Improvement Project Phase II, in the amount of \$10,693,775.90, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

The following items taken out of order:

14. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of appointment of Anne Delahay as the appraiser to appraise the value of the parcel of real property located at 10 S. B Street in Virginia City.

County Manager Pat Whitten: The County has wanted to acquire the property between the courthouse and Pipers Opera House for years - for the historic building and, logistically, for the asphalt parking. This is especially true in the event the County acquires Pipers Opera House. This item is solely to have the property appraised with the intent to submit an offer to owner Kim Neal.

Chairman McBride: This is the second time Ms. Delahay will be sworn in to appraise property. Can Ms. Delahay be appointed once, rather than on case-by-case?

Deputy District Attorney Keith Loomis: Statute requires that if she does the appraisal, she is to be sworn in. To be conservative, it is best that she is sworn in every time.

Mr. Whitten: Ms. Delahay is “quasi-retired” at this time. The County will likely come back with other appraisers when necessary.

Public Comment:

None

Motion: I move to approve the appointment of Anne Delahay as the appraiser to appraise the value of the parcel of real property located at 10 S. B Street in Virginia City, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

15. DISCUSSION/POSSIBLE ACTION: For possible action, approve Resolution 17-466 Designating the County Courthouse as the public location for auctions conducted pursuant to NRS 107.080.

Deputy District Attorney Keith Loomis: This is a result of the last Legislative session in which the Board of County Commissioners must designate a public location within the County where auctions conducted pursuant to NRS 107.080 will occur. It is recommended that the location continues to be at the courthouse.

Public Comment:

None

Motion: I recommend to approve Resolution 17-466 Designating the County Courthouse as the public location for auctions conducted pursuant to NRS 107.080, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

19. DISCUSSION/POSSIBLE ACTION:

Discussion and possible action on Resolution 17-468 regarding the request by the Director of the State of Nevada Department of Business and Industry to approve the Findings of Fact pertaining to the issuance of industrial development revenue bonds in an amount not to exceed \$150,000,000 for the purpose of assisting in the financing of a biorefinery facility to be used for the disposal of solid waste and conversion to renewable fuel products to be located on a 19.4-acre **site in the Tahoe-Reno Industrial Center in Storey County, Nevada.** The project will be owned Fulcrum Sierra BioFuels, LLC, and operated by Fulcrum BioEnergy, Inc. **Approval of the County** is required pursuant to NRS 349.580(2).

Commissioner Gilman disclosed a pecuniary interest in the Tahoe-Reno Industrial Center, however does not have a pecuniary interest regarding this matter and is qualified to vote.

Deputy District Attorney Keith Loomis presented this item.

Jeannie Benedetti, Vice President, Fulcrum Sierra Bio-fuels:

- It has been 10 years since Fulcrum started developing its product at TRI - a two phase project;
- Phase 1 - a feed stock processing facility, currently in operation, diverting municipal solid waste;

- Phase 2 is the biorefinery - once constructed will convert 175,000 tons of msw into 11 million gallons of renewable fuel annually.
- Proceeds from the tax-exempt bonds will go to financing the second phase.
- There is no obligation or risk to the County.
- Approval of this Resolution is a requirement of the State as issuer of the bond.
- The Director of Finance will make final decision on issuance of the bonds on August 8th.
- Thereafter, this will go out to the market to have the bonds issued with financing the project by October.

Commissioner Gilman: The due diligence and length of time put in this project needs to be recognized. Thank you for choosing Storey County - this is a leading edge industry and has persevered through many difficult times.

Ms. Benedetti: Thank you to the County for, every point of the way, being business and solution oriented in regards to helping (Fulcrum) get to this point.

Public Comment:

Sam Toll, Gold Hill resident: This is a request for a bond to assist and facilitate this effort? Will State taxpayers be obligated for re-payment of the \$150 million?

Mr. Loomis: These are private, tax-exempt, revenue bonds. The repayment will be done by Fulcrum, who will be able to get the revenue for a lesser price than with taxable bonds.

Mr. Toll: Fulcrum will be obligated for 100% repayment for any obligational monies required?

Ms. Benedetti: Yes. That is the understanding of how tax-exempt bond financing works. Neither the State nor the County has any obligation to repay these bonds.

Motion: I make a motion to approve Resolution 17-468 approving certain findings made by the Director of the Department of Business and Industry of the State of Nevada pursuant to Nevada Revised Statutes Section 3439.580 relating to the financing of a solid waste disposal facility project located in the County of Storey; and providing other matters related thereto, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

20. DISCUSSION/POSSIBLE ACTION: Special Use Permit 2017-020 request by the applicant Asia Union Electronic Chemicals - Reno, Inc. (property owner Waltham Road Industrial, LLC) to retrofit an existing property and building to allow for the production, distribution and use of hazardous and non-hazardous chemical products associated with the microelectronics industry. The subject property is located at 1400 Waltham Way, McCarran, Storey County, Nevada, Assessor's Parcel Number (APN) 004-091-81.

Commissioner Gilman having a pecuniary interest recuses himself from discussion and vote on this item.

Planner, Kathy Canfield, requested this item be continued to the September 5, 2017 Commission meeting.

Public Comment:

None

Motion: I make a motion to continue this item to September 5, 2017, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

21. DISCUSSION/POSSIBLE ACTION: Variance 2017-008 by Insurance Auto Auctions. The applicants requests a use variance allowing a previously permitted non-conforming use to remain in-place under its existing ownership conditions. The proposed use subject to the variance request is outdoor storage of inoperable motor vehicles and auctioning of those inoperable vehicles at portions of subject property located at 4086 Peru Drive, McCarran (Tahoe-Reno Industrial Center), Storey County, Nevada, APN 005-071-16.

Planner, Kathy Canfield, requested this item be continued to the September 5, 2017 Commission meeting.

Public Comment:

None

Motion: The applicant has requested this item be continued to the August 17, 2017, Planning Commission meeting and the September 5, 2017, Board of County Commissioners meeting. Storey County staff concur with this request and recommend the Board of County Commissioners make a motion to continue this item to the August 17, 2017, Planning Commission meeting, to be held at the Storey County Courthouse, 26 South B Street, Virginia City, Nevada, commencing at 6:00 pm, and to continue this item to the September 5, 2017, Board of County Commissioners meeting, to be held at the Storey County Courthouse, 26 South B Street, Virginia City, Nevada, commencing at 10:00 am, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

9. DISCUSSION ONLY (No Action): Honorable United States Congressman Mark Amodei discussing updates on federal matters of interest in general and specific to Storey County.

Congressman Amodei discussed various matters including many issues relating to Storey County:

- Significant discussion was held regarding the impact and control of wild horses.
 1. Any legislation voted on regarding wild horses would affect horses under the control of BLM.
 2. The cost to the Federal Government for managing wild horses will surpass \$1 billion in 10 years.
 3. The State (Nevada) does a good job in controlling the State's herd. The problem is larger for the Federal Government.
 4. Birth control programs need to be implemented.
- Zip code issue - Storey County along with six other areas need new zip codes. The bill died last year, however a new bill is expected to pass the House by the end of October, and then it will go to the Senate.
- Affordable Care Act - contained things that were positive and things that needed to be changed.
- Monuments and Yucca Mountain - the designation of monuments that cut all access to Yucca Mountain. There should be an opportunity for public input on proposed national monuments.
- Lands Bill - the bill affecting Storey County was passed and signed into law. The County is working with BLM to convey deeds.
- Immigration - the federal government needs to improve the e-verify system.
- Body Cameras - Congressman Amodei is working on a bill to fund body cameras for rural law enforcement.

County Manager Whitten: A huge thank you to Congressman Amodei. Your office and staff are “go to” people for the County who actively work on County issues.

Chairman McBride called for recess at 11:25PM
Meeting reconvened at 11:38PM

10. WORKSHOP/DISCUSSION ONLY (No Action):

Discussion and comments from the Commissioners, staff and the public regarding the possibility of participating in an Economic Development Financing Proposal pursuant to Senate Bill 1 of the 2015 Nevada Legislative Special Session (SB 1). Also participating will be Jeremy Aguero with Applied Analysis and Cory Hunt with the Governor’s Office of Economic Development. Project parameters include constructing an effluent water pipeline from the Truckee Meadows Water Reclamation Facility to the Tahoe Reno Industrial Center (TRI). The estimated cost of the pipeline (\$35 million) will be paid for from the proceeds of bonds issued by the State of Nevada pursuant to SB 1. The bonds would be repaid from incremental tax revenues generated within TRI. A tax increment area may be created pursuant to NRS Chapter 278C which would incorporate all of TRI within which a portion of increased tax revenues would be dedicated to repayment of the bonds.

Commissioner Gilman due to a pecuniary interest recused himself from discussion.

County Manager Whitten said this project involves many others in the process besides the County. The County has been asked to consider participating in an economic financing proposal made possible through SB1. Mr. Whitten introduced Alise Porto from Switch, Cory Hunt from GOED, and Jeremy Aguero with AppliedAnalysis.

Mr. Aguero presented a draft of Economic Development Financing Proposal, Tahoe Reno Industrial Center Water Pipeline Project. This presentation is intended to be the beginning of discussion, not the end and is the same presentation given to the Governor’s Office of Economic Development (GOED) at a recent meeting.

- Mr. Aguero reviewed:
 1. The objectives of the presentation;
 2. Storey County is required by law to submit, approve, and finalize this application;
 3. The key players - including private and public entities;
 4. Once approved by the Storey County Commission, the proposal will go before GOED, if approved ultimately to the Treasurer for the issuance of bonds;
 5. Project overview: a project to take effluent (treated) water from Reno, Sparks, and TMWA through pipeline to TRIC where it will receive additional treatment to be used for higher level development and investment;
 6. The cost of the project: \$35 million, with additional \$30 million investment required from TRIC;
 7. The issuance of bonds and repayment by tax-increment dollars applies to the \$35 million;
 8. The application was filed June 30, 2017. A summary document and exhibits are available at: www.AppliedAnalysis.com/EDFP
 9. There are items that need to be completed before financing moves forward;
 10. The expected build-out of TRI is important to the tax increment and repayment of the bonds. Estimates of build-out are conservative;
 11. Revenue sources under SB1 that allows the allocation of increment to the project;
 12. Expected (conservative) and incremental public revenues;
 13. Bond Financing Summary and sources and uses;
 14. Bond repayment schedule;

- 15. Pending agreements;
- 16. Tentative project timeline.

Vice Chairman McGuffey: Is there guarantee if the County moves forward the Industrial Park does its part? Who will own/maintain the pipeline?

Mr. Aguero: GOED is going to require that “everyone will have to have ‘skin in the game’” making sure the \$30 million in “on-sites” are constructed. A commitment letter is one of the requirements stating that TRI will guarantee construction of the treatment and distribution facilities. Believes that ultimately the GID will own the physical pipeline, but will have to find out how this plays out.

Mr. Whitten: The presumption is not Storey County.

Mr. Aguero: It would not be Storey County under any circumstances. All of the agreements are currently in process.

Bob Sader, Tahoe-Reno Industrial Center: At this point, it is assumed that TRI GID will own, manage, repair, and replace the pipeline, the pump station, and all on-site sites. The ultimate responsibility will be Tahoe-Reno Industrial Center to build on-site improvements and dedicate them to the GID.

Chair McBride: This will not increase Storey County’s share of improvements at the park it will be strictly dedicated to the TRI GID at no expense to Storey County.

Mr. Sader: That is correct.

Mr. Whitten: The County is not involved fiscally in any way. There are multiple steps other than this workshop:

- Maybe approval of the final application, nothing binds the County at this stage.
- The binding fact will be when GOED says this is a qualified project, the application is complete, and now a tax increment area can be created.
- Mr. Aguero’s presentation will be given to the County’s debt management consultant to review to see if it is realistic, factually based. Despite projections, \$35 million is a lot for the County to put its name on the line.
- The County is looking at this as an investment in the future from the “spill over amounts”.
- This does not necessarily mitigate the risks.
- There will be more discussions over legislative intent, verbage in SB1.
- Should this ever be approved, the County intends to work in partnership with TRI.
- The County owes TRI approximately \$45 million and would like to tie the two together, basically as collateral to guarantee this.

Public Comment:

Steve Ayer, Virginia City Resident: Regarding property taxes - is this everyone or strictly TRI? How does this affect the taxes expected to be generated to help (residents) out?

Mr. Whitten: In defining a tax increment area, in this case it will be just TRI. Tax roll-backs have advantages and disadvantages. In economic downturns, it is difficult to see the benefit of caps as (the taxes) were often less than the cap. The County is looking at a different approach, perhaps through a rebate system - a more flexible approach. The benefit would be a better insured future by continuing to see growth.

Nicole Barde, Storey County Resident: Why is the County paying a development cost? A \$65 million project bringing water to TRI for TRI to sell to the businesses. The County will be taking revenue out of TRI to pay this back, taking money out of (the County's) pocket that can be used elsewhere for development. The County has a \$45 million debt and now incurring a \$35 million debt on (TRI's) behalf and getting nothing. Not a cut in the water being sold or a decrease in the \$45 million debt. Why does this have to be "on the back" of the taxpayers?

Chair McBride: This taxation will be on new growth only, not on existing growth in the park right now. This would be an incentive to bring in new business - the County would be getting other taxes rebated from the State on sales tax, modified business tax - those taxes which the County does not get any part of right now. The argument is these new businesses will not come in unless this project is done as they will need the water. The County is not giving up something it already has.

Mr. Whitten: It is rumored that more and more will be manufactured here in Nevada, in Storey County - a more affordable, available supply of water is needed. Mr. Aguero's website has hundreds of pages of analysis. The waterfall "spillover" projections are what the County would be getting. The County will still get property tax, 50% of personal tax, building permits - this is an investment of \$35 million with little to no risk. During legislation and at the GOED Board meeting, statements were made that this is a "full-faith" obligation of the State of Nevada.

Ms. Barde: TRI should get a bond like Fulcrum did. Look at a different financing scheme. This looks to be a developer expense and the County gets nothing.

Mr. Whitten: TRI does not have all that much land to sell. So what will TRI benefit from this? Little to nothing, other than what little acreage is left. The developer is "fronting" the \$30 million. The County has a lot of "skin in the game" in TRI. All the County is doing is building the "highway" to TRI taking treated, effluent water - it helps Reno, Sparks - the rest is up to the businesses.

Sam Toll, Gold Hill Resident: There is a \$45 million debt and now being asked to give \$35 million. Monies used to pay for it are based on new business coming in as a result of this "developer-based expense" - it's their business that will benefit directly. The \$2.1 million payments will take from many needs in the community. Are they (TRI) going to use the \$35 million to make money? What's in it for the County? Is the \$45 million debt going to be excused? In other areas, developers pay this expense - taxpayers are not asked to invest.

Mr. Whitten: The debt is not a debt of the County - it is a debt of the State. The County may participate pursuant to provisions of SB1 - but it is not the County's debt. On the \$2.1 million (payment), it is roughly calculated that the State and the County are about 50/50 in participation. The County does not need to pay TRI back if the County does not make any money in a given year. Look at the County's annual debt management report, the \$45 million does not show up because it is not debt - in terms of the legal definition. Mr. Whitten does not see the County as ever being "on the hook" to make a payment. If that happens, there will be an agreement with TRI that the County is "short" in a year - the payment will not be made.

Mr. Toll: If the County did not have to pay the one-half of the \$2.1 million, wouldn't that be money the County would receive to spend as wanted or needed? The County doesn't own stock in or profit from TRI, and shouldn't be asked to fund or create a business opportunity for them. The "skin in the game" should benefit the County more directly.

Mr. Whitten: This is going back to "will this happen". Based on projections, and working with GOED and TRI, there is a high probability the level interest (in TRI) will not be there without water. The

County is building “the road” to the development, so the development can take the rest. The citizens and the County do prosper from TRI.

Kris Thompson, TRI Project Manager: The two previous speakers are anti-business and have an anti-economic stance. In the view of these speakers, there would be no such thing as public/private business. TRI has massive “skin in this game” and funded 30% of the engineering plans for that pipeline. At the outset of TRI, re-claimed water pipes were put in every paved road. The re-claimed reservoir was built to a fundamental level and currently additional distribution systems are being installed. Water brings in high-tech businesses - such as Switch.

Todd Hess, Storey County Schools Superintendent: The School District is under the “Nevada Plan”. Mr. Hess does not believe, right now, that there would be an impact to the schools. However, this will be researched and an opinion will be submitted to the Commission.

Mr. Whitten: No action is set. The County will continue to work with GOED and others - it is the goal to bring this item back at the August 15 Commission.

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

Sheriff Gerald Antinoro:

- National Night Out will be held at Louise Peri Park tonight at 5PM.

Emergency Management Director Joe Curtis:

- Meetings continue with FEMA regarding January flooding.
- Meeting with insurance adjusters to discuss damage and repairs to buildings and bridges.
- It has been determined that the County’s \$5,000 insurance deductible will apply to the total damages not just to each structure.
- Some repair work on the courthouse should begin within a week.
- Looking at how to proceed with repairs to bridges in the Lockwood area.
- There are approximately 12 to 14 County structures to be covered under the insurance with only one \$5,000 deductible.

Assistant Public Works Director Jason Wierzbicki:

- Communicating with homeowners to start clearing out and opening up a lot of the main drainages to get flow back and alleviate issues.

County Manager Pat Whitten:

- The ribbon-cutting ceremony for USA Parkway will be held August 28th, 11 AM, at the south County line.

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

Vice Chairman McGuffey:

- Had a good trip to the NACO conference.
- Funds have been approved to refurbish the mailbox location in the Highlands.

Chairman McBride:

- Also attended the NACO conference, participating in various workshops.
- Noted the passing of three Storey County residents: Henry Kilmer, former Superintendent of Schools; Dave Cormany; and, George Kahabka.

13. DISCUSSION/POSSIBLE ACTION: Consideration and possible action to approve Resolution No. 17-467 by which the Board of County Commissioners prohibits the discharge of firearms in the

wildland areas upon determination by the Chief of the Storey County Fire Protection District that the action is warranted.

Deputy District Attorney Keith Loomis presented this item. In conjunction with the Fire District, this Resolution has been prepared, stating that the Storey County Board of County Commissioners can prohibit the discharge of firearms in wildland areas when the Fire District Chief makes the determination that this is warranted on a temporary basis.

- This would apply to wildland areas in Storey County and would encompass private property.
- The Board has authority under its police power to take actions in the interest of the health, welfare and safety of the public.
- This Resolution would not create a misdemeanor, only an Ordinance can do that.
- This would be an advisory to the public.

Fire Chief Jeff Nevin: The Forest Service brought this to the attention of the Fire District.

- This would be an advisory to residents, more specifically - non-residents.
- 10% of the 90 plus fires in Washoe County have been caused by target shooting in un-approved areas.
- This approach is pro-active, not taking firearms out of the residents of the County.
- Fuels are very dry this year.
- This (Resolution) is to bring light to residents and non-residents that this is a serious situation for the well-being of the residents.

Vice-Chairman McGuffey: On the fence but understands the motive.

- There are owners (in the Highlands) that shoot on their property.
- There are issues with one person making the call.
- There needs to be more discussion.

Chief Nevin: Not looking to close areas for a defined time period. It would be at times when there are critical factors.

Commissioner Gilman: How are wildland areas identified?

Chief Nevin: Any un-improved area.

- Fires in the Six Mile/Seven Mile Canyon area and the east side of the valley were caused by shooting in those areas.
- The fuels are very dry this year.
- This is a pro-active, common sense approach to make people realize "it's not a good day to go out and shoot".

Chairman McBride: Burning is prohibited when it is dry.

Chief Nevin: That is a "hard closure".

Commissioner Gilman: How would the (closure) information be disseminated?

Chief Nevin: This Resolution does not have "a lot of teeth". This is a first step. Information would be put out like a "red flag warning" through social media.

Commissioner Gilman: Believes a lot of people are coming from outside the County to shoot. What is the enforcement agency that would oversee gun use in the County.

Mr. Loomis: An ordinance would have to be adopted in order to create a criminal offense. There is no enforcement mechanism, this is a warning - a public notice.

Chair McBride: Believes the significant fire in TRI was caused by target shooting and is taking the side of the Fire Chief because of his knowledge.

Mr. Whitten: This is not making criminals out of people and recommends approving the Resolution which says - here's a red flag day, please don't shoot.

- That may not always be the deciding factor.
- Other factors enter into this such as the moisture, prevailing winds, relative humidity, the number of crew members available.
- There will probably only a small number of these (closures).
- Let's try the Resolution process and err on the side of safety.

Chair McBride: The range behind the Jeep Posse facility is adequate for shooting.

Commissioner Gilman: What's going to designate an area?

- What constitutes a reasonable place to shoot?
- It seems this is creating more regulation without an enforcement program.
- There is no element identifying an adequate range, or backdrop, or where to have legalized shooting in the out-lying areas. This is a concern.

Chair McBride: It would only be on red-flag days when people would be asked to not shoot.

Mr. Whitten: Maybe this item should be continued as we are hearing a couple of suggestions such as providing for designated areas. There could be a two-person approval process.

Chair McBride: Are there clear, public areas in the Highlands available for shooting?

Vice Chairman McGuffey: There's a canyon with a sandy bank, but it's private property.

Commissioner Gilman: Not in favor of more regulation and would like more definition of what could and should be done - perhaps more conversation before approving.

Mr. Whitten: Any input regarding designated safe places would be appreciated.

- Input would be needed by next Monday to get it on by August 15th.
- The only sense of urgency is we are in fire season now and would hate to have something happen on August 16th and we didn't act.

Sam Toll, Gold Hill Resident: The best approach is to provide citizens a safe place to enjoy firearms.

Motion: I make a motion to continue item 13 to the August 15th meeting, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

16. RECESS TO CONVENE THE STOREY COUNTY LIQUOR LICENSE BOARD

17. DISCUSSION/POSSIBLE ACTION: First reading for on-sale liquor license. Applicant is Turk Cobell, managing member of Electric Avenue Hotel LLC located at 795 USA Pkwy, McCarran, Nevada.

Sheriff Antinoro presented this item. This is first reading of this license.

Public Comment:
None

Motion: I move to approve the first reading of the on-off sale liquor license for Electric Avenue Hotel LLC located at 795 USA Pkwy, McCarran, Nevada, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=4)

18. ADJOURN TO RECONVENE THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS

22. DISCUSSION POSSIBLE/ACTION: Approval of Business Licenses Second Readings

- A. ALUMAG AUTOMOTIVE - Contractor / 5421 Kietzke Lane ~ Reno, NV(Installation)
- B. DESALITECH, INC - Contractor / 1 Gateway Center ~ Newton, MA(Water Treatment System)
- C. LYNX CONTROL SYSTEMS - Contractor / PO Box 138 ~ Israel (Control Systems)
- D. ENCORE AUTOMATION, LLC -Contractor /50Corporate Dr. Auburn Hills, MI (Installation)
- E. ROE PAINTING, INC - Contractor /~ PO Box 7351 Boise, ID (Painting Contractor)
- F. DAN MILLS CONSTRUCTION NEVADA, INC -Contractor / Po Box 19760~Reno, NV (Framing Sub-Contractor)
- G. HESCO SERVICES, INC. - Contractor / 862 West Fine Drive ~ Salt lake City, UT (Contractor)
- H. CHAMPION EMPLOYMENT GROUP - General / 10358 Gratiot Ave, Columbus MI (Staffing)
- I. VERUS ASSOCIATES NEVADA, LLC -Professional/ 9210 Prototype Dr. #101 Reno, NV(Engineering)
- J. M & L ELECTRICAL, INC - Contractor / 6060 Scottsville Rd, Bowling Green KY (Electrical Contractor)
- K. SLE ELECTRONIC GMBH - Contractor /5421 Kietzke Lane ~ Reno, NV((Design)
- L. HIRATA ENGINEERING INCORPORATED - Professional /5421 Kietzke Lane ~ Reno, NV (Design)
- M. GIROUX GLASS, INC -Contractor / 850 W. Washington Blvd. #200, Los Angeles, CA (Safety Evaluation)
- N. BELAY ENGINEERING CO. - Professional / 2328 Walsh Ave # L, Santa Clara, CA(Contractor)
- O. XION TECHNOLOGY, LLC - Contractor / 4650 Wedekind Rd #2 , Sparks NV (Installation)
- P. AMADA MACHINE TOOLS AMERICA, INC. - Contractor / 2324 Palmer Dr., Schaumbung, IL (Installation)
- Q. NORBLAST, LLC - Contractor / 4650 Wedekind Rd #2 , Sparks NV (Installation)
- R. CTH INDUSTRIAL SERVICES, LLC - Professional/ 7550 Bluewater Hwy, Saranac, MI (Engineering)
- S. PRECISION CONTROL SYSTEMS GROUP, LLC - Professional / 29355 W 9 Mile Rd, Farmington, MI (Computer Programming)
- T. J & R TADROS, INC. - Professional / 130950Trail Dust Ave, San Diego, CA (Consultant)
- U. SEYI-AMERICA, INC. - Professional/ 17534 Von Karman Ave, Irvine, CA (Metal Stamping)
- V. CDWDIRECT, LLC - Professional / 200 N. Milwaukee Ave, Vernon Hills IL (Direct Marketer)
- W. BETS SERVICIOS PROFESIONALES - Professional /5421 Kietzke Lane ~ Reno, NV (Engineering)
- X. BECK FACILITY SERVICES, LLC -Contractor / 147 Jackson St., Newnan, GA (Janitorial)
- Y. ACCLAIMED INSPECTION SERVICES, INC -Professional- 598 Damonte Ranch Prkwy # B112, Reno, NV (Inspector)
- Z. TOOLING SYSTEMS GROUP - Contractor /4315 3 Mile Rd, Grand Rapids, MI (Manufacturing)
- AA. R.E LEWIS REFRIGERATION, INC. - Contractor / PO BOX 92 ~ Creston, IA (Refrigeration Contractor)

BB. PINNACLE HEATING & AIR CONDITIONING - Contractor / 5301 Longley Lane Bldg. #201, Reno, NV(HVAC)

CC. EMPLOYBRIDGE - General / 5580 Mill St., Reno, NV (Staffing)

DD. SUMMIT FIRE PROTECTION OF MN CO. - Contractor / 575 Minnehaha Ave W, St. Paul, MI (Design)

EE. STEYER ASSOCIATES, INC General/ 115 Hall Brothers Loop #104, Bainbridge Island, WA (Staffing)

FF. 3R AUTOMATION, INCOPORATED- Contractor/5421 Kietzke Lane ~ Reno, NV(Automation)

GG. COMPLETE ROBOTICS, INC - Professional - 3509 Elizabeth lake Rd~ Waterford , MI (Computer Programing)

HH. CBR ENTERPRISES, LLC - Professional /5421 Kietzke Lane ~ Reno, NV (Project Management)

II. TECNOEFFE, LLC - Contractor / 4650 Wedekind Rd. # 2, Sparks, NV (Installation)

JJ. CENTRAL STRIPING SERVICE, INC - Contractor / 3489 Luyung Dr., Rancho Cordova, CA(Roadway Stripping)

KK. BLACK & VEATCH CORPORATION - Pro / 425 Apollo Dr. ~ Lino Lakes MN (sales)

LL. HOMEGROWN GASTROPUB - General / 719 D. Virginia St., Reno, NV (Mobile Food Truck)

MM. AUTOMATION ELECTRIC, INC. - Professional / 3983 S McCarran Blvd., #491 , Reno, NV (Troubleshooting)

NN. ALPHA ASSEMBLY SOLUTIONS - Contractor / 39 Main Street ~ Scottsville NY (Manufacturer)

OO. NORTH AMERICAN MILLWORK, INC. - Contractor / 105 Catron Dr., Reno, NV (Contractor)

PP. ARMAC CONSTRUCTION, LLC - Contractor / 343 Fairview Dr. #103 , Carson City, NV (Excavation)

QQ. CONCEPT SYSTEMS, INC. - Professional /1957 Fescue St. SE, Albany, OR (Field Service Tech.)

RR. RENO TAHOE ADVENTURES, LLC - Transpiration/ 18224 Fontana Ct.,~ Reno, NV (Tour Operations)

SS. US GRANITE- NEVADA, INC - Contractor / 5350 Capital Ct., #100, Reno, NV (Fabrication)

TT. COAST MACHINERY MOVERS OF NV, INC. -Transpiration/2431 Chico Ave, So El Monte,CA (Machinery Moving)

UU. R & E AUTOMATED SYSTEMS- Professional /17500 23 Mile Rd . Macomb MI(Engineering)

VV. ABC EMPLOYMENT HOLDINGS, LLC General/ 6610 N Shadeland Ave., Indianapolis, IN (Staffing)

WW. MILLWRIGHTS 4 HIRE, LLC - General/ 237 Lexington St. Lancaster, KY (Staffing)

XX. QUALITY COMMUNICATIONS, INC Contractor/ 212 Murray Street ~ Garden City, ID (Cabling Contractor)

YY. RKI INSTRUMENTS, INC Professional/ 33248 Central Ave, Union City, CA (Training)

ZZ. HUMAN RESOURCES UNLTD, INC. General - 3451 Dunckel Rd #200 Lansing, MI (Staffing)

AAA. LEVEL ONE ROBOTICS & CONTROLS, INC - Pro- 401 Ryland St. #200A, Reno, NV (Software)

BBB. J.E. SIMAS FLOORS,INC. - Contractor/ 9400 S Virginia St. Reno, NV (Floor Covering - Sales, Install)

CCC. ENTEGEE, INC. - Professional/10151 Deerwood Park Blvd # 200 , Jacksonville, FI (Robot Programing)

DDD. TOX -PRESSOTECHNIK L.L.C - Contractor - 4250 Weaver Prkwy, Warrenville, IL (Manufacturing)

EEE. YOUNG FAIRBANKS NTERPRISES, LLC- dba - Kim's Kool Treats- General - 2725 E 9th St., Silver Springs, NV (Mobile Food Truck)

FFF. COMPRESSOR-PUMP & SERVICE, INC. - Professional- 3333 W. 2400 South., Salt Lake City, UT (Sales)

County Manager Whitten, on behalf of Community Development, requested approval of all items A. through FFF.

Public Comment:
None

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

23. CORRESPONDENCE: Thank you letter from St. Mary's Art Center.

24. PUBLIC COMMENT (No Action)

Sam Toll, Gold Hill Resident: Requests the Public Comment section be moved to the beginning of the agenda, the fourth request. Can a letter be written to put this item on the agenda?

Mr. Whitten: A request can be filled out and given to the Clerk.

Mr. Toll: In response to Mr. Thompson, what Mr. Gilman has done in TRI is spectacular. The role of government is to provide tools to get the job done and get out of the way. When it is inferred that I want to impede private industry and the free market is a mis-characterization. Free government, free markets, free enterprise is the way to long-term success. It's governments job to get out of the way and let private enterprise do their thing.

Nicole Barde, Storey County Resident: Echos Mr. Toll's comments regarding government and regulations, favors common sense government, and is proud to be an activist. The fact that she comes to and reports on these meetings is her right as well as a service to the community for those unable to attend. The role of the people is to watch what is happening with their government.

25. ADJOURNMENT

The meeting was adjourned by the Chair at 1:39 PM

Respectfully submitted,

By: _____
Vanessa Stephens Clerk-Treasurer