



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, JUNE 5, 2018 10:00 A.M.

DISTRICT COURTROOM  
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

## MINUTES

MARSHALL MCBRIDE  
CHAIRMAN  
ATTORNEY

ANNE LANGER  
DISTRICT

LANCE GILMAN  
VICE-CHAIRMAN

JACK MCGUFFEY  
COMMISSIONER  
TREASURER

VANESSA STEPHENS  
CLERK-

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**ROLL CALL:** Chairman McBride, Vice-Chairman McGuffey, Commissioner Gilman, Clerk & Treasurer Vanessa Stephens, Comptroller Hugh Gallagher, District Attorney Anne Langer, Sheriff Gerald Antinoro, Management Analyst Jennifer McCain, Planning Director/Administrative Officer Austin Osborne, Public Works Director Jason Weizrbicki, Justice of the Peace Eileen Herrington, Communications Director Dave Ballard, Project Coordinator Mike Northan

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

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

### **2. PLEDGE OF ALLEGIANCE**

Chairman McBride led those present in the Pledge of Allegiance.

### **3. DISCUSSION/POSSIBLE ACTION:** Approval of Agenda for June 5, 2018.

Public Comment:

None

**Motion:** Approve Agenda for June 5, 2018, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

### **4. CONSENT AGENDA:**

I For possible action, cancellation of the July 17, 2018 Board of County Commissioners meeting due to a NACO Conference.

II For possible action, approval of payroll claims in the amount of \$821,376.82 and accounts payable claims in the amount of \$1,883,124.73.

III For possible action, approval of business license first readings:

A. JACKSON QUALITY DRYWALL - Contractor / 1560 Willow Cr Ln ~ Gardnerville, NV

B. APOLLO CONSTRUCTION, INC - Contractor / 1133 W. Columbia Dr ~ Kennewick, WA  
 C. EDGE COMMUNICATION INC - Contractor / 2955 Hwy 40 W. ~ Verdi, NV  
 D. HENKEL - General / 32100 Stephenson Hwy ~ Madison Heights, MI  
 E. CLIMATE PROS OF NORTHERN NV - Contractor / 10090 Orchard Hill De ~ Reno, NV  
 F. RELEVATE, LLC - General / 2161 W. Enfield Way ~ Chandler, AZ  
 G. TIM BLAKELY IMAGING SOLUTIONS - Home Business / 2090 Lousetown Rd ~ VCH, NV  
 H. AIR TREATMENT CORP - General / 640 N. Puente St ~ Brea, CA  
 I. PRECISION MANHOLES, INC - Contractor / 770 E. Main St #321 ~ Lehi, UT  
 J. PACIFIC CONSOLIDATED OF NV INC - General / 2615 Branson Ave ~ Plano, TX  
 K. GQS - GLOBAL QUALITY SUPPLY LLC - General / 333 H. St Ste. 5024 ~ Chula Vista, CA  
 L. RICKS AEC REPROGRAPHICS - General / 488 Kietzke Ln ~ Reno, NV  
 M. CRYSATL BARHAM - Handyman / 234 Prospector Rd ~ Dayton, NV  
 N. A & A TOWING, INC - General / 1395 E. 4th St ~ Reno, NV  
 O. ALL ICE LLC - Home Business / 240 Vermillion Rd ~ Reno, NV  
 P. L.P.R. CONSTRUCTION CO - Contractor / 1171 Des Moines Ave ~ Loveland, CO  
 Q. ARC HEALTH & WELLNESS CNT - General / 82 E. Glendale ~ Reno, NV  
 R. ARC WORK PLACE SVC, LLC- General / 82 E. Glendale ~ Reno, NV  
 S. ALFA LAVAL INC - General / 5400 International Trade Dr ~ Richmond, VA  
 T. APPLIED ENGINEERING INC - General / 3300 Fiechtner Dr ~ Fargo, ND  
 U. CENTURY PLASTICS LLC - General / 15030 23 Mi Rd ~ Shelby Twp, MI  
 V. CYBERTROL ENGINEERING LLC - General / 2950 Xenium Ln ~ Mpls, MN  
 W. ELECTRICAL SOLUTIONS - Contractor / 2710 Valley View Dr ~ Reno, NV  
 X. MK NORTH AMERICA, INC - General / 105-125 Highland PK Dr ~ Bloomfield, CT  
 Y. PFM INTEGRATORS INC- General / 2726 Autumn Woods Dr ~ Chaska, MN  
 Z. AMUNDSON ROOFING INC- Contractor / 8995 Terabyte Dr ~ Reno, NV  
 AA. SAFETY ON SITE - General / 316 California Ave ~ Reno, NV  
 BB. NAISBITT CONSTRUCTION - Contractor / 4 Hardy Dr ~ Sparks, NV

Public Comment:  
 None

**Motion:** Approve Consent Agenda for June 5, 2018, **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

**Chief Deputy Sheriff Tony Dosen :**

- Yesterday Sheriff Antinoro had a “ride along” with State Senator Don Gustafson, touring TRI and Tesla. The Senator was very impressed with all that is going on in TRI.

**IT Director James Deane:**

- The cutting over of the active directory domain for the entire county is half-way complete.
- The Recorder’s office is now “live” on the Tyler recorder project.
- There have been no technical hardware or software issues.
- Fire and Sheriff are the last and largest projects to be cut over.

**Project Coordinator Mike Northan:**

- Lockwood Senior Center renovations are complete and they are back in business.
- Work continues in the Judge's chambers with crown molding, paint, and wallpaper being completed.
- Painting is finished in the District Attorney's office - carpets need to be cleaned and stretched.
- NDOT has ordered materials for the TRI tower project. The road has to be cut to the site.
- Working with the architect on plans for the Justice Center.
- Station 71 roof is complete.
- Bids are being solicited for the north side of the Courthouse roof.

Vice Chair McGuffey asked about status of the Highlands mailbox construction:

- Requirements are making it difficult to find a contractor for the project. Follow up will be made with contractor Mark Zulim.

**Community Chest Director Erik Schoen:**

- Expressed gratitude, thanks, and support to all who attended the grand opening Friday night of the new Community Center/Library. 100 to 150 people attended.

**Fire Chief Jeff Nevin:**

- Thank you to Mike (Northan) for all the hard work at the fire department facilities.
- The fuel reduction project is wrapping up as we transition to fire season. 3,000 acres burned quickly overnight in the recent fire in Lyon County. Initial cause is thought to be target shooting.
- Fuels and grasses are very dry - everyone is cautioned to be extra vigilant.

**Comptroller Hugh Gallagher:**

- Today the Commission will be asked to approve the budget.
- Augmentations will be presented at the next meeting. Mr. Gallagher described what augmentations are and reviewed areas that may need to be augmented.
- This Sunday at Fourth Ward School a program will be presented by author, researcher Ingrid Barnett.

**County Manager Pat Whitten:**

- The July 17<sup>th</sup> Commission meeting will be cancelled due to the annual NACO meeting. Meetings will be held June 19, July 3, and August 7.
- Met with Tesla's director regarding finalization of negotiations and agreed this will be done as expeditiously as possible. Any action will have to go through legal counsel and, ultimately, this Board of Commissioners.
- Community Development reports significant changes with nuisance and zoning issues. Several issues have been abated.

Chairman McBride asked Mr. Whitten about an item brought to the Chair's attention following the May 15<sup>th</sup> meeting, where a blogger implied in a post the County may have awarded a no-bid contract to a local contractor to build the new Justice Center. Immediately following the post, the County received a request for copies of that no-bid contract. Chair McBride does not recall a no-bid contract.

Mr. Whitten: The Justice Court complex will run approximately \$1 million or a little more. For the record and to be clear, there is no "no-bid contract". There is an estimate of \$122 per square foot for the shell from Shaheen Beauchamp. This may or may not have been construed as something more than just a statement. The project has not gone out to bid. The goal is to have exterior design, plot maps, layout, etc., at a level for Historical Commission approval. Once there is conceptual approval, the project will go out to bid.

**County Assessor Jana Seddon:**

- The design phase Assessor's System new software for the 14 Nevada counties has been completed. In July, committee members will "hands on" be working through the program to make sure there are no bugs.
- Being on the design committee, Storey County will be one of the first counties for implementation, which will be delivered in phases.
- "Go-Live" date for Storey County will be June/July 2019.
- New construction this year is phenomenal, with double the amount of residences since last year.
- Community Development staff has been a tremendous help this year with unfinished residences and the nuisance department has been great in taking care of issues.

**6. BOARD COMMENT (No Action-No Public Comment):**

Vice-Chairman McGuffey:

- Attended the NACO Western Regional Conference:
  - The Lands Bill was discussed, but there is no news.
  - Affordable housing was brought up. A bill will be presented at the next Legislative session. Several issues were discussed including what defines affordable housing.

**Chairman McBride:**

- It was a busy Saturday morning with the Reno-Tahoe Odyssey foot race. Spring Street Vibrations also took place last weekend.
- These events help out the community and businesses.

**County Manager Pat Whitten :**

- Acknowledged the passing of Bradley Bryant from Rainbow Bend. Mr. Bryant served many years on the Canyon GID Board.

**7. DISCUSSION/POSSIBLE ACTION:** Approval of Tax Management Associates, Inc. contract addendum and extension.

Assessor Jana Seddon said Tax Management Associates, Inc. (TMA) audits business personal property accounts for the Assessor's Office. The Assessor's Office is an "appraiser" not an accountant. Also, a lot of the businesses are headquartered in areas other than Storey County which requires travel to corporate offices. Tax Management Associates has success with compliance and getting businesses to report correctly - this is done by auditing their books.

There were some issues in the past. This contract sets time lines when items have to be completed - not only by Tax Management, but also by Storey County. There is a penalty if Tax Management does not perform and does not provide information when they're supposed to.

We are using Tax Management Associates again based on:

- 33 accounts were audited in 2017. The cost of the audit is based on the company's taxable value.
- For the 33 accounts, the County's cost for the audits is \$61,500.
- From last year's audit, the County is able to bill back for 2016-17, 2015-16, 2014-15, and 2013-14.
- To date, the County has billed \$97,665.74 in back taxes. It is estimated \$433,654.59 will be billed in June. This amount includes a 20% penalty dictated by NRS for un-reported personal property.

- At this time, no one has asked to negotiate the penalty.
- The estimated total billed back per Tax Management will be \$531,320.33.

Chairman McBride asked if the statutory requirement gives relief to the County for the penalty.

Ms. Seddon: Yes, it does. The statute says, “may charge the 20% penalty”. This is added to the bill. If requested, most of the time the penalty will be waived. The initial contract with TMA was for three years but work was not started until almost a year in.

Working with Tax Management has brought to light issues with the State. There were three companies who confessed they had been taking GOED abatements for years when they were no longer eligible. The County never received documentation from GOED or the State.

The numbers given are for last year. This year about 29 companies will be audited. Note that only companies with a minimum \$50,000 taxable value are audited. Under that amount, it is not worth it.

The County has not been notified by the State (regarding abatement eligibility). We have notified GOED and the Department of Taxation who are working to correct this as well as other issues. We hope to meet with these departments to layout guidelines of what should be done. Ms. Seddon said she is working with the District Attorney’s Office on these issues.

District Attorney Langer: A problem with Department of Taxation was that personnel were changing so regularly there was not a contact person. We are working toward getting together with the person at the Department of Taxation in charge of the County to streamline the process and to make both the organization and the Department of Taxation accountable in providing information so the County can follow through.

Ms. Seddon: It was apparent as soon as the (companies) were audited they admitted getting the GOED abatement they were not qualified for. Letters have been going to companies saying they are no longer eligible for abatement, but the County is not being told. Tobi Whitten has prepared a statement where companies will declare whether or not they are eligible for abatements.

Mr. Whitten commented that now that we know these companies were not eligible (for abatement), the County can back-bill.

Ms. Seddon: Yes. Some of these companies are still within their “clawback” time. They will not only be audited, but anything not previously reported will be billed and they will also be hit with the clawback for taking the abatement when they were not eligible.

Mr. Whitten noted, on one account, he was impressed with the level of detail and work by TMA to validate the numbers.

Ms. Seddon said her office does “spot check” the accounts making sure the life schedule put on products is correct, that there is not real property improvements being audited. It is a “line by line” check - some have 4 - 5,000 line items. It is definitely worth the time and money paid to TMA. Now that the companies are aware, going forward the process should be streamlined. The contract does not specify the number of companies to be audited, the number will go down year to year.

Public Comment:  
None

**Motion:** I make a motion to approve Tax Management Associates, Inc. contract addendum and extension, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

## **8. RECESS TO CONVENE AS THE 474 FIRE PROTECTION DISTRICT BOARD**

**9. DISCUSSION/POSSIBLE ACTION:** Approve the renewal of the Intrastate Interlocal Contract between Public Agencies, a contract between the State of Nevada acting by and through its Department of Health and Human Services, Division of Health Care Financing and Policy and the Storey County Fire Protection District.

Fire Chief Jeff Nevin: This is a renewal of a contract from last year. This is a five year renewal allowing the Fire Protection District to bill Medicaid for actual costs versus the negotiated rate. Hopefully it will enable the District to collect more.

Public Comment:  
None

**Motion:** I move to approve the renewal of the Intrastate Interlocal Contract between Public Agencies, between the State of Nevada Department of Health and Human Services, Division of Health Care Financing and Policy, and the Storey County Fire Protection District, and authorize the Fire Chief to sign, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**10. DISCUSSION/POSSIBLE ACTION:** Approve a Mutual Aid Agreement between the Storey County Fire Protection District and the Regional Emergency Medical Services Authority, or REMSA.

Fire Chief Jeff Nevin: This agreement is a renewal of a previous contract with updates and corrections, and allows the Fire Protection District to respond into Washoe County which is serviced by REMSA. The agreement also allows REMSA to come into Storey County.

Public Comment:  
None

**Motion:** I make a motion to approve a Mutual Aid Agreement between the Storey County Fire Protection District and the Regional Emergency Medical Services Authority, or REMSA, and authorize the Chairman to sign the Agreement, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

## **11. ADJOURN TO RECONVENE AS THE STOREY COUNTY BOARD OF COMMISSIONERS**

**12. DISCUSSION/POSSIBLE ACTION:** Approval of Business License second readings:  
A. SIERRA HOME SVC, LLC dba: MR.APPLIANCE - General / 795 Jacks Valley Rd ~ Carson City, NV  
B. SA RECYCLING LLC - General / 2411 N. Glassell St ~ Orange, CA  
C. MARVIN E. DAVIS & ASSOCIATES - General / 12000 Old Virginia Rd ~ Reno, NV  
D. GRANT ROBINSON CONSTRUCTION - Contractor / 5935 Quail Rock Ln ~ Reno, NV  
E. PRIME STORAGE LLC dba: PRIME TRAILER - General/ 10400 E. 102nd Ave ~ Henderson, NV  
F. MARUI SANGYO CO., LTD - General / 42 Enokise ~ Japan  
G. HOSE & FITTINGS, ETC - General / 1811 Enterprise Blvd ~ West Sacramento, CA

H. VINCO, INC - Contractor / 18995 Forest Blvd ~ Forest Lake, MN  
I. MISUMI USA, INC - General / 1717 N. Penny Ln ~ Schaumburg, IL  
J. CALIFORNIA HYDRONICS CORP - General / 2293 Tripaldi Way ~ Hayward, CA  
K. CALNEVA TOWERS - General / 4690 Longley Ln ~ Reno, NV  
L. FRAME ARCHITECTURE - General / 14308 Swift Creek Ct ~ Reno, NV

On behalf of Community Development, County Manager Whitten requested approval of items A. through L.

**Motion:** I make a motion to approve Items A through L, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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

**Tonya Brown, advocate for the wrongly convicted:** Ms. Brown reviewed circumstances regarding a wrongful conviction of her brother, Mr. Klein, over 20 years ago. As an advocate, she has worked on getting legislation created since 2007. Ms. Brown discussed statistics of wrongful convictions. Ms. Brown requested the Commissioners to ask District Attorney Langer to support her recommendation for a petition for an exoneration - Public Integrity Unit Commission - to look into wrongful convictions. Ms. Brown said she has made attempts to discuss these recommendations with the District Attorney - to no avail. Ms. Langer was on the jury convicting Mr. Klein. Over the years Ms. Klein has had legislation created. If there is a wrongful conviction in a Storey County case, there would eventually be a suit and it would come to the Commissioners.

**Kathryn Hyde:** Ms. Hyde discussed the project to renovate the St. Paul the Prospector, Episcopal Church and to install the Western Missionary Museum. She reviewed the history of the church built after the fire in 1876. The church is owned by the Western Missionary Museum, a non-profit, and has fallen into dis-repair. A team has been put together to restore the church - they are working with various historic agencies. It is estimated the project will cost \$1 -2 million. The museum will be a high quality museum and income from the museum will be used to make sure the church does not fall into disrepair again. Grant applications have been submitted. They have heard back on one - the preliminary phase of the National Fund for Sacred Places - where they are one of 32 being asked to submit full applications. Both of the grants require funding matches. Fundraising needs to begin for when the matching grants are received. It sounds like a lot, but really is not for this type of project. They are working with the mining industry, the State, and hopefully TRI - to help raise these funds. This is a very strong team and project- with a high likelihood of success. The church is a contributing property to the Virginia City Historic District and they believe it is eligible for listing on the National Register.

Chairman McBride: Thank you. This is a very worthwhile project.

Ms. Hyde: The three churches have got together - creating a little group, with the well-being of the buildings in mind. It is hoped that when finished with St. Paul's, the team will be able to move on to the Presbyterian and Catholic churches as well.

Vice Chairman McGuffey: You might ask Comstock Car Club. All proceeds from their annual car show are given to local non-profits. Also, the Fraternal Order of Eagles.

Ms. Hyde: Thank you for the suggestion.

## **19. ADJOURNMENT**

Chairman McBride adjourned the meeting at 11:16 A.M.

Respectfully submitted,

By: \_\_\_\_\_  
Vanessa Stephens Clerk-Treasurer