



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, OCTOBER 2, 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-

ROLL CALL: Chairman McBride, Vice-Chairman McGuffey, Commissioner Gilman, County Manager Pat Whitten, Clerk/Treasurer Vanessa Stephens, Comptroller Hugh Gallagher, District Attorney Anne Langer, Sheriff Gerald Antinoro, Project Manager Mike Northan, Building Inspector Pete Renaud, Community Relations Director Cherie Nevin

1. CALL TO ORDER 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 October 2, 2018.

County Manager Whitten: Staff recommends combining items 12-21, there will be no presentation and no action taken.

Public Comment:
None

Motion: Approve Agenda for October 2, 2018, **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 September 4, 2018.

Public Comment:
None

Motion: Approve Minutes for September 4, 2018, **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 September 6, 2018.

Public Comment:

None

Motion: Approve Minutes for September 6, 2018, **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 payroll claims in the amount of \$629,867.24 and accounts payable claims in the amount of \$2,489,987.18.

II For possible action, approval of assessor's recommended corrections to secured and unsecured tax rolls for errors.

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

A. HERITAGE CONSTRUCTION & DEVELOPMENT - Contractor / 2351 Sunset Blvd ~ Rocklin, CA

B. UNITED HERITAGE FINANCIAL GROUP, INC - General/707 E. United Heritage Ct ~ Meridian, ID

C. AXINE USA INC - General / 108-2386 East Mall ~ Vancouver, Canada

D. LIBERTY INTERACTIVE CORP, dba: ZULILY - General / 2555 USA Pkwy ~ McCarran, NV

Motion: Approve Consent Agenda for October 2, 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

Sheriff Antinoro:

- Street Vibrations was uneventful and successful. There were four arrests and one crash.
- One of the new vehicles ordered has been received, a transport van - and a patrol vehicle is coming. There was a glitch with the dealer and we are still trying to find three vehicles.

Congressman Jon Porter, for the Porter Group:

- Reported on local, State, and Federal races for the November election.
- His team's goal is to make it work no matter who wins.
- Discussed how many people are eligible to vote but are not registered.
- Partisanship is at an all-time high.
- The new County zip code is coming any day.
- Working close with the Senate to make sure the Lands Bill gets done.
- Paying close attention to the new Opportunity Zones.
- Willing to help with RTC transportation issues.

Mike Northan, Operations/Project Coordinator:

- Slurry seal is currently being done on streets throughout the town - weather permitting.
- The parking lot at the Highlands mailboxes will be paved October 23, also weather permitting.
- Work is on-going on storm drains.

Pete Renaud, Building Inspector:

- Along with Building Inspector Ashley Mead, attended training for electrical, plumbing, and mechanical certifications.

- Community Development conducted 252 inspections last month.
- 88 permits were issued for the (Tesla) gigafactory.
- 19 plan reviews were done last month.

Cherie Nevin, Community Relations Director:

- Ophir Grade Road is still closed for construction of the Five Mile Waterline Replacement Project. Groundbreaking for this project will be held October 3rd at the water treatment plant.
- Open House will be held at the County Museum on Thursday, October 6th, to showcase the mural.
- Flu shot clinics will be held October 17th at the Mark Twain Community Center, 10AM to 12 PM; and at Virginia City Highlands Fire Station, 4:30 PM to 6PM.
- USDA Rural Development did a walk-through for substantial completion of the sewer project. Closing documents will be presented to the Board at the October 16th meeting.

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

Vice Chairman McGuffey:

- Attended recent NACO meeting. Next year's State Convention will be on September 25th. NACO will not take a position on Ballot Question 3 on this year's election. Supreme Court Justice Hardy was present to discuss "evidence based pre-trial release" issue.

Chairman McBride:

- Last weekend was Street Vibrations - Virginia City is a sponsor of this event. There was a lot of people in town. Hats off to the Sheriff's Office and staff for a fantastic job of traffic and crowd control, there were no incidents or fights. Saturday is the largest day of the year in Virginia City - it is good for the economy.

9. DISCUSSION ONLY (No Action): Presentation from Ben Sehy with Moreton Asset Management, regarding Storey County's investment portfolio.

Mr. Sehy reviewed the County's investment portfolio. A copy of the presentation report is attached. Mr. Sehy said that items such as the low unemployment rates, increase in full-time employment, and high consumer confidence are strong. Rising interest rates mean the County's returns go up. Mr. Sehy commented that he is satisfied with the County's portfolio. Currently the portfolio is over 2% and they are working to get it between 2 and 3%.

Mr. Sehy thanked County staff - Vanessa Stephens, Dore Nevin, and Hugh Gallagher.

Mr. Whitten also complimented the staff, Vanesa Stephens, and Mr. Sehy for the very progressive but conservative approach regarding reimbursements to Tesla.

Public Comment:

None

10. DISCUSSION/POSSIBLE ACTION: Approval and acceptance of a Federal Emergency Management Agency (FEMA) Hazard Mitigation Grant award for \$73,489.00 to assist the Storey County School District with an Emergency Backup Generator at the Virginia City High School.

Community Relations Director Cherie Nevin said the County applied for and received a FEMA Hazard Mitigation Grant to assist the School District with an emergency backup generator for the high school, which is a sheltering location. The \$73,489 grant has a \$24,496 match from the School District. Highland Electric provided the lowest quote for the project. The work should be able to be done while children are out of school for winter break.

Ms. Nevin commented that working with Todd Hess has been great, they work really well together on opportunities such as this that come up. The “single point of entry” at the schools is another they worked on together. Ms. Nevin foresees more opportunities in the future and is working with the District Attorney’s Office on a MOU to have in place for these grant opportunities.

Public Comment:
None

Motion: I move to approve and accept the Emergency Management Agency, known as FEMA, Hazard Mitigation Grant administered through the State of Nevada, Department of Public Safety Division of Emergency Management in the amount of \$73,489.000 to assist the Storey County School District with an Emergency Backup Generator at The Virginia City High School and authorization for Cherie Nevin and/or Pat Whitten to sign all associated grant documentation, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

11. DISCUSSION/POSSIBLE ACTION: Review and Possible Approval of Agreed-Upon Procedures presented by Grant Thorton LLP Certified Public Accounting Firm pertaining to audit engagement with Tesla.

Comptroller Hugh Gallagher said this is an agreement between Tesla and Grant Thorton CPA’s, who audit the sales taxes remittances from Tesla to the State - basically stating Grant Thorton CPA’s have no liability. Mr. Gallagher read portions of the agreement and explained the procedures.

Mr. Whitten said this is a three-party agreement between the State, the County, and Tesla.

Public Comment:

Steve Ayer, Virginia City resident: Asked if Grant Thorton, CPA’s are verifying everything that Tesla has agreed to - the number of Nevada residents hired, that sort of thing.

Mr. Gallagher: All they are doing is sales tax numbers.

Mr. Whitten: The Governor’s office (GOED) verifies the numbers (residents hired, etc.).

Motion: I hereby approve the Agreed-Upon Procedures presented by Grant Thorton, LLP, with regard to sales tax audits of Tesla for reimbursement by Storey County to Tesla and allow the Comptroller of Storey County to sign such document , **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

12. DISCUSSION/POSSIBLE ACTION : Consideration and possible action on first reading of ordinance no. 18-295 creating the Tahoe-Reno Industrial Center Tax Increment Area pursuant to Nevada Revised Statutes Chapter 278C; ordering an undertaking relating to the tax increment area; creating the tax increment account for the undertaking; and ratifying action taken by County officers toward the undertaking and the tax increment area.

Commissioner Gilman holding a pecuniary interest, recused himself from items 12-21.

Mr. Whitten read the following statement:

Late last week one of the 6 participants withdrew from the financing structure. This

significantly changes the proposal on many levels and there are now a multitude of questions needing to be answered.

Accordingly, we are heading back to square one and everything will need to be restructured and redone IF this project is going to move forward. Again, at this point with so many questions outstanding, staff will not be able to provide much detail.

However, with that being said, we will still allow for public comment as some of the audience may have come today specifically for these items.

Chairman McBride: Until the stakeholders come back to the County with a new or revised plan, these items are taken off (the agenda) with no action.

Public Comment:
None

13. DISCUSSION/POSSIBLE ACTION: Discussion and possible action on second reading of ordinance 18-289 creating Storey County, Nevada, Special Assessment District No. 01 (Tahoe-Reno Industrial Center); ordering a water project, within Storey County, Nevada

No action taken.

14. DISCUSSION/POSSIBLE ACTION: Consideration and possible adoption of Ordinance No. 18 - 289A, as if on an emergency basis, creating Storey County, Nevada Special Assessment District No. 01 (Tahoe Reno Industrial Center) ordering a water project, i.e., an effluent pipeline from Truckee Meadows Reclamation Facility to the Tahoe Reno Industrial Center in Storey County , Nevada.

No action taken.

15. DISCUSSION/POSSIBLE ACTION: Discussion and possible action on second reading of ordinance 18-290 concerning Storey County, Nevada, Special Assessment District No. 01 (Tahoe-Reno Industrial Center) and assessing the cost of local improvements against the assessable property benefited by the local improvements.

No action taken.

16. DISCUSSION/POSSIBLE ACTION: Discussion and possible adoption of Ordinance No. 18-290A, as if on an emergency basis, concerning Storey County, Nevada Special Assessment District No. 01 (Tahoe Reno Industrial Center) levying the assessment of the cost of building the off-site portion of the effluent pipeline from the Truckee Meadows Water Reclamation Facility to the Tahoe Reno Industrial Center against the assessable property benefitted by the pipeline.

No Action taken.

17. DISCUSSION/POSSIBLE ACTION: Discussion and possible action on resolution 18-510 directing the engineer of behalf of Storey County, Nevada to prepare and file with the County Clerk preliminary plans and an assessment plat in connection with a proposed water project in Storey County, Nevada, Special Assessment District No. 01 (Tahoe-Reno Industrial Center).

No action taken.

18. DISCUSSION/POSSIBLE ACTION: Discussion and possible action on resolution 18-511 directing the county's engineer to prepare preliminary plans, cost estimates and related items to reimburse the costs of an undertaking for a tax increment area formed pursuant to Nevada Revised Statutes chapter 278C.

No action taken.

19. DISCUSSION/POSSIBLE ACTION: Consideration and and possible approval of resolution 18-512 approving the form of the financing agreement among the County, TRI General Improvement District and all owners of assessable property in Storey County Special Assessment District No. 01 (Tahoe-Reno Industrial Center).

No action taken.

20. DISCUSSION/POSSIBLE ACTION: Discussion and possible action on resolution 18-513 provisionally ordering an undertaking for a tax increment area formed pursuant to Nevada Revised Statutes chapter 278C; setting a time and place for a hearing on the undertaking; and providing other matters related thereto.

No action taken.

21. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of agreement between Storey County and TRI Center LLC (TRI) by which, should County have to utilize the uncommitted portion of its general fund to make payments on the bond secured by the Storey County Special Assessment District No. 01 (SAD), TRI agrees that the amounts so provided will be credited against the vouchers issued by County to reimburse TRI for the costs of providing public infrastructure at the rate of 1.5 to 1.

No action taken.

22. DISCUSSION/POSSIBLE ACTION: Approval of business license second readings:
A. COLEMAN ELECTRICAL CO / Contractor - 2665 Billys Rd ~ Minden, NV
B. NW HOLDING & RECOVERY, LLC / General - 4900 Meadows Rd ~ Lake Oswego, OR
C. GLOBAL RISK CONSULTANTS CORP / General - 100 Walnut Ave ~ Clark, NJ
D. SAVANAH LEE, DBA: ACCESS TRANSFORMATION / MT - 4255 Wedekind Rd ~ Sparks, NV
E. MEN WIELDING FIRE INC / General - 1485 W. 4th St. ~ Reno, NV
F. ZUNESIS INC / General - 8375 S. Willow St ~ Lonetree, Co
G. LARSON DESIGN GROUP, INC / General - 1000 Commerce Park Dr ~ Williamsport, PA
H. SNVRE, INC / General - 440 USA Pkwy ~ McCarran, NV
I. CEMEX CONSTRUCTION MATERIALS PACIFIC / General - 1000 Peru Dr ~ Sparks, NV
County Manager Whitten, on behalf of Community Development, recommended approval of items A Through I.

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

23. PUBLIC COMMENT (No Action)

Pat Whitten: The Open House in the Slammer, announced earlier, set for Thursday afternoon, will be rescheduled to another date due to the unavailability of one of the artists.

24. ADJOURNMENT

Chairman McBride adjourned the meeting at 11:00 A.M.

Respectfully submitted,

By: _____
Vanessa Stephens Clerk-Treasurer