



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, AUGUST 15, 2017 9:30 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, Comptroller Hugh Gallagher, Clerk & Treasurer Vanessa Stephens, Fire Chief Jeff Nevin, Outside Counsel Robert Morris, Administrative Officer/Planning Director Austin Osborne, Sheriff Gerald Antinoro, Justice of the Peace Eileen Herrington, Battalion Chief Rob DuFresne, Community Relations Director Cherie Nevin, Director of Security Melanie Keener, Community Chest Director Shaun Griffin, Director of Tourism Deny Dotson, Senior Center Director Stacey Gilbert

1. CLOSED SESSION AT 9:30 A.M.

Call to Order Closed Session meeting pursuant to NRS 288.220 for the purpose of conferring with county management and legal counsel regarding labor negotiations with the Storey County Firefighters Association IAFF Local 4227 and Storey County Sheriff's Office Employees Association NAFPO Local 9110.

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

Meeting was called to order by Chairman McBride at 10:00 A.M.

3. PLEDGE OF ALLEGIANCE

Chairman McBride led those present in the Pledge of Allegiance.

4. DISCUSSION/POSSIBLE ACTION: Approval of Agenda for August 15, 2017

- Administrative Officer Austin Osborne requested item 20 be continued.
- County Manager Pat Whitten requested item 15 be continued and move item 10 following item 6.

Public Comment:

Storey County Resident, Nicole Barde, requested Consent Agenda item 6I be moved to the regular agenda.

Mr. Whitten: Item 6I will be heard after item 12.

Motion: Approve Agenda for August 15, 2017 with changes, **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 July 18, 2017

Public Comment:

None

Motion: Approve Minutes for July 18, 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 Resolution Consenting to Relinquishment and Land Transfer Agreement between Storey County and the State of Nevada Department of Transportation by which the maintenance easement encompassing a portion of Waltham Way where it intersects the USA Parkway will be transferred to Storey County.

Moved to Regular Agenda.

II For possible action, approval of the Treasurer's Report for July 2017.

III For possible action: Approval of payroll claims in the amount of \$389,197.29 and accounts payable claims in the amount of \$1,056,241.04.

IV For possible action, approval of Assessor's Recommended Corrections to 2017-18 Secured Tax Roll for Factual Error.

V For possible action, approval of Assessor's Recommended Corrections to 2017-18 Secured Tax Roll for Exemptions.

VI For possible action approval of Business Licenses First Readings:

A. ALL SOURCE ENERGY CORP 1275 KLEPPE LANE 4, SPARKS, NV
CONTRACTOR

B. ARCADIS U.S., INC 575 DBL EAGLE COURT 200, RENO, NV PROFESSIONAL

C. BITE ME TRUCK, LLC 1800 BRAEMORE DR, RENO, NV GENERAL

D. DIAMOND G. CONSTRUCTION, INC 975 TERMINAL WAY, RENO, NV
CONTRACTOR

E. ENGEL MACHINERY, INC 3740 BOARD RD, YORK, PA CONTRACTOR

F. ENTEGEE, INC. 10151 DEERWOOD PARK BLVD 200, JACKSONVILLE, FL
CONTRACTOR

G. FASTENAL COMPANY 1 ELECTRIC AVE, MCCARAN, NV GENERAL

H. FERNDILL COFFEE ROASTERS 1451 N RICE AVE C, OXNARD, CA
GENERAL

I. GRASHUIS ENTERPRISES, INC 975 TERMINAL WAY, RENO, NV
CONTRACTOR

J. HAND CRAFT COFFEE COMPANY 14235 GHOST RIDER DR, RENO, NV
GENERAL

K. HAWK AND SON ENTERPRISES, INC. 5585 MERLARKKEY WAY, RENO NV

CONTRACTOR

L. HAYWARD BAKER, INC 6115 BOULDER HWY, LAS VEGAS NV

CONTRACTOR

M. HELLFIRE SALOON 3372 S MCCARRAN, RENO NV GENERAL

N. HORIZON AIR MEASUREMENT SVC, INC 310 CORTEZ

CIRCLE,,CAMARILLO, CA GENERAL

O. INTEGRATED CONTROLS INFORMATION, LLC 1092 JOHNNIE DODDS BLVD
114, MT PLEASANT, SC GENERAL

P. JB FIRE SYSTEMS,INC 217 ENDEAVOR LANE, FERNELY NV CONTRACTOR

Q. LABOR FINDERS OF KENTUCKY, INC 601 HERITAGE DR 106,JUPITER, FL
GENERAL

R. LIQUID AUTOMATION INC. 5160 S STATE ROAD, GOODRICH MI OUT-OF-
COUNTY

S. MASTER SERVICE PLUMBING, INC. 325 SUNSHINE LN, RENO NV
CONTRACTOR

T. MOBILE POWER WASH 10338 SHORE PINE RD, TRUCKEE CA GENERAL

U. PAISAN'S 4826 LONGELY LN, RENO NV GENERAL

V. PLANET FORWARD, LLC 800 HILLGROVE AVE 105,IL GENERAL

W. PYRAMID MECHANICAL SERVICES, LLC 1410 GREG ST 419, SPARKS NV
CONTRACTOR

X. RELIANCE ONE, INC 1 ELECTRIC AVE, MCCAREN NV GENERAL

Y. STILL ROLLIN, LLC 28905 VASSAR UNIT 17B,RENO NV GENERAL

Z. SUPER SWIRL 500 GOULD ST, RENO NV GENERAL

AA. THE BURNT ORANGE 1630 ELK RUN TRL, RENO NV GENERAL

BB. TOYO HITEC CO., LTD 320 KITA-OSAKA BLDG, OSAKA JP PROFESSIONAL

CC. VENTURE RESEARCH, INC 3001 SUMMIT AVE, PLANO TX CONTRACTOR

DD. WATERLOGIC WEST, INC 185 MASON CIRCLE B, CONCORD CA
GENERAL

EE. WN MECHANICAL SYSTEMS, LLC 9748 S VIRGINIA ST E, RENO NV
GENERAL

FF. COBB MANSION BED & BREAKFAST 18 S A ST, VC NV GENERAL

GG. COGNEX CORPORATION ONE VISION DR, NATICLE MA GENERAL

HH. COMPUTYPE, INC 2285 COUNTRY RD C W, ST PAUL MN GENERAL

II. CONTI CORPORATION 6417 CENTER DR, STERLING HGTS,MI
CONTRACTOR

JJ. CRYSTAL EMPLOYMENT SERVICES 645 EXECUTIVE DR, TROY MI
CONTRACTOR

KK. CURRENT TEK, LLC 18108 NE 138TH PL, REDMOND WA CONTRACTOR

LL. CYCLADDEX INC 1319 N NEW YORK AVE,WTR PRK,FL GENERAL

MM. 3D INFOTECH 7 HUBBLE, IRVINE CA CONTRACTOR

Motion: Approve Consent Agenda, moving Item 6l after Item 12, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

10. DISCUSSION/POSSIBLE ACTION: Resolution 17-469 honoring Shaun Griffin for his years of service to Storey County and the State of Nevada.

Community Relations Director Cherie Nevin presented this Resolution honoring Shaun Griffin. Mr. Griffin and his wife, Debbie, formed Community Chest in 1991. The Griffins' non-profit agencies serve children throughout the State, as well as Storey County.

Ms. Nevin read Resolution 17-469:

WHEREAS, Shaun Griffin has faithfully served Storey County for 26 years from 1991 to 2017, and

WHEREAS, Shaun Griffin has exhibited outstanding initiative, inspiration, leadership and organizational skills directly benefiting Storey County, the State of the Nevada and its citizens; and

WHEREAS, Shaun Griffin has served with distinction, earning the respect of he works\ with both locally and statewide; and

WHEREAS, Shaun Griffin has consistently demonstrated excellence in professional and community leadership; while making significant contributions to the welfare of the community through involvement and participation.

THEREFORE LET IT BE KNOWN to all present that the Board of County Commissioners of Storey County do hereby resolve to commend and honor Shaun Griffin for exemplary service to the people of Storey County, Nevada this 15th day of August 2017.

Mr. Griffin discussed his career in Storey County. Mr. Griffin is leaving the best Board and staff to be in charge.

Public Comment:

None

Motion: Approve Resolution 17-469 honoring Shaun Griffin for his years of service to Storey County and the State of Nevada, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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

Community Relations Director Cherie Nevin :

- Nevada Health Center will be scheduling flu-shot clinics in the fall. One is set on October 4th at the Mark Twain Community Center. Additional locations to be announced.
- A “back-to-school” immunization clinic is offered August 16th, 9:30 am to 11:30am and 1:30pm to 3:30pm at the Virginia City Clinic.
- Ms. Nevin assisted in delivering “Meals on Wheels” to approximately 30 residents throughout the community.
- Working with FEMA to meet deadlines and gather information as recovery from the January flood event continues.
- Bridge repairs should begin shortly along with reconstruction of chimneys on the Courthouse. Also, minor repairs to other buildings that received water damage will begin.
- The big horn sheep should be delivered and set in the Courthouse museum next week.
- Repairs are being made to the stucco and bricks on the outside of the Courthouse with partial funding coming from Historic Preservation.

John Miller, Caretaker - Louise Peri Park:

- Events have been held weekly at the park.
- Thank you to Public Works for repairs to the park grounds and sprinklers.
- The park is in need of playground equipment for infants, asphalt on the basketball court, and a speaker system.
- The community garden is a big success this year with 31 of 34 garden beds being utilized.

Merilee Miller, River District:

- The Lockwood Community Center has something going on at all times - card games, crafts, and the PAWS to Read program. Meals on wheels are delivered to seniors as well as lunches provided at the Center.

- The Community Center has obtained handicapped equipment - wheel chairs, walkers, canes, and other items. This equipment is available for use by residents in need. Contact Ms. Miller or the patrol.

Justice of the Peace Eileen Herrington:

- Coming up on the one year anniversary having a full-functioning pre-trial services/alternative sentencing unit funded primarily through special funds.
- (The Court) works very closely with Community Chest which has a huge impact on defendants and people going through the system.

Stacey Gilbert, Virginia City Senior Center:

- Received a \$10,000 transportation grant. The program will utilize volunteer drivers who will receive a small stipend for mileage.
- An Open House will be held September 21st, 5PM to 7PM. This will include a “calendar premier” party. The calendar includes “old timers” on the Comstock and will be \$15 - pre-sale orders are being taken.
- A lasagna cook-off will be held October 6th - tickets are \$10.

Fire Chief Jeff Nevin :

- The Fire Department has cleared weeds from County owned properties in Virginia City and Lockwood.
- The Department was busy with a couple of lightning-caused fires in the Lockwood area on August 6th.
- An engine has been sent to assist with fires in Elko.
- Volunteer Fire Department’s annual spaghetti feed was well attended.

Tourism Director Deny Dotson :

- 350 cars registered for the Hot August Nights kickoff-event. Many more attended.
- Attendees had high praise for the merchants, residents - the entire town, and are looking forward to this event being here each year.
- This coming weekend is the “Way it Was Rodeo”. This show and the quality of entertainment is very unique and family oriented.
- Local businesses and residents can get premium seat rodeo tickets for \$15.
- With big events there are complaints from visitors and residents regarding parking. This is being taken seriously and we are working with Public Works and the Sheriff’s Office to address “choke points”.

Director of Planning/Human Resources Austin Osborne :

- Next Planning Commission meeting will be August 17th at 6PM. Comstock Mining will give annual compliance review.
- Still in process of updating Title 16, Design Standards and Subdivision and Planned Unit Ordinances. This should be done within the next two or three meetings.
- A zoning update is also being completed.

County Manager Pat Whitten on behalf of Community Development:

- Transition is going smoothly, the employee vacancy has been filled, and a temp-agency employee has been brought in.
- Working on making this a “one-stop shop” for plan review.
- Outside inspectors have been brought in and paid for by companies in TRI.
- Working to utilize the County building in TRI for additional uses in the future.
- Six residential building permits have been issued in the last 45 days.

- Gary Hames and Austin Osborne recently traveled to Taiwan to check out a business that may be coming to Storey County. The trip was paid for by this company.

County Manager Whitten:

- There is no truth to the rumor that the Community Development Department is laying off workers.
- Members and volunteers of the Hot August Nights Board were very complimentary of Virginia City and are committed to come back next year to work the event. The town and the merchants did very well.
- The ground-breaking/ribbon cutting ceremony for USA Parkway will be held August 28th.

Acting Public Works Director Jason Weizerbicki :

- Work on the main drainage ditch in Mark Twain has been completed from Sam Clemmens to Sutro Springs. Permission has been obtained to open up the other main drainage channel on the west side of Sam Clemmens.
- On August 18th, the Mark Twain road project goes out to bid.

Chairman McBride: Mark Twain residents have been giving high praise for the work being done.

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

Vice Chairman McGuffey:

- The Volunteer Fire Department spaghetti feed was very successful.

Chairman McBride:

- Very pleased to be a sponsor in Hot August Nights. With sponsorship comes a Board seat, which is held by Mr. Whitten.
- Participants were seen in town all week long, not just the two days. The economic impact to Virginia City is 9 days long. This event started out small and has grown each year.

9. DISCUSSION ONLY (No Action): Presentation from Julie Hunter, Planning Official Development Officer, and Frederick Steinmann, Chapter Secretary, regarding the Nevada Chapter of the American Planning Association, receipt of the Nevada Chapter of the American Planning Association’s 2017 Nevada Planning Guide, and an overview of the Nevada Leadership Program at the University Center for Economic Development at the University of Nevada, Reno.

Fred Steinman, Assistant Research Professor at the University Center for Economic Development, Director of the Nevada Leadership, and Chapter Secretary for the Nevada Chapter of the American Planning Association, presented the Board with the Nevada Chapter of the American Planning Association’s 2017 Nevada Planning Guide and reviewed the program.

The mission of the Nevada Chapter is to provide government officials and members of the public with professional development and educational opportunities pertaining to the “wide world” of planning.

The Planning Guide is offered for free and can be downloaded from the Nevada Leadership website and the Chapter’s website.

11. DISCUSSION/POSSIBLE ACTION: For possible action approval of Resolution 17-470 honoring Rob DuFresne, Storey County Fire Protection District Battalion Chief for 25 years of service.

Fire Chief Jeff Nevin presented this item and is honored to present this Resolution to Rob DuFresne on his retirement.

Chief Nevin read Resolution 17-470:

WHEREAS, Rob DuFresne has faithfully served Storey County for 25 years from 1992-2017; and

WHEREAS, Rob DuFresne is dedicated to his job and the citizens of Storey County; and
WHEREAS, Rob DuFresne has served with distinction, earning the respect of all he works with both locally and statewide; and

WHEREAS, Rob DuFresne's professional skills in several capacities have served to make Storey County a better place to live, work and play.

THEREFORE LET IT BE KNOWN to all present that the Board of County Commissioners of Storey County do hereby resolve to commend and honor Rob DuFresne for exemplary service to the people of Storey County, Nevada this 15th day of August 2017.

Public Comment:

None

Motion: Approve Resolution 17-470 honoring Rob DuFresne, Storey County Battalion Chief, for his years of service to Storey County and the State of Nevada, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

Chairman McBride called for recess at 11:07am

Meeting reconvened at 11:23am

12. DISCUSSION/POSSIBLE ACTION: Receive an update to the Economic Development Financing Proposal application and consider directing the County Manager to complete and submit the application to the Governor's Office of Economic Development pursuant to Senate Bill 1 of the 2015 Nevada Legislative Special Session. The financing proposal would utilize state bonds to fund up to \$35 million in construction, development and bond issuance costs for an effluent pipeline designed to transfer approximately 4,000 acre feet of treated effluent from the Truckee Meadows Water Reclamation Facility in Sparks, Nevada to the TRI General Improvement District for distribution within the Tahoe Reno Industrial Center in Storey County, Nevada. State bonds would be repaid from a portion of the incremental (new) state and local tax revenues, generated after fiscal year 2017, within a Tahoe Reno Industrial Center tax increment area created by Storey County. To the extent necessary and appropriate, Commission approval for the County Manager to complete and submit the Economic Development Financing Proposal may be conditioned upon the completion of certain application requirements set forth by the Governor's Office of Economic Development as well as the completion of various project documents necessary to promote the economic and fiscal best interests of Storey County.

Commissioner Gilman recused himself from discussion and vote on item 12.

Pat Whitten presented this item. Mr. Whitten introduced Adam Kramer, Executive Vice President of Strategy for Switch.

- Switch has been involved in this project since "day one".
- The numbers were previously reviewed by Jeremy Aguero at the workshop meeting - in the interest of time, the plan is to not review all of those numbers.
- One item has been cleared up regarding possible impact to the School District - under State law most of all of what they get is exempt from any consideration in this project. The amounts the School District receives from property taxes will not come into play. Some daily student

attendance numbers that could have minimal impact - this will be addressed with the School Board trustees.

Adam Kramer:

- Mr. Kramer reviewed the background of Switch which was founded in Nevada.
- The idea of the project was, rather than use potable drinking water from the Truckee River, to use recycled water in Switch's industrial equipment.
- This would improve the water quality of the Truckee River.
- A plan has been developed through the leadership of Storey County, and the partners of Reno, Sparks, and TMWA, that is a win-win scenario.
- The first "win" - the environmental impact, improving the river quality.
- Second - being able to use treated, effluent water. This will allow for further economic development and growth.
- Switch is 100% powered by renewable energy, and is looking to be powered 100% by recycled water.
- This is an important element in attracting large technology companies.
- This creates a regional "win" in which Storey and Washoe County leadership is involved in something that benefits everyone.
- This project has been in the works for more than two years. This is a "win, win, win" project and why Switch has been so involved.

Mr. Whitten: Reviewed a map of the area and discussed why the developer is not paying for this - a question raised previously.

- The map shows land not yet purchased, and parcels that have been purchased and are ready to close in days. There is not much left.
- The map shows why a reliable source of water has to happen for all types of manufacturing to happen outside of the areas already developed.
- There is a potential for 8 million square feet of additional data centers which probably won't happen without a reliable, more affordable, cleaner water source for cooling equipment.
- Google has 1200 acres and will need water.
- Escrow closes this Friday on another large parcel.
- The County wants the manufacturing and large data centers and is looking at the creation of the "eastern Silicon Valley".
- Mr. Whitten reviewed parcels that are being looked at by various companies.
- The answer to the question, "why doesn't the developer do this" - the developer has \$31 million of up-front infrastructure to put in in the park.
- The County is not doing anything within the park, only building the "water highway" - pipeline to the park.
- The developer is turning back 1,500 acre feet of water to meet requirements of the Truckee River Outriggers Agreement. At \$7500 per acre, that is \$7million plus.
- \$3 million in engineering costs have also been paid.
- The developer has put a lot of money into this (project) -with not a lot in return in Mr. Whitten's opinion.
- Without water, some things will happen but this will be "cents on the dollar".
- The "lift" if there is water, is conservatively \$500 million. A little more optimistic would be around \$1 billion.

Chairman McBride: Some questions from constituents are:

1. Who will own the pipeline and who will be responsible for all maintenance in the future?
2. When sales tax collection analysis was being done regarding this sales tax increment area, how long will it take to get to a break-even point of making the bond required payment each year until there is a surplus or waterfall/windfall?

3. Finding that the School District is exempt - does this skew the numbers?

Jeremy Aguero:

1. TRI GID will own and maintain the pipeline.
2. The brief answer is - this will be a “windfall” situation almost from “day one”. The reason: any bonds issued will be required to have “3X coverage”- three times the amount of revenue for every one dollar the State has to re-pay in principle and interest. In terms of when Storey County breaks-even for its portion of dollars going in would be relatively quick. A very conservative approach was taken to estimate revenues that would be available to repay these bonds. The three projects in the pipeline were not contemplated as part of generating sales tax - when those projects come on line and to the extent they are predicated on the existence of a renewable, stable, efficient and affordable water source - there will be payback almost instantly.
3. The numbers may be skewed a bit. Work continues with the actual finance portions including how the tax increment area will be exempt. There are two portions of the tax that are dedicated to the schools. The treatment of these taxes is different depending on the project. In this case, both (portions) would be exempt. On the property tax side, the numbers affected in the “out years” will be slightly less. At the point this becomes a material consideration, there is already approximately 12x coverage - well above the 3x coverage.

Chair McBride: With the County creating this special tax increment area, new businesses will come in. Will these businesses be looking for tax abatements from the State as well? Is the analysis based more on sales tax than ad valorem along with taking consideration for tax abatements?

Mr. Aguero: Difficult question. Even projects there today are not 100% abated. Such as Switch , and the construction going on at that facility, are generating both property and sales tax. Analysis is based on all three large revenue sources and does take into consideration tax abatements. It is assumed that every project built within the period, would receive some type of abatement.

Chair McBride: If the tax collection exceeds the bond payment, is that “waterfall” distributed back into each account as would be if there was no bond payment? What percentage of the modified business tax would the County receive?

Mr. Aguero: Right. The amount over the bond payment would be distributed back to the State, to local governments, School District, and the County. The County would receive 50% of the modified business tax.

Chair McBride: The County is receiving 50% of the modified business tax, 50% of the sales tax, and all of the ad valorem. Who will oversee the collection and distribution of these taxes?

Mr. Aguero: Correct. Note, when talking about a data center like Switch, there is also activity, like construction of the data center, subject to more retail sales and use tax or 50% of the 7.6%, as opposed to 50% of the abated amount. The Nevada Department of Taxation will oversee collection and distribution. We are aware of the issues the County has with Taxation. This will be a public/private partnership. The businesses will have to be active participants in reporting information. The cooperation of the Department of Taxation is needed in order to make this work.

Chair McBride: If this project turns out to be as big as indicated, the Governor’s office may need to have someone at Taxation to make sure they follow through, based on past experience.

Mr. Aguero: We are committed to work on this issue with Taxation. Whether this project goes forward or not, the issue with the Department of Taxation needs to be resolved.

Chair McBride: IF there is a revenue shortfall - does that split between the State and the County? Or is the County on the hook for 100%?

Mr. Aguero: These are State bonds - backed by the full faith and credit of the State of Nevada, not the County. There is a provision in SB1 stating in the un-likely event revenues come in under expectations, whatever the shortfall is, the County putting in the application has to make available the un-committed, ending fund balance of the County as determined by the Department of Taxation. In a worse-case scenario where the State would come to the County for the un-committed, ending fund balance requesting the full amount of \$2.1 million to repay these bonds in that year - as part of this application, TRI will provide a guarantee for payment of those bonds to insure Storey County has no liability for these bonds.

Vice-Chairman McGuffey: If this goes through, would Tesla be getting an abatement on this?

Mr. Aguero: No, there would be no abatement on an abatement. There are two concepts: the establishment of a base and the creation of a tax increment. The base is whatever taxes were generated in the prior fiscal year before the tax increment area was created and have to go back to the State, County, and School District exactly as before the tax increment area was created. Tesla has assessed value but is not generating taxes. It is understood that the abated values today would go into the base and would not be counted. There is no abatement on the part of dollars currently being abated.

Mr. McGuffey: Is concerned if the tax increment area does not meet its financial obligations, that Storey County is "on the hook".

Mr. Aguero: TRI, and County staff, have made it clear that as a condition to moving this project forward, will be the guarantee insuring the only path for the State to be able to recover from Storey County, is that "ending fund balance". In the same statute (SB1), it says that the taxing powers of Storey County are not pledged as credit.

Chair McBride: Storey County is looking to protect its treasury if there is a shortfall. Is the developer prepared to "backstop" should there be a shortfall? Perhaps it could come off of the money Storey County owes the developer. Mr. McBride would like to see the developer guarantee any shortfall in cash not off of a debt. If it did come to that, could a penalty be imposed? Would the developer be opposed?

Bob Sader, representing TRIC: Can't give an answer today. On or before the time the Ordinance is before this Board, it is envisioned there will be written agreement from the developer on these issues. It is anticipated to be able to provide this agreement, with negotiation - it will be seriously considered.

Chair McBride: If there is a significant shortfall on the bond obligation, we do not want to jeopardize any services and supplies to County residents. If the developer is willing to make payment - good. Should he not be able to, it would reduce the County's debt faster.

Mr. Whitten: Two items that have changed since the last meeting:

- The County has engaged financial consultant, Marty Johnson to review this proposal.
- Mr. Johnson has made an initial analysis with more to come.

- Mr. Johnson is talking with Mr. Aguero discussing items such as tax on the School District and interpretations of SB1.
- Deputy District Attorney Keith Loomis is reviewing from the legal side. Attorney Bob Morris will have a role in looking at the developer agreement.
- Jennifer Stern, bond counsel, will also be looking at this. Ms. Stern is reviewing with the State's Deputy Attorney General.
- Things are changing quickly with this proposal and every day the process becomes clearer.
- Everyone is cautioned when reading or hearing information, make sure it is current. If there are questions, call the County.

Public Comment:

John Miller, River District Resident : Will there be a significant amount of water coming to TRI from this project? Will there be enough for the businesses in TRI? How many people will they employ?

Chair McBride: Has information that it is 4,000 acre feet.

Mr. Aguero: Understands this will account for 40% of the processed water and will be sufficient to allow for build-out of Phase 1 of TRI.

Mr. Whitten: Manufacturers are often more "employment intense". Data centers, usually not. This really has not been forecasted - there is no defined answer.

Adam Kramer: This is true. With the availability of water, it will allow Switch to do what it's been doing in Southern Nevada. Since 2007, Switch has employed, on average, almost 700 workers on construction alone. This (water) provides growth opportunity.

Mr. Miller: Every job filled is one less person unemployed. That person is now paying tax dollars. More people employed, less on the tax rolls is a good thing.

Nicole Barde, Storey County Resident: Understands the need for water in manufacturing and does not oppose TRI getting water.

- Objects to putting the burden of the cost of bringing water to TRI on the residents who aren't getting anything out of it.
- TRI is expanding, requiring the County to provide services and probably the addition of fire stations and more police.
- Where is the money to pay for the additional services and County infrastructure in TRI?
- The Commissioners and Mr. Gilman (as a private individual) have said TRI has put Storey County on the map, generated millions of dollars, and as a result the citizens would be getting benefits - tax benefits, rollback, or rebate.
- Looking at the presentation, existing taxes currently received are not enough to give these abatements. Not enough to put back into the community. What will the citizens get from this? Why doesn't the developer pay for this?
- This expense is for the businesses in TRI - those businesses can float a bond as easy as Storey County.

Chair McBride: Doesn't think private businesses can sell bonds.

Ms. Barde: They can sell debt and....

Chair McBride: In defense of TRI, saying the County is not receiving any benefit - during the recession the County laid off one-third of staff, deputy sheriffs, closed fire stations. What TRI has

done for the County is to allow for the re-opening of the (fire) station, re-hiring of persons laid off, affords the financing of ambulances and fire engines, and keeps children in Storey County schools rather than being merged into other counties. All of this happened because of tax revenue coming from TRI right now. There is about \$8 million in ad valorem revenue from the Park which, if the County didn't have, there would not be paid staff in four-fully functional fire stations with paramedic services - it used to be all volunteer. Public safety is very expensive. That is what the industrial park has done so far.

Vice Chairman McGuffey: And taxes have not been raised in many years.

Mr. Whitten: The question of why the developer is not doing this has been answered. There is a long list to the question of "what do the people of Storey County get". In Mr. Aguero's written presentation there is a \$2.1 million baseline - the debt service, indicated by a red-line. Everything above that is the "waterfall" which is distributed back to the State, the County, and the School District.

Mark Joseph Phillips, Virginia City Resident : For the record, note the absence of District Attorney Anne Langer and Deputy District Attorney Keith Loomis. In the absence of the District Attorney's Office it would be violation of Open Meeting Law to enter into any contract. Giving the Clerk an opinion from the Attorney General's Office dated August 1, 2006, regarding whether or not the Storey County District Attorney can contract with a licensed attorney to handle litigation and advise the Commission without deputizing the attorney. It states, "the Storey County District Attorney may not contract with a Nevada licensed attorney to handle litigation and advise the Storey County Commission without deputizing the attorney as set forward in NRS 252.070". It would be a violation to approve this.

Chair McBride: We are talking about Item No. 12. Do you have something to discuss on Item 12?

Mr. Phillips: You approve this today, I write you up tonight. In the absence of the District Attorney, I can make a case that you are knowingly and willingly violating Open Meeting Law.

Chair McBride: Thank you.

Sean Smith, Owner/President, Black Eagle Consulting, Inc. : This issue is complicated as far as funding goes. The credibility of the companies that are located at TRIC would be served by the pipeline. Switch, Tesla, and many others have come in, been true to their word, worked with Black Eagle Consulting, and many other companies from an economic development standpoint using local firms and bringing the economy back. If the pipeline is a catalyst to bring in more companies to support this region, there needs to be a way to support that.

Kris Thompson , TRI Project Manager: The Truckee River is a lifeline for wildlife and people in the north part of the County.

- The sewer treatment plant puts 4,000 acre feet of effluent into the river and is running a risk that there may be a major incident.
- 4,000 acre feet annually is equivalent to 3.5 million gallons a day.
- A major incident could cause carnage to the wildlife and affect residents of Rainbow Bend/Lockwood and the Pyramid Lake area.
- This project will protect this lifeline.
- The local blog has been helpful in this matter. TRI has heard the concerns and questions

Karolyn McPartlin , Virginia Highlands resident: TRI is a private business. Why is the County involved? Give the (County) a debt and we get nothing back.

Sam Toll, Gold Hill Resident: Presented signatures obtained at a meeting in Lockwood. Some things that have occurred in TRIC:

- USA Parkway, at a cost of \$25 million;
- Rail spur costing \$2.49 million, the accompanying bridge \$3.2 million;
- Now a \$35 million pipeline which will benefit companies at the park.
- A total of about \$65 million. County taxpayers are “on the hook” for about \$45 million of that.
- TRIC sold USA Parkway and the land for about \$42 million.
- With the pipeline, (the County) is subsidizing the park in one way or another for about \$10 million.
- Mr. Toll is a supporter of TRI, as well as business, and recognizes the benefits that come to Nevada. An unforeseen effect is the traffic and lack of housing.
- In 2015, public record suggests the County received \$4.8 million in revenue from TRI. The debt the County owed for the \$45 million was \$2.3 million, leaving about \$2.4 million in the General Fund.
- If this bond was available now and the County was asked to pay \$1.3 million that would leave the County \$1.4 million for the budget. Isn't that right?

Mr. Aguero: Believes the answer is “no”.

- The monies available to pay the bond do not exist on any of the revenues as they exist today. It must be only revenues on new investment and increases in revenues.
- Mr. Toll is referring to “base value”, meaning those funds have to continue on a go-forward basis and to be allocated to either to Storey County, the School Districts, the State, or the like.
- Does not see any circumstance under how this deal is would be structured that Government services would be negatively impacted.

Mr. Toll: Research indicates that we will have to come up with about \$8million as a down payment in reserves to qualify - is that a fair number? Who has to pay for that money?

Mr. Aguero: The bonds issued are actually more than what is required to pay the bonds.

- The down payment referred to is actually not a down payment but is an excess amount deposited into an account.
- The maximum annual debt service estimated on these bonds is \$2.1 million.
- The requirement is approximately \$6 million to cover the \$2.1 million.
- This does not mean that \$6 million is being redirected from all of these government resources - it is still the \$2.1 million.
- The balance of monies are redistributed as they are not required - assuming all projections are met - to local governments, school districts, etc.
- Whoever the bonds are sold to ultimately have to give the State the proceeds of the bonds.

Mr. Toll: It is clearly in the interests of the businesses in TRI to have water. Rather than ask taxpayers to share the burden, why aren't these companies more actively involved in the process - specifically the financing.

Adam Kramer: This is a benefit for the entire region not just the companies.

- Improving the quality of the Truckee River benefits every person in the region.
- An excess of \$20 million is coming from the private sector, not taxpayers.
- This is a “win/win” for everyone.

- The intention of this project and economic development is to create more tax revenue to support the entire community. The developers and businesses are paying in many different ways for the development of the project for the citizens.

Mr. Toll: This is a moving target and urges the Commission to wait until the “target slows down” to vote on this item.

Chairman McBride: This is a moving target and that is why new questions are continually coming up. Not all of the answers are known. As abatements in TRI expire and that revenue starts coming in, there should be a good flow of income.

Mr. Whitten: Staff’s recommendation is to continue the process. On June 30th, the County submitted an incomplete application to the Governor’s Office. It is proposed that staff be directed that the Commission supports the submittal and along with the continuance of staff to work with representatives of GOED, TRI, Switch, and others, only the County’s portion of the pipeline. And to continue to complete that application after which GOED has 45 days to determine if this is a qualified project. Once that is done, the County is still not bound to create a tax increment area - that is done by Ordinance, which takes two readings. More and more clarity is received daily. Also that staff be directed to continue work on the project with project partners with the understanding that there will be a guarantee as previously discussed with TRI or an affiliate of TRI to indemnify the County for any potential revenue loss sourced to the project. This has to be in place before any tax increment area is created.

Motion: I move to support the Economic Development Financing Proposal as submitted to the Governor’s Office of Economic Development by the Storey County Manager on June 30, 2017 and to direct staff to work with the process representatives, GOED and others to complete, finalize, and submit the application on behalf of Storey County. Such submittal, however, must include a guarantee by TRI, or an affiliate of TRI, to indemnify Storey County from any potential for revenue loss to the County sourced to the project and must require that the formation of any tax increment area created in support of this project, must be brought back before the County Commission for its review and consideration, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

Outside Counsel Robert Morris stated he does have a contract with the County but it is not as a Deputy District Attorney and is present today for another item which is “job descriptions. District Attorney Anne Langer asked Mr. Morris to attend today. Mr. Morris understood that Ms. Langer would be at the initial part of the meeting. Mr. Morris indicated that Ms. Langer is ill and unable to attend. Keith Loomis (Deputy District Attorney) is on vacation. The opinion given by Mr. Phillips comes to the conclusion that the District Attorney may not contract with a licensed Nevada attorney to handle and advise the Commission without deputizing the attorney. As stated, Mr. Morris does have a contract with the District Attorney’s Office to handle sitting with the Board. Traditionally, Ms. Langer is here every time except on a couple of occasions when Mr. Loomis is here. NRS252.170 requires the District Attorney to be present for payment of claims. That’s the only requirement that they be present. If it is a problem, Mr. Morris suggests that the Board re-do those items with the presence of the District Attorney or Deputy. During the meeting, Mr. Morris has not given the Board any advice. Mr. Morris said it may have been better if he had been sitting in the audience instead of in front. Under the circumstances of the way the meeting has been held so far, there has not been any violation.

County Manager Whitten: Staff recommends going back to Item 6 of the Consent Agenda and that number III be pulled and discussed.

6III. FOR POSSIBLE ACTION: Approval of payroll claims in the amount of \$389,197.29 and accounts payable claims in the amount of \$1,056,241.04.

Chair McBride: Item 6III is pulled off the Consent Agenda to be heard separately.

Public Comment:
None

Motion: I move to pull item 6III of the Consent Agenda to be heard today , **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

Mr. Whitten: This item is listed on the agenda for possible action, approval of payroll claims in the amount of \$1,056,241.04. In the absence of the District Attorney or Deputy, staff recommends this item be continued to the September 5, 2017 meeting.

Public Comment:

Keith Judson, Virginia City Highlands resident : Does this mean the people will not be paid payroll and vendors will not be paid until the next meeting?

Mr. Whitten: Without an attorney present, the answer is no. This is procedural through the Comptroller's Office. Vouchers are processed every two weeks. This takes it to the Commission basically for concurrent approval and public disclosure of what is being paid. Everyone is paid on time.

Motion: I move to continue item 6III of the Consent Agenda to September 5, 2017, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

Mr. Whitten: Suggests the Commission re-visit the Consent Agenda as amended and also remove Item 6I to be heard next.

Public Comment:
None

Motion: I move to approve and modify the Consent with the removal of Items 6I and 6III, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

6I. FOR POSSIBLE ACTION: Approval of Resolution Consenting to Relinquishment and Land Transfer Agreement between Storey County and the State of Nevada Department of Transportation by which the maintenance easement encompassing a portion of Waltham Way where it intersects the USA Parkway will be transferred to Storey County.

Pat Whitten: Ms. Barde asked that this matter be pulled and put on the regular agenda.

Nicole Barde, Storey County resident: Doesn't understand what this is and why it wasn't an action item.

Mr. Whitten: There have been discussions that USA Parkway was sold off. The sale of USA Parkway is complex. Portions of USA Parkway that the County had not taken dedication on - portions that were never paved - the County had no interest in. These were negotiations between NDOT and the developer. Storey County had ownership of a portion between I-80 and Peru and had taken assignment of the debt that was due for construction of property. The State agreed to be responsible for maintaining the highway whether they owned it or not. At the intersection of Waltham Way and SR439, USA Parkway, there was an error and too much was covered under the maintenance agreement. There were sections of Waltham that were never intended to be covered by that agreement. NDOT is unable to maintain that portion. There are traffic islands and the NDOT equipment cannot service that area - Storey County's will. This cleans up an inadvertent act occurring a few years ago.

Ms. Barde: Is the County getting this back or giving it to them?

Mr. Whitten: The County owned it, still owns it - this removes it from the maintenance easement. NDOT is no longer responsible for maintaining it. USA Parkway is 100% maintained by NDOT regardless of who owns the land beneath it. The section in question is on Waltham Way.

Ms. Barde: So the County owns it.

Mr. Whitten: Yes.

Motion: I move to approve Resolution Consenting to Relinquishment and Land Transfer Agreement between Storey County and the State of Nevada Department of Transportation, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

13. DISCUSSION ONLY/NO ACTION. Workshop on revising the County Manager's job description and discussion on possible alternatives including approving an ordinance, enacting county policies, or using a contract.

Chairman McBride requested the District Attorney to review the County Manager's job description. With the probable retirement of the County Manager in the not-too-distant future, this is the time to do this. This is routine when updating job descriptions through Human Resources, County ordinances, and such, and is often done when department leadership changes. This is not a reflection on Mr. Whitten's performance - the job description is 10 years old.

Outside Counsel Bob Morris: Cautions the Board in discussing this matter as Mr. Whitten is present, has not been noticed - it would be a law violation if performance and character were discussed. This is an opportunity to look at what the County Manager does and what the law requires.

Mr. Morris presented a "marked up" version of the current job description along with suggestions from HR Director Austin Osborne. Changing the job description requires going through the ordinance process. Some counties use policy issues to put constraints on the duties of the County Manager. Another opportunity is to use a contract. Currently there is not a contract in Storey County, but a job description.

Mr. Morris asked the Board for general direction regarding the suggestions to the current job description.

Chair McBride: Likes what has been done so far. This is a first step, giving time to be reviewed and come up with suggestions.

Mr. Morris: Reviewed some of the changes, including:

- Inclusion of performance requirements into the job description - this will assist in job performance review.
- Re-write of the list of job duties - conforming to a general concept rather than a minutia description.

Commissioner Gilman asked Mr. Morris to review the three drafts.

Mr. Morris: Concentrate on the first draft - the changes are to the existing job description. The second is the existing County Manager's job description from 2007. The third are alternatives suggested by Mr. Osborne.

Mr. Osborne: The major areas of change:

- Page Two, items I, J, and K: added - "engages with economic development team";
- J - "represents the County on a variety of regional boards and commissions";
- K - "represents the County in a court of law in matters pertaining to the County";
- Suggests removing two items under Section 4, Qualification - replacing with "all of the knowledge and ability to": see bulleted items on page 3 and 4'
- Page 4 - Licensing and Education: added to bullet point regarding "bachelor's degree" - other education may be considered based on other qualifications and experience. Added "dealing with an open political environment" to five years of increasing responsible experience.
- Page 5 - Changed some of the physical requirements and work environment.

Mr. Morris: The Board should look at what Mr. Osborne and Mr. Morris recommend under the "knowledge and ability" section to decide which to go with. Another workshop can be held.

Commissioner Gilman: The Board will be looking at the drafts and also make a decision whether or not to use an ordinance, County policy, or a contract. Correct?

Mr. Morris: Correct. District Attorney Langer thought there were benefits to the ordinance - she is not here discuss her views. Mr. Morris feels this is a cumbersome way and thinks a job description is adequate - as an alternative a contract is commonplace. Duties are included in a contract.

Chairman McBride: Leans towards County policy.

Mr. Osborne: County policy offers the most flexibility for the Board to amend or adjust as the County grows or changes.

Chairman McBride: If this was done as a contract, it takes away "an at will employee"?

Mr. Morris: No, it can still be. The more important part of the contract is the financial portion. Job duties could be included. In order to change a contract, there has to be an agreement between the parties.

Commissioner Gilman: Would it be appropriate to ask Mr. Whitten for input?

Mr. Whitten: Mr. Osborne has given the opportunity for limited review. There have been tweeks and edits that been given to Mr. Osborne. Mr. Whitten offered a personal opinion regarding a contract - he

is not asking for a contract and prefers not to have one for several reasons. None of the department heads work on a contract - the County Manager should not either. Contracts cover items that are important - policy can cover those items. Such as severance when there is no due cause. This should be the same for any employee including the County Manager, not covered by labor contracts. Would be happy to work with Mr. Morris and Mr. Osborne.

Commissioner Gilman: There is a lot to look at as the County is growing and changing. Mr. Whitten has so much experience and can give guidance as to the strength and weaknesses that should be thought about. This is not being written for Mr. Whitten, but for the next step.

Chairman McBride: Suggested hearing this matter again in four weeks.

Mr. Morris: Concur. It is up to the Board to decide what it wants in the position - it is crucial to study this. Written suggestions would be helpful.

Mr. Whitten: There are two items to be discussed: the form and the content. Mr. Osborne's format is used for everyone and suggests looking at this format.

Mr. Morris: Did use the format provided by Mr. Osborne. A letter has been submitted by Juanita Cox, who asked that it be read into the record:

“for the record, I want you to read this letter” Mr. Morris skipping down to the 3rd paragraph read:

“I've recently been informed that there is going to be an agenda item which intends to give greater power, power to contract to the Storey Manager. I believe that this is unwise and wish to express my opposition to giving greater power to sign contracts to any County manager employee. We the people of Storey County elect County Commissioners to make those decisions during noticed, open public meetings and need these contracts, etc., to come before the public at Commissioner meetings, etc., to be discussed, approved, signed.”

Mr. Morris: This is a workshop. The text in the job description does not have the County Manager being responsible for contracts unless delegated by the Board.

Chairman McBride: Believes the individual who sent the letter was reading the narrative for this item on the agenda and did not read the text.

Public Comment:

Sam Toll, Gold Hill Resident : Appreciates the clarification of the item. To clarify, the County Manager will not be able to encumber the County on any contract without the direction of the Board - at open meetings.

(unable to hear) Right.

Mark Joseph Phillips, Storey County Resident : Looking at Nevada statutes, the job description of County Manager is less than half a page. It's up to the County Commissioner to declare how the County Manager will serve them. The Board can decide a County Manager is not needed. The Comptroller's job is tied directly to the County Manager. There is nothing in the job description allowing the County Manager to appoint officers without approval of the Board. Resents that no college education is required.

14. DISCUSSION/POSSIBLE ACTION: Consideration and possible action to approve contract with Nevada Dept. of Health and Human Services, Division of Health Care Financing and Policy (DHCFP)

and with the Nevada Department of Health and Human Services, Division of Welfare and Supportive Services (DWSS) regarding the administration of services determining the eligibility of applicants and the eligibility of medical services provided eligible applicants for Medicaid payments and addressing the County's portion of those payments.

County Manager Whitten stated that Deputy District Attorney Keith Loomis drafted the staff report. It is understood that there are no substantive changes. This is usually a two-year contract which is mandated by the State. The State provides the service and has the right to bill-back portions to the County. County payments are raised by imposing an 8 cent per \$100 ad valorem tax rate. The current rate for deposit in the fund for medical assistance to indigent persons is 1 cent per \$100. The ad valorem generated by TRI gives the County about a 7 cent per \$100 relief in property taxes.

Vice Chairman McGuffey requested this item be continued to the next meeting when the District Attorney is present.

Public Comment:
None

Motion: I move to continue this item to the September 5, 2017 meeting, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

15. DISCUSSION/POSSIBLE ACTION: Consideration and possible action to approve Resolution No. 17-467 restricting the discharge of firearms in wildland areas when Fire Chief determines that the danger of wildland fires is high.

Continued to September 5, 2017

16. RECESS TO CONVENE AS THE STOREY COUNTY FIRE PROTECTION DISTRICT BOARD

17. DISCUSSION/POSSIBLE ACTION: Approval of modification and extension of Collective Bargaining Agreement between the Storey County Fire Protection District (Employer) and Storey County Firefighters Association IAFF Local 4227 (Union).

Austin Osborne presented this item. Discussions began in February - a two year contract has been agreed to which provides a 5% increase in salaries in year one and 4% in year two. This two year contract is beneficial for both sides allowing to revisit the economic budgeting situation that may exist in two years based on all of the growth occurring in the County. A study was done of other counties in the area for comparison of salaries in the region with the goal of aligning this contract with the median of what's occurring in the region. Storey County is at the median - in some areas below. A lot of clarification was done in this contract. A major item was changes to the "fair labor standards act". The union's attorney concurred that everything is now being done correctly.

Mr. Osborne reviewed a few "typos" and modifications to be corrected in the agreement.

Public Comment:
None

Motion: Based on the recommendation by staff and the tentative agreement between the Employer and Union, I, Commissioner Jack McGuffey, approve modifying and extending the Collective Bargaining Agreement between the Storey County Fire Protection District and the Storey County Firefighters Association IAFF Local 4227, **Action:** Approve, **Moved by:** Vice Chairman McGuffey,

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

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

19. DISCUSSION/POSSIBLE ACTION: Approval of modification and extension of Collective Bargaining Agreement between Storey County (Employer) and Storey County Sheriff's Office Employee's Association NAPSO Local 9110 (Union).

Mr. Osborne reviewed the proposed Collective Bargaining Agreement between Storey County and Storey County Sheriff's Office Employee's Association. Bargaining began in February. This group was stellar and very reasonable to work with. This is a three year contract. A regional comparison study was also done for this group. The goal was to get to the "median" area. The pay chart now has a "10 step" chart, previously it was a "7 step" and applies to new employees and existing employees on or about 2011, and later. Steps 11, 12, & 13 for employees that go way back and who had accumulated COLA's that followed them throughout the years. It was challenging to come up with a system to "do away" with the COLA's. Credit goes to the Union, the Comptroller and County staff who worked together to come up with this solution.

Public Comment

Motion: Based on the recommendation by staff and the tentative agreement between the Employer and Union, I, Commissioner Jack McGuffey, approve modifying and extending the Collective Bargaining Agreement between the Storey County and the Storey County Sheriff's Office Employees' Association NAPSO Local 9110, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

20. DISCUSSION/POSSIBLE ACTION: Consideration of letters of interest and appointment of a planning commissioner to fill the vacancy and serve the remainder of the term representing Precinct 5 Highlands on the Storey County Planning Commission.

Continued to September 5, 2017.

21. DISCUSSION/POSSIBLE ACTION: Approval of Business Licenses Second Readings:
A. A-1 ELECTRIC, INC. 10 GREG ST STE #164, SPARKS NV CONTRACTOR
B. ADL CONSTRUCTION INC 5301 LONGLEY LANE H-116, RENO, NV CONTRACTOR
C. ATSI ROBOTICS NEVADA LLC 4625 W NENSO DR 2&3, LASVEGAS, NV PROFESSIONAL
D. B'S ANTIQUES 145 S C ST A, VC, NV GENERAL
E. BARON GROUPE 969 RUE LOUIS BREGUET, CALAIS, FR PROFESSIONAL
F. DYNAMIC CONCRETE CUTTING, LLC 9685 MEADOW STAR DR, RENO, NV CONTRACTOR
G. ECS GROUP, LLC 6710 CINNAMON DR, SPARKS NV GENERAL
H. FOREVER CHRISTMAS, INC. 88 N C ST, VC, NV GENERAL
I. GROVES CONSTRUCTION, INC. 636 EUREKA AVE, RENO, NV CONTRACTOR
J. GURRS ROOFING HEATING & SHEET METAL 575 S 16TH ST, SPARKS, NV CONTRACTOR
K. HEXAGON METROLOGY, INC. 250 CIRCUIT DR NORTH KINSTOWN, RI CONTRACTOR
L. INNOVATIVE LIGHTWEIGHT 8850 TERABYTE CT D, RENO, NV CONTRACTOR
M. J.B. HUNT TRANSPORT, INC ELECTRIC AVE, SPARKS, NV CONTRACTOR
N. JIMBOY'S TACO (DBA) 4825 IDLEWILD DR, MCCARAN, NV GENERAL
O. KUMA ENGINEERING CO. LTD 2-28-12 KOUDA, HIRAKATASHI, JP OUT-OF-COUNTY
P. LABOR WORKS INC 1196 S ROCK BLVD A, RENO, NV OUT-OF-COUNTY

Q. LEONI ENGINEERING PRODUCTS & SERVICE 100 KAY INDUSTRIAL DR, LAKE ORIEN, MI PROFESSIONAL
R. MACKAY MANSION MUSEUM 291 S D STREET, VC, NV GENERAL
S. MILES ARCHITECTURAL GROUP 10800 SAND HOLLOW CRT, RENO, NV PROFESSIONAL
T. MIME USA, LLC 56 MEADOW LARK LANE, BELLA MEAD, NJ GENERAL
U. MOTOR CITY PROGRAMMING 21272 DANBURY, CLINTON TOWNSHIP, MI CONTRACTOR
V. ONE SOURCE WATER, LLC 8 TWO MILE ROAD, FARMINGTON, CT GENERAL
W. PEAK TECHNICAL SERVICES 583 EPSILON DR, PITTSBURGH, PA GENERAL
X. S & S TOOL & SUPPLY, INC 2700 MAXWELL WAY, FAIRFIELD, CA GENERAL
Y. SILVER PEAK CONSTRUCTION SERVICES 748 S, MEADOWS PKWY A9292, RENO, NV CONTRACTOR
Z. SINGLE-PLY SYSTEMS INC 909 APOLLO RD, EAGAN, MN CONTRACTOR
AA. SPIROFLOW AUTOMATION SOLUTIONS, INC 1609 AIRPORT RD, MONROE, NC PROFESSIONAL
BB. SPRINGER INDUSTRIAL EQUIPMENT, INC 3164 N COLORADO ST, MESA, AZ OUT-OF-COUNTY
CC. THERMA-TRON- X, INC. 1155 S NEENAH AVE, STRUGEON BAY, WI CONTRACTOR
DD. VIS-TECH, LLC 833 MAPLE AVE, HOLLAND, MI PROFESSIONAL
EE. ZION ROBOTICS & CONTROLS, LLC 924 N BLACKS CORNER RD, IMLAY CITY, MI CONTRACTOR
FF. CACHE VALLEY ELECTRIC 875 N 1000 WEST, LOGAN, UT CONTRACTOR
GG. CHART LIFECYCLE INC 8665 NEW TRAILS DR 100, THE WDLDS, TX OUT-OF-COUNTY
HH. CHOLLAR MINE 1859, LLC 615 F ST, VC, NV GENERAL
II. CNA ENGINEERING, INC. 2575 VALLEY RD, SACRAMENTO, CA PROFESSIONAL
JJ. COMAU, LLC 21000 TELEGRAPH RD, SOUTHFIELD, MI CONTRACTOR
KK. CUSTOM PAINTING & DECORATING, INC. 254 E GLENDALE AVE, SPARKS, NV CONTRACTOR

County Manager Whitten said Outside Counsel Morris has been requested to review whether or not business licenses need to be on the agenda for both first and second readings.

Mr. Whitten, on behalf of Community Development, requested all items A. through KK, be approved.

Public Comment:
None

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

22. PUBLIC COMMENT (No Action)

Sam Toll: In reply to earlier comments calling what he wrote as satire - "garbage", Mr. Toll was very clear that it was political satire. Mr. Toll has talked with Mr. Hunt, with a senior analyst at the Board of Taxation - and takes his job very seriously. Mr. Toll does a hard job when reporting facts, to use facts and represent the reality as it exists when writing it.

Nicole Barde: On behalf of Judy Cohen who was unable to stay until the end of the meeting: Ms. Cohen suggests that the Commission consider putting dumpsters in various locations around the County for those residents who do not have the funds to have trash picked up or transportation to take it to the dump. Other residents have been placing trash in Ms. Cohen's dumpster.

23. ADJOURNMENT

The meeting was adjourned by the Chair at 2:18 PM

Respectfully submitted,

By: _____
Vanessa Stephens Clerk-Treasurer