



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, DECEMBER 1, 2015 10:00 A.M.

DISTRICT COURTROOM  
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

## AGENDA

MARSHALL MCBRIDE  
CHAIRMAN

ANNE LANGER  
DISTRICT ATTORNEY

LANCE GILMAN  
VICE-CHAIRMAN

JACK MCGUFFEY  
COMMISSIONER

VANESSA STEPHENS  
CLERK-TREASURER

Members of the Board of County Commissioners also serve as the Board of Fire Commissioners for the Storey County Fire Protection District, Storey County Brothel License Board, Storey County Water and Sewer System Board and the Storey County Liquor and Gaming Board and during this meeting may convene as any of those boards as indicated on this or a separately posted agenda.

All items include discussion and possible action to approve, modify, deny, or continue unless marked otherwise.

1. CALL TO ORDER AT 10:00 A.M.
2. PLEDGE OF ALLEGIANCE
3. DISCUSSION/POSSIBLE ACTION: Approval of Agenda for December 1, 2015
4. DISCUSSION/POSSIBLE ACTION: Approval of Minutes for October 20, 2015

## CONSENT AGENDA

(All matters listed under the consent agenda are considered routine, and may be acted upon by the Board of County Commissioners with one action, and without an extensive hearing. Any member of the Board or any citizen may request that an item be taken from the consent agenda, discussed, and acted upon separately during this meeting. The Commission Chair reserves the right to limit the time allotted for each individual to speak.)

5. For possible action approval of Payroll Checks date 10/29/15 for \$71,550.49, date 10/29/15 for 119,042.35, date 11/06/15 for \$452,929.82 and 11/20/15 for \$346,412.83. Accounts Payable Checks date 10/30/15 for \$466,172.20 and \$4,752.24, date 11/02/15 for \$99,000.00, date 11/13/15 for 856,613.24, \$6,272.87 and \$4,903.78.

6. For possible action approval of United States Department of Agriculture (USDA) Rural Development Grant Agreement and Loan Resolution for the Financing for the Storey County Wastewater Collection System Improvements with a Loan in the amount of \$4,058,000.00 and in Grant in the amount of \$8,987,000.00.
7. For possible approval reappoint Mike Nevin to serve as the Storey County Representative on the Carson Truckee Water Conservancy District.
8. For possible action approval of Treasurer Report for October 2015.
9. For possible approval convene December 15, 2015 regular Board Meeting.
10. For possible action approval of Business Licenses First Readings:
  - A. **VFI KR SPE I, LLC - General / 7303 SE Lake Road ~ Portland, OR (leasing company)**
  - B. **CODFATHER, LLC - General / 16180 Tanea Drive ~ Reno (food truck)** **TRI**
  - C. **NEVADA HEALTH CENTERS - Nonprofit / 175 East Carson** **VC**
  - D. **FIGHTING IRISH SERVICES, LLC dba Clearpay Processing NV - 839 Lafond Avenue ~ Dayton (home-based credit card processing services)**
  - E. **AROK, INC - Contractor / 2819 West Grovers ~ Phoenix, AZ (Contractor)**
  - F. **OPTIV SECURITY, INC. - Contractor / 6130 Sprint Parkway ~ Overland Park, KS (Internet Security Svcs)**
  - G. **ALLIED CRANE, INC. - Contractor / 855 North Parkside Drive ~ Pittsburg, CA (Crane services)**
  - H. **DAS GROUP PROFESSIONAL, INC. - Contractor / 1330 N Broadway ~ Walnut Creek, CA (wifi provider)**
  - I. **HELIX ELECTRIC, INC. - Contractor / 6795 Flanders Drive ~ San Diego, CA (electrical contractor)**
  - J. **CLARKSON INDUST CONTRACTORS - Contractor / 256 Broadcast Dr ~ Spartanburg, SC (industrial containers)**
  - K. **KATOAKA-SS AMERICA CORP - Contractor / 21255 Hawthorne Blvd ~ Terrance, CA 90503 (equipment installation and maintenance—using “other” contractor’s license tbd)**
  - L. **H&T NEVADA, LLC - General / Electric Avenue (manufacturing battery components)** **TES**
  - M. **MACKAY MANSION MUSEUM - General / 291 South D Street (new owner)** **VC**
  - N. **RICK’S AEC REPROGRAPHICS, INC. - General / 488 Kietzke Lane ~ Reno (copy/scanning)**
  - O. **TITAN CONSTRUCTION SUPPLY, INC. - General / 250 Edison Way ~ Reno (construction supply)**
  - P. **AMERICAN FIREPROOFING, INC. - Contractor / 9900 Georgia St ~ Crown Pt, IN (fireproofing cont.)**
  - Q. **ON ELECTRIC GROUP dba Integrated Systems Group - Contractor / 1709 SE 3<sup>rd</sup> Ave ~ Portland, OR (electrical contractor)**
  - R. **LLOYD W AUBRY CO., INC. - Contractor / 2148 Dunn Road ~ Hayward, CA (electrical contractor)**
  - S. **WILSON TREE WORKS - Contractor / 425 Channel Drive ~ Dayton (arborist)**

- T. **FASTENAL COMPANY** - Contractor / 1117 Gator Way ~ Sparks (industrial fasteners/supplies)
- U. **HILTI, INC.** - Contractor / 5400 S 122<sup>nd</sup> East Ave ~ Tulsa, OK (construction tools)
- V. **DURA-STONE, INC.** - Contractor / 750 Freeport Blvd ~ Sparks (coatings and sealants)
- W. **ADVANCED TECHNOLOGY GROUP, INC.** - 455 SE 2<sup>nd</sup> Avenue ~ Hillsboro, OR (drywall cont)
- X. **XL CONCRETE MASONRY, LLC** - Contractor / 4460 Riviera Ridge ~ Las Vegas (masonry contractor)
- Y. **MCDONALD CARANO WILSON, LLP** - Professional / 100 West Liberty ~ Reno (law firm)
- Z. **SAI ELECTRICAL CONTRACTORS** - Contractor / 580 Murray Road ~ Dothan, AL (elect cont)
- AA. **FAST WRAP RENO ONE** - Contractor / 1000 Cottonwood Road ~ Reno (shrink wrap protection)
- BB. **ROSEN MATERIALS, LLC** - Contractor / 1371 Sawgrass Corporate Pkwy ~ Reno (materials)
- CC. **TEMP-AIR, INC.** - Contractor / 3700 West Preserve ~ Burnsville, MN (hvac contractor)
- DD. **BOSSARD NORTH AMERICA** - Contractor / 6521 Production Dr ~ Cedar Falls, IA (installer)
- EE. **LR SELL SERVICES** - Contractor / 9845 Palmetto Dr ~ Stagecoach (manufactured home setters)
- FF. **JR AUTOMATION TECHNOLOGIES, LLC** - Contractor / 13365 Tyler St ~ Holland, MI (mfg)
- GG. **MURATA MACHINERY USA, INC.** - Contractor / 2120 Queen City ~ Charlotte, NC (handling sys)
- HH. **BEU-MATH ENGINEERING, INC.** - Contractor / 3201 W Harrison ~ Phoenix (pollution control)

11. For possible action approval of Liquor License First Reading:

- A. Palace Restaurant & Saloon, 54 C St, Virginia City, NV - Robert and Nicole Wilkinson (requesting to add off-sale to the existing liquor license)
- B. Gold Hill Hotel, 1540 S Main St., Gold Hill, NV - Robert and Nicole Wilkinson (requesting to add off-sale to the existing liquor license)

**END OF CONSENT AGENDA**

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

13. **BOARD COMMENT (No Action - No Public Comment)**

14. **DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval or denial of a resolution authorizing the reimbursement of expenses incurred by Fulcrum BioEnergy, Inc. et al. from the proceeds of economic development revenue bonds for an expanded project which recycles solid waste into renewable fuels.

15. **DISCUSSION ONLY/POSSIBLE ACTION:** Approval of resolution 15-432, 2015 Storey County Business of the Year.

16. **DICSUSSION ONLY POSSIBLE ACTION:** Approval of resolution 15-433 honoring Barbara Ohlin Mackey.
17. **DISCUSSION/POSSIBLE ACTION:** Approve and rank applications for the Community Development Block Grant Funding for 2016 cycle for submittal to the State of Nevada Governor's Office of Economic Development.
18. **DISCUSSION/POSSIBLE ACTION:** Approval of award to Aspen Developers a total amount of \$238,200.00 for the completion of the Storey County Courthouse Parking Lot Project in Virginia City, Nevada, and \$11,799.00 as contingency monies toward the project.
19. **DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval of a proposed contract to purchase partially improved land at 168 South D Street from Tri-Ventures, Inc. for \$84,000.00 for possible use as a parking lot.
20. **DISCUSSION ONLY/POSSIBLE ACTION:** Consideration and Possible Action to enter into contract with Tax Management Associates, Inc. (TMA) Pursuant to the contract TMA will provide audit services on behalf of the Storey County Assessor's Office to verify the accuracy of business taxpayer's listing of personal property for ad valorem taxation.
21. **DISCUSSION/ POSSIBLE ACTION:** Board's order for the Treasurer to hold a sale of real property held in trust because of tax delinquency and to direct that notice be done by publishing in the paper.

#### **COMMUNITY DEVELOPMENT AND PLANNING**

22. **DISCUSSION/POSSIBLE ACTION:** Approval of variance 2015-031, by Nick and Jessie Fain. The applicant requests a variance to the provisions of Storey County Code 17.84 (ordinance regulating sign and billboards) changing the allowed width (height), and length, of signs which will be attached to a new building facing C Street (east) of the subject property located at 800 South C Street, Virginia City, Nevada (APN: 001-042-09 & 10).
23. **DISCUSSION/POSSIBLE ACTION:** Approve second reading of Ordinance 15-270, an ordinance extending interim development regulations affecting Title 16 and 17 of the Storey County Code by extending through June 30, 2016 Title 16A establishing minimum interim requirements for subdivision map approvals and Title 17A by limiting master plan amendments for approvals of planned unit developments during the master plan approval process, and providing for other properly related matters. The moratorium on subdivisions and planned unit developments will be in effect until the comprehensive update to the Storey County Master Plan is adopted, or July 1, 2016, whichever comes first.
24. **FOR POSSIBLE ACTION, LICENSING BOARD SECOND READINGS:**
- A. **RENO PROVISIONS** - General / 100 North Sierra ~ Reno (food truck)
  - B. **FLEXIBLE ASSEMBLY SYSTEMS** - Contractor / 9240 Mira Esbe Ct. ~ San Diego (tools distributor)
  - C. **US TEST & BALANCE CORP** - Contractor / 10 Corporate Park Dr ~ Hopewell Junction, NY (hvac)



- D. **SUNRUN INSTALLATION SVC** - Contractor / 595 Market ~ San Francisco, CA (pv installer)
- E. **LABEEG BUILDING SVCS** - General / 225 Keystone Avenue ~ Reno (janitorial service)
- F. **XL LANDSCAPE DEVELOPMENT, LLC** - Contractor / 4460 Riviera Ridge ~ Las Vegas (landscaper)
- G. **MODERN MINING SOLUTIONS, LLC** - General / 1280 Alexandria Court TRI
- H. **SIMPSON GUMPERTZ & HEGER, INC.** - Professional / 41 Sevon St ~ Waltham, MA (eng svcs.)
- I. **JAMES MAGGARD DESIGN CONS** - Professional / 14665 Ambric Knolls ~ Saratoga, CA (eng)
- J. **GRAYBAR ELECTRIC CO** - Contractor / 150 East Greg Street ~ Sparks (electrical distributor)
- K. **SHRED-IT RENO** - Contractor / 8670 Technology Way ~ Reno (document destruction contractor)
- L. **JUGGERNAUT SERVICES, LLC dba Square 1 Solutions** - Professional / 780 Smithridge Drive ~ Reno (staffing solutions)
- M. **DUSOUTH INDUSTRIES dba DST Controls** - Contractor / 651 Stone Road ~ Benicia, CA (IT svcs.)
- N. **BI NUTRACEUTICALS, INC.** - General / 625 Waltham Way #101 (milling botanicals) TRI
- O. **RICH DOSS, INC.** - General / 201 Wild Horse Canyon Drive (transportation) MCC

## 25. PUBLIC COMMENT (No Action)

## 26. ADJOURNMENT

### NOTICE:

- Anyone interested may request personal notice of the meetings.
- Agenda items must be received in writing by 12:00 noon on the Monday of the week preceding the regular meeting. For information call (775) 847-0969.
- Items may not necessarily be heard in the order that they appear.
- Public Comment will be allowed at the end of each meeting (this comment should be limited to matters not on the agenda). Public Comment will also be allowed during each item upon which action will be taken on the agenda (this comment should be limited to the item on the agenda). Time limits on Public Comment will be at the discretion of the Chairman of the Board. Please limit your comments to three minutes.
- Storey County recognizes the needs and civil rights of all persons regardless of race, color, religion, gender, disability, family status, or nation origin.

**Notice to persons with disabilities:** Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Commissioners' Office in writing at PO Box 176, Virginia City, Nevada 89440.

Storey County is an equal opportunity provider and employer.

### CERTIFICATION OF POSTING

I, Vanessa Stephens , Clerk to the Board of Commissioners, do hereby certify that I posted, or caused to be posted, a copy of this agenda at the following locations on or before November 24, 2015;

Virginia City Post Office at 132 S C St, Virginia City, NV, the Storey County Courthouse located at 26 S B St, Virginia City, NV, the Virginia City Fire Department located at 145 N C St, Virginia City, NV, the Virginia City Highlands Fire Department located a 2610 Cartwright Rd, VC Highlands, NV and Lockwood Fire Department located at 431 Canyon Way, Lockwood, NV.

By Vanessa Stephens  
Vanessa Stephens Clerk-Treasurer



## Storey County Board of County Commissioners

### Agenda Action Report

**Meeting date:** December 1, 2015

**Estimate of time required:** 5 min.

**Agenda:** Consent ☐ Regular agenda ☒ Public hearing required ☐

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1. **Title:** Approval of minutes for October 20, 2015

2. **Recommended motion:** Approve minutes as submitted.

3. **Prepared by:** Vanessa Stephens

**Department:** Clerk & Treasurer

**Telephone:** 775 847-0969

4. **Staff summary:** Minutes are attached.

5. **Supporting materials:** Attached.

6. **Fiscal impact:** N/A

Funds Available:

Fund:

\_\_\_\_ Comptroller

7. **Legal review required:** N/A

\_\_\_\_ District Attorney

8. **Reviewed by:**

VS Department Head

Department Name: Clerk & Treasurer

\_\_\_\_ County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No. 4



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, OCTOBER 20, 2015 10:00 A.M.

DISTRICT COURTROOM  
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

## MINUTES

MARSHALL MCBRIDE  
CHAIRMAN

ANNE LANGER  
DISTRICT ATTORNEY

LANCE GILMAN  
VICE-CHAIRMAN

JACK MCGUFFEY  
COMMISSIONER

VANESSA STEPHENS  
CLERK-TREASURER

**Roll Call:** Chairman McBride, Vice-Chairman Gilman, Commissioner McGuffey, District Attorney Anne Langer, County Manager Pat Whitten, Clerk & Treasurer Vanessa Stephens, Planning Director/Administrative Officer Austin Osborne, Tourism Director Deny Dotson, Communications Director Dave Ballard, Comptroller Hugh Gallagher, Outside Counsel Robert Morris, Public Works Director Mike Nevin, Recorder Jen Chapman, Community Services Director Cherie Nevin, Community Development Director Dean Haymore, Fire Chief Gary Hames, Chief Sheriff's Deputy Melanie Keener,

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

The meeting was called to order by the Chair at 10:01a.m.

**2. PLEDGE OF ALLEGIANCE**

The Chair led those present in the Pledge of Allegiance.

**3. DISCUSSION/POSSIBLE ACTION: Approval of Agenda for October 20, 2015**

Public Comment:

Virginia City resident, Mark Joseph Phillips: Supporting materials for the Ordinance Amending Title 17 are not here, specifically a readable map of the Comstock Historic District. The map provided was not in a format large enough to read detail. A letter was submitted to the Clerk's Office yesterday – the meeting is starting without it. Mr. Phillips read Attorney General's file no. 00-25, relating to materials not available on agenda posting date.

County Manager Pat Whitten stated it is staff's position that Mr. Phillips has available exactly the same information provided to the Commission.

Planning Director Austin Osborne said the matter will be discussed during the presentation of the item.

**Motion:** Approve the Agenda for October 20, 2015, **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

#### CONSENT AGENDA

4. For possible action approval of Payroll Checks date 09/29/15 for \$67,359.82, date 09/29/15 for \$119,844.68 and date 10/09/15 for \$467,474.12. Accounts Payable Checks date 10/02/15 for \$421,098.75 and \$10,566.07.
5. For possible action approval of Treasurer Report for September 2015
6. For possible action approval of Justice Court Quarterly Report
7. For possible action approval of Business Licenses First Readings:
  - A. **RED-D-ARC, INC.** - Contractor / 685A Lee Industrial Boulevard ~ Austell, GA (ind. equipment sales)
  - B. **PANASONIC ENERGY OF N.A.** - General / Electric Avenue (lithium-ion battery manufact) TRI
  - C. **SUMMIT CONTRACTING, LLC** - Contractor / 120 North Lime St ~ Lancaster, PA (insulation contractor)
  - D. **SYSTEMS CONTRACTORS, INC.** - Contractor / 701 South Carson Street ~ Carson City (steel erectors)
  - E. **HIGH DESERT SURFACE PREP --** Contractor / 1885 Temple Hill Rd ~ Reno (concrete prep contractor)
  - F. **SANKYO USA, INC.** - Contractor / 1555 Mittel Blvd ~ Wood Dale, IL (cargo handling svcs.)
  - G. **STEP BY STEP** - Home Business / 2321 Cartwright Road ~ VCH (foot care nurse - no public traffic)
  - H. **OAKRIDGE INDUSTRIES, INC.** - Contractor / 352 East Monterey ~ Pomona, CA (epoxy coatings)
  - I. **SOLUM CONSTRUCTION** - Contractor / 10105 Indian Ridge ~ Reno (contractor)
  - J. **VERITAS MANAGED SOLUTIONS, INC.** - General / 5302 Greenside Drive ~ San Jose, CA (IT)
  - K. **CMC STEEL FABRICATORS, INC.** - Contractor / 2990 East Annadale ~ Fresno, CA (rebar cont)
  - L. **INDUSTRIAL LOGISTICS** - Contractor / 3868 Goni Road ~ Carson City (machinery transport, sales)
  - M. **MESA FIRE SERVICES, INC.** - Contractor / 7442 Tahoe Basin Drive ~ Las Vegas (fire protection)
  - N. **CARR ELECTRICAL TECH, INC.** - Contractor / 2929 Quality Dr ~ Petersburg, VA (elect cont)
  - O. **DESERT COMMERCIAL SWEEPING** - Contractor / 5620 Madras St ~ Carson City (indust. sweeping)
  - P. **JC ROOFING, INC.** - Contractor / 10580 N McCarran ~ Reno (roofing contractor)



Q. **C & M CLEANING** - Home Business / 137 D Street ~ Virginia City (cleaning service—no public traffic)

R. **RYAN'S ROCK & HOE** - Contractor / 274 North A Street ~ Virginia City (dirt hauling)

### END OF CONSENT AGENDA

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

8. **DISCUSSION ONLY (No Action - No Public Comment):** Committee/Staff including Quarterly financial updates for fiscal year 2015/2016

#### **Committee/Staff Reports:**

##### **Recorder Jen Chapman:**

- Ms. Chapman reviewed new TRID disclosures affecting the Recorder's Office, as well as consumers. Title companies and lenders have to abide by the new rules, which control most all aspects of a loan. Recording fees are now integrated into this disclosure. This will provide more transparency for the consumer. The Recorder's Office is making fees and fee structure more transparent, available and out there. They are working closely with title companies and lenders.

##### **Community Services Cherie Nevin:**

- Mark Twain residents are urged to complete and return the income surveys. 56 additional responses are needed to validate the survey. The surveys need to be postmarked by October 31<sup>st</sup> and returned to UNR.
- A Health Fair will be held November 7<sup>th</sup>, 10AM to 1PM, at Piper's Opera House. 20 vendors will be present and flu, pneumonia, and possibly shingles, shots will be available.
- Flu shots will be available at Mark Twain Community Center on Wednesday, October 21<sup>st</sup> - 10 AM to 12PM.
- The Nevada Health Center will hold its Open House in Virginia City on October 28 from 1PM to 4PM. This is an opportunity to meet the attending nurse practitioner.

##### **Planning Director/Administrative Officer Austin Osborne:**

- The Black & Howell plaza on C Street is coming along. This project has been vetted through the VCTC as well as the Comstock Historic District and Historic District Commissions - and they have approved the project.
- Bids for the Courthouse parking lot will be taken to Farr West Engineering on October 22<sup>nd</sup>. Work is being done with Comstock Mining for the rip-rap to be used to surface the slopes.
- Before making large improvements to the Mark Twain area, a program has been started to develop community involvement, and hopefully to one day development improvements in that area. This will tie into the Master Plan and potential land uses that can occur in and around Mark Twain. Jason VanHavel will be taking the lead on this program.
- Land's Bill in Virginia City and Gold Hill is moving along. It will be over a year before something is done. In that year, there will be a lot of work between the Planning

Department, the BLM, and the Department of Interior. Everyone is on the same page that this needs to be completed as quickly and as soon as possible.

- The BLM Resource Master Plan is near completion. Mr. Osborne has been working with their office for three years, providing comments from Storey County.

**District Attorney Anne Langer:**

- A live auction of the Hoover Estate items will be held Saturday, October 24<sup>th</sup>, at 270 E. Washington Street. A preliminary view of items will be at 8 AM, with the auction beginning at 9 AM.

**County Manager Pat Whitten:**

- The Public Works Department has done a great job in painting limit lines for the stop signs on the streets, enabling motorists to be aware of stop signs that may otherwise be difficult to see.
- An appraisal has been received at the Rich Connell lot, immediately north of the parking area at the Sheriff/District Attorney offices. Hopefully a purchase can be concluded before the first of the year.
- Unless Mr. Whitten hears differently, there will be one Commission meeting a month in November and December. If necessary, a special meeting can be held. This will also allow time for up-grades to the recording system in the Courtroom
- The County Christmas Party will be held Friday, December 11<sup>th</sup>, at Piper's Opera House. Food and beverages will be served. The party is open to all citizens of Storey County.

**Quarterly financial updates:**

Comptroller Hugh Gallagher reported that at a recent meeting of all Counties, the representatives were astonished at the cooperation and abilities this County has to go through the budgets with all department heads at such an easy pace, which is critical with budgets of this magnitude.

This review gives the opportunity for all department heads to look at their budgets, thereby cleaning-up the financials as we go, allowing for a clean, accurate budget at the end of the year. The review gives the departments trends of where they are and indications of where they will be at the end of the year.

Mr. Gallagher reviewed the first quarter, actual to budget, financial reports with no significant deviations from the budget that were not able to be explained by each Department.

In addition to budget review, Assessor Jana Seddon discussed the recent Assessor's Conference held in Virginia City – the County makes it easy to put on these conferences. Pat Whitten said this was a great event for show-casing the County, Jana and her team did a great job.

Mr. Gallagher presented the IT and Comptroller, Equipment Acquisition, Infrastructure, USDA Bond, Park Tax Fund and TRI Payback financial updates.

Chair McBride commented that all departments are to be commended for having such clean budgets.

Chair McBride called for a recess at 11:45AM; reconvened at 11:55PM

**9. BOARD COMMENT (No Action – No Public Comment)**

None

**10. DISCUSSION ONLY:** Provide an overview of the State of Nevada Community Development Block Grant (CDBG) program for the upcoming 2016 grant application cycle.

Cherie Nevin presented this item. This is a discussion of possible Community Development Block Grant projects for 2016. Items to be applied for will be presented to the Commission in December. Funds for this program are Federal funds from HUD and are spent on projects that help achieve suitable living environments, decent housing, and creation of economic opportunities in rural parts of the state.

There are various activities eligible with this program. Basically, this would include projects related to public facilities and services, planning type projects, and economic development. Projects have to fall into one of three national objectives: benefit low to moderate income households or persons, elimination of slums and blight, or meeting an urgent community development need.

Currently, the only area in Storey County that qualifies based on low to moderate income is Lockwood. After the results of the income survey, it is hoped that Mark Twain will be eligible as well. Projects that benefit clientele such as senior citizens or disabled persons are automatically eligible. There is approximately \$2.4 million dollars available for funding.

This is a competitive application process amongst most of the Counties and Cities in the State. Two applications can be submitted each year and are due January 6, 2016.

CDBG has brought in millions of dollars to the County since 1982. There is no match required for CDBG funds.

Ms. Nevin reviewed past CDBG projects. Input and ideas from the community are being sought for projects to be considered, and will accepted until November 4<sup>th</sup>. The Virginia City Senior Center has expressed interest in submitting a project to fund a vehicle for the Senior Center.

Anyone who has an idea for a project should contact Ms. Nevin by email, phone call or in person.

Virginia Highlands and Virginia City do not qualify. The process is becoming more and more competitive.

**COMMUNITY DEVELOPMENT AND PLANNING**

Chair McBride called for discussion on Item 11. Note: Although Item 11 was called, Item 12 was actually discussed at this time.

**12. DISCUSSION/POSSIBLE ACTION: SECOND READING** Ordinance No. 15-268 (Zone Text Amendments). An ordinance amending Storey County Code Title 17 Zoning to update the procedures and requirements of the title by amending the following chapters: Ordinance title page; Chapter 17.03 Administrative Provisions; 17.06 Nonconforming Uses; 17.08 Zones Generally; 17.10 Definitions; Chapter 17.12 General Provisions; 17.15 P Public Zone; 17.16 R-1 Single-Family Residential Zone; 17.20 R-2 Multi-Family Residential Zone; 17.24 A Agriculture Zone; 17.28 C

Commercial Zone; 17.30 C-R Commercial-Residential Zone; 17.32 F Forestry Zone; 17.34 I-1 Light Industrial Zone; 17.35 I-2 Heavy Industrial Zone; 17.36 I-3 Heavy Industrial Zone; 17.38 I-S Special Industrial Zone; 17.40 E Estate Zone; 17.44 SPR Special Planning Review Zone; 17.48 Historic Overlay District; 17.56 PUD Planned Unit Development; 17.76 N-R Natural Resources Zone; 17.84 Signs and Billboards; 17.92 Mineral Exploration Mining and Extraction; and other properly related matters. Public participation is encouraged. Copies of the text amendments may be obtained from the Planning Department website at [www.storeycounty.org/521/updates](http://www.storeycounty.org/521/updates), at 775.847.1144 or from [planning@storeycounty.org](mailto:planning@storeycounty.org).

Austin Osborne stated this item is the Title 17 update – last update being in 2012. The purpose of this update is to clean up language, make the ordinance easier to understand and use, and to ease up on businesses and homeowners. This is a substantial update with a lot of changes.

Mr. Osborne summarized and described the major elements and changes, including the following:

- Accessory buildings – made this chapter more general and simpler;
- Mother-in-Law quarters – added very clear language on what constitutes a “mother-in-law” quarters. A deed restriction on the property must be recorded, acknowledging who is living on the property. The deed restriction can be released when the person(s) is no longer living there.
- Downtown Development District for Virginia City, an area within the commercial/residential zone in which a little more urbanized items can be done.
  1. The purpose is to support business on C Street, as well as a little on B and D Streets and in a couple other panhandle areas;
  2. Allow for a little more residential living environment in the downtown area. There are zero residential setbacks – only in this area;
  3. Allow for a special use permit, with review by this Board, for off-site parking for lodging at a building that does not have enough on-site parking or enough space for that parking. This allows a review process.
- Require a special use permit for all wind devices in the Comstock Historic District.
- Extended-stay hotels would be a defined use. This would be County-wide, with the exception of TRI, allowing a 28 – day stay, with additional days for business purposes. Other ordinances will need to be up-dated regarding room tax and where it will be applied.
- This text does not have the IC Zone - which is next on the agenda – but accommodates it.
- The animal ordinance will allow for four dogs and two pigs. Any number above that will require a special use permit and 10 acres.
- There are no changes to the mining ordinance, except the reference to an I-4 Zone is out.

Mr. Osborne is in receipt of a request made to the Clerk by Mr. Phillips asking to look at the details of the map associated with the 17.92 mining ordinance. The maps are on-line and have been for the last 3 years. The maps have not changed at all.

- The Historic District chapter has been moved to General Provisions.
- The sign ordinance – chapter 2 Zoning – is being worked on to come up with substantial and reasonable business-friendly updates that will not be included here.



Commissioner McGuffey: Asked about the chemical storage in the light-industrial area, which Mr. McGuffey does not endorse. It is listed in light-industrial but not addressed on page 5 and 6.

Mr. Osborne replied that should be in a warehouse facility if it's in an I-1 zone. This would be a company that has chemical storage, and it would not be in large tanks. That's what has been recommended. The current zoning under I-1 Light Industrial within a warehouse facility, does allow petroleum, chemical and certain storages – typically in cans, totes, or things like that.

Current zoning does allow propane sales in the I-1 and I-2 zones.

Commissioner McGuffey said he is watching out for the river district. There is some items he does not want in there.

Mr. Osborne will note what the Board recommends regarding this issue. The I-1 Zone exists in different places across the County, including – the most prominent area near the river – Lockwood. An option, in order to allow that variance, it could be moved to a special use permit allowing for Board over-sight to say that a site may not be appropriate because of the river or other circumstances but may be supported in an I-1 Zone in another part of the County.

Commissioner McGuffey: This area along the river is one that is zoned industrial-commercial.

Mr. Osborne: That one is another item.

Commissioner McGuffey: ...some of these I don't see being intertwined with the commercial. If there's going to be a hotel, you don't want a chemical plant next to it.

Mr. Osborne: To be real clear, that area you are referring to – the 600 acres along the river – will be the next agenda item, which is the IC Zone. That is separate from this one, the I-1 Zone. There are currently several I-1 Zones existing in Virginia City-Gold Hill, and one along Avenue of the Colors. I am not aware of any other I-1 Zones. This would not apply to that 600 acres along the river – I have to be careful – we are not on that item, that's a separate map item, in fact not even on today's agenda. The I-1 Zone would be a zone that would apply in other parts of the County. Would you be comfortable adding that item to Special Use Permit, to provide the Board over-sight in the I-1 Zone so if there was a proposal for propane near the river the Board can say, let's hold off on that or let's put some mitigation on that, or whatever it takes – or not allow it- but if there happened to be an I-1 Zone in Virginia City, American Flat, or wherever, that it would be a considered use.

Chair McBride: You say we already have I-1 zoning in Lockwood right now, along the river.

Mr. Osborne: Correct.

Chair McBride: So you would want to remedy that, go back and change so there would be no I-1 along the river in Lockwood?

Mr. Osborne: I think I'm hearing that you're concerned about this particular listed use. That if a grey area, ie., an I-1 Zone, happens to be near the river, that the listed uses we're talking about today, could be an impact. I'm asking if a mitigation to move that to special use with Board oversight



would be enough to allow that use to still continue but allow also review and oversight by this Board to address Commissioner McGuffey's concern.

Vice Chair Gilman: There is a full Union Pacific rail line that is operated in conjunction with the NSF. There will be - has been - a full operating switch with railyards and the probability of intermodal and container operation. It is not a hotel park area - it's a heavy industrial park. Rail will actually drive a lot of the uses along the rail line. Looking at the overall project, we can restrict indoors or tanking inside, those kind of things, with a special use permit. Definitely there is a probability of heavy use along the rail line.

County Manager Whitten: I would be concerned making too many material changes. I agree safeguarding the river is important, but we have to be careful of unintended consequences. For instance, what defines propane storage. We might be going a little bit too far with some of this.

Chair McBride: Half of the river is already in Storey County. That's the boundary line, with the exception of the 600 acres.

Mr. Osborne: For clarification, I want to make sure that we're not thinking that the 600 acres is what we're talking about with this zoning - that actually is kind of zoned white at the moment - there is no zoning on it as vacant land. That would be the next item - not even the next item - we don't have zone map on this agenda. Down the road we will look at applying zoning to the 600 acres. This is a County-wide ordinance - there are I-1 Zones in Virginia City on F Street, on Avenue of the Colors, and east of Lockwood. The Master Plan and the update is trying to support mixed use communities. The I-1 Zones we believe complement our existing neighborhoods as they provide light industry and small internal manufacturing that would be next to our existing residential communities to provide a little bit of employment.

Mr. Osborne continued whatever this Board decides would be able to be integrated into a motion. Other items need to be reviewed as well.

Chair McBride said he is trying to grasp how to remedy Commissioner McGuffey's issue.

Outside Counsel Robert Morris suggested that Mr. Osborne continue with the rest of the changes and then the Board members could recommend amendments to what has been proposed and see if there is something the Board would like to add or take away from what is proposed.

Chair McBride: Are there any SUP's attributed to I-1 zoning?

Mr. Osborne: There is a list of uses allowed, and a list of uses that require Special Use.

Vice Chair Gilman: Maybe there should be additional definitions for the concerns along the river. Is there a set-back, or something along those lines, that could be addressed?

Mr. Osborne: There was a Truckee River Ordinance, which was amended as it was not consistent with the uses. TRI Center, Lockwood, Painted Rock are right on the river - none in the riparian area of the river. The new Master Plan says no development in the riparian area - essentially the flood plain. The flood plain ordinance does not allow development in the flood way - river, without

substantial mitigation. NDEP has regulations on any type of industrial uses anywhere, as well as near a river. If a river ordinance were developed, there would be concern that it would conflict with existing zoning along the river.

Commissioner McGuffey: We don't want to lose control of what is built along the river.

Mr. Osborne: Regarding the 600 acres, that land is white and if this is adopted, nothing changes there. We will look at the IC Zone text and the zoning for the 600 acres still is white – there will be another hearing by the Board to decide whether to apply IC Zoning to that 600 acres, or other zoning. If the 600 acres is Commissioner McGuffey's biggest concern, when we get to the IC Zone, we can discuss some of the uses to make sure they are commensurate with his concerns of the river. Even though we move forward on Title 17, it does not include the IC Zone.

Commissioner McGuffey: The way I see the IC Zone, is light industrial area mixed with a commercial area. There are all these companies listed in light industrial with commercial companies. Is another set of companies going to be created for the IC Zone?

Mr. Osborne: Yes. If we approve all of Title 17 now – IC Zone is still another agenda that could be denied or changed. The IC Zone will be a separate chapter in Title 17, having its own listed uses that are customized for arterial areas.

Mr. Osborne reviewed the addendum to Title 17 with new text highlighted in bold text.

Public Comment:

**Mark Joseph Phillips, Storey County Resident:** This is a discussion of agenda Item 12, Ordinance No. 15-268.

Vice Chair Gilman: The Board is discussing Item 11 not 12.

Mr. Phillips: The discussion is about the map – are we talking about the Industrial zoning and the application for TRI.

Vice Chair Gilman: No, for the County. Title 17 for the County.

Mr. Phillips: That's Item number 12?

Chair McBride: We're on number 11.

Mr. Osborne: The addendum applies completely to number 11 – the Title 17 update, not Item 12 – the IC Zone.

Clerk, Vanessa Stephens: Item 11 is the IC Zone and Item 12 is the Title 17.

Mr. Osborne: I might be out of order. Thank you Mr. Phillips. I would ask that we are discussing item 12 right now. The order really does not matter – both items are pretty benign to each other.

Mr. Phillips: All of the amendments to Title 17 referencing IC Zone would be moot if it is decided not to approve the next Ordinance. Could what it is being talked about be clarified?

Mr. Osborne: If there was a concern about the structure, we could leave Item 12 go to Item 11, or make sure a vote is made on 11 before 12, which would work with how everything functions together.

District Attorney Anne Langer: To be sure, for the record, it is Item 12 that we are working on.

Mr. Osborne: Item 12. It is suggested that, even if the discussion on item 12 is considered - that 12 not be voted on. Go back item 11 to be discussed .....

Outside Counsel Robert Morris: It should be made clear on the record that Item 12 is being discussed, and then have a vote on 12. The Board can take it in any order that they want. They will have to go back to 11 after that.

District Attorney Langer: We are talking about Item 12, there is no recusal because the TRI Center is actually Item 11, that hasn't even been discussed yet.. As Mr. Morris has told the Board, you are allowed - at any time - to take certain items out of order. To make sure, the only thing that we are really talking about here is that, all the verbage Mr. Osborne has been telling the Board is actually related to Item 12, instead of 11 - correct?

Mr. Osborne: I hear Commissioner McGuffey's discussion has always been a reference to the I-1 Zone which is Item 12.

Commissioner McGuffey: Is it? I thought we were on Item 11.

Mr. Osborne: I apologize.

District Attorney Langer: Relative to the questions Mr. McGuffey has had, and the materials being looked at, those are all related to Item 12 - not Item 11.

Mr. Osborne: Such as the I-1 Zone, etc., - Yes. That's why I continually said we are not talking about the IC Zone.

Chair McBride: We will continue the discussion on Item 12.

Mark Joseph Phillips: Mr. Phillips read and asked that correspondence be attached to the minutes of this meeting. The correspondence stated that a copy of the Comstock Historic Preservation Area Map is made a part of Chapter 17.2. A copy of this map has not been made available in a format large enough to read all of the detail prior to or during this meeting.

Mr. Phillips continued that the County Clerk took the time and enlarged the map that had been given to the Clerk. The map is not large enough to be read. Mr. Phillips does not understand why a copy of the original map was not available to be put on an easel as part of this discussion. This is a violation of the Open Meeting Law. This material must be available to the public upon request. The map on line is not readable. There is so much reference to the map, how can it be discussed.

Mr. Phillips also said that there is no definition or acknowledgment of medical marijuana facilities included in the text amendments – after a year moratorium. The revised statute was passed overwhelmingly by Storey County voters.

Chair McBride: Mr. Osborne has mentioned this (the map) has been on the website for three years and is accessible there. The Clerk provided a “blown up” map that Mr. Phillips refused to accept.

Mr. Osborne: Again, that map is un-changed.

Commissioner McGuffey: Sometimes the items published cannot be read, especially maps. Is there some other media that could be used that would be more clear.

Mr. Osborne: The on-line version enables you to zoom in. The concerns are understood. These items have been discussed at almost every Planning Commission workshop. This map has been publicly vetted and directed. This map is well known in the community and is one of the most important with regard to mining, and really any use, in the zoning ordinance. Mr. Osborne said he has been very careful not to change it.

Chair McBride: Mr. Phillips could have gone to Mr. Osborne’s office yesterday and requested the map.

Mr. Osborne: In regards to the addendum, even if it is a black and white copy, changes are bold and items are stricken out. Copies of the map have been available at Planning Commission meetings.

Chair McBride: Call for a motion.

Mr. Morris: It is understood that we are discussing Item 12...

Chair McBride: A motion to approve the second reading of Ordinance No. 15-268 Zone Text Amendments, the Storey County Title 17 Zoning.

**Motion:** Approve the Second Reading of Ordinance No. 15-268 Zone Text Amendments, to update the procedures and requirements of the title by amending the following chapters: Ordinance title page; Chapter 17.03 Administrative Provisions; 17.06 Nonconforming Uses; 17.08 Zones Generally; 17.10 Definitions; Chapter 17.12 General Provisions; 17.15 P Public Zone; 17.16 R-1 Single-Family Residential Zone; 17.20 R-2 Multi-Family Residential Zone; 17.24 A Agriculture Zone; 17.28 C Commercial Zone; 17.30 C-R Commercial-Residential Zone; 17.32 F Forestry Zone; 17.34 I-1 Light Industrial Zone; 17.35 I-2 Heavy Industrial Zone; 17.36 I-3 Heavy Industrial Zone; 17.38 I-S Special Industrial Zone; 17.40 E Estate Zone; 17.44 SPR Special Planning Review Zone; 17.48 Historic Overlay District; 17.56 PUD Planned Unit Development; 17.76 N-R Natural Resources Zone; 17.84 Signs and Billboards; 17.92 Mineral Exploration Mining and Extraction, and other properly related matters, including all of the changes in the addendum per today’s meeting, **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)



Chair McBride called for discussion on Item 11:

**11. DISCUSSION/POSSIBLE ACTION: SECOND READING** Ordinance No. 15-269: Application No. 2014-020 by the Tahoe-Reno Industrial Center, LLC to amend the text of Storey County Code Title 17 (Zoning Ordinance) by adding chapter 17.39 IC Industrial-Commercial Zone. The intent of the proposed IC Zone is to provide for certain mixed-use industrial and commercial uses where found appropriate by the board with recommendation by the planning commission. Additional information including, but not limited to, reports and the draft zone text may be obtained from the Planning Department at 775.847.1144 or [planning@storeycounty.org](mailto:planning@storeycounty.org).

Vice Chair Gilman recused himself from discussion and vote on Item 11 due to having a pecuniary interest in Tahoe-Reno Industrial Center.

Austin Osborne presented this item. This is a request by Tahoe-Reno Industrial Center to create the IC Zone. If adopted today, this is zone text that will become a new chapter in the zoning ordinance. It does not apply to any land and there is not a zone map in front of us. It is the desire of the applicant for this to apply to the 600 acres by the Truckee River. However, at this time, that is not the proposal – that will have to be done in a separate proposal.

This is an amendment to Title 17, and will be under Title 17.39. This is a mixed-use zone, industrial and commercial uses. This zone will facilitate truck stops, hotels, casinos, large commercial malls, high-intensity commercial uses – not necessarily high-intensity industrial uses. This zone is intended for arterial routes and includes text that states: not for Lockwood, Virginia City, Gold Hill, Mark Twain or Virginia City Highlands.

The findings are this conforms with the Master Plan in the area which it would, or would be allowed, to apply, and to Title 17. Staff recommends a motion not consistent with the Planning Commission motion.

Commissioner McGuffey: On page 4, there is chemical storage in the light industrial. This is the IC list.

Mr. Osborne: Page 4, item 33 – Chemical Oil Storage, is a use that would be allowed. That's correct. Page 14 - we had discussed propane sales and storage. Page 15, section 17.39.020C Heavy Industrial Uses, including the following...that's where you have chemical storage. Within a warehouse facility, so it would not be open. This would be inside a building, it would not be a tank farm. Manufacturing of listed chemicals is prohibited.

Chair McBride: You are not looking at large quantities.

Mr. Osborne: If it was, it would still be in a building with its own containment.

Mr. Whitten: You have to be careful with what you are allowing as you could accidentally preclude certain businesses from consideration because of storage in cans and so forth.

Commissioner McGuffey: We don't want a big tank farm with chemicals. When you say chemical storage....



Mr. Osborne: But within a warehouse facility. Typically these are divided between storage outside a facility – large tanks. This is also intended for truck stops with fuel storage on site – we don't want to preclude that. A tank farm would not be allowed – they are prohibited.

Public Comment:

**Nicole Barde, Storey County Resident:** Would like to hear what the Planning Commission said and why the staff's recommendation is different from that of the Planning Commission.

Mr. Osborne: It is not often that I go against a Planning Commission recommendation. Originally staff had recommended that large-scale casinos be included as an allowed use. What better revenue could be seen for the County, as well as an attraction for the entrance to the park (TRI). In order to make that happen, it needs to be as simple as possible. In a volatile use, such as explosive manufacturing, there are a lot of moving parts to be followed for protection. A casino is probably the lowest impact use for that area and is very conducive to the freeway-interchange environment.

At the Planning Commission, Commissioner Tyler had questions regarding impacts created by large-scale casinos allowed by the zone. Staff stated the IC zone is only allowed near major arterial routes, such as I-80 and USA Parkway, typically developed to standards for large scale casinos and other uses. Commissioner Tyler and the Planning Commission asked that a SUP be required for large scale casinos. Mr. Tyler was asked what his findings were for this decision. The response was there was going to be a lot of traffic. It would be on the Interstate, the best place for that. The area would have to be developed to accommodate traffic generated. A Special Use Permit should not be required for something that is already regulated to address traffic and where it will be located on an interstate system. Staff is requesting that it is left to be an allowed use for a casino.

County Manager Whitten: For years we have envisioned the highest and best use for the property. The County wants to incent rapid development of certain parcels within the new property to attract lucrative, diverse revenue sources and to put developers in position to go forward with any perspective new purchaser and to say this is a pre-approved, pre-planned use. Mr. Whitten advocates that the Board follow what Mr. Osborne is requesting, and respectfully disagree with the Planning Commission in this case.

Mr. Osborne read the Findings for Approval:

The following are found regarding the zone text amendment under the recommended conditions of approval shown in Section 5. A motion for approval should include at a minimum these findings and may include other findings deemed appropriate and factual by the body:

4.1.1 The zone text amendment complies with federal, Nevada State and Storey County regulations.

4.1.2 The zone text amendment substantially conforms to and supports the goals, objectives, and recommendations of the Storey County Master Plan concerning land use and related policies.

4.1.3 The zone text amendment considers uses that pursuant to the master plan and zoning ordinance occur on abutting lands, and it reasonably mitigates potential adverse impacts that may be caused by its uses.

4.1.4 The zone text amendment does not conflict with the minimum requirements of Title 17 zoning ordinance or SCC Chapter 17.03 Administrative Provisions for

zone text amendments.

4.1.5 The proposed zone text amendment will not cause uses that will likely negatively impact existing or planned public facilities, and it will not adversely impact the public health, safety, and welfare.

4.1.6 The proposed zone text amendment will not create any non-conforming conditions, such as non-conforming setback distances or minimum parcel area and width requirements.

**Motion:** Based on the findings of fact shown in Subsection 4.1 and the conditions of approval shown in Section 5 of this report, and conformance with federal, state, and county regulations, and the master plan, in relation to Ordinance 15-269, and the recommendation by staff and the planning commission, except against , the recommendation by the planning commission that a special use permit shall be required for large scale casinos, I motion to approve Storey County Zone Text Amendment Application No. 2014-020 to include "Chapter 17.39 IC Industrial Commercial Zone" to Storey County Code, Title 17 Storey County Zoning Ordinance, **Action:** Approve, **Moved by:** Commissioner McGuffey, **Seconded by:** Chair McBride, **Vote:** Motion carried by unanimous vote, (Summary = Yes-2)

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

- A. **ROCK RAT ADVENTURES, LLC -- General / 160 South A Street (guided UTV tours)VC**
- B. **MAVERICK TECHNOLOGIES, LLC - Contractor / 265 Admiral Trost Drive ~ Columbia, IL (eng)**
- C. **PAPA FRED'S FOOD (DBA) - General / 1575 Linda Way ~ Sparks (mobile food truck)**
- D. **PRECISION CONCRETE - Contractor / 1640 West Brooks Avenue ~ N. Las Vegas (concrete cont.)**
- E. **JET.COM - General / 2777 USA Parkway (fulfillment center) TRI**
- F. **RELIABLE PLUMBING - Contractor / 4075 Desatoya ~ Reno (plumbing contractor)**
- G. **DUKE'S PLUMBING - Contractor / 1424 Industrial Way ~ Gardnerville (plumbing contractor)**
- H. **FAMILY LANDSCAPE MAINTENANCE - Contractor / 330 River Road ~ Dayton**
- I. **NEVADA COMMERCIAL COATINGS, LLC - Contractor / 4890 Aircenter Cir ~ Reno (painting cont.)**
- J. **FARWEST INSULATION - Contractor / 1220 South Sherman St., ~ Anaheim, CA (insulation contractor)**
- K. **MIDWEST RECYCLEING SERVICE & SALES, INC. - Contractor / 855 Rowland Springs Rd ~ Cartersville, GA (install recycling equipment)**
- L. **TILE ALLIANCE, INC. - Contractor / 4615 Aircenter Cir ~ Reno (tile contractor)**
- M. **PETRO SOLUTIONS - General / 2511 Edgerock Road ~ Reno (truck storage @ 3033 Waltham)**
- N. **PLATINUM SCAFFOLDING SERVICES - Contractor / 14950 Heathrow Forest ~ Houston (scaffolding)**
- O. **M G & H CONSULTING, LTD - Home Business / 21570 Dortort Drive ~ VC Highlands (consultant)**
- P. **BI NUTRACEUTICALS, INC. - General / 625 Waltham Way #101 (milling botanicals)TRI**
- Q. **A-Z TRUCK MARINE AND RV - General / 3033 Waltham Way (repair, parts, access.)TRI**
- R. **RICH DOSS, INC. - General / 201 Wild Horse Canyon Drive (transportation) MCC**

Planning Director Austin Osborne said Community Development recommends approve of items A. through O., and continuance of items P., Q., and R.

**Motion:** Approve items A. through O., **Action:** Approve, **Moved by:** Vice Chair Gilman,  
**Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote **Summary:**  
Yes=3)

**Motion:** Continue items P., Q., and R., **Action:** Approve, **Moved by:** Vice Chair Gilman,  
**Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote **Summary:**  
Yes=3)

#### 14. PUBLIC COMMENT (No Action)

**Nicole Barde, Storey County Resident:** Asked if there is a hearing tomorrow on the injunction case?

District Attorney, Anne Langer, answered yes, there is a hearing at 1:30 tomorrow, here, on the Malfitano case.

#### 15. ADJOURNMENT

The meeting was adjourned by the call of the Chair at 1:26pm

By Vanessa Stephens  
Vanessa Stephens Clerk-Treasurer



## Storey County Board of County Commissioners

### Agenda Action Report

**Meeting date:** December 1, 2015

**Estimate of time required:** 0 min

**Agenda:** Consent ☒ Regular agenda ☐ Public hearing required ☐

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1. For possible action approval of Payroll Checks date 10/29/15 for \$71,550.49, date 10/29/15 for 119,042.35, date 11/06/15 for \$452,929.82 and 11/20/15 for \$346,412.83. Accounts Payable Checks date 10/30/15 for \$466,172.20 and \$4,752.24, date 11/02/15 for \$99,000, date 11/13/15 for 856,613.24, \$6,272.87 and \$4,903.78.

2. **Recommended motion:** Approval of claims as submitted.

3. **Prepared by:** Hugh Gallagher

**Department:** Comptroller

**Telephone:** 775 847-1006

4. **Staff summary:** Please find attached the claims

5. **Supporting materials:** Attached

6. **Fiscal impact:**

Funds Available: NA

Fund: NA

\_\_NA\_\_ Comptroller

7. **Legal review required:**

\_\_NA\_\_ District Attorney

8. **Reviewed by:**

\_\_\_\_ Department Head

Department Name: Comptroller

\_\_\_\_ County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No. 5

STOREY COUNTY PAYROLL SYSTEM  
Check Register

Rept: PR0510A  
Run: 10/29/15 15:30:46

Payroll Type: Deductor  
Check Date: 10/29/15

Check/ DD #	Emp #/ Ded #	Payee	Amount
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Total User Transfer for EFTPS:			.00
Total Deductor Checks:			71,550.49

Approved by the Storey County Board of Commissioners: \_\_\_\_\_

CHAIRMAN	COMMISSIONER	COMMISSIONER
_____	_____	_____
COMPTROLLER	_____	_____
_____	_____	_____
TREASURER	_____	_____



Rept: PR0510A  
Run: 10/29/15 15:16:33  
STOREY COUNTY PAYROLL SYSTEM  
Check Register

Payroll Type: Deductor  
Check Date: 10/29/15

Check/ DD #	Emp #/ Ded #	Payee	Amount
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Total User Transfer for EFTPS: .00

Total Deductor Checks: 119,042.35

Approved by the Storey County Board of Commissioners: \_\_\_\_\_

CHAIRMAN	COMMISSIONER	COMMISSIONER
COMPTROLLER		
TREASURER		

STOREY COUNTY PAYROLL SYSTEM  
Check Register

Rept: PR0510A  
Run: 11/04/15 09:37:04

Period-end Date: 11/01/15

Payroll Type: Regular  
Payroll Groups: 1 2 3 4 5 6 7 8 9

Check/ DD # Emp # Ded # Payee Amount

Total User Transfer for EFTPS: 57,381.11  
Total Deductor Checks: 111,081.81  
Total Employee Checks: 1,012.42  
Total Employee Direct Deposit: 267,656.31  
Total Employee Deds Xferd on Dir Dep File: 7,887.46  
Total User Transfer to Deductor: 7,910.71  
Total Disbursed: 452,929.82

Approved by the Storey County Board of Commissioners: \_\_\_\_\_

CHAIRMAN	COMMISSIONER	COMMISSIONER
COMPTROLLER		
TREASURER		

Payroll Type: Regular  
Payroll Groups: 1 2 3 4 5 6 7 8 9  
Check Date: 11/20/15  
Period-end Date: 11/15/15

Check/ DD #	Emp #/ Ded #	Payee	Amount
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Total User Transfer for EFTPS:			57,149.97
Total Deductor Checks:			8,814.22
Total Employee Checks:			1,012.42
Total Employee Direct Deposit:			264,883.75
Total Employee Deds Xferd on Dir Dep File:			7,587.46
Total User Transfer to Deductor:			6,965.01
Total Disbursed:			346,412.83

Approved by the Storey County Board of Commissioners: \_\_\_\_\_

CHAIRMAN	COMMISSIONER	COMMISSIONER
COMPTROLLER		
TREASURER		

Report No: PB1315  
Run Date : 10/28/15

STOREY COUNTY  
CHECK REGISTER 10/30/15

Page 1

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
83708	AIRGAS NCN INC	EMS SUPPLIES		10/30/15	74776	67.34	
83709	ALL CLEAR FIRE TRAINING &	EMS SUPPLIES		10/30/15	74776	24.30	91.64
83710	ALPINE LOCK INC	10/17/15 HAZMAT EXERCISE		10/30/15	74717	620.00	
83711	ALSCO INC	2015 QUADDRILL HMEPGRANT		10/30/15	74717	3,998.00	4,618.00
		BANK BLG DEADBOLT & KEYS		10/30/15	74725	88.25	88.25
		ST 71 LAUNDRY		10/30/15	74777	13.84	
		ST 72 LAUNDRY		10/30/15	74777	8.77	
		ST 75 LAUNDRY		10/30/15	74777	10.52	
		ST 74 LAUNDRY		10/30/15	74777	10.52	
		SHOP		10/30/15	74721	45.69	
		SHOP		10/30/15	74721	50.79	
		CH		10/30/15	74721	37.30	177.43
83712	AMERICAS PROPANE LP	INV DATE 10/16/2015		10/30/15	74751	27.44	27.44
83713	ARC HEALTH AND WELLNESS	COYLE PHYSICAL		10/30/15	74780	509.09	
		DIXON S PHYSICAL		10/30/15	74780	559.09	
		DUFRESNE PHYSICAL		10/30/15	74780	434.09	
		HARJES PHYSICAL		10/30/15	74780	509.09	
		KLINGLER PHYSICAL		10/30/15	74780	434.09	
		LOWE PHYSICAL		10/30/15	74780	509.09	
		MCCULLOUGH PHYSICAL		10/30/15	74780	504.24	
		MONTOYA PHYSICAL		10/30/15	74780	434.09	
		MORIN PHYSICAL		10/30/15	74780	434.09	
		TILLISCH PHYSICAL		10/30/15	74780	559.09	
		YOHEY PHYSICAL		10/30/15	74780	434.09	
		ANDRES, LANCE PHYSICAL		10/30/15	74832	532.51	
		ANTINORO, GERALD PHYSICAL		10/30/15	74832	513.11	
		DETRICK, RENEE PHYSICAL		10/30/15	74832	410.36	
		DOESN, TONY		10/30/15	74832	513.11	
		FRANCONE, TONY PHYSICAL		10/30/15	74832	410.36	
		GAUNT, DANIEL PHYSICAL		10/30/15	74832	410.36	
		GUTHRIE, TIM PHYSICAL		10/30/15	74832	513.11	
		KEENER, MELANIE PHYSICAL		10/30/15	74832	410.36	
		MENDOZA PHYSICAL		10/30/15	74832	613.99	9,647.41
83714	ARCADIA PUBLISHING INC	VC & BIG BONANZA BOOKS		10/30/15	74752	153.05	
83715	ARROW INTERNATIONAL	VC & V&T RAILROAD BOOKS		10/30/15	74752	153.05	306.10
83716	BAUSERMAN, JAMES	EMS SUPPLIES		10/30/15	74783	306.90	
		EMS SUPPLIES		10/30/15	74783	560.74	867.64
83717	BENDER, DEBORAH	CEM GIN BOTTLE		10/30/15	74753	2,636.31	
		CEM GIN TABLE TOP DISPLAY		10/30/15	74753	337.64	2,973.95
83718	BOB BARKER COMPANY INC	OCT 8-21, 2015		10/30/15	74754	105.00	105.00
		SOAP FOR JAIL		10/30/15	74825	89.17	
83719	BOURNS PRODUCTIONS INC.	WASHCLOTHS FOR JAIL		10/30/15	74825	23.93	113.10
83720	BURRELL, SCOTT LEWIS	ST VIBES VIDEO SHOOT		10/30/15	74755	350.00	350.00

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83721	BURTON'S FIRE INC	OCT 8-21, 2015		10/30/15	74756	9.00	
		FR42552 VALVE KT		10/30/15	74756	352.50	361.50
83722	BUSINESS & PROFESSIONAL	FR42553-TRANSUCER		10/30/15	74722	187.41-	
		GARNISHMENT DISBURSED		10/30/15	74722	254.52	67.11
83723	CAPITAL CITY AUTO PARTS	GARNISHMENT DISBURSED		10/30/15	74821	415.36	
		GARNISHMENT DISBURSED		10/30/15	74821	539.80	955.16
		B&G BRAKE BOOSTER		10/30/15	74726	374.62	
		PW58903-BRAKE BOOSTER		10/30/15	74726	518.42-	
		STOCK		10/30/15	74726	26.99	
		ITS4235- CAT CONVERT		10/30/15	74726	145.67	
		PW21054- REP PIPE		10/30/15	74726	7.29	
		SHOP-EXPANDER		10/30/15	74726	34.79	
		PW 21054- MUD FLAP		10/30/15	74726	9.78	
		PW21054-LAMP		10/30/15	74726	3.39	
		FR51843-OIL SEAL		10/30/15	74726	26.18	
		STOCK FILTERS		10/30/15	74726	150.39	
		STOCK-FILTER		10/30/15	74726	26.99	
		FR62244-RADIATOR CAP		10/30/15	74726	7.69	
		PW37916- STEERING		10/30/15	74726	754.48	
		DZR71- OIL		10/30/15	74726	176.28	
		DZR71- FILTERS		10/30/15	74726	17.98	
		FR51843		10/30/15	74726	634.88-	
		STOCK		10/30/15	74726	16.47	
		STOCK-FILTERS		10/30/15	74726	45.18	
		PW66985- FILTER KITS		10/30/15	74726	93.64	
		PW66985-WIRE KIT,BRK CONT		10/30/15	74726	120.98	
		PW66985- TRAN FLUID		10/30/15	74726	39.48	
		PW66985- BULB		10/30/15	74726	6.20	
		PW66985-WIRE HARNESS		10/30/15	74726	62.57	
		WELDER TRLR-LENS		10/30/15	74726	4.58	
		PW66985- PIN,BALL,MOUNT		10/30/15	74726	74.97	
		SHOP-BRK FLUID		10/30/15	74726	69.30	
		STOCK FILTER		10/30/15	74726	11.99	
		PW-66985-FILTER KIT		10/30/15	74726	46.82-	
83724	CAPITAL SANITATION CO	HOOVER		10/30/15	74712	1,505.22	1,107.76
83725	CAPITOL REPORTERS	TRANSCRIPT OF INTERVIEW		10/30/15	74847	544.50	1,505.22
83726	CARSON VALLEY OIL CO INC	PW- REG & DSL		10/30/15	74723	1,549.06	544.50
		PW-UNL & DSL		10/30/15	74723	1,507.33	3,056.39
83727	CELLCO PARTNERSHIP	ACCT 942037802-00001		10/30/15	74786	40.01	
		ACCT 942057617-00001		10/30/15	74786	120.03	
		775 443-5802 PAT WHITTEN		10/30/15	74719	110.37	
		IPAD DATA		10/30/15	74817	59.26	
		HUGHS PHONE		10/30/15	74815	120.03	449.70
83728	CITY OF CARSON TREASURER	DISTRICT COURT AGREEMENT.		10/30/15	74806	30,000.00	30,000.00
83729	COLLECTION SERVICE OF NEV	GARNISHMENT DISBURSED		10/30/15	74820	809.77	809.77
83730	COMMUNITY CHEST INC	HEALTH CARE SERVICES		10/30/15	74713	4,333.37	



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83731 COMSTOCK CHRONICLE (VC)	VSU STOP51 GRANT		10/30/15	74845	2,426.86	6,760.23
83732 COMSTOCK CIVIL WAR REENAC	NOTICE OF 2ND READING		10/30/15	74805	370.50	
	CDBG PUBLIC NOTICE		10/30/15	74715	260.00	
	VACANCY		10/30/15	74835	78.00	
	PUBADMINAD12047 HOOVER		10/30/15	74849	130.00	838.50
83733 COMSTOCK GOLD MILL LLC			10/30/15	74757	1,000.00	
	OCT 8-21, 2015		10/30/15	74757	429.00-	571.00
83734 COSTCO HSBC BUS SOLUTIONS			10/30/15	74758	80.00	
	STREET VIBES		10/30/15	74758	9.00	89.00
83735 DAIOHS USA INC	MAKER VC CONV/MTG CNTR		10/30/15	74838	403.86	
	COMPTROLLER		10/30/15	74711	124.99	
	REFRESHMENTS 10/17 TRNG		10/30/15	74711	12.99	
	ST 71 WATER		10/30/15	74714	28.88	570.72
83736 DELAHAY, ANN	WATER COOLER RENTAL		10/30/15	74787	30.95	
	APPRAISAL		10/30/15	74829	19.00	49.95
83737 DELTA FIRE SYSTEMS INC	WATER PLANT BACKFLOW		10/30/15	74709	600.00	
83738 DRAKE, JAISON L	ENG OP PAY DIFFERENCE		10/30/15	74729	200.00	
83739 ELLIOTT AUTO SUPPLY INC	STARTER		10/30/15	74788	487.68	487.68
	SO48325-PADS		10/30/15	74727	120.83-	
	PW37816-PITMAN ARM		10/30/15	74727	74.27	
	PW66985-BLADE		10/30/15	74727	42.10	
	OIL CAP		10/30/15	74727	7.98	
	SIGN BOARD-BATTERIES		10/30/15	74727	7.11	
	FR65611 MIRROR		10/30/15	74727	750.64	
	PW37816-SWITCH		10/30/15	74727	115.00	
	STOCK-CALIPERS		10/30/15	74727	9.97	
	PW CAT-DEL 4DLTHD		10/30/15	74727	280.48	
	STARTER		10/30/15	74727	122.62	
	SO48325-DEL34PG		10/30/15	74727	120.83	
	FIRE MUSEUM-DEL 417A		10/30/15	74727	95.76	
	FR32907-DEL 31-900CT		10/30/15	74727	97.66	
83740 ELLISON, JUDY A.	EXCESS PROCEEDS 00103409		10/30/15	74727	463.32	2,066.91
83741 EWING IRRIGATION PRODUCTS	MINERS-PARTS		10/30/15	74807	15,303.56	15,303.56
83742 FARMER BROS CO	COFFEE- LCKWD CENTER		10/30/15	74728	143.36	143.36
83743 FARR WEST ENGINEERING	PROJECT		10/30/15	74750	59.45	59.45
	VC WATER-PHASE II		10/30/15	74718	799.20	
83744 FAST GLASS INC	FR51811-GREY TEMPERED		10/30/15	74730	2,313.75	3,112.95
83745 FASTENAL COMPANY	BATTERIES FOR JAIL		10/30/15	74731	95.00	95.00
83746 FATE, GEORGE STEVE	DOT PHYSICAL		10/30/15	74822	20.14	20.14
			10/30/15	74732	90.00	

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83747	FLAG STORE OF NEV INC-THE	FLAG EQPMT FOR FAIRGROUND		10/30/15	74759	393.75	393.75
83748	FLYERS ENERGY LLC	LW-REG & DSL		10/30/15	74733	494.82	
		LW-REG & DSL		10/30/15	74733	483.24	
		LW- REG & DSL		10/30/15	74733	217.16	1,195.22
83749	FOUND EXTRA MONEY, LLC	10/17/14 005-101-20		10/30/15	74809	19,484.09	19,484.09
83750	GAVENDA, BRANDY	RIMS TRAINING TAHOE		10/30/15	74823	200.80	200.80
83751	GIBBONS, JOE	CDL RENEWAL		10/30/15	74734	112.25	112.25
83752	GLADDING, EDWARD A.	INVESTIGATIVE SERVICES		10/30/15	74844	578.50	
		INVESTIGATIVE SERVICES		10/30/15	74844	5,830.50	6,409.00
83753	GRAFICS UNLIMITED INC	U74 REPAIRS		10/30/15	74789	512.00	512.00
83754	GRAN, NANCY J	GARNISHMENT DISBURSED		10/30/15	74819	431.56	431.56
83755	GRANSBERRY, TOM	45X2.5		10/30/15	74813	112.50	112.50
83756	GRANT, GREG	REPLACE CHK#083498		10/30/15	74760	560.00	560.00
83757	GREAT BASIN TERMITE & PES	OTRLY PEST CONTROL		10/30/15	74841	65.00	
		CH QUARTERLY		10/30/15	74735	100.00	
		372 S C QUARTERLY		10/30/15	74735	35.00	
		160 UNION BANK BLDG		10/30/15	74735	35.00	
		100 TOLL QUARTERLY		10/30/15	74735	35.00	
		WATER PLANT		10/30/15	74735	35.00	
		MTCC QUARTERLY SERVICE		10/30/15	74735	65.00	370.00
83758	HENRY SCHEIN	EMS SUPPLIES		10/30/15	74790	825.78	
		EMS SUPPLIES		10/30/15	74790	16.68	
		TRAINING MATERIALS		10/30/15	74790	137.86	980.32
83759	HISTORIC FOURTH WARD SCHO	OCT 8-21, 2015		10/30/15	74761	4.00	
				10/30/15	74761	220.50	224.50
83760	HOME DEPOT CREDIT SERVICE	PLUMBER SAWZALL BLADES		10/30/15	74736	125.82	
		SO- BULBS		10/30/15	74736	27.94	
		CH- OUTSIDE BULB		10/30/15	74736	24.64	
		BANK-VAC & GARB CANS		10/30/15	74736	143.68	
		CH-OUTSIDE BULB		10/30/15	74736	20.97	
		PAPER TOWEL TOILET PAPER		10/30/15	74831	31.94	
		DRILL BITS		10/30/15	74831	19.97	394.96
83761	HOMETOWN HEALTH	INSURANCE REFUND		10/30/15	74791	1,486.98	1,486.98
83762	HOSE & FITTINGS ETC	FR42552- FITTINGS		10/30/15	74737	67.64	67.64
83763	HOT AUGUST NIGHTS INC			10/30/15	74762	500.00	500.00
83764	HOT SPOT BROADBAND INC	INTERNET SERV 11/02-12/01		10/30/15	74804	82.74	82.74
83765	ITS MY COMMUNITY STORE	VC CONF CNTR FURNITURE		10/30/15	74710	3,034.00	

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83766	IT1 SOURCE LLC	CISCO WIRELESS AP W/ P/S		10/30/15	74842	494.40	3,034.00
		VGA USB SWITCH AND CABLES		10/30/15	74842	188.60	
83767	JBP LLC	FIRE-LABOR		10/30/15	74738	115.00	683.00
		FIRE-LABOR		10/30/15	74738	115.00	
		FR42552-CAP, SWITCH		10/30/15	74738	112.30	
		FR42552-SWITCH		10/30/15	74738	25.19	
83768	KIECHLER, CHRISTIAN A						367.49
		OCT 8-21, 2015		10/30/15	74763	2.00	299.00
				10/30/15	74763	297.00	
83769	L N CURTIS & SONS	FIREFIGHTER SHIELD		10/30/15	74792	96.27	798.64
		FIREFIGHTER SHIELDS		10/30/15	74792	514.21	
		OPERATING SUPPLIES		10/30/15	74792	135.00	
		FOAM PAIR WRENCH		10/30/15	74792	53.16	
83770	LANGUAGE LINE SERVICES IN	1F		10/30/15	74801	13.09	13.09
83771	LEE, JAMES DONALD	GARNISHMENT DISBURSED		10/30/15	74818	206.54	206.54
83772	LIFE-ASSIST INC	EMS SUPPLIES		10/30/15	74793	134.22	134.22
83773	LIQUID BLUE EVENTS LLC	CHRISTMAS EVENT BUDGET		10/30/15	74764	6,653.00	6,653.00
83774	MACKAY MANSION MUSEUM						276.00
83775	METRO OFFICE SOLUTIONS IN	OCT 8-21, 2015		10/30/15	74765	276.00	
		OFFICE SUPPLIES		10/30/15	74724	46.07	1,539.04
		MUTUAL AID OFFICE SUPPLIE		10/30/15	74846	73.10	
				10/30/15	74811	978.86	
		LTR OPENER		10/30/15	74800	271.71	
83776	MORGAN TIRE OF SACRAMENTO						1,029.16
		PW65108 SWEEPER		10/30/15	74739	695.56	
		PW30486 WTR TRK		10/30/15	74739	333.60	2,550.00
83777	MORRIS, ROBERT T	BILLING FOR SEPT 2015		10/30/15	74848	2,550.00	
83778	NAPA AUTO & TRUCK PARTS	FR32907 SUPPORT,LIFT		10/30/15	74740	113.96	213.94
		SO- JUMPER CABLE		10/30/15	74740	99.98	
83779	NEV ADMIN BLDG & GROUNDS	SEPT 2015		10/30/15	74784	8,810.97	8,810.97
83780	NEV DIV OF HEALTH	D-1 & T-2 OP02598		10/30/15	74741	60.00	60.00
83781	NEVADA BLUE LTD (RNO)	PORTAL MAINTENANCE		10/30/15	74794	50.00	50.00
83782	NEVADA BUSINESS MANAGEMEN	MT INCOME SURVEY MAILING		10/30/15	74716	197.22	197.22
83783	OFFICE DEPOT INC	OFFICE SUPPLIES		10/30/15	74843	13.16	152.24
		OFFICE SUPPLIES		10/30/15	74843	101.25	
		LABELS, OFFICE SUPPLIES		10/30/15	74843	37.83	
		LETTERS FOR SCBA TANKS		10/30/15	74795	63.48	
83784	ON THE SIDE GRAPHICS & SI	DOZER TENDERS		10/30/15	74795	694.00	757.48
83785	PESTO INC						

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83786	PETRINI, ANGELO D	GRANT PRINT ADVERTISING		10/30/15	74782	1,266.00	1,266.00
83787	POWERPLAN			10/30/15	74766	148.00	148.00
83788	PROFESSIONAL FINANCE CO I	PW-BACKHOE- TEETH, PIN, LOC		10/30/15	74743	303.20	303.20
83789	PUBLIC AGENCY COMPENSATIO	CK RE-ISSUED		10/30/15	74839	214.61	
		CK RE-ISSUED		10/30/15	74839	214.60	
		CK RE-ISSUED		10/30/15	74839	351.89	
		CK RE-ISSUED		10/30/15	74839	97.26	878.36
83790	REMSA EDUCATION DEPT			10/30/15	74836	107,928.00	107,928.00
83791	RENO PAINT MART	TRAINING		10/30/15	74796	25.00	
		TRAINING		10/30/15	74796	35.00	
		TRAINING		10/30/15	74796	20.00	80.00
83792	RENO TAHOE SPECIALTY INC	MAINT-PAINT SUPPLIES		10/30/15	74744	67.00	
		PAINT FOR BUILDING		10/30/15	74840	907.57	974.57
83793	RUPPCO INC	POST CARDS		10/30/15	74767	162.00	162.00
83794	RV & YACHT 1, LLC	WELDING GLOVES		10/30/15	74720	65.60	65.60
83795	SANI-HUT COMPANY INC	EXCESS PROCEEDS 00510120		10/30/15	74808	160,053.25	160,053.25
83796	SBC GLOBAL SERVICES IN LD	SANIHUT- 10/17HAZMAT DRIL		10/30/15	74749	120.00	120.00
		COMMUNITY DEVL		10/30/15	74816	.02	
		FIRE/TRI		10/30/15	74816	1.69	
		CLERK		10/30/15	74816	3.64	
		RECORDER		10/30/15	74816	9.70	
		FIRE (VC)		10/30/15	74816	3.72	
		PUBLIC WORKS		10/30/15	74816	3.27	
		SHERIFF		10/30/15	74816	61.46	
		JP		10/30/15	74816	6.70	
		SHERIFF		10/30/15	74816	4.01	
		COMPTROLLER/ADMIN		10/30/15	74816	.31	
		FIRE/LOCKWOOD		10/30/15	74816	1.46	
		FIRE (VC)		10/30/15	74816	5.61	
		COMMUNITY DEVELOPMENT		10/30/15	74816	4.58	
		ASSESSOR		10/30/15	74816	4.24	
		CENTRAL DISPATCH		10/30/15	74816	7.68	
		DA		10/30/15	74816	4.48	
		COMMISSIONER		10/30/15	74816	5.76	
		FIRE (VC)		10/30/15	74816	.62	
		IT		10/30/15	74816	8.08	
		PLANNING		10/30/15	74816	.34	
		COMMISSIONERS		10/30/15	74816	.37	
		VCTC		10/30/15	74816	27.10	164.84
83797	SIERRA CHEMICAL COMPANY	28201-303 4 DEP		10/30/15	74803	699.05	
83798	SIERRA PACIFIC POWER CO	28201-303 3 DEP		10/30/15	74803	532.41	1,231.46
		VIRGINIA CITY ST LIGHTS		10/30/15	74742	901.39	
		SC COMMISSIONERS ST LIGHT		10/30/15	74742	117.20	

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83799 SILVER STATE NATIONAL PEA	2610 CARTWRIGHT PUMPHSE		10/30/15	74742	64.64	
83800 SMITHS FOOD & DRUG CENTER	431 CANYON WAY ST 4		10/30/15	74742	230.54	
83801 SPALLONE, DOMINIC J III	2612 CARTWRIGHT RD RES		10/30/15	74742	88.91	
83802 ST CO JUSTICE COURT	145 N C ST UNIT		10/30/15	74742	100.90	
83803 ST CO PUBLIC WORKS	381 N C ST RESTSTOP		10/30/15	74742	45.02	
	130 TOLL RD BLDG		10/30/15	74742	48.26	
	110 TOLL RD BLDG		10/30/15	74742	96.77	
	100 TOLL RD SHOP 1/2		10/30/15	74742	216.90	
	201 S C ST DA		10/30/15	74742	86.58	
	203 S C ST SO		10/30/15	74742	90.02	
	205 S C ST SO		10/30/15	74742	148.07	
	911 US HWY 341 JAIL		10/30/15	74742	1,102.10	
	490 SAM CLEMENS PARK		10/30/15	74742	20.09	
	100W SOUTH ST WTR PLNT		10/30/15	74742	772.47	
	21 S C ST GASLMO		10/30/15	74742	175.17	
	500 SPANIAL RAVINE RD "V"		10/30/15	74742	72.14	
	205 N E ST VC PARK		10/30/15	74742	32.72	
	SUTTON ST		10/30/15	74742	32.50	
	104 S B ST GARAGE		10/30/15	74742	64.72	
	S C ST UNIT VC/372 C ST		10/30/15	74742	45.50	
	S C ST OUTDOOR/PAL LIGHT		10/30/15	74742	41.97	
	S C ST UNIT VC		10/30/15	74742	156.80	
	CARSON ST BALLPARK		10/30/15	74742	32.32	
	N C ST FIREHS		10/30/15	74742	310.99	
	141 N C ST (TRAINING)		10/30/15	74742	345.60	
	MAIN ST UNIT GH DEPOT		10/30/15	74742	36.22	
	2220 SIX MILE CANYON		10/30/15	74742	1,286.70	
	26 S B ST COURTHOUSE		10/30/15	74742	822.14	
	176 N C ST LIGHTS		10/30/15	74742	74.40	
	342 S C ST LIGHTS		10/30/15	74742	104.95	
	531 S C ST LIGHTS		10/30/15	74742	117.39	
	800 PERI RANCH RD		10/30/15	74742	131.98	
	1705 PERU DR		10/30/15	74742	822.46	
	185 N C ST		10/30/15	74742	62.78	
	420 CANYON WAY UNIT B		10/30/15	74742	77.26	
	420 CANYON WY UNIT A		10/30/15	74742	209.09	
	2141 EMPIRE RD VCH PARK		10/30/15	74742	64.98	
	1000 PERI RANCH RD PARK		10/30/15	74742	34.19	
	160 UNION ST/ B OF A		10/30/15	74742	49.65	
	TOWN OF GH STR LIGHTS		10/30/15	74742	100.94	
	100 TOLL PED		10/30/15	74742	61.12	
	2610 CARTWRIGHT FIREHSE		10/30/15	74742	229.24	
	OCT 8-21, 2015		10/30/15	74768	112.00	
	INMATE PRESCRIPTIONS		10/30/15	74828	72.90	
	JAIL MOP AND FLOOR CLEAN		10/30/15	74826	44.50	
	001281F		10/30/15	74812	1,200.00	
	FAIRGROUNDS		10/30/15	74814	1,243.25	
	FAIRGROUNDS		10/30/15	74814	6,890.00	
	FAIRGROUNDS		10/30/15	74814	528.00	
83804 ST CO SHERIFF	HAN TRAFFIC CONTROL		10/30/15	74769	314.08	
					9,725.78	



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VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
83805 SUN PEAK ENTERPRISES						314.08
83806 THE TIRE RACK INC	OCT 8-21, 2015		10/30/15	74770	18.00	
83807 THE TOMBSTONE COWBOYS	#14CR000371F		10/30/15	74770	905.00	
	CK RE-ISSUED		10/30/15	74770	200.00	1,123.00
83808 THREE GGG INC	OCT 8-21, 2015		10/30/15	74810	272.00	
83809 TRUCKEE MEADOWS WATER SYS	CK RE-ISSUED		10/30/15	74837	1,615.00	
83810 ULINE	OCT 8-21, 2015		10/30/15	74771	20.00	
83811 UNICOMM, LLC	CK RE-ISSUED		10/30/15	74837	282.00	1,917.00
83812 UNITED SITE SERVICES OF N	OCT 8-21, 2015		10/30/15	74772	60.00	
83813 US BANCORP EQUIPMENT FINA	ST 72 H2O FILTER MAINT		10/30/15	74798	435.11	
83814 VCTC	POLY TUBING PACKAGING		10/30/15	74824	131.81	
	EXHTR T0000917 BTH 1422		10/30/15	74775	1,935.00	
	MT 10/8-11/4 RESTROOM		10/30/15	74745	94.00	
	VCH 10/8-11/4 RESTROOM		10/30/15	74745	94.00	188.00
	COPIER LEASE ACCT-842499		10/30/15	74830	3,726.08	
83815 VIRGINIA & TRUCKEE RR CO	SPRY PANT HEARSE NV PARAD		10/30/15	74778	22.06	
	HALLOWEEN PARADE VOLUNTEE		10/30/15	74778	100.00	
	REIMB K.D. \$63.49		10/30/15	74778	83.49	
	SPLT RECPT X 2 = \$70.94		10/30/15	74778	70.94	
	VISITOR CENTER DECORATION		10/30/15	74778	20.00-	
			10/30/15	74778	12.07	268.56
	OCT 8-21, 2015		10/30/15	74779	1,150.00	
			10/30/15	74779	36.00	
			10/30/15	74779	85.50	
			10/30/15	74779	2,583.00	
			10/30/15	74779	44.00	3,898.50
83816 VIRGINIA CITY TOURS INC			10/30/15	74781	1,200.00	
			10/30/15	74781	1,144.00	
			10/30/15	74781	160.00	
			10/30/15	74781	18.00	2,522.00
83817 VIRGINIA HIGHLANDS VFD	HAMES DUFRESNE UNIFORMS		10/30/15	74797	132.00	
	QUARTERLY SUPPORT		10/30/15	74797	1,250.00	
83818 VORTEX STEEL INC	ST 75		10/30/15	74799	158.00	
83819 WALTON'S INC	PUBADMINAD15006 MILLER		10/30/15	74850	60.00	
83820 WASHOE CO SHERIFFS OFFICE	TOXICOLOGY SERVICES		10/30/15	74827	900.00	
83821 WATERS SEPTIC TANK SV DBA	GH SEPTIC PUMPED		10/30/15	74802	2,130.00	
83822 WEDCO INC	DIV RES-TRANSFORMER		10/30/15	74746	35.16	
83823 WESTERN ENVIRONMENTAL LAB	ORG CHEM, INORG2ND, INORG P		10/30/15	74747	775.00	

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 466,172.20

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 TOTAL  
 775.00

83824 WESTERN NEVADA SUPPLY CO

SMEL  
 COUPLING

10/30/15 74748  
 10/30/15 74748

109.34  
 14.99

124.33

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION

CHECKS TOTAL      466,172.20      CHECK DATE 10/30/15

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COMPTROLLER	-----
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TREASURER	-----
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CHAIRMAN	-----
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COMMISSIONER	-----
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COMMISSIONER	-----



Report No: PB5480ST  
Run Date : 10/28/15  
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FUND-DEPT INVOICE #

DESCRIPTION

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TOTAL

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COMMISSIONER

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COMMISSIONER



Report No: PB1390  
 Run Date : 11/02/15  
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 NUMBER YEAR RECORD# VENDOR NAME  
 83825 2016 3843 MAHAN, SHAWN

STOREY COUNTY  
 TYPED CHECKS REGISTER  
 CHECK CHECK  
 TOTAL DATE INVOICE# DESCRIPTION  
 99,000.00 11/02/15 SETTLEMENT AGREEMENT

TYPED CHECKS TOTAL 99,000.00

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION DATE

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 COMPTROLLER  
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 TREASURER  
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 CHAIRMAN  
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 COMMISSIONER  
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 COMMISSIONER

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VENDOR

83970 ADVANCED DATA SYSTEMS INC

83971 AIRGAS NCN INC

83972 ALSCO INC

83973 ARC HEALTH AND WELLNESS

83974 ARCADIA PUBLISHING INC

83975 BANK OF AMERICA #2704

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INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT
SWIFT ROYALTIES		11/13/15	74958	723.00
MONTHLY SUPPORT		11/13/15	74958	1,620.00
EMS SUPPLIES		11/13/15	74942	69.38
EMS SUPPLIES		11/13/15	74942	25.11
SHOP		11/13/15	74862	45.69
SHOP		11/13/15	74862	50.79
CH		11/13/15	74862	37.30
ADKINS PHYSICAL		11/13/15	74927	434.09
ARROYO PHYSICAL		11/13/15	74927	559.09
GLENN PHYSICAL		11/13/15	74927	434.09
GRIMM PHYSICAL		11/13/15	74927	559.09
NEVIN PHYSICAL		11/13/15	74927	434.09
RUDNICK PHYSICAL		11/13/15	74927	609.97
SANCHEZ PHYSICAL		11/13/15	74927	434.09
CURTIS PHYSICAL		11/13/15	74927	389.09
PHYSICAL DUKE		11/13/15	74915	172.71
PHYSICAL GRAY		11/13/15	74915	273.59
PHYSICAL SIMONS		11/13/15	74915	238.67
PHYSICAL JEWKES		11/13/15	74915	245.46
PHYSICAL WELCH		11/13/15	74915	511.24
PHYSICAL BOWERS		11/13/15	74915	513.11
PHYSICAL HAMMOND		11/13/15	74915	513.11
PHYSICAL QUIRK		11/13/15	74915	513.11
PHYSICAL VALDEZ		11/13/15	74915	543.11
25 HAUNTED IN VC BOOK		11/13/15	74978	284.86
BUILDING MAINT		11/13/15	74936	53.96
ACCOUNTABILITY TAGS		11/13/15	74936	37.80
CHILDRENS FIRE HATS		11/13/15	74936	296.14
ST 75 BUILDING MAINT		11/13/15	74936	4.27
R74 FUEL		11/13/15	74936	27.82
R74 FUEL		11/13/15	74936	116.04
DUMP FEE/PAVEMENT SEALER		11/13/15	74936	20.00
POSTAGE		11/13/15	74936	11.30
ST 75 BULBS		11/13/15	74936	143.26
TRPEE SPRINGS FUEL		11/13/15	74936	33.94
SCEA CABINET		11/13/15	74943	289.00
E75 FUEL		11/13/15	74943	17.97
R75 FUEL		11/13/15	74943	135.89
PARKING		11/13/15	74943	31.00
HAMES TRAVEL		11/13/15	74943	402.00
YOHEY TRAVEL		11/13/15	74943	402.00
R75 FUEL		11/13/15	74943	152.72
ST 75 SUPPLIES		11/13/15	74943	96.46
E75 FUEL		11/13/15	74943	89.03
T71 FUEL		11/13/15	74943	139.87
E75 FUEL		11/13/15	74943	35.96
ST 75 CLEANING SUPPLIES		11/13/15	74943	11.92
P75 FUEL		11/13/15	74943	25.61
ST 74 SUPPLIES		11/13/15	74943	70.90
EMS SUPPLIES		11/13/15	74943	191.36

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VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
83976 BERRY ENTERPRISES	POSTAGE		11/13/15	74943	55.34	
	POSTAGE		11/13/15	74943	3.94	
	ST 75 CARABINER		11/13/15	74943	618.00	
	FUEL		11/13/15	74943	45.21	
	FUELS EQUIPMENT		11/13/15	74943	1,309.10	
	FUELS PROGRAM SUPPLIES		11/13/15	74943	59.46	
	FUELS PROGRAM SUPPLIES		11/13/15	74943	17.18	
	TRANSPORT BATTERY		11/13/15	74943	137.32	
	WATER - OFFSET BY DONATIO		11/13/15	74943	436.48	
	ST 74 FUEL		11/13/15	74943	23.44	
	R74 FUEL		11/13/15	74943	30.47	
	EQUIPMENT MAINT		11/13/15	74943	698.52	
	SHIPPING		11/13/15	74943	17.69	
	B75 FUEL		11/13/15	74943	116.27	6,404.64
	RADIOS		11/13/15	74981	2,270.00	2,270.00
83977 BRANDON, RUSSELL D	PUBLIC ADMINISTRATION		11/13/15	74895	60.00	60.00
83978 BREAKTHROUGH TRAINING INC	1/2 DAY LEADERSHIP TRAINI		11/13/15	74983	1,400.00	1,400.00
83979 BURRELL, SCOTT LEWIS	OCT 22- NOV 4, 2015		11/13/15	74985	315.00	337.50
			11/13/15	74985	22.50	
83980 BUSINESS & PROFESSIONAL	GARNISHMENT DISBURSED		11/13/15	74937	325.77	325.77
83981 BUSINESS SERVICES & DEVEL	POS FIX ON K.D. COMPUTER		11/13/15	74989	81.25	81.25
83982 CAL-NEVADA TOWING &	TOW-HAMMOND		11/13/15	74920	125.00	125.00
83983 CANYON GENERAL IMPROVEMEN	WATER/SEWER LOCKWOOD		11/13/15	74925	46.50	
	LOCKWOOD GARDEN WATER		11/13/15	74890	3.28	49.78
83984 CAPITAL CITY AUTO PARTS	LW SR VAN-OIL SEAL		11/13/15	74863	23.38	
	FR51844- PRESSURE HOSE		11/13/15	74863	24.49	
	WELDER TRLR- BLK ST		11/13/15	74863	39.96	
	PW37816-SWITCH		11/13/15	74863	21.03	
	STOCK FILTER		11/13/15	74863	11.99	
	STOCK FILTERS		11/13/15	74863	57.65	
	PW WELDER TRLR-MARKER		11/13/15	74863	6.58	
	PW WELDER TRL		11/13/15	74863	19.98	
	WELD TRLR-WHEEL CAST		11/13/15	74863	26.09	231.15
83985 CAPITAL SANITATION CO	ST. VIBES TRASH SERVICE		11/13/15	74990	1,984.12	1,984.12
83986 CARSON VALLEY OIL CO INC	PW-UNL & DSL		11/13/15	74864	1,467.64	
	PW-UNL & DSL		11/13/15	74864	1,507.64	
	VCH-UNL & DSL		11/13/15	74864	491.57	3,466.85
83987 CASELLE INC	DECEMBER SUPPORT		11/13/15	74865	202.00	202.00
83988 CELCO PARTNERSHIP	INV #9753466711 OCT WIFI		11/13/15	74934	40.01	40.01
83989 CENTRAL SANITARY SUPPLY	JAIL TP		11/13/15	74924	177.57	
	RETURNED PRODUCT WRONG SZ		11/13/15	74982	30.59-	
	REST ROOM SUPPLIES		11/13/15	74982	80.09	

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83990 CHURCHILL VINEYARDS, LLC	RESTROOM SUPPLIES		11/13/15	74982	158.95	386.02
83991 CITY OF CARSON TREASURER	MANUFACTURE CEM GIN		11/13/15	74991	22,616.46	22,616.46
83992 COLLECTION SERVICE OF NEV	STOREY CO DRUG COURT FEES		11/13/15	74858	60.00	60.00
83993 COLLINS CONSTRUCTION	GARNISHMENT DISBURSED		11/13/15	74938	229.27	229.27
83994 COMMUNITY CHEST INC	CRANE RENTAL		11/13/15	74972	1,200.00	1,200.00
83995 COMSTOCK CHRONICLE (VC)	NOV 2015 PROGRAM SUPPORT		11/13/15	74852	11,833.33	11,833.33
83996 COMSTOCK GOLD MILL LLC	ORD 15-266 & 15-268		11/13/15	74901	143.00	143.00
83997 CONSMERS FLEET & SALES	OCT 22-NOV 4, 2015		11/13/15	74992	3.00	83.00
83998 DAOHS USA INC	GARNISHMENT DISBURSED		11/13/15	74984	208.22	208.22
	ST 72 WATER		11/13/15	74944	73.95	
	ST 71 WATER		11/13/15	74944	30.95	
	ST 74 WATER		11/13/15	74944	36.95	
	ST 75 WATER		11/13/15	74944	30.95	
	ST 74 WATER MAINT		11/13/15	74944	49.95	
	ST 72 WATER MAINT		11/13/15	74944	99.90	
	ST 71 WATER MAINT		11/13/15	74944	49.95	
	NOVEMBER 2015		11/13/15	74897	25.95	
	WATER SERVICE		11/13/15	74923	82.85	
	WATER FILTER EXCHANGE		11/13/15	74923	49.95	
	WATER FILTER EXCHANGE		11/13/15	74923	49.95	
	CH DRINK WATER		11/13/15	74866	51.90	
	MONTHLY WATER COOLER		11/13/15	74973	25.95	
	CH FILTER EXCHANGE, CLEANI		11/13/15	74866	99.90	
	FILTER CHANGE		11/13/15	74973	49.95	809.00
83999 DAVIS, MARIA C.			11/13/15	74964	225.00	225.00
84000 DESERT FIRE PROTECTION LP	ST 75 NEW DORM SPRINKLER		11/13/15	74945	1,083.00	1,083.00
84001 DUVALL, WILLIAM	ST 75 CARPET INSTALL		11/13/15	74946	1,435.05	1,435.05
84002 ECHO, GEORGE & AIDA	APN 003-304-16 MH 2388		11/13/15	74905	2,365.40	2,365.40
84003 ELLIOTT AUTO SUPPLY INC	LW SR VAN- REARV MIRROR		11/13/15	74877	6.59	
	LW SR VAN-BRAKES		11/13/15	74877	503.32	
	FR51843- ROTOR		11/13/15	74877	479.67	
	FR51844-WEAR PADS		11/13/15	74877	46.93	
	FR51844- WW RES CAP		11/13/15	74877	6.15	
	SO56168- MOTOR ASY		11/13/15	74877	47.55	
	PW2S254-22 BEAM ARM		11/13/15	74877	16.90	
	SEWER-DEL 34PG		11/13/15	74877	95.76	
	LW SR VAN-ABS SENSOR		11/13/15	74877	102.47	
	LW SR VAN-DEL 50PS		11/13/15	74877	108.83	454.83
84004 EWING IRRIGATION PRODUCTS	ST75-FUEL TANK MOVE		11/13/15	74918	15.32	
	ST75-FUEL TANK MOVE		11/13/15	74918	70.69	

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84005	FARR WEST ENGINEERING	LOT-DESIGN CHANGES/BIDS		11/13/15	74881	5,620.30	86.01

84006 FAST GLASS INC

VC SEWER-USDA MEETING  
VC WATER PHASE II, MEETIN  
TRIC ROADWAY CIP

11/13/15 74878  
11/13/15 74878  
11/13/15 74878

9,572.51

84007 FASTENAL COMPANY

FR51844-WINDSHIELD  
FREC-70/SCREWS  
PW703-HITPIN, CLIP  
R-74 SCREW,GROUND DISC

11/13/15 74876  
11/13/15 74867  
11/13/15 74867  
11/13/15 74867

145.00

84008 FCC COMMUNICATIONS, LLC

INSTALL @ VCCC

11/13/15 74887

3,615.82

84009 FECON, INC

MASTICATION HEAD EQUIPMEN

11/13/15 74959

2,182.56

84010 FERGUSON ENTERPRISES INC

WATER MAIN PARTS

11/13/15 74868

5,048.69

84011 FERRELGAS LP

ST 72 RES PROPANE  
100 TOLL RD 1/4 BILL

11/13/15 74948  
11/13/15 74912

512.64

84012 FIRST ADVANTAGE OCCUPATIO

FATE DRUG TESTS

11/13/15 74875

110.22

84013 FLYERS ENERGY LLC

LW-REG & DSL

11/13/15 74870

585.99

84014 GANT, EDWARD

OVERPAYMENT OF TAXES

11/13/15 74904

29.39

84015 GRANSBERRY, TOM

45 X 7.5  
45 X 5

11/13/15 74931  
11/13/15 74931

562.50

84016 GTP INVESTMENTS LLC

POND PEAK QUAD COUNTY  
POND PEAK RENT  
UTILITIES

11/13/15 75006  
11/13/15 74911  
11/13/15 74911

931.41

84017 HAT, LTD

FUEL SUBGRANT LABOR  
FUEL SUBGRANT LABOR  
FUEL SUBGRANT LABOR  
FUEL SUBGRANT LABOR

11/13/15 74968  
11/13/15 74968  
11/13/15 74968  
11/13/15 74968

7,233.78

84018 HATHAWAY, HOPE P

D74 SERVICE

11/13/15 74950

450.00

84019 HENRY SCHEIN

EMS SUPPLIES  
EMS SUPPLIES

11/13/15 74949  
11/13/15 74949

692.49

84020 HIGH DESERT MICROIMAGING

ANNUAL SUPPORT KOFAX

11/13/15 74902

250.00

84021 HISTORIC FOURTH WARD SCHO

OCT 22-NOV 4, 2015

11/13/15 74993  
11/13/15 74993

149.00

84022 HOME DEPOT CREDIT SERVICE

ST 75 FUEL TANK MOVE  
DOOR HARDWARE GH DEPOT  
PAINT SUPPLIES  
ST 75 FUEL TANK MOVE  
ROPE, BATTERIES  
MODULAR PLUG

11/13/15 74917  
11/13/15 74975  
11/13/15 74975  
11/13/15 74917  
11/13/15 74917  
11/13/15 75008

1,398.54

84023 INGALLS & ASSOCIATES, LLC

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
84024	IRON MOUNTAIN INFO MGT IN	BOND 2015-2019		11/13/15	74960	1,190.00	1,190.00
84025	JAMES C MCLENNAN MDPC	NT 147 NOV 2015		11/13/15	74999	243.16	490.36
84026	JAY BETZ MD CONSULTING CP	SHRED BIN + 1/2 DETENTION		11/13/15	74971	247.20	500.00
84027	JBP LLC	HEALTH OFFICER NOV 2015		11/13/15	74851	500.00	35.00
84028	KIECHLER, CHRISTIAN A	DRUG TEST		11/13/15	74962	35.00	630.18
84029	KIMBALL MIDWEST	E-71- CHAINS		11/13/15	74879	630.18	280.00
84030	L A PERKS PLUMBING &	OCT 22-NOV 4, 2015		11/13/15	74994	1.00	93.51
84031	L N CURTIS & SONS	MISC HARDWARE		11/13/15	74880	93.51	385.00
84032	LEE, JAMES DONALD	FUEL PUMP REPAIR - FIRE		11/13/15	74953	192.50	14,019.18
84033	LIFE-ASSIST INC	FUEL PUMP RP,SHERIFS SHAR		11/13/15	74953	192.50	287.35
84034	LINCOLN NATIONAL LIFE	PPE		11/13/15	74951	894.00	819.47
84035	MACKAY MANSION MUSEUM	PPE NEW HIRES		11/13/15	74951	180.23	722.84
84036	MADISON, SCOTT & LISA	OPERATING SUPPLIES		11/13/15	74951	12,900.00	68.00
84037	MARK TWAIN COMMUNITY CTR	GARNISHMENT DISBURSED		11/13/15	74952	44.95	2,334.50
84038	MARTIN ROSS & ASSOCIATES	GARNISHMENT DISBURSED		11/13/15	74940	126.56	1,666.00
84039	MCELLISTREN, JOSEPH	EMS SUPPLIES		11/13/15	74940	160.79	711.80
84040	MCCOMBS, JOHN N	RETIREE DENTAL		11/13/15	74874	819.47	1,750.00
84041	METRO OFFICE SOLUTIONS IN	OCT 22-NOV 4, 2015		11/13/15	74996	722.84	65.00
84042	MIGAN, TAMARA	100X100 INTERNET		11/13/15	75007	68.00	56.94
84043	MORGAN TIRE OF SACRAMENTO	NOV 2015 PROGRAM SUPPORT		11/13/15	74854	2,334.50	14.98
84044	MOUND HOUSE TRUE VALUE	STREET VIBES SECURITY		11/13/15	75019	1,666.00	1,168.00
84045	NATIONAL BUSINESS FACTORS	NEWSPAPER CLIPS		11/13/15	74970	711.80	17.50
84046	NEV COMPTROLLER	SUPPL-16		11/13/15	74961	1,750.00	241.41
		OFFICE SUPPLIES		11/13/15	74965	65.00	125.00
		PENCIL SHARPENER, PENCILS		11/13/15	74965	13.96	
		COMMDEV65585-TIRES		11/13/15	74884	19.95	
		KEYS FOR TRI OFFICE		11/13/15	74976	23.03	
		GARNISHMENT DISBURSED		11/13/15	74939	14.98	
				11/13/15	74979	1,168.00	



Report No: PB1315  
Run Date : 11/12/15  
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STOREY COUNTY  
CHECK REGISTER 11/13/15

VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
84047	NEV COMPTROLLER		11/13/15	74979	100.00	
84048	NEV DEPT HUMAN RESOURCES		11/13/15	74979	150.00	
84049	NEV DEPT PUBLIC SAFETY		11/13/15	74979	363.00	
84050	NEV DEPT TAXATION		11/13/15	74979	2,044.00	2,782.00
84051	NEV DIV OF HEALTH		11/13/15	74860	454.00	454.00
84052	NEV DIV OF MINERALS		11/13/15	74886	11.61	11.61
84053	NEV PUBLIC AGENCY INS PL		11/13/15	74922	956.25	956.25
84054	NEV TREASURER		11/13/15	74997	123.85	123.85
84055	NEVADA BLUE LTD (RNO)		11/13/15	74891	30.00	
84056	NEVADA LEGAL SERVICE INC		11/13/15	74891	30.00	60.00
84057	NEXTEL OF CALIFORNIA INC		11/13/15	74861	3,281.00	3,281.00
84058	OFFSITE DATA DEPOT, LLC		11/13/15	74883	225.48	225.48
84059	ON THE SIDE GRAPHICS & SI		11/13/15	74974	25.00	25.00
84060	OSBORNE, AUSTIN		11/13/15	74977	50.00	50.00
84061	OUTFRONT MEDIA LLC		11/13/15	74859	153.00	153.00
84062	OVERHEAD FIRE PROTECTION		11/13/15	74967	50.00	
84063	PERSONNEL EVALUATION INC		11/13/15	74967	1,442.39	
84064	PETRINI, ANGELO D		11/13/15	74967	233.88	1,675.67
84065	PROTECTION DEVICES INC		11/13/15	74969	270.09	270.09
84066	PUBLIC EMPLY RETIREMENT		11/13/15	74935	40.00	40.00
84067	RAD STRATEGIES INC		11/13/15	75018	9.56	
			11/13/15	75018	13.24	22.80
			11/16/15-12/13/15	74998	609.00	609.00
			11/13/15	74957	325.00	325.00
			11/13/15	74987	25.00	25.00
			11/13/15	75000	88.00	88.00
			11/13/15	74909	75.00	
			11/13/15	74926	75.00	150.00
			11/13/15	74873	2,461.86	2,461.86
			11/13/15	74885	375.00	
			11/13/15	74885	1,800.00	
			11/13/15	74885	2,000.00	
			9/1, 10/7	74885	39.30	
84068	RADAR SHOP INC-THE		11/13/15	75002	1,407.52	5,621.82

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VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
84069	RELIANCE STANDARD LIFE IN		11/13/15	74919	945.00	945.00
84070	RENO GREEN LANDSCAPING IN		11/13/15	74882	5.70	5.70
84071	REPORTING SYSTEMS, INC		11/13/15	74908	373.00	373.00
84072	RESERVE ACCOUNT		11/13/15	74947	8,262.00	8,262.00
84073	RUPPCO INC		11/13/15	74947	564.00	564.00
84074	SAFEGUARD WEB & GRAPHICS		11/13/15	74955	100.00	100.00
84075	SAINT MARYS PREFERRED HEA		11/13/15	74955	233.10	233.10
84076	SBC GLOBAL SERVICES INC		11/13/15	75004	81.48	81.48
84077	SENSUS USA INC		11/13/15	74871	534.76	534.76
84078	SHOAF, BRIAN ALLEN		11/13/15	74871	8,784.32	8,784.32
84079	SIERRA PEST CONTROL INC		11/13/15	74980	87.92	87.92
84080	SILVER STATE NATIONAL PEA		11/13/15	74980	5,362.97	5,362.97
84081	SLOAN S VENABLES		11/13/15	74980	72.22	72.22
84082	SMITHS FOOD & DRUG CENTER		11/13/15	75001	16.50	16.50
84083	SOUTHERN WINE AND SPIRITS		11/13/15	75001	3.00	3.00
84084	SPB UTILITY SERVICES INC		11/13/15	75001	6.00	6.00
84085	ST CO AMBULANCE		11/13/15	74921	50.00	50.00
84086	ST CO PUBLIC WORKS		11/13/15	74921	100.00	100.00
84087	ST CO SCHOOL DISTRICT		11/13/15	75009	52.50	52.50
84088	ST CO SENIOR CENTER (VC)		11/13/15	75005	70.00	70.00
84089	ST CO WATER SYSTEM		11/13/15	74986	112.11	112.11
			11/13/15	75010	6,272.00	6,272.00
			11/13/15	75010	1,344.00	1,344.00
			11/13/15	74889	573.24	573.24
			11/13/15	74916	617.16	617.16
			11/13/15	74913	751.50	751.50
			11/13/15	74856	609,197.06	609,197.06
			11/13/15	74853	12,833.00	12,833.00
			11/13/15	74892	128.59	128.59
			11/13/15	75011	158.79	158.79
			11/13/15	74892	140.67	140.67
			11/13/15	74892	158.79	158.79
			11/13/15	74892	128.59	128.59
			11/13/15	74892	128.59	128.59

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STOREY COUNTY  
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NUMBER

VENDOR

INVOICE DESCRIPTION

P/O #

DATE

TRANS#

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TOTAL

84090	STONE, RODGER		372 C ST	11/13/15	74892	146.76	
84091	STRYKER MEDICAL		GH DEPOT	11/13/15	74892	152.75	
84092	SUN PEAK ENTERPRISES		GARNISHMENT DISBURSED	11/13/15	74892	78.20	
84093	SUNRIDGE SYSTEMS INC		PWER LOAD GURNEY	11/13/15	74892	604.39	
84094	SUPERIOR POOL PRODUCTS		BATTERY PACK FOR GURNEY	11/13/15	74892	152.75	
84095	THREE GGG INC			11/13/15	74892	62.92	
84096	TRI GENERAL IMPROVEMENT			11/13/15	74892	441.22	
84097	VAN METER & ASSOCIATES IN			11/13/15	74892	117.52	
84098	VANDERBILT MORTGAGE			11/13/15	74892	382.27	
84099	VCTC			11/13/15	74892	128.59	
84100	VIDEO VELOCITY			11/13/15	74892	66.82	
84101	VIRGINIA & TRUCKEE RR CO			11/13/15	74892	105.82	
84102	VIRGINIA CITY TOURS INC			11/13/15	75011	62.92	3,346.95
84103	VISION SERVICE PLAN, INC			11/13/15	74941	383.73	383.73
84104	WA STATE DEPT OF CORRECT			11/13/15	74956	19,819.00	
84105	WALKER, ROBERT B ESQ			11/13/15	74956	440.81	20,259.81
				11/13/15	75012	25.50	460.50
				11/13/15	75012	435.00	
				11/13/15	74932	5,238.00	5,238.00
				11/13/15	74893	356.28	356.28
				11/13/15	75013	30.00	30.00
				11/13/15	74910	143.69	
				11/13/15	74910	166.83	310.52
				11/13/15	74855	170.00	170.00
				11/13/15	74906	116.83	116.83
				11/13/15	75014	41.66	
				11/13/15	75014	9.98	
				11/13/15	75014	59.70	111.34
				11/13/15	75015	200.00	200.00
				11/13/15	75016	18.00	
				11/13/15	75016	13.50	
				11/13/15	75016	522.00	553.50
				11/13/15	75017	32.00	
				11/13/15	75017	72.00	
				11/13/15	75017	748.00	852.00
				11/13/15	74872	9.11	
				11/13/15	74872	167.60	176.71
				11/13/15	74914	5,127.66	
				11/13/15	74914	5,335.15	10,462.81
				11/13/15	74966	860.00	

Report No: PB1315  
Run Date : 11/12/15

STOREY COUNTY  
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CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
84106	WASHOE CO BAR DIRECTORY	DISTRICT COURT		11/13/15	74903	45.00	860.00
84107	WASHOE CO CORONER						45.00
84108	WASHOE COUNTY, NEVADA	AUTOPSY & TOXICOLOGY X 5		11/13/15	74928	8,143.00	8,143.00
84109	WEDCO INC	DNA TESTING NRS 176.0915		11/13/15	74857	78.00	78.00
84110	WELLS FARGO HOME MORTGAGE	ST.75 FUEL TANK MOVE		11/13/15	74907	579.60	579.60
84111	WESTERN ENVIRONMENTAL LAB	OVERPAYMENT MILLER, ELLEN OVERPAYMENT BARRON, ANN		11/13/15 11/13/15	74900 74900	300.00 95.00	395.00
84112	WESTERN NEVADA SUPPLY CO	ALK,TTL COLI,ORG CARBON TCDD (DIOXIN) TTL COLIFORM		11/13/15 11/13/15 11/13/15	74929 74929 74929	145.00 650.00 20.00	815.00
84113	3D CONCRETE INC	PRESSURE GAUGE		11/13/15	74898	73.00	73.00
		GH ROADS- BASE MT-CULVERT		11/13/15 11/13/15	74899 74899	1,264.89 180.32	1,445.21
		CHECKS TOTAL				865,613.24	

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION

CHECKS TOTAL      865,613.24      CHECK DATE 11/13/15

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COMPTROLLER	-----
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TREASURER	-----
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CHAIRMAN	-----
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COMMISSIONER	-----
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COMMISSIONER	-----

Report No: PB1380CH  
Run Date : 11/12/15

Check  
Number 3 Vendor Invoice  
3 PORTER GROUP LLC INVOICE 15-SC-06

STOREY COUNTY  
Register for Electronic Checks 11/13/15

Description	Date	Voucher#	Amount
NOVEMBER 2015+REC. GIFT	11/13/15	3	6,272.87

Checks Total

6,272.87  
6,272.87

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION DATE

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COMPTROLLER	-----
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TREASURER	-----
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CHAIRMAN	-----
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COMMISSIONER	-----
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COMMISSIONER	-----
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DISTRICT ATTORNEY	-----



NUMBER	VENDOR	FUND-DEPT INVOICE #	DESCRIPTION	DATE	TRANS#	AMOUNT
65	WELLS ONE COMMERCIAL CARD	PAYMENT	AIRFARE TO NVSCA	11/13/15	620	728.19
		ANTINORO	FOR INSPECTION APP	TES11/13/15	621	96.09
		BUCC AT&T INTERNET	GOLD HILL DEPOT DOOR	11/13/15	621	494.15
		BUCC HIGH MOUNTAIN	TEDEX SEMINAR UNR	11/13/15	618	98.50
		C.NEVIN- CONT EDUC	PAPER/FILE FOLDERS	11/13/15	618	66.97
		C.NEVIN- OFFICEDEPOT	BATTERIES LCKWD CENTER	11/13/15	618	19.98
		C.NEVIN- OFFICEDEPOT	FEE FOR ICC CERT TEST	11/13/15	621	69.00
		CHANDLER ICC TESTING	POSTAGE FOR CERT LETTER	11/13/15	621	7.94
		CHANDLER VCPO	FRAME FOR BUS OF YEAR	11/13/15	624	32.98
		CW HOBBY-LOBBY	OFFICE SUPPLIES	11/13/15	624	143.19
		CW OFFICE DEBOT	MEETING EXP EVNT WORKS	11/13/15	624	220.27
		DD ELDORADO BREW BRO	CEM GIN EXPENSE	11/13/15	624	46.96
		DD HOME DEPOT	CEM GIN EXPENSE	11/13/15	624	132.98
		DD NAPA AUTO	MEETING EXPENSE	11/13/15	624	37.44
		DD SCHAT ENTERPRISES	TRAIN LUNCH DOSEN/KEEN	11/13/15	620	18.35
		DOSEN-10/29/15	TRAIN LUNCH DOSEN/KEEN	11/13/15	620	18.35
		FAIN-BUMBLEBEE	FLOWERS FOR K.DEANE	11/13/15	623	73.19
		GAVENDA-10/27/15	MAIL PACKAGE FOR KEENE	11/13/15	620	6.10
		JASONW-SLAKEY 11/2	PARADE NUMBERS	11/13/15	619	152.73
		KD AMAZON MKTPLACE	DISPLAY ITEMS	11/13/15	624	50.19
		KD AMAZON,COM	VC DECORATIONS	11/13/15	624	114.94
		KD RALEY'S	CEM GIN MEDIA EVNT SUP	11/13/15	624	39.14
		KD RED'S CANDIES	AL'S MEMORIAL	11/13/15	624	9.66
		KD SQ THE ROASING HO	RTT LUNCHS FOR MEETING	11/13/15	624	30.00
		KEENER-10/18/25	TRAIN LUNCH KEENER/DOS	11/13/15	624	460.00
		MNEVIN-ALEX UPH10/27	106 TRUCK SEAT	11/13/15	619	26.84
		OSBORNE-AFA SUBS &	MEMBERSHIP	11/13/15	623	663.47
		OSBORNE-LUNCH/LABOR	RELATIONS,ETC, CLASS	11/13/15	623	300.00
		OSBORNE-LUNCH/MASTER	PLAN,VC/GH,STCTY PLANN	11/13/15	623	14.60
		POSTAGE KEY SCDA OFC			623	15.49
		POSTAGE PKG SENT			1469	9.00
		SKRETTA-SUMMIT10/28	PUBADMIN AD12047	11/13/15	1469	14.85
		TRAN1618	YUKON-LIFT	11/13/15	619	213.90
		WHITTEN MTG W/HAMES,	RMA SHIPPING RADIO	11/13/15	622	81.00
		138011663	HAYMORE, KLINGLER	11/13/15	623	204.90
		138864913	DSL STATION 74	11/13/15	622	75.00
		7758470991	DSL SO BUS OFF	11/13/15	622	70.00
			IT JAMES BACK LINE	11/13/15	622	65.79

\*Card Total\*

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION DATE

W. H. Gallagher 11.12.15  
CONTROLLER

TREASURER

CHARTMAN

Report No: PB5480ST  
Run Date : 11/12/15  
PC  
NUMBER VENDOR

FUND-DEPT INVOICE #

STOREY COUNTY  
PURCHASE CARD REGISTER

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CARD  
TOTAL

AMOUNT

TRANS#

DATE

DESCRIPTION

COMMISSIONER

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COMMISSIONER

Report No: PB#300  
Run Date : 11/12/15

STOREY COUNTY  
PUBLIC BUDGET ACCOUNTING  
FUND SUMMARY REPORT

Page 1  
Run Time : 11:08:55

FUND DESCRIPTION	TYPED CHECKS	CHECKS	ELECT	TRANSFRS	ELECTRONIC	CKS	PURCHASE	CARDS	TOTAL
001 GENERAL	.00	.00	.00	.00	.00	.00	3,358.30	3,358.30	
090 WATER SYSTEM	.00	.00	.00	.00	.00	.00	152.73	152.73	
230 VC TOURISM COMMISSION	.00	.00	.00	.00	.00	.00	1,317.75	1,317.75	
250 FIRE DISTRICT 474	.00	.00	.00	.00	.00	.00	75.00	75.00	
TOTAL	.00	.00	.00	.00	.00	.00	4,903.78	4,903.78	



## Storey County Board of County Commissioners Agenda Action Report

**Meeting date:** December 1, 2015

**Estimate of time required:** 10 minutes

**Agenda: Consent** ☒ Regular agenda ☐ Public hearing required ☐

1. **Title:** Discussion/Possible Action: Approval of United States Department of Agriculture (USDA) Rural Development Grant Agreement and Loan Resolution for the Financing for the Storey County Wastewater Collection System Improvements with a Loan in the amount of \$4,058,000 and a Grant in the amount of \$8,987,000.

2. **Recommended motion:** Move to approve the United States Department of Agriculture (USDA) Rural Development Grant Agreement and Loan Resolution for the Financing for the Storey County Wastewater Collection System Improvements with a Loan in the amount of \$4,058,000 and a Grant in the amount of \$8,987,000.

3. **Prepared by:** Cherie Nevin  
**Department:** Community Services

**Telephone:** 847-0986

4. **Staff summary:**

The Storey County Commission approved and signed the USDA Letter of Intent to Meet Conditions outlined in the attached letter of conditions (LOC) for the Storey County Wastewater Collection System Improvements project. The LOC outlines all of the conditions that must be met prior to USDA Rural Development authorizing the County to go out to bid and proceed with construction. It is anticipated that construction will not commence on this project until early 2017, however, staff is working to meet the conditions prior to that. One of the conditions is the RUS Bulletin 1780-27 "Loan Resolution" required by USDA Rural Development. In addition a grant agreement RUS 1780-12 is required to be approved by the County Commission to authorize grant funds to Storey County.

5. **Supporting materials:** RUS Bulletin 1780-12 Grant Agreement  
RUS Bulletin 1780-27 Loan Resolution  
USDA Letter of Conditions

6. **Fiscal impact:**

Funds Available:

Fund:

\_\_\_\_ Comptroller

7. **Legal review required:**

AML District Attorney

8. **Reviewed by:**

CM Department Head

Department Name: Commissioner's Office

cell County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No. 6

**Water and Waste System Grant Agreement****United States Department of Agriculture****Rural Utilities Service**

THIS AGREEMENT dated \_\_\_\_\_, between

Storey County

a public corporation organized and operating under

NRS 244 A

(Authorizing Statute)

herein called "Grantee," and the United States of America acting through the Rural Utilities Service, Department of Agriculture, herein called "Grantor," WITNESSETH:

**WHEREAS**

Grantee has determined to undertake a project of acquisition, construction, enlargement, or capital improvement of a (water) (waste) system to serve the area under its jurisdiction at an estimated cost of \$ 13,045,000.00 and has duly authorized the undertaking of such project.

Grantee is able to finance not more than \$ 4,058,000.00 of the development costs through revenues, charges, taxes or assessments, or funds otherwise available to Grantee resulting in a reasonable user charge.

Said sum of \$ 4,058,000.00 has been committed to and by Grantee for such project development costs.

Grantor has agreed to grant the Grantee a sum not to exceed \$ 8,987,000.00 or 68.89 percent of said project development costs, whichever is the lesser, subject to the terms and conditions established by the Grantor. Provided, however, that the proportionate share of any grant funds actually advanced and not needed for grant purposes shall be returned immediately to the Grantor. The Grantor may terminate the grant in whole, or in part, at any time before the date of completion, whenever it is determined that the Grantee has failed to comply with the Conditions of the grant.

As a condition of this grant agreement, the Grantee assures and certifies that it is in compliance with and will comply in the course of the agreement with all applicable laws, regulations, Executive orders and other generally applicable requirements, including those set out in 7 CFR 3015.205(b), which hereby are incorporated into this agreement by reference, and such other statutory provisions as are specifically set forth herein.

NOW, THEREFORE, In consideration of said grant by Grantor to Grantee, to be made pursuant to Section 306(a) of The Consolidated Farm and Rural Development Act for the purpose only of defraying a part not to exceed 68.89 percent of the project development costs, as defined by applicable Rural Utilities Service instructions.

**Grantee Agrees That Grantee Will:**

A. Cause said project to be constructed within the total sums available to it, including said grant, in accordance with the project plans and specifications and any modifications thereof prepared by Grantee and approved by Grantor.

B. Permit periodic inspection of the construction by a representative of Grantor during construction.

C. Manage, operate and maintain the system, including this project if less than the whole of said system, continuously in an efficient and economical manner.

D. Make the services of said system available within its capacity to all persons in Grantee's service area without discrimination as to race, color, religion, sex, national origin, age, marital status, or physical or mental handicap (possess capacity to enter into legal contract for services) at reasonable charges, including assessments, taxes, or fees in accordance with a schedule of such charges, whether for one or more classes of service, adopted by resolution dated \_\_\_\_\_, as may be modified from time to time by Grantee. The initial rate schedule must be approved by Grantor. Thereafter, Grantee may make such modifications to the rate system as long as the rate schedule remains reasonable and nondiscriminatory.

E. Adjust its operating costs and service charges from time to time to provide for adequate operation and maintenance, emergency repair reserves, obsolescence reserves, debt service and debt service reserves.

F. Expand its system from time to time to meet reasonably anticipated growth or service requirements in the area within its jurisdiction.

G. Provide Grantor with such periodic reports as it may require and permit periodic inspection of its operations by a representative of the Grantor.

H. To execute any agreements required by Grantor which Grantee is legally authorized to execute. If any such agreement has been executed by Grantee as a result of a loan being made to Grantee by Grantor contemporaneously with the making of this grant, another agreement of the same type need not be executed in connection with this grant.

I. Upon any default under its representations or agreements set forth in this instrument, Grantee, at the option and demand of Grantor, will repay to Grantor forthwith the original principal amount of the grant stated herein above with the interest at the rate of 5 percentum per annum from the date of the default. Default by the Grantee will constitute termination of the grant thereby causing cancellation of Federal assistance under the grant. The provisions of this Grant Agreement may be enforced by Grantor, at its option and without regard to prior waivers by it previous defaults of Grantee, by judicial proceedings to require specific performance of the terms of this Grant Agreement or by such other proceedings in law or equity, in either Federal or State courts, as may be deemed necessary by Grantor to assure compliance with the provisions of this Grant Agreement and the laws and regulations under which this grant is made.

J. Return immediately to Grantor, as required by the regulations of Grantor, any grant funds actually advanced and not needed by Grantee for approved purposes.

K. Use the real property including land, land improvements, structures, and appurtenances thereto, for authorized purposes of the grant as long as needed.

1. Title to real property shall vest in the recipient subject to the condition that the Grantee shall use the real property for the authorized purpose of the original grant as long as needed.

2. The Grantee shall obtain approval by the Grantor agency for the use of the real property in other projects when the Grantee determines that the property is no longer needed for the original grant purposes. Use in other projects shall be limited to those under other Federal grant programs or programs that have purposes consistent with those authorized for support by the Grantor.



3. When the real property is no longer needed as provided in 1 and 2 above, the Grantee shall request disposition instructions from the Grantor agency or its successor Federal agency. The Grantor agency shall observe the following rules in the disposition instructions:

(a) The Grantee may be permitted to retain title after it compensates the Federal Government in an amount computed by applying the Federal percentage of participation in the cost of the original project to the fair market value of the property.

(b) The Grantee may be directed to sell the property under guidelines provided by the Grantor agency. When the Grantee is authorized or required to sell the property, proper sales procedures shall be established that provide for competition to the extent practicable and result in the highest possible return.

**[Revision 1, 04/17/1998]**

(c) The Grantee may be directed to transfer title to the property to the Federal Government provided that in such cases the Grantee shall be entitled to compensation computed by applying the Grantee's percentage of participation in the cost of the program or project to the current fair market value of the property.

**This Grant Agreement covers the following described real property (use continuation sheets as necessary).**

N/A

L. Abide by the following conditions pertaining to equipment which is furnished by the Grantor or acquired wholly or in part with grant funds. Equipment means tangible, non-expendable, personal property having a useful life of more than one year and an acquisition cost of \$5,000 or more per unit. A grantee may use its own definition of equipment provided that such definition would at least include all equipment defined above.

**[Revision 1, 04/17/1998]**

1. Use of equipment.

(a) The Grantee shall use the equipment in the project for which it was acquired as long as needed. When no longer needed for the original project, the Grantee shall use the equipment in connection with its other Federally sponsored activities, if any, in the following order of priority:

1) Activities sponsored by the Grantor.

(2) Activities sponsored by other Federal agencies.

(b) During the time that equipment is held for use on the property for which it was acquired, the Grantee shall make it available for use on other projects if such other use will not interfere with the work on the project for which the equipment was originally acquired. First preference for such other use shall be given to Grantor sponsored projects. Second preference will be given to other Federally sponsored projects.

2. Disposition of equipment. When the Grantee no longer needs the equipment as provided in paragraph (a) above, the equipment may be used for other activities in accordance with the following standards:

- (a) Equipment with a current per unit fair market value of less than \$5,000. The Grantee may use the equipment for other activities without reimbursement to the Federal Government or sell the equipment and retain the proceeds.
- (b) Equipment with a current per unit fair market value of \$5,000 or more. The Grantee may retain the equipment for other uses provided that compensation is made to the original Grantor agency or its successor. The amount of compensation shall be computed by applying the percentage of Federal participation in the cost of the original project or program to the current fair market value or proceeds from sale of the equipment. If the Grantee has no need for the equipment and the equipment has further use value, the Grantee shall request disposition instructions from the original Grantor agency.

The Grantor agency shall determine whether the equipment can be used to meet the agency's requirements. If no requirement exists within that agency, the availability of the equipment shall be reported, in accordance with the guidelines of the Federal Property Management Regulations (FPMR), to the General Services Administration by the Grantor agency to determine whether a requirement for the equipment exists in other Federal agencies. The Grantor agency shall issue instructions to the Grantee no later than 120 days after the Grantee requests and the following procedures shall govern:

- (1) If so instructed or if disposition instructions are not issued within 120 calendar days after the Grantee's request, the Grantee shall sell the equipment and reimburse the Grantor agency an amount computed by applying to the sales proceeds the percentage of Federal participation in the cost of the original project or program. However, the Grantee shall be permitted to deduct and retain from the Federal share ten percent of the proceeds for Grantee's selling and handling expenses.
- (2) If the Grantee is instructed to ship the equipment elsewhere the Grantee shall be reimbursed by the benefiting Federal agency with an amount which is computed by applying the percentage of the Grantee participation in the cost of the original grant project or program to the current fair market value of the equipment, plus any reasonable shipping or interim storage costs incurred.
- (3) If the Grantee is instructed to otherwise dispose of the equipment, the Grantee shall be reimbursed by the Grantor agency for such costs incurred in its disposition.

3. The Grantee's property management standards for equipment shall also include:

- (a) Records which accurately provide for: a description of the equipment; manufacturer's serial number or other identification number; acquisition date and cost; source of the equipment; percentage (at the end of budget year) of Federal participation in the cost of the project for which the equipment was acquired; location, use and condition of the equipment and the date the information was reported; and ultimate disposition data including sales price or the method used to determine current fair market value if the Grantee reimburses the Grantor for its share.
- (b) A physical inventory of equipment shall be taken and the results reconciled with the equipment records at least once every two years to verify the existence, current utilization, and continued need for the equipment.

(c) A control system shall be in effect to insure adequate safeguards to prevent loss, damage, or theft of the equipment. Any loss, damage, or theft of equipment shall be investigated and fully documented.

(d) Adequate maintenance procedures shall be implemented to keep the equipment in good condition.

(e) Proper sales procedures shall be established for unneeded equipment which would provide for competition to the extent practicable and result in the highest possible return.

**This Grant Agreement covers the following described equipment(use continuation sheets as necessary).**

**All pumps, motors and appurtenances.**

M. Provide Financial Management Systems which will include:

1. Accurate, current, and complete disclosure of the financial results of each grant. Financial reporting will be on an accrual basis.
2. Records which identify adequately the source and application of funds for grant-supported activities. Those records shall contain information pertaining to grant awards and authorizations, obligations, unobligated balances, assets, liabilities, outlays, and income.
3. Effective control over and accountability for all funds, property and other assets. Grantees shall adequately safeguard all such assets and shall assure that they are used solely for authorized purposes.
4. Accounting records supported by source documentation.

N. Retain financial records, supporting documents, statistical records, and all other records pertinent to the grant for a period of at least three years after grant closing except that the records shall be retained beyond the three-year period if audit findings have not been resolved. Microfilm or photo copies or similar methods may be substituted in lieu of original records. The Grantor and the Comptroller General of the United States, or any of their duly authorized representatives, shall have access to any books, documents, papers, and records of the Grantee's government which are pertinent to the specific grant program for the purpose of making audits, examinations, excerpts and transcripts.

O. Provide information as requested by the Grantor to determine the need for and complete any necessary Environmental Impact Statements.

P. Provide an audit report prepared in accordance with Grantor regulations to allow the Grantor to determine that funds have been used in compliance with the proposal, any applicable laws and regulations and this Agreement.

Q. Agree to account for and to return to Grantor interest earned on grant funds pending their disbursement for program purposes when the Grantee is a unit of local government. States and agencies or instrumentality's of states shall not be held accountable for interest earned on grant funds pending their disbursement.

R. Not encumber, transfer or dispose of the property or any part thereof, furnished by the Grantor or acquired wholly or in part with Grantor funds without the written consent of the Grantor except as provided in item K above.

S. To include in all contracts for construction or repair a provision for compliance with the Copeland "Anti-Kick Back" Act (18 U.S.C. 874) as supplemented in Department of Labor regulations (29 CFR, Part 3). The Grantee shall report all suspected or reported violations to the Grantor.

T. To include in all contracts in excess of \$100,000 a provision that the contractor agrees to comply with all the requirements of the Clean Air Act (42 U.S.C. §7414 ) and Section 308 of the Water Pollution Control Act (33 U.S.C. §1318) relating to inspection, monitoring, entry, reports, and information, as well as all other requirements specified in Section 114 of the Clean Air Act and Section 308 of the Water Pollution Control Act and all regulations and guidelines issued thereunder after the award of the contract. In so doing the Contractor further agrees:

**[Revision 1, 11/20/1997]**

1. As a condition for the award of contract, to notify the Owner of the receipt of any communication from the Environmental Protection Agency (EPA) indicating that a facility to be utilized in the performance of the contract is under consideration to be listed on the EPA list of Violating Facilities. Prompt notification is required prior to contract award.

2. To certify that any facility to be utilized in the performance of any nonexempt contractor subcontract is not listed on the EPA list of Violating Facilities pursuant to 40 CFR Part 32 as of the date of contract award.

**[Revision 1, 11/20/1997]**

3. To include or cause to be included the above criteria and the requirements in every nonexempt subcontract and that the Contractor will take such action as the Government may direct as a means of enforcing such provisions.

As used in these paragraphs the term "facility" means any building, plan, installation, structure, mine, vessel or other floating craft, location, or site of operations, owned, leased, or supervised by a Grantee, cooperator, contractor, or subcontractor, to be utilized in the performance of a grant, agreement, contract, subgrant, or subcontract. Where a location or site of operation contains or includes more than one building, plant, installation, or structure, the entire location shall be deemed to be a facility except where the Director, Office of Federal Activities, Environmental Protection Agency, determines that independent facilities are co-located in one geographical area.

Grantor Agrees That It:

A. Will make available to Grantee for the purpose of this Agreement not to exceed \$ 8,987,000.00 which it will advance to Grantee to meet not to exceed 68.89 percent of the project development costs of the project in accordance with the actual needs of Grantee as determined by Grantor.

B. Will assist Grantee, within available appropriations, with such technical assistance as Grantor deems appropriate in planning the project and coordinating the plan with local official comprehensive plans for sewer and water and with any State or area plans for the area in which the project is located.

C. At its sole discretion and at any time may give any consent, deferment, subordination, release, satisfaction, or termination of any or all of Grantee's grant obligations, with or without valuable consideration, upon such terms and conditions as Grantor may determine to be (1) advisable to further the purpose of the grant or to protect Grantor's financial interest therein and (2) consistent with both the statutory purposes of the grant and the limitations of the statutory authority under which it is made.

Termination of This Agreement

This Agreement may be terminated for cause in the event of default on the part of the Grantee as provided in paragraph I above or for convenience of the Grantor and Grantee prior to the date of completion of the grant purpose. Termination for convenience will occur when both the Grantee and Grantor agree that the continuation of the project will not produce beneficial results commensurate with the further expenditure of funds.

In witness whereof Grantee on the date first above written has caused these presence to be executed by its duly authorized

\_\_\_\_\_  
attested and its corporate seal affixed by its duly authorized

\_\_\_\_\_  
Attest:

\_\_\_\_\_  
By Vanessa Stephens  
(Title) \_\_\_\_\_

By \_\_\_\_\_  
(Title) \_\_\_\_\_

UNITED STATES OF AMERICA  
RURAL UTILITIES SERVICE

By \_\_\_\_\_  
(Title)



**LOAN RESOLUTION**  
(Public Bodies)A RESOLUTION OF THE Board of County CommissionersOF THE Storey County

AUTHORIZING AND PROVIDING FOR THE INCURRENCE OF INDEBTEDNESS FOR THE PURPOSE OF PROVIDING A PORTION OF THE COST OF ACQUIRING, CONSTRUCTING, ENLARGING, IMPROVING, AND/OR EXTENDING ITS

To serve as the governing body of Store County, NV

FACILITY TO SERVE AN AREA LAWFULLY WITHIN ITS JURISDICTION TO SERVE.

WHEREAS, it is necessary for the Storey County

(Public Body)

(herein after called Association) to raise a portion of the cost of such undertaking by issuance of its bonds in the principal amount of

Four Million Fifty-Eight Thousand & 00/100pursuant to the provisions of NRS 244 A; and**WHEREAS**, the Association intends to obtain assistance from the United States Department of Agriculture, (herein called the Government) acting under the provisions of the Consolidated Farm and Rural Development Act (7 U.S.C. 1921 et seq.) in the planning, financing, and supervision of such undertaking and the purchasing of bonds lawfully issued, in the event that no other acceptable purchaser for such bonds is found by the Association:**NOW THEREFORE**, in consideration of the premises the Association hereby resolves:

1. To have prepared on its behalf and to adopt an ordinance or resolution for the issuance of its bonds containing such items and in such forms as are required by State statutes and as are agreeable and acceptable to the Government.
2. To refinance the unpaid balance, in whole or in part, of its bonds upon the request of the Government if at any time it shall appear to the Government that the Association is able to refinance its bonds by obtaining a loan for such purposes from responsible cooperative or private sources at reasonable rates and terms for loans for similar purposes and periods of time as required by section 333(c) of said Consolidated Farm and Rural Development Act (7 U.S.C. 1983(c)).
3. To provide for, execute, and comply with Form RD 400-4, "Assurance Agreement," and Form RD 400-1, "Equal Opportunity Agreement," including an "Equal Opportunity Clause," which clause is to be incorporated in, or attached as a rider to, each construction contract and subcontract involving in excess of \$10,000.
4. To indemnify the Government for any payments made or losses suffered by the Government on behalf of the Association. Such indemnification shall be payable from the same source of funds pledged to pay the bonds or any other legal ly permissible source.
5. That upon default in the payments of any principal and accrued interest on the bonds or in the performance of any covenant or agreement contained herein or in the instruments incident to making or insuring the loan, the Government at its option may (a) declare the entire principal amount then outstanding and accrued interest immediately due and payable, (b) for the account of the Association (payable from the source of funds pledged to pay the bonds or any other legally permissible source), incur and pay reasonable expenses for repair, maintenance, and operation of the facility and such other reasonable expenses as may be necessary to cure the cause of default, and/or (c) take possession of the facility, repair, maintain, and operate or rent it. Default under the provisions of this resolution or any instrument incident to the making or insuring of the loan may be construed by the Government to constitute default under any other instrument held by the Government and executed or assumed by the Association, and default under any such instrument may be construed by the Government to constitute default hereunder.
6. Not to sell, transfer, lease, or otherwise encumber the facility or any portion thereof, or interest therein, or permit others to do so, without the prior written consent of the Government.
7. Not to defease the bonds, or to borrow money, enter into any contractor agreement, or otherwise incur any liabilities for any purpose in connection with the facility (exclusive of normal maintenance) without the prior written consent of the Government if such undertaking would involve the source of funds pledged to pay the bonds.
8. To place the proceeds of the bonds on deposit in an account and in a manner approved by the Government. Funds may be deposited in institutions insured by the State or Federal Government or invested in readily marketable securities backed by the full faith and credit of the United States. Any income from these accounts will be considered as revenues of the system.
9. To comply with all applicable State and Federal laws and regulations and to continually operate and maintain the facility in good condition.
10. To provide for the receipt of adequate revenues to meet the requirements of debt service, operation and maintenance, and the establishment of adequate reserves. Revenue accumulated over and above that needed to pay operating and maintenance, debt service and reserves may only be retained or used to make prepayments on the loan. Revenue cannot be used to pay any expenses which are not directly incurred for the facility financed by USDA. No free service or use of the facility will be permitted.

*According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0572-0121. The time required to complete this information collection is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.*

11. To acquire and maintain such insurance and fidelity bond coverage as may be required by the Government.
12. To establish and maintain such books and records relating to the operation of the facility and its financial affairs and to provide for required audit thereof as required by the Government, to provide the Government a copy of each such audit without its request, and to forward to the Government such additional information and reports as it may from time to time require.
13. To provide the Government at all reasonable times access to all books and records relating to the facility and access to the property of the system so that the Government may ascertain that the Association is complying with the provisions hereof and of the instruments incident to the making or insuring of the loan.
14. That if the Government requires that a reserve account be established, disbursements from that account(s) may be used when necessary for payments due on the bond if sufficient funds are not otherwise available and prior approval of the Government is obtained. Also, with the prior written approval of the Government, funds may be withdrawn and used for such things as emergency maintenance, extensions to facilities and replacement of short lived assets.
15. To provide adequate service to all persons within the service area who can feasibly and legally be served and to obtain USDA's concurrence prior to refusing new or adequate services to such persons. Upon failure to provide services which are feasible and legal, such person shall have a direct right of action against the Association or public body.
16. To comply with the measures identified in the Government's environmental impact analysis for this facility for the purpose of avoiding or reducing the adverse environmental impacts of the facility's construction or operation.
17. To accept a grant in an amount not to exceed \$ 8,987,000.00

under the terms offered by the Government; that the Chairman

and Clerk-Treasurer of the Association are hereby authorized and empowered to take all action necessary or appropriate in the execution of all written instruments as may be required in regard to or as evidence of such grant; and to operate the facility under the terms offered in said grant agreement(s).

The provisions hereof and the provisions of all instruments incident to the making or the insuring of the loan, unless otherwise specifically provided by the terms of such instrument, shall be binding upon the Association as long as the bonds are held or insured by the Government or assignee. The provisions of sections 6 through 17 hereof may be provided for in more specific detail in the bond resolution or ordinance; to the extent that the provisions contained in such bond resolution or ordinance should be found to be inconsistent with the provisions hereof, these provisions shall be construed as controlling between the Association and the Government or assignee.

The vote was: Yeas \_\_\_\_\_ Nays \_\_\_\_\_ Absent \_\_\_\_\_

IN WITNESS WHEREOF, the Board of County Commissioners of the

Storey County has duly adopted this resolution and caused it

to be executed by the officers below in duplicate on this \_\_\_\_\_, \_\_\_\_\_ day of \_\_\_\_\_

(SEAL)

By Marshall McBride  
Title Chairman

Attest:

Vanessa Stephens  
Title Clerk-Treasurer





United States Department of Agriculture

Rural Development

Nevada State Office

1390 South Curry St.  
Carson City, NV  
89703

Voice 775.887.1222  
Toll Free Fax  
855-816-1209

September 15, 2015

Mr. Marshall McBride, Chairman  
Storey County Board of Commissioners  
P.O. Box 176  
Virginia City, NV 89440

**Letter of Conditions – Financing for the Virginia Divide Sewer System –  
Replacement of wastewater collection lines in Virginia City and Gold Hill and  
construction of a lift station in Gold Hill with a Loan of \$4,058,000 and a Grant  
of \$8,987,000**

Dear Chairman McBride:

This letter with Attachments 1 through 21 establishes conditions which you must understand and agree to before further consideration may be given to your application. The State staff of USDA Rural Development will administer the loan and grant on behalf of the USDA Rural Development utilities programs hereafter referred to as the Agency. We have reviewed your application for Federal Assistance under Catalog of Federal Domestic Assistance (CFDA) number 10.760 Water and Waste Disposal Systems for Rural Communities. Any changes in project cost, source of funds, scope of services, or any other significant changes in the project or the applicant, must be reported to and approved by USDA Rural Development. A written amendment to this letter will be prepared for any changes approved. If significant changes are made without obtaining approval, USDA Rural Development may discontinue processing the application.

Your documents concerning the creation and legal existence of your entity are administratively acceptable; however, the documents will be reviewed further by our Office of the General Counsel at the time your file is forwarded for closing instructions. Any changes required by our Office of General Counsel will be included in the closing instructions.

This letter does not constitute loan and/or grant approval, nor does it ensure that funds are or will be available for the project. The loan will be considered approved on the date a signed copy of Form RD 1940-1, "Request for Obligation of Funds", is mailed to you.

USDA is an equal opportunity provider and employer.

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form (PDF), found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html), or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at [program.intake@usda.gov](mailto:program.intake@usda.gov).

Please complete and return the following forms if you agree to meet these conditions and desire that further consideration be given to your application:

Form RD 1942-46, "Letter of Intent to Meet Conditions,"

Form RD 1940-1, "Request for Obligation of Funds,"

Extra copies of this letter are being provided for use by your engineer, attorney, bond counsel and accountant. All parties may access information and regulations referenced in the letter at our web-site located at <http://www.rd.usda.gov/publications/regulations-guidelines/regulations/water-and-environmental> for the following:

- a. Title 7 Code of Federal Regulation, Part 1780 and 1782, (7 CFR 1780 and 1782) – Sections A-D and RUS Bulletins are the Regulations for the program.
- b. RUS Bulletin 1780-26, "Guidance for the Use of Engineers Joint Contract Documents Committee (EJCDC) Documents on Water and Waste Projects with RUS Financial Assistance" may be accessed at the following website:  
<http://www.rd.usda.gov/publications/regulations-guidelines/bulletins/water-and-environmental>

The "Government Auditing Standards" (Revision 2011) may be obtained from the following website: <http://www.gao.gov/yellowbook>

The conditions referred to above are as follows:

1. **Project Budget** – Funding from all sources has been budgeted for the estimated expenditures as follows:

<b>Project Costs</b>	<b>Total Budgeted</b>
Construction	\$10,341,086
Construction Contingency	\$1,034,052
Engineering Fees	\$523,214
Inspection Services	\$523,214
Archeologist Fees	\$503,434
Bond Counsel Services	\$30,000
Interim Interest	\$90,000
<b>TOTAL PROJECT COSTS</b>	<b>\$13,045,000</b>

2. **Project Funds** - Project funding is planned from the following sources:

<b>Project Funding Sources</b>	<b>Funding Amount</b>
USDA Rural Development Loan	\$4,058,000
USDA Rural Development Grant	\$8,987,000
<b>TOTAL PROJECT FUNDING (All Sources)</b>	<b>\$13,045,000</b>

**Your funding needs will be reassessed if there is a significant reduction in project costs after bids are received. Obligated loan or grant funds not needed to complete the proposed project will be de-obligated. Any reduction will be applied to grant funds first. An “Amended Letter of Conditions” will be issued for any revised project budget.**

Any changes in funding sources following obligation of the Agency funds must be reported to the processing official. You must assure that all project funds are expended only for the eligible items included in the project budget of this letter of conditions or as amended by the Agency in writing at a later date.

Any applicant contribution shall be considered as the first funds expended. After providing for all authorized costs, any remaining Agency project funds will be considered to be Agency grant funds and refunded to the Agency. If the amount of unused Agency project funds exceeds the Agency grant, that part would be Agency loan funds and applied as an extra payment.

Rural Development loan funds (interim financing) are to be used prior to the use of Rural Development grant funds.

3. **Disbursement of Funds** – For all loans exceeding \$500,000, where loan funds can be borrowed at reasonable interest rates on an interim basis from commercial sources for the construction period, such interim financing will be used to preclude the necessity for multiple advances of Agency loan funds. **You must provide the Agency with a copy of the interim loan financing agreement for review prior to bid authorization.** If interim financing is obtained, the Agency requires multiple disbursements rather than advancing the full amount of the interim loan at the time of closing. The Agency approval official may make an exception when interim financing is cost prohibitive or unavailable. Grant funds from the Agency will be disbursed, as needed, by multiple advances through electronic transfer of funds after loan funds or interim financing is expended.

Any applicant contribution shall be considered as the first funds expended. An agreement should be reached with all other funding sources on how funds are to be disbursed before the start of construction.

You must establish a separate construction account, with an acceptable financial institution or depository that meets the requirements of 31 CFR Part 202. All project funds will be deposited into this account. Financial institutions or depositories accepting deposits of public funds and providing other financial agency services to the Federal Government are required to pledge adequate, acceptable securities as collateral. All funds in the account will be secured by a collateral pledge equaling at least 100% of the highest amount of funds expected to be deposited in the construction account at any one time. Additional guidance on collateral acceptability and valuation are available at Treasury’s Fiscal Service Collateral Programs website at <http://www.treasurydirect.gov/instit/statreg/collateral/collateral.htm>.

Any Agency grant funds not disbursed immediately upon receipt must be deposited in an interest bearing account except as follows:

- a. Federal grant awards (includes all federal funding sources) are less than \$120,000 per year.
- b. The best available interest bearing account would not be expected to earn in excess of the following:

**Public Bodies**

Interest earned on grant funds in excess of \$100 per year will be submitted to the Agency at least quarterly as required in 7CFR3016.

- c. The depository would require a minimum balance so high that it would not be feasible.
  - d. Electronic Funds Transfer – Loan and Grant funds will be transferred into your account at the time of loan and grant closing using the “Automated Clearing House” payment system. You must complete Form SF 3881, “Electronic Funds Transfer Payment Enrollment Form” prior to closing or start of construction, whichever is earlier.
4. **Security** –The loan will be secured by a Revenue Bond in the amount of \$4,058,000, with first priority lien position, a pledge of the system’s revenues and a pledge of a portion of your local infrastructure tax and other agreements between you and the Agency as set forth in the ordinance. Additional security requirements are contained in RUS Bulletin 1780-27 “Loan Resolution (Public Bodies)” and RUS Bulletin 1780-12 “Water or Waste System Grant Agreement”. The bond will be fully registered as to both principal and interest in the name of the “United States of America Acting through the Department of Agriculture”. You will be required to execute RUS Bulletin 1780-27 “Loan Resolution (Public Bodies)” prior to the closing of the interim financing. Attached is a copy of RUS Bulletin 1780-12, “Water and Waste System Grant Agreement”, for your review. You will be required to execute a completed form at the time of grant closing.

The bond and any ordinance or resolution relating thereto must not contain any provision in conflict with the RUS Loan Resolution, applicable regulations, and law. In particular, there must be no defeasance or refinancing clause in conflict with the graduation requirements of 7 USC 1983 (c).

The services of a recognized bond counsel are required. The bond counsel will prepare the form of ordinance to be used, in accordance 7CFR 1780. You should immediately provide your bond counsel with a copy of this letter of conditions and attachments.

5. **Loan Repayment** –The loan will be scheduled for repayment over a period of 40 years. Payments will be equal amortized monthly installments. For planning purposes use a 2.125% interest rate and a monthly amortization factor of 3.10, which provides for a monthly payment of \$12,580.

The interest rate will be the lower of the rate in effect at the time of loan approval or the time of loan closing, whichever is less, unless you choose otherwise. Should the interest rate be

reduced, the payment will be recalculated to the lower amount. The payment due date will be established as the day that the loan closes (the 28<sup>th</sup> is the due date when loans are closed on the 29<sup>th</sup>, 30<sup>th</sup> or 31<sup>st</sup>.)

You will be required to complete RD-3550-28, "Authorization Agreement for Preauthorized Payments" for all new and existing indebtedness to the Agency. It will allow for your payment to be electronically debited from your account on the day your payment is due.

6. **Reserves** – Reserves must be properly budgeted to maintain the financial viability and sustainability of any operation. Reserves are important to fund unanticipated emergency maintenance and repairs, and assist with debt service thru a debt service reserve, should the need arise. Reserves can also be established and maintained for the anticipated and expected expenses including but not limited to operation and maintenance, customer deposits, deferred interest during the construction period, and an asset management program.

As a part of this Agency loan proposal you must establish a debt service reserve fund equal to at least one annual loan installment that accumulates at the rate of 10% of one annual payment per year for ten years or until the balance is equal to one annual loan payment. Ten percent of the proposed loan installment would equal \$1,258 per month.

**The Debt Service Reserve Account must be individually tracked in the annual financial records/audits of your organization, and identified as the Debt Service Reserve Account for this specific RD funded project.**

7. **Users** – This letter of conditions is based upon your provided evidence and/or certification that there will be at least 387 residential users and 157 commercial users on the existing system when construction has been completed.

Before the Agency can agree to the project being advertised for construction bids, you must provide evidence and certification on NV 1780 Guide 8 "User Documentation" or similar certification that the total required number of users are currently using the system or signed up to use the system and that the monthly water usage projected for each by the engineer is reasonable. In the event any of the large volume users discontinue the offered service, you must obtain enough additional revenue (i.e., increase in user rates, sign up of an adequate number of other users, reduction in project scope to reduce debt service and O&M, etc.) to make up the projected income that would be lost by not having those users on the system.

8. **Effective Collection Policy** – The facility needs to be operated on a sound business plan. You will be required to develop an "Effective Collection Policy" or "Ordinance" for accounts not paid in full within a specified number of days after the date of billing. The plan should include appropriate late fees, specified timeframes for disconnection of service, and reconnection fees.
9. **Income Available** – You must maintain a rate schedule that provides adequate income to meet the minimum requirements for operation and maintenance, debt service and reserves.



- 10. Operation and Maintenance Expenses** – O&M expenses must be properly budgeted to ensure the financial viability of any operation. For planning purposes, we have projected O&M expenses based on the information provided in the preliminary engineering report and the 2014 audited financial statements which should be representative of a typical year. This information is utilized to determine loan repayment and should be reflected in your proposed operating budget. It is expected that O&M will change over each successive year and user rates will need to be adjusted on a regular basis.

Assistance is available from technical assistance resources to help you evaluate and complete a rate analysis on your system. This assistance is available free to your organization. If you are interested please contact our office for phone numbers and contacts of these organizations.

- 11. Proposed Operating Budget and User Rate Analysis** – You will be required to submit a copy of your proposed annual operating budget and rate analysis to the Agency which supports the proposed loan repayment prior to the Agency giving you written authorization to proceed with the bidding phase. The operating budget should be based on a typical year cash flow after the completion of the construction phase. The rate analysis will be required to show the number of users, their average consumption based on a twelve month consecutive average, and rate structure to support the necessary revenue to make the operating budget cash flow. Form RD 442-7, “Operating Budget” (copy attached) or similar form may be utilized for this purpose.

- 12. Insurance and Bonding Requirements** – Prior to loan closing or start of construction, whichever occurs first, you must acquire the types of insurance and bond coverage shown below. The use of deductibles may be allowed providing you have the financial resources to cover potential claims requiring payment of the deductible. The Agency strongly recommends that you have your engineer, attorney, and insurance provider(s) review proposed types and amounts of coverage, including any exclusions and deductible provisions. It is your responsibility and not that of the Agency to assure that adequate insurance and fidelity or employee dishonesty bond coverage is maintained.

- a. General Liability Insurance – Include vehicular coverage.
- b. Workers’ Compensation - In accordance with appropriate State laws.
- c. Position Fidelity Bond(s) - All positions occupied by persons entrusted with the receipt and/or disbursement of funds must be bonded. You should have each position bonded in an amount equal to the maximum amount of funds to be under the control of that position at any one time. The coverage may be increased during construction of this project based on the anticipated monthly advances. The minimum coverage acceptable to the Agency will be for each position to be bonded for an amount at least equal to one annual installment on your Agency loan(s). The amount of coverage should be discussed and approved by the Agency. Form RD 440-24, “Position Fidelity Bond” may be used for this purpose.

- d. National Flood Insurance - If the project involves acquisition or construction in designated special flood or mudslide prone areas, you must purchase a flood insurance policy at the time of loan closing.
- e. Real Property Insurance – Fire and extended coverage will normally be maintained on all structures except reservoirs, pipelines and other structures if such structures are not normally insured and subsurface lift stations except for the value of electrical and pumping equipment. Prior to the acceptance of the facility from the contractor(s), you must obtain real property insurance (fire and extended coverage) on all facilities identified above.

**13. Accounting Services** – You may be required to obtain the services of an independent licensed Certified Public Accountant (CPA). When permitted by state statutes or with the approval of the Agency, a state or Federal auditor may perform the audit in lieu of a CPA. A CPA will be considered independent if the CPA:

- a. Meets the standards for independence contained in the American Institute of Certified Public Accountants (AICPA) Code of Professional Conduct in effect at the time the CPA's independence is under review;
- b. Does not have any direct financial interest or any material indirect financial interest in the borrower during the period covered by the audit; and
- c. Is not, during the period of the audit, connected with the borrower as a promoter, underwriter, trustee, director, officer or employee.

Audit Agreement: You must enter into a written audit agreement with the auditor and submit a copy to RD prior to advertisement of bids. The audit agreement may include terms and conditions that the borrower and auditor deem appropriate; however, the agreement should include the following:

- a. A statement that the auditor will perform and document the audit work in accordance with Generally Accepted Government Auditing Standards, (GAGAS), as outlined in the attached booklet, "Government Auditing Standards (Revised 2011) available at <http://www.gao.gov/yellowbook> and the professional standards of the AICPA;
- b. A statement that the auditor will submit the completed audit and accompanying letters to your governing body 30 days prior to the date the audit is due to the Agency;
- c. A statement that the auditor will make all audit-related documents, including work papers, available to the Agency or its representatives, upon request; and
- d. A statement that the auditor will immediately report, in writing, all irregularities and illegal acts to your governing body and the Agency.

**The Agency will require your auditing firm to complete NV 1780 Guide 6 (copy attached) regarding preparation of your financial statements.**

Prior to permanent loan closing, you must certify to the Agency that the accounts and records as required by your bond ordinance have been established and are operational.



Quality Review Requirement: As required by GAGAS, the auditor must belong to and participate in an external quality review program and provide you with a copy of the most recent quality review report. These reviews are performed every three (3) years by an independent organization to determine if the auditor is following established audit procedures and applicable auditing standards.

Audit Requirements: The following management data will be required from you on an annual basis and be submitted to the Agency as specified below:

A borrower that expends \$750,000 or more in federal financial assistance per fiscal year shall submit an audit performed in accordance with the requirements of OMB Circular 2 CFR 200, Subpart F. As described above, the total federal funds expended from all sources shall be used to determine federal financial assistance expended. Projects financed with interim financing are considered federal expenditures. OMB Circular 2 CFR 200, Subpart F audits shall be submitted no later than nine (9) months after the end of the fiscal year. In addition to submitting one (1) copy of the audit report to the Agency, the borrower is also required to submit copies of OMB Circular 2 CFR 200, Subpart F audits, accompanying audit letters (the "reporting package"), and the Data Collection Form to the Federal clearinghouse designated by OMB to retain as an archival copy. The Federal clearinghouse address is: Federal Audit Clearinghouse, Bureau of the Census, 1201 E. 10th Street, Jeffersonville, IN 47132. RUS Bulletin 1780-31, "Water Programs Compliance Supplement for OMB Circular A-133 Audits" available from our website located at <http://www.rd.usda.gov/publications/regulations-guidelines/bulletins/water-environmental>, outlines the requirements of OMB Circular A-133 audits.

A borrower that expends less than \$750,000 in Federal financial assistance per fiscal year and has an outstanding Agency loan balance of \$1,000,000 or more shall submit an audit performed in accordance with Water and Waste audit requirements (i.e., a GAGAS audit). These audits shall be submitted to the Agency no later than 150 days after the end of the fiscal year. One (1) copy of the audit report is required by the Agency. An audit performed in accordance with Water and Waste audit requirements should not be submitted to the Federal clearinghouse. RUS Bulletin 1780-30, "Water Programs Audit Guide and Compliance Supplement" outlines the requirements for Water Programs Audits.

A borrower that expends less than \$750,000 in Federal financial assistance per fiscal year and has an outstanding Agency loan balance of less than \$1,000,000 may submit a management report in lieu of an audit report unless notified by the Agency otherwise. Management reports shall be submitted to RD no later than 60 days after the end of the fiscal year. A year-end management report shall consist of Form RD 442-3, "Balance Sheet", and Form RD 442-2, "Statement of Budget, Income and Equity", or forms that provide the information in a similar format. Form RD 442-2 should have Schedule 1, all columns completed on page 1 and page 2. Schedule 2 is not required for year-end reports. An annual audit report or similar financial statement may be submitted in lieu of Forms RD 442-2 and 442-3. The financial report must be submitted no later than 150 days after the end of the borrower's fiscal year.

Compensation for preparation of the OMB Circular 2 CFR 200, Subpart F audit or your annual audit is not included in project funds and should be paid from the operational revenues generated from your system operation.

**Annual Budget and Projected Cash Flow:** Thirty (30) days prior to the beginning of each fiscal year, you will be required to submit an annual budget and project cash flow to the Agency. You should submit a copy of Form RD 442-2, "Statement of Budget, Income and Equity", Schedule 1, page 1; and Schedule 2, Projected Cash Flow. The only data required at this time on Schedule 1, page 1, is columns 2 and 3. All of Schedule 1, page 2 and Schedule 2, Projected Cash Flow will be required. **You may submit the annual budget prepared as required by the Nevada Department of Taxation or other financial statements for cash flow projections rather than Form RD 442-2.** With the submission of the annual budget, you will be required to provide a current rate schedule, a current listing of the Board or Council members and terms.

**14. Legal Services** – The Agency will need to review the "Legal Services Agreement" if you are not utilizing the services of the district attorney. The owner's attorney will certify that the executed contract documents, including performance and payment bonds on contracts over \$100,000 are adequate and that the persons executing these documents have been properly authorized to do so in accordance with RUS Instruction 1780.61(b).

**15. Property Rights** – Prior to advertisement for construction bids, you must furnish satisfactory evidence that you have or can obtain adequate continuous and valid control over the lands and rights-of-ways needed for the project. Acquisitions of necessary land and rights must be accomplished in accordance with the Uniform Relocation and Real Property Acquisition Act. Such evidence of control over the lands and rights must be in the following form:

- a. **Right-of-Ways** – A right-of-way map will be required showing clearly the location of all lands and right-of-ways needed for the project. The map must designate public and private lands and rights and the appropriate legal ownership thereof. A certification and legal opinion relative to title to right-of-ways and easements is required. Form RD 442-22, "Opinion of Counsel Relative to Rights-of-Way", and Form RD 442-21, "Right-of-Way Certificate" may be used. These forms may contain a few exceptions such as properties that must be condemned; however, prior to the start of construction or loan closing, whichever occurs first, new forms must be provided which do not provide for any exceptions.
- b. **Preliminary Title Work** – A separate Form 1927-9, "Preliminary Title Opinion" along with copies of deeds, contracts or options for any lands needed other than rights-of-way, may be used for each property currently owned or to be acquired.
- c. **Final Title Work** – On the day of loan closing, your attorney must furnish a separate final title opinion on all existing land(s) and those to be acquired on the day of loan closing. Form RD 1927-10, "Final Title Opinion" may be used.

**16. Restrictions on Lobbying** - In order to comply with Section 319 of Public Law 101-121 which prohibits applicants and recipients of Federal contracts, grants and loans from using Federal appropriated funds for lobbying, the Federal Government in connection with the award of a specific contract, grant or loan, the **Applicant**, and all contractors and subcontractors must:

- a. Execute the attached Certification for Contracts, Grants, and Loans.
- b. Complete Standard Form LLL, "Disclosure of Lobbying Activities", if they have made, or agreed to make payment, using funds other than Federal appropriated funds, to influence or attempt to influence a decision in connection with the contract.

The Certification (and, if appropriate, the Disclosure) must be provided to USDA, Rural Development.

**17. System for Award Management and Universal Identifier Requirements** – Requirement for System for Award Management (SAM)

- a) You as the recipient must maintain the currency of your information in the SAM system and until all funds under this award have been disbursed or de-obligated, whichever is later. This requires that you review and update the information at least annually after the initial registration, and more frequently if required by changes in your information or another award term. Recipients can register on-line at ([www.sam.gov](http://www.sam.gov)).
- b) You as the recipient may not make a sub-award to an entity unless the entity has provided its Data Universal Numbering System (DUNS) number to you. Sub-recipients with sub-awards of \$25,000 or more must also have and maintain a current SAM registration.

**18. Environmental Requirements** –

- a. Mitigation - At the conclusion of the proposal's environmental review process, specific actions were determined necessary to avoid or minimize adverse environmental impacts. All mitigation measures must be followed as described in the environmental report. The project as proposed has been evaluated to be consistent with all applicable environmental requirements. If the project or any project element deviates from or is modified from the original approved project, additional environmental review may be required. Prior to loan closing you and the Engineer must certify that all the following mitigation measures have been met using NV 1780, Guide 23 "Environmental Review Mitigation Certification".
- b. The following action is required for successful completion of the project and must be adhered to during project design and construction. Compliance with the Programmatic Agreement between Storey County, the Bureau of Land Management, the US Army Corp of Engineers and the Nevada State Historic Preservation Office.
- c. Project Modifications – The project as proposed has been evaluated to be consistent with all applicable environmental requirements. If the project or any project element deviates

from or is modified from the original approved project, additional environmental review may be required.

When constructing a project involving trenching and/or other related earth excavations, Contractor shall comply with the following environmental constraints:

I. Wetlands – When disposing of excess, spoil, or other construction materials on public or private property, Contractor shall not fill in or otherwise convert wetlands.

II. Floodplains – When disposing of excess, spoil, or other construction materials on public or private property, Contractor shall not fill in or otherwise convert 100 year floodplain areas delineated on the latest Federal Emergency Management Agency Floodplain Maps, or other appropriate maps, i.e., alluvial soils on NRCS Soil Survey Maps.

III. Historic Preservation – Any excavation by Contractor that uncovers an historical or archaeological artifact shall be immediately reported to Owner and a representative of Agency. Construction shall be temporarily halted pending the notification process and further directions issued by Agency after consultation with the State Historic Preservation Officer (SHPO).

IV. Endangered Species – Contractor shall comply with the Endangered Species Act, which provides for the protection of endangered and/or threatened species and critical habitat. Should any evidence of the presence of endangered and/or threatened species or their critical habitat be brought to the attention of Contractor, Contractor will immediately report this evidence to Owner and a representative of Agency. Construction shall be temporarily halted pending the notification process and further directions issued by Agency after consultation with the U.S. Fish and Wildlife Service.

**19. Vulnerability Assessments (VA) and Emergency Response Plans (ERP)** – Congress enacted the Public Health Security and Bioterrorism Preparedness Response Act of 2002, Public Law 107-188 (Bioterrorism Act). The Bioterrorism Act amended the Safe Drinking Water Act (SDWA) to require all medium and large sized community water system (serving populations greater than 3,300) to assess vulnerability to terrorist attack and develop emergency plans for response to such an attack. Medium and large community water systems are being monitored by the U.S. EPA for completion of VA's and ERP's.

The Agency requires all financed water and wastewater systems to have a vulnerability assessment (VA) and an emergency response plan (ERP) in place. New water or wastewater systems must provide a certification that an ERP is complete prior to the start of operations. A certification that a VA is complete must be submitted within one year of the start of operations. Borrowers with existing systems must provide a certification that a VA and ERP are completed prior to bid authorization. Certification may be provided on NV 1780 Guide 12 "Vulnerability Assessment/Emergency Response Plan Certification".



The Agency does not need or want a copy of the VA or ERP. The requested certification will be sufficient to meet our needs. Technical assistance providers are available to provide on-site assistance if desired.

20. **System Operators Certification** – Nevada Administrative Code (NAC 445A) requires a utility to have a properly licensed/certified operator. The governing board will be required to provide written certification to the Agency that the system has a fully licensed/certified operator with the correct level of certification based on the requirements of Nevada Administrative Code (NAC) 445A for treatment, distribution and/or collection prior to the start of operations for newly installed treatment facilities or new systems, or prior to going out to bid for all replacement/renovation or extension projects.
21. **Permits** – The owner, contractor or responsible party will be required to obtain all required permits for the project prior to advertisement for construction bids. A narrative opinion from your attorney concerning all permits, certificates, licenses and other items necessary to show that all legal requirements can be met and stating how they will be met.
22. **Applicable State Statutes and Requirements** – All applicable State statutes and requirements must be met.
23. **Engineering Services** – The Agency must approve any agreements and modifications to agreements for professional engineering services. The agreement for engineering services should consist of the Engineers Joint Contract Documents Committee (EJCDC) documents as indicated in RUS Bulletin 1780-26, “Guidance for the Use of EJCDC Documents on Water and Waste Projects with RUS Financial Assistance” or other approved form of agreement. Engineering Services will be guided by RUS Bulletin 26 and the following paragraphs:
  - a. Preliminary Design Phase – is not to begin until after obligation of loan/grant funds. You shall authorize the engineer in writing using NV 1780 Guide - 15 “Authorization to Proceed with Design” (copy to RD) to proceed with the following:
    - I. Prepare Preliminary Design Phase documents consisting of final design criteria, preliminary drawings, outline specifications and written descriptions of the Project.
    - II. Provide necessary field surveys and topographic and utility mapping for design purposes.
    - III. Provide three copies of maps showing the general location of required construction easements and permanent easements and the land to be acquired.
    - IV. Advise Owner if additional reports, data or other information or services (outlined in Exhibit B of Engineer’s Services) that would be necessary and assist Owner in obtaining such reports, data or other information and services.

- V. Based on the information contained in the Preliminary Design Phase documents, submit a revised opinion of probable Construction Cost and any adjustments to Total Project Costs known to Engineer, which will be itemized in accordance EJCDC conventions.
  - VI. Perform or provide the following: Participate in the Preliminary Assessment Hearing or other public information meeting; and Prepare easement descriptions and exhibits for use by you and Attorney for the negotiation and acquisition of utility easements.
  - VII. Furnish 1 copy of the Preliminary Design Phase documents for review by you and RD within **30** days of authorization to proceed with this phase.
- b. Final Design Phase – after review of the Preliminary Design Phase by RD, you shall notify the Engineer in writing using NV 1780 Guide 15 (Copy to RD) to proceed with the Final Design Phase including any required modifications or changes in scope, extent, character or design of the Project. RUS Bulletin 1780-26 Exhibit B will be completed by the city and project engineer prior to completion of the final design:
- I. Engineer to prepare final drawings and specifications showing the scope, extent and character of the work to be performed and furnished by the Contractor.
    - a. The forms and documents to be used in the specifications will be reviewed with the RD Engineer.
  - II. Prepare and provide technical criteria, written descriptions, design data and forms and assist you in filing applications for permits from or approvals of governmental authorities having jurisdiction to review or approve the final design of the Project, and assist you in consultations with any other appropriate authorities.
  - III. Advise you of any adjustments to the opinion of probable Construction Cost and any adjustments to Total Project Costs known to the Engineer.
  - IV. The final plans will be submitted **30** from the date authorized.
  - V. Submit 1 set of Final Plans and Specifications and a revised opinion of probable Construction Cost to you and RD within the timeframe required in the engineering agreement of authorization to proceed with this phase. Evidence of compliance with all federal, state and local requirements will also be provided. Copies of all permits needed for the Project must be provided for review.

**24. Resident Project Representative** – Full-time observation is required unless waived or modified by the Agency in writing prior to advertisement for bids. This service is to be

provided by the consulting engineer or other arrangements as approved by the Agency. Prior to the pre-construction conference, a resume of qualifications of the resident inspector(s) will be submitted to the owner and Agency for review and approval. The owner will provide a letter of acceptance for all proposed observers to the engineer and Agency. The resident inspector(s) must attend the pre-construction conference.

**25. Contract Documents, Final Plans and Specifications –**

- a. The contract documents should consist of the EJCDC Construction Contract Documents as indicated in RUS Bulletin 1780-26 or other approved form of agreement.
- b. The contract documents, final plans, and specifications must comply with RUS Instruction 1780, Subpart C – Planning, Designing, Bidding, Contracting, Construction and Inspections and be submitted to the Agency for approval prior to advertisement for bids.
- c. The use of any procurement method other than competitive bidding must be requested in writing and approved by the Agency.
- d. The Agency requires a pre-construction conference – after bid award and prior to issuing a Notice to Proceed, a pre-construction conference must be held to discuss the owner's, engineer's, contractor's and funding agency responsibilities. At the pre-construction conference, a date will be set to hold mandatory monthly construction progress meetings to discuss progress or lack thereof, potential change orders, safety concerns, submittals, pay request, etc. A pre-final, final, and warranty inspection are also required.
- e. The Agency requires prior agency concurrence with all Change Orders, Invoices, and Payment Estimates.
- f. The Agency will monitor construction through routine inspections, review of monthly payment estimates, changes orders and the inspector's daily record to protect the interest of the Agency.

**26. Civil Rights & Equal Opportunity – You should be aware of and will be required to comply with other federal statute requirements including but not limited to:**

- A. Civil Rights Act of 1964 – All borrowers are subject to and facilities must be operated in accordance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d *et seq.*) and 7 CFR 1901 subpart E, particularly as it relates to conducting and reporting of compliance reviews. Instruments of conveyance for loans and/or grants subject to the Act must contain the covenant required in 7 CFR 1901 Subpart E paragraph 202(e).

The nondiscrimination statement set out below shall be posted in all borrowers' offices and included, in full, and on all materials that are produced by the borrower for public information, public education, or public distribution:

**“This institution is an equal opportunity provider and employer.”**

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html), or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at [program.intake@usda.gov](mailto:program.intake@usda.gov).

If the material is too small to permit the full statement to be included, the material will at minimum include the statement, in print size no smaller than the text, that “This institution is an equal opportunity provider.”

- B. Civil Rights Compliance Reviews – RD financial programs must be extended without regard to race, color, religion, sex, national origin, marital status, age, or physical or mental handicap. The Applicant is required to gather racial identity and national origin information on the people in the community and the service area being served by the “Federally assisted program”. This information must be provided to RD periodically for required Compliance Reviews during the application process and during the term of the loan.**
- C. Section 504 of Rehabilitation Act of 1973 – All recipients of RD funding must comply with Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. 794). No handicapped individual in the United States shall, solely by reason of their handicap, be excluded from participation in, be derived of benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance. A “Self Evaluation and Transition Plan” will be required to be completed, prior to the loan and grant being closed. The Federal Access Board may be contacted for a copy of the ADAAG checklist ([www. Access-board.gov](http://www.Access-board.gov) or (800) 872-2253), which may be used to complete the self-evaluation.
- D. The Americans with Disabilities Act (ADA) of 1990 – This Act (42 U.S.C. 12101 *et seq.*) prohibits discrimination on the basis of disability in employment, State and local government services, public transportation, public accommodations, facilities, and telecommunications. Title II of the Act applies to facilities operated by State and local public entities which provides services, programs and activities. Title III of the Act applies to facilities owned, leased, or operated by private entities which accommodate the public.
- E. Age Discrimination Act of 1975 – This Act (42 U.S.C. 6101 *et seq.*) provides that no person in the United States shall on the basis of age, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.



Agency financial programs must be extended without regard to race, color, religion, sex, national origin, marital status, age, or physical or mental handicap.

**27. Bid Authorization** – Once all the conditions outlined in this letter have been met, the Agency may authorize you to advertise the project for construction bids. Such advertisement must be in accordance with appropriate State statutes. Immediately after bid opening you must provide the Agency with (a) bid tabulation, (b) bid, (c) bid bond (d) Compliance Statement and (e) your engineer's evaluation of bids and (f) your recommendations for contract awards. If the Agency agrees that the construction bids received are acceptable, adequate funds are available to cover the total project costs, and all the administrative conditions of loan approval have been satisfied, loan closing instructions will be issued to you setting forth any further requirements that must be met before a Notice of Award may be issued. Bidding will be guided by RUS Bulletin 1780-26 and the following paragraphs:

- a. Contract bidding will be authorized by RD only after the final design has been reviewed and accepted; funding has been arranged; and loan closing instructions have been completed by the USDA Office of General Counsel (OGC).
- b. After you receive NV 1780 - Guide 19, "Authorization to Bid" from RD, you shall authorize the Engineer to proceed with the bid phase. The Engineer will provide the following:
  - I. The Engineer will assist you in completing NV 1780 Guide 18 "Affirmative Steps" or providing a written statement to RD of the steps taken to comply with affirmative action to assure that small, minority and women-owned businesses will be utilized when possible on projects as a source of supplies, equipment, construction and services.
  - II. Bidding will be in accordance with EJCDC standards.
  - III. The Engineer will assist you in advertising for and obtaining bids for the Work and maintaining a record of prospective bidders to who Bidding Documents have been issued, attend pre-Bid conferences, if any, and receive and process Contractor deposits for accessing the Bid Documents.
  - IV. Issue Addenda as appropriate to clarify, correct or change the Bidding Documents.
  - V. Consult with you as to the acceptability of subcontractors, vendors, suppliers and other person and entities proposed by Contractor for those portions of the Work as to which such acceptability is required by the Bidding Documents.
  - VI. Determine the acceptability of substitute materials and equipment proposed when substitution is necessary because the specified item is incompatible with the Project or fails to comply with applicable codes.

- VII. Perform or provide other additional Bidding tasks as necessary in the obtaining and delivery of acceptable bids for the Project.
- VIII. Consult with you and RD on qualifications and acceptance of qualified apparent low bidder. Provide RD with bid tabulation and Engineer's evaluation of bids and recommendations for contract awards.
- IX. Contracts will be completed in accordance with RUS Bulletin 1780-26, Exhibit C and NV 1780 - Guide 16, "EJCDC Contract Document List"
- 28. Construction Phase** – Pre-Construction Conference – A Pre-construction conference must be held. It will be directed or led by the Engineer. It is expected that you, Rural Development, Engineer, Resident Inspector, Contractor, Sub-contractors and others attend. The Notice to Proceed with construction will be authorized at or after this meeting.
- 29. Drug-Free Workplace** – All recipients of RD grants must provide a drug-free workplace. Form AD 1049, "Certification Regarding Drug-Free Workplace Requirements", must be completed.
- 30. Technical, Managerial and Financial Capacity** – It is required that members of the Board of Directors, City Council members, trustees, commissioners and other governing members possess the necessary technical, managerial, and financial capacity skills to provide direction for the water or waste facility. For those members lacking the necessary skills, it is recommended members receive training within one year of appointment or election to the governing board. The content and amount of training should be tailored to the needs of the particular individual and the utility system. Ordinarily, applicants and borrowers will be expected to pay the costs associated with training. When applicants lack the resources to pay these costs, they may be included as an eligible project cost, if determined appropriate and reasonable by the Approval Official.
- 31. Loan and Grant Closing** – The loan will be closed in accordance with instructions prepared by OGC.
  - A. Post-closing Issues or Errors – The parties agree and acknowledge that it is their intent to close this transaction in the required manner. As part of loan closing instructions and upon the request of RD, the Borrower/Grantee agrees to fully cooperate and adjust any post-closing issues or errors necessary or desirable in the reasonable discretion of, or required by the laws and regulations governing Rural Development, its programs, policies, or operations. If additional costs are involved in performing these duties, those costs will be borne by the parties as required under the terms of the program, loan documents, security agreements, and/or other supplemental agreements. If post-closing issues are not satisfactorily resolved, the transaction shall be voidable by RD.
  - B. Operational Review – At the time of loan closing an Operational Review of the Project will be made by RD. See NV 1780 Guide 27 – "Operation Review / Security Visit Checklist". The review will be made of the borrower's total operational and

management practices including records and accounts to be maintained. Subsequent reviews will be made at least every three years thereafter.

- C. **Borrower Graduation Requirement Certification** – At the time of loan closing the Borrower will certify that they understand that the law requires them to refinance their loan when other credit is available at reasonable rates and terms. NV 1780 Guide 24 - “Graduation Certification” will be used for this certification

**32. Cost Overruns** – Cost overruns exceeding 20% of the development cost at time of loan or grant approval or where the scope of the original purpose has changed will compete for funds with all other applications on hand as of that date. Cost overruns must be due to high bids or unexpected construction problems that cannot be reduced by negotiations, redesign, use of bid alternatives, rebidding or other means prior to consideration by the Agency for subsequent funding. Such requests will be contingent on the availability of funds.

**33. Use of Remaining Funds** – Applicant contributions and connection or tap fees will be the first funds expended in the project. Remaining funds may be considered in direct proportion to the amounts obtained from each source and handled as follows:

- Remaining funds may be used for eligible loan and grant purposes, provided the use will not result in major changes to the original scope of work and the purpose of the loan and grant remains the same.
- Agency loan funds that are not needed will be applied as an extra payment on the Agency indebtedness unless other disposition is required by the bond ordinance, resolution, or State statute.
- Grant funds not expended for authorized purposes will be cancelled within 30 days of project completion. Prior to actual cancellation, you and your attorney and engineer will be notified of the Agency’s intent to cancel the remaining funds and given appropriate appeal rights.

**34. Graduation** – By accepting this loan, you are also agreeing to refinance (graduate) the unpaid loan balance in whole, or in part, upon request of the Government. If at any time the Agency determines your entity is able to obtain a loan for such purposes from responsible cooperative or private sources at reasonable rates and terms, you will be requested to refinance.

If the conditions set forth in this letter are not met within 12 months from the date of this letter, the Agency reserves the right to discontinue processing of the application. The applicant must meet all the conditions of the Letter of Conditions prior to going out for construction or procurement bid. In the event the project has not advanced to the point of loan closing within 18 months and it is determined the applicant still wishes to proceed, it may be necessary to review the conditions outlined in this letter. If during that review, it is determined the conditions outlined are no longer adequate, the Agency reserves the right to require that the letter of conditions be revised or replaced.

The attachments listed below are attached to your copy of this letter as noted. Enclosed are the following:

- Form RD 1942-46, "Letter of Intent to Meet Conditions"
- Form RD 1940-1, "Request for Obligation of Funds"
- RUS Bulletin 1780-12, "Water or Waste System Grant Agreement"
- RUS Bulletin 1780-27, "Loan Resolution (Public Bodies)"
- RD-3550-28, "Authorization Agreement for Preauthorized Payments"
- Form RD 442-7, "Operating Budget"
- Form RD 442-3, "Balance Sheet"
- Form RD 442-2, "Statement of Budget, Income and Equity"
- NV 1780 Guide 6, "Accounting, Reporting System and Audit Agreement Approval"
- NV 1789 Guide 8, "User Documentation"
- NV 1780 Guide 12, Vulnerability Assessment / Emergency Response Plan Certification
- NV 1780 Guide 15, "Authorization to Proceed with Design"
- NV 1780 Guide 16, "EJCDC Contract Document List"
- NV 1780 Guide 18, "Affirmative Steps"
- NV 1780 Guide 23, "Environmental Mitigation"
- NV 1780 Guide 24, "Graduation Certification"
- NV 1780 Guide 27, "Operational Review"
- Form RD 442-22, "Opinion of Counsel Relative to Rights-of-Way"
- Form RD 442-21, "Right-of-Way Certificate"
- Form RD 1927-9, "Preliminary Title Opinion"
- Form RD 1927-10, "Final Title Opinion"

We believe the information in this letter clearly sets for the conditions which must be complied with; however, this letter does not relieve you from meeting the requirements of RUS Instruction 1780. We look forward to continue working with you to complete this project and if you have any questions please contact Lisa Goodfellow, Community Programs Specialist at 775-887-1222, ext. 114 or by e-mail at [Lisa.Goodfellow@nv.usda.gov](mailto:Lisa.Goodfellow@nv.usda.gov).

Sincerely,



Cheryl Couch  
Community Programs Director

Attachments

cc: Sarah Adler, State Director  
USDA Rural Development



## Storey County Board of County Commissioners Agenda Action Report

**Meeting date:** December 1, 2015

**Estimate of time required:** 1-5 Minutes

**Agenda:** Consent ☒ Regular agenda ☐ Public hearing required ☐

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1. **Title:** Reappoint Mike Nevin to serve as the Storey County Representative on the Carson Truckee Water Conservancy District
2. **Recommended motion:** Move for approval as part of the Consent Agenda unless a request is made to remove and discuss separately. If so then; Move to reappoint Mike Nevin to serve as the Storey County Representative on the Carson Truckee Water Conservancy District.
3. **Prepared by:** Pat Whitten – County Manager  
  
**Department:** Commissioner's Office **Telephone:** 847-0968
4. **Staff summary:** Mike Nevin has been our designated representative practically since being hired. He regularly attends scheduled meetings, is interested and willing to continue as our representative and is the most logical person to appoint. Staff recommends reappointment.
5. **Supporting materials:** Email dated November 13, 2015 from MaryPat Eymann

6. **Fiscal impact:**

Funds Available: Minimal Publication Fees Fund: General Admin \_\_\_ Comptroller

7. **Legal review required:** None \_\_\_ District Attorney

8. **Reviewed by:**

\_\_\_ Department Head

Department Name:

*R. Whitten* County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No. 7

## Pat Whitten

---

**From:** Mike Nevin  
**Sent:** Tuesday, November 17, 2015 10:30 AM  
**To:** Pat Whitten  
**Cc:** Mary Pat Eymann  
**Subject:** FW: Board Term Expiration

Hi Pat,

My current term as a board member On the Carson Truckee Water Conservancy District representing Storey County expires on December 31, 2015. If you wish for me to continue serving as Storey County's representative the BOC would need to take official action to have me re-appointed to a new 4 year term starting on January 1, 2016. Please see email from MaryPat Eymann below. It is likely this could be added to either the consent or regular agenda for the December 1<sup>st</sup> BOC meeting.

Thanks

Mike Nevin  
Public Works Director  
Storey County  
[mnevin@storeycounty.org](mailto:mnevin@storeycounty.org)  
Office (775) 847-0958  
Cell (775) 745-4354  
Storey County is an Equal Opportunity Provider and Employer

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**From:** Mary Pat Eymann [<mailto:marypat.wcwcd@gmail.com>]  
**Sent:** Friday, November 13, 2015 9:46 AM  
**To:** [c30232@gmail.com](mailto:c30232@gmail.com); [gwenw@phonewave.net](mailto:gwenw@phonewave.net); [gwenw@cccomm.net](mailto:gwenw@cccomm.net); Mike Nevin <[mnevin@storeycounty.org](mailto:mnevin@storeycounty.org)>  
**Subject:** Board Term Expiration

Good Morning,

Your appointments are up at the end of December. I need to have either your Counties or Boards re-appoint you. If you are not planning on continuing the Counties/Boards need to send letters to the Governor's Office with at least two nominees.

Thank you,

**MaryPat Eymann**

**Washoe County Water Conservation District**  
**Carson Truckee Water Conservancy District**  
295 Holcomb Ave. Suite A  
Reno, NV 89502-1085  
775 322 9139  
775 322 7266 fax  
[marypat.wcwcd@gmail.com](mailto:marypat.wcwcd@gmail.com)  
[www.ctwcd.com](http://www.ctwcd.com)



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## Storey County Board of County Commissioners

### Agenda Action Report

**Meeting date:** December 1, 2015

**Estimate of time required:** 5 min.

**Agenda:** Consent ☒ Regular agenda ☐ Public hearing required ☐

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1. **Title:** Approval of Treasurer Report for October 2015

2. **Recommended motion:** Approval of report as submitted

3. **Prepared by:** Vanessa Stephens

**Department:** Clerk & Treasurer

**Telephone:** 847-0969

4. **Staff summary:** Report is attached.

5. **Supporting materials:**

6. **Fiscal impact:**

Funds Available:

Fund:

\_\_\_\_ Comptroller

7. **Legal review required:**

\_\_\_\_ District Attorney

8. **Reviewed by:**

\_\_\_\_ Department Head

Department Name: Clerk & Treasurer

\_\_\_\_ County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No. 8



## AD VAL FOR THE MONTH OF OCTOBER 2015

	001 GENERAL	001-500 INDUST GID	150 SCH OP	160 SCH DB	060 CAP AQU	170 STATE	010 IND MED	185 IND ACC	001 YOUTH	250 FIRE/EMER	200 TRI Payback	001 PENALTIES	001-34104 A/R 6%	001-36506 OVRPMT	165 A/R 2%	TOTAL
TREASURER																
2010/2011	\$ 116.31		\$ 49.22	\$ 9.49	\$ 3.28	\$ 11.15	\$ 0.65	\$ 0.99	\$ 0.30	\$ 35.76		\$ 22.85				\$ 250.00
2011/2012																\$ -
2012/2013																\$ -
Special Assess																\$ -
Total 2012-2013	\$ 278.70	\$ -	\$ 118.34	\$ 22.84	\$ 7.90	\$ 26.82	\$ 1.56	\$ 2.36	\$ 0.16	\$ 85.32		\$ 124.31				\$ -
2013/2014																\$ -
Special Assess																\$ -
Total 2013/2014	\$ 278.70	\$ -	\$ 118.34	\$ 22.84	\$ 7.90	\$ 26.82	\$ 1.56	\$ 2.36	\$ 0.16	\$ 85.32		\$ 124.31				\$ 668.31
Subtotal	\$ 395.01	\$ -	\$ 167.56	\$ 32.33	\$ 11.18	\$ 37.97	\$ 2.21	\$ 3.35	\$ 0.46	\$ 121.08		\$ 147.16				\$ 918.31
2014/2015	\$ 813.49	\$ 1,718.56	\$ 1,071.64	\$ 206.77	\$ 71.44	\$ 241.99	\$ 14.33	\$ 21.42	\$ 6.43	\$ 777.41		\$ 948.31				\$ -
Special Assess																\$ -
TOTAL 2014/2015	\$ 813.49	\$ 1,718.56	\$ 1,071.64	\$ 206.77	\$ 71.44	\$ 241.99	\$ 14.33	\$ 21.42	\$ 6.43	\$ 777.41		\$ 948.31				\$ 5,891.79
TOTAL PRIOR	\$ 1,208.50	\$ 1,718.56	\$ 1,239.20	\$ 239.10	\$ 82.62	\$ 279.96	\$ 16.54	\$ 24.77	\$ 6.89	\$ 898.49		\$ 1,095.47				\$ 6,810.10
2015/2016	\$ 276,472.30	\$ 442,510.19	\$ 307,736.50	\$ 59,281.79	\$ 20,178.18	\$ 68,897.82	\$ 3,975.54	\$ 6,011.99	\$ 1,767.63	\$ 220,937.41		\$ 2,497.89				\$ 1,410,267.24
Special Assess																\$ -
TOTAL 15/16	\$ 276,472.30	\$ 442,510.19	\$ 307,736.50	\$ 59,281.79	\$ 20,178.18	\$ 68,897.82	\$ 3,975.54	\$ 6,011.99	\$ 1,767.63	\$ 220,937.41		\$ 2,497.89				\$ 1,410,267.24
TOTAL SECURED	\$ 277,680.80	\$ 444,228.75	\$ 308,975.70	\$ 59,520.89	\$ 20,260.80	\$ 69,177.78	\$ 3,992.08	\$ 6,036.76	\$ 1,774.52	\$ 221,835.90		\$ 3,593.36		\$ 2.60		\$ 1,417,079.94
Refund Secured																\$ -
REPORT TOTALS	\$ 277,680.80	\$ 444,228.75	\$ 308,975.70	\$ 59,520.89	\$ 20,260.80	\$ 69,177.78	\$ 3,992.08	\$ 6,036.76	\$ 1,774.52	\$ 221,835.90		\$ 3,593.36		\$ 2.60		\$ 1,417,079.94
ASSESSOR																
2006/2007																\$ -
2007/2008																\$ -
2008/2009																\$ -
2009/2010																\$ -
2010/2011																\$ -
2011-2012																\$ -
2012-2013																\$ -
2013/2014																\$ -
Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -				\$ -
2014/2015	\$ 282.06	\$ 119.39	\$ 23.04	\$ 23.04	\$ 7.96	\$ 27.06	\$ 1.59	\$ 2.39	\$ 0.72	\$ 86.69		\$ 59.88	\$ 35.92		\$ 11.98	\$ 658.68
TOTAL PRIOR	\$ -	\$ 282.06	\$ 119.39	\$ 23.04	\$ 7.96	\$ 27.06	\$ 1.59	\$ 2.39	\$ 0.72	\$ 86.69		\$ 59.88	\$ 35.92		\$ 11.98	\$ 658.68
2015/2016	\$ 4,235.59	\$ 18,821.35	\$ 9,759.28	\$ 1,882.31	\$ 650.36	\$ 2,211.48	\$ 129.93	\$ 194.65	\$ 58.30	\$ 7,084.89		\$ 13.30	\$ 2,936.56		\$ 978.87	\$ 48,956.87
Overpayment																
TOTAL UNSEC	\$ 4,235.59	\$ 19,103.41	\$ 9,878.67	\$ 1,905.35	\$ 658.32	\$ 2,238.54	\$ 131.52	\$ 197.04	\$ 59.02	\$ 7,171.58		\$ 73.18	\$ 2,972.48		\$ 990.85	\$ 49,615.55
MISC																
PX, PC DIST																\$ -
MX DIST																\$ -
PX DIST	\$ 453,355.39	\$ 191,893.75	\$ 37,022.70	\$ 12,792.92	\$ -	\$ -	\$ 2,558.58	\$ 3,837.88	\$ 1,151.36	\$ 139,340.45		\$ -	\$ -		\$ -	\$ 841,953.03
PC DIST																\$ -
GRAND TOTAL	\$ 735,271.78	\$ 463,332.16	\$ 510,748.12	\$ 98,448.94	\$ 33,712.04	\$ 71,416.32	\$ 6,682.18	\$ 10,071.68	\$ 2,984.90	\$ 368,347.93		\$ 3,666.54	\$ 2,972.48	\$ 2.60	\$ 990.85	\$ 2,308,648.52

STOREY COUNTY TREASURER  
TREASURER'S ACCOUNTING  
MONTHLY BALANCING SHEET  
FOR 10/2015

ACT DESCRIPTION	BAL. FORWARD	RECEIPTS	DISBURSEMENTS	PAYROLLS	JOURN VOUCHERS	TRANSFERS IN	TRANSFERS OUT	ENDING BALANCE
193 WELLS FARGO USDA CASH	.00	.00	.00	.00	.00	.00	.00	.00
194 DISTRICT COURT HOLDING	6,932.58	300.00	.00	.00	.00	.00	.00	7,232.58
195 CASH IN BANK	5,123.50	.00	.00	.00	.00	.00	.00	5,123.50
197 BUSINESS BANK CARDS	.00	.00	.00	.00	.00	.00	.00	.00
198 B OF A PROPERTY SALES	.00	.00	.00	.00	.00	.00	.00	.00
199 WELLS FARGO CC ACCOUNT	7,997,814.73	3,184,756.27	1,894,027.27	974,813.31	56,388.29	.00	.00	8,370,118.71
191 WELLS FARGO MONEY MARKET	7,159,202.50	.00	.00	.00	.00	.00	.00	7,159,202.50
196 STATE LGIP ACCOUNT	8,178,894.70	.00	.00	.00	.00	.00	.00	8,178,894.70
901 OLD COINS	439.30	.00	.00	.00	.00	.00	.00	439.30
903 PETTY CASH	1,100.00	.00	.00	.00	.00	.00	.00	1,100.00
904 PETTY CASH SHERIFF	2,000.00	.00	.00	.00	.00	.00	.00	2,000.00
905 PETTY CASH ASSESSOR	200.00	.00	.00	.00	.00	.00	.00	200.00
001 GENERAL	5,201,815.70	1,641,186.58	593,367.17	563,578.26	228,700.25	.00	.00	5,457,356.60
010 INDIGENT MEDICAL	500,419.04	6,682.18	11,074.49	.00	.00	.00	.00	496,026.73
015 INDIGENT ASSISTANCE -TAX	.00	.00	.00	.00	.00	.00	.00	.00
020 ROADS	985,867.69	59,580.42	15,577.96	30,077.75	80,718.05	.00	.00	1,080,510.45
024 RESTITUTION	838.00	434.00	1,472.00	.00	.00	.00	.00	200.00
030 FIRE	35,511.15	.00	1,321.40	.00	63,195.20	.00	.00	100,027.75
035 FIRE EMERGENCY	.00	.00	.00	.00	.00	.00	.00	.00
040 FIRE DISTRICT	.00	.00	.00	.00	.00	.00	.00	.00
045 MUTUAL AID	84,876.27	.00	.00	.00	.00	.00	.00	84,876.27
050 SERVICE	100,000.00	.00	.00	.00	.00	.00	.00	100,000.00
060 EQUIPMENT ACQUISITION	405,995.46	33,712.04	172,675.38	.00	37,862.94	.00	.00	229,169.18
070 CAPITAL PROJECTS	3,342,037.77	.00	24,324.78	.00	2,003.63	.00	.00	3,315,709.36
080 INFRASTRUCTURE FUND	1,268,542.36	20,666.41	.00	.00	.00	.00	.00	1,289,208.77
090 WATER SYSTEM	1,452,933.87	65,824.59	32,062.11	15,168.05	8,898.21	.00	.00	1,480,426.51
100 STABILIZATION	1,000,000.00	.00	.00	.00	.00	.00	.00	1,000,000.00
110 TOWN OF GOLD HILL	660.00	.00	.00	.00	.00	.00	.00	660.00
120 TOWN OF VIRGINIA CITY	.00	.00	.00	.00	.00	.00	.00	.00
130 VIRGINIA DIVIDE SEWER	246,560.17	36,723.91	17,728.46	8,257.48	28,337.74	.00	.00	228,960.40
135 USDA BOND WELLS FARGO	2,774,811.64	.00	35,660.00	.00	66,161.00	.00	.00	2,805,312.64
140 DRUG COURT	60.00	60.00	30.00	.00	.00	.00	.00	90.00
150 SCHOOL	168,271.70	510,748.12	175,658.35	.00	.00	.00	.00	503,361.47
160 SCHOOL DEBT	32,350.44	98,448.94	33,774.99	.00	.00	.00	.00	97,024.39
165 TECHNOLOGY FUND	97,122.36	1,586.85	1,159.02	.00	556.68	.00	.00	98,106.87
170 STATE	601,648.85	105,883.51	371,581.45	.00	.00	.00	.00	335,950.91
180 DISTRICT COURT	41,324.66	792.00	215.00	.00	.00	.00	.00	41,901.66
185 INDIGENT ACCIDENT	37,367.04	10,071.68	32,012.59	.00	.00	.00	.00	15,426.13
187 JUSTICE COURT FUND	43,217.69	644.25	.00	.00	.00	.00	.00	43,861.94
189 TRI NET	.00	.00	.00	.00	.00	.00	.00	.00
190 PARK FUND	175,370.62	.00	.00	.00	1,005.18	.00	.00	176,375.80
200 TRI PAYBACK	1,345,563.04	.00	.00	.00	225,000.00	.00	.00	1,570,563.04
206 FEDERAL GRANTS	195,159.63	5,583.75	12,348.34	.00	.00	.00	.00	188,395.04
210 SHERIFF'S JAIL BLDG FUND	5,323.03	5,660.34	.00	.00	.00	.00	.00	10,983.37
220 VC RAIL PROJECT	1,148,693.31	.00	130,365.00	.00	.00	.00	.00	1,018,328.31
230 VC TOURISM COMMISSION	404,154.09	80,941.08	92,654.93	28,803.74	172.09	.00	.00	363,808.59
250 FIRE DISTRICT	1,522,732.54	499,825.62	101,973.48	307,220.98	30,459.94	.00	.00	1,643,823.64
260 FIRE EMERGENCY	207,140.83	.00	.00	.00	.00	.00	.00	207,140.83
270 MUTUAL AID	5,564.24	.00	36,990.37	21,707.05	3,516.90	.00	.00	60,744.76
800 UNSECURED TAXES HOLDING	.00	.00	.00	.00	.00	.00	.00	.00
900 SECURED TAXES HOLDING	.00	.00	.00	.00	.00	.00	.00	.00
TOTAL ALL FUNDS	.00	.00	.00	.00	.00	.00	.00	.00

Tp	Check #	Bank Seq	Person #	Vendor/Employee Name	Check Date	Amount
CK	81459	199 00	404587	APPELBAUM, TREVOR	2/20/15	25.00
CK	81518	199 00	103451	NEVADA JUDGES OF LIMITED	2/20/15	250.00
CK	81922	199 00	403959	BENDER, DEBORAH	4/17/15	60.00
CK	81937	199 00	404621	EVANS, CHAD	4/17/15	16.91
CK	81973	199 00	404619	SEAY, JOHN	4/17/15	39.75
CK	82404	199 00	403382	DUFRESNE, JOHN	6/12/15	90.00
CK	82475	199 00	404670	PIPER, LINDA & BARRY	6/12/15	86.05
CK	82591	199 00	404676	JEFFCOAT, HUGH	6/26/15	90.18
CK	82917	199 00	403938	THREE GGG INC	7/24/15	78.00
CK	83100	199 00	404657	FITCH, PETER	8/21/15	16.00
CK	83112	199 00	404725	HOOD, CHRIS	8/21/15	191.25
CK	83250	199 00	404736	HOBSON, TABITHA	9/04/15	75.00
CK	83390	199 00	404697	MURRAY, ANN MARIE ARAGON	9/18/15	14.08
CK	83458	199 00	404759	ASSOCIATION FOR TITLE	10/02/15	400.00
CK	83491	199 00	403082	GALLAGHER, HUGH III	10/02/15	640.04
CK	83498	199 00	404764	GRANT, GREG	10/02/15	560.00
CK	83537	199 00	403895	PETRINI, ANGELO D	10/02/15	112.00
CK	83552	199 00	403923	SILVER STATE NATIONAL PEA	10/02/15	35.00
CK	83558	199 00	101726	ST CO SENIOR CENTER (VC)	10/02/15	12,833.00
CK	83578	199 00	403859	BERGER HANNAFIN	10/16/15	5,500.00
CK	83580	199 00	401456	BUCKET OF BLOOD SALOON	10/16/15	4,500.00
CK	83597	199 00	403887	COMSTOCK GOLD MILL LLC	10/16/15	16.00
CK	83611	199 00	404768	HEEREN, PATRICK	10/16/15	100.00
CK	83627	199 00	404102	LIQUID, BLUE EVENTS LLC	10/16/15	2,285.00
CK	83630	199 00	404769	MACKAY MANSION MUSEUM	10/16/15	72.30
CK	83647	199 00	101969	NEV HUMAN RESOURCES	10/16/15	1,933.00
CK	83651	199 00	101266	NEVADA TAXPAYERS ASSN	10/16/15	300.00
CK	83656	199 00	403895	PETRINI, ANGELO D	10/16/15	342.40
CK	83675	199 00	403923	SILVER STATE NATIONAL PEA	10/16/15	10.50
CK	83681	199 00	404680	ST.MARYS IN THE MOUNTAINS	10/16/15	310.40
CK	83683	199 00	401352	STOREY COUNTY JEEP POSSE	10/16/15	2,500.00
CK	83684	199 00	403892	SUN PEAK ENTERPRISES	10/16/15	839.50
CK	83685	199 00	403901	THE TOMBSTONE COWBOYS	10/16/15	174.00
CK	83695	199 00	403894	VIRGINIA & TRUCKEE RR CO	10/16/15	1,980.00
CK	83697	199 00	403893	VIRGINIA CITY TOURS INC	10/16/15	1,126.00
CK	83702	199 00	403150	WASHOE COUNTY, NEVADA	10/16/15	215.00
CK	83708	199 00	101589	AIRGAS NCN INC	10/30/15	91.64
CK	83710	199 00	403795	ALPINE LOCK INC	10/30/15	88.25
CK	83711	199 00	100135	ALSCO INC	10/30/15	177.43
CK	83712	199 00	403949	AMERIGAS PROPANE LP	10/30/15	27.44
CK	83713	199 00	403651	ARC HEALTH AND WELLNESS	10/30/15	9,647.41
CK	83714	199 00	404420	ARCADIA PUBLISHING INC	10/30/15	306.10
CK	83715	199 00	404555	ARROW INTERNATIONAL	10/30/15	867.64
CK	83716	199 00	404650	BAUSERMAN, JAMES	10/30/15	2,973.95
CK	83717	199 00	403959	BENDER, DEBORAH	10/30/15	105.00
CK	83718	199 00	100422	BOB BARKER COMPANY INC	10/30/15	113.10
CK	83719	199 00	404693	BOURNS PRODUCTIONS INC.	10/30/15	350.00
CK	83720	199 00	403671	BURRELL, SCOTT LEWIS	10/30/15	361.50
CK	83721	199 00	100476	BURTON'S FIRE INC	10/30/15	67.11
CK	83722	199 00	100463	BUSINESS & PROFESSIONAL	10/30/15	955.16
CK	83723	199 00	100475	CAPITAL CITY AUTO PARTS	10/30/15	1,107.76
CK	83724	199 00	404206	CAPITAL SANITATION CO	10/30/15	1,505.22
CK	83725	199 00	100486	CAPITOL REPORTERS	10/30/15	544.50
CK	83726	199 00	404216	CARSON VALLEY OIL CO INC	10/30/15	3,056.39

Tp		Check #	Bank Seq	Person #	Vendor/Employee Name	From	Check#	Check Date	Amount
								10/30/15	449.70
CK	83727	199	00	403268	CELCO PARTNERSHIP			10/30/15	30,000.00
CK	83728	199	00	100505	CITY OF CARSON TREASURER			10/30/15	809.77
CK	83729	199	00	403822	COLLECTION SERVICE OF NEV			10/30/15	6,760.23
CK	83730	199	00	100655	COMMUNITY CHEST INC			10/30/15	838.50
CK	83731	199	00	99652	COMSTOCK CHRONICLE (VC)			10/30/15	571.00
CK	83732	199	00	403988	COMSTOCK CIVIL WAR REENAC			10/30/15	89.00
CK	83733	199	00	403887	COMSTOCK GOLD MILL LLC			10/30/15	570.72
CK	83734	199	00	100020	COSTCO HSBC BUS SOLUTIONS			10/30/15	49.95
CK	83735	199	00	404466	DAIOHS USA INC			10/30/15	600.00
CK	83736	199	00	404308	DELAHAY, ANN			10/30/15	200.00
CK	83737	199	00	100717	DELTA FIRE SYSTEMS INC			10/30/15	487.68
CK	83738	199	00	403793	DRAKE, JAISON L			10/30/15	2,066.91
CK	83739	199	00	404547	ELLIOTT AUTO SUPPLY INC			10/30/15	15,303.56
CK	83740	199	00	404776	ELLISON, JUDY A.			10/30/15	143.36
CK	83741	199	00	403835	EWING IRRIGATION PRODUCTS			10/30/15	59.45
CK	83742	199	00	100775	FARMER BROS CO			10/30/15	3,112.95
CK	83743	199	00	403216	FARR WEST ENGINEERING			10/30/15	95.00
CK	83744	199	00	403712	FAST GLASS INC			10/30/15	20.14
CK	83745	199	00	404509	FASTENAL COMPANY			10/30/15	90.00
CK	83746	199	00	403724	FATE, GEORGE STEVE			10/30/15	393.75
CK	83747	199	00	402959	FLAG STORE OF NEV INC-THE			10/30/15	1,195.22
CK	83748	199	00	403932	FLYERS ENERGY LLC			10/30/15	19,484.09
CK	83749	199	00	404774	FOUND EXTRA MONEY, LLC			10/30/15	200.80
CK	83750	199	00	404753	GAVENDA, BRANDY			10/30/15	112.25
CK	83751	199	00	100832	GIBBONS, JOE			10/30/15	6,409.00
CK	83752	199	00	404640	GLADDING, EDWARD A.			10/30/15	512.00
CK	83753	199	00	404145	GRAPHICS UNLIMITED INC			10/30/15	431.56
CK	83754	199	00	404558	GRAN, NANCY J			10/30/15	112.50
CK	83755	199	00	404508	GRANSBERY, TOM			10/30/15	370.00
CK	83757	199	00	103470	GREAT BASIN TERMITE & PES			10/30/15	980.32
CK	83758	199	00	403040	HENRY SCHEIN			10/30/15	224.50
CK	83759	199	00	100826	HISTORIC FOURTH WARD SCHO			10/30/15	394.96
CK	83760	199	00	100889	HOME DEPOT CREDIT SERVICE			10/30/15	1,486.98
CK	83761	199	00	404366	HOMETOWN HEALTH			10/30/15	67.64
CK	83762	199	00	403105	HOSE & FITTINGS ETC			10/30/15	500.00
CK	83763	199	00	403951	HOT AUGUST NIGHTS INC			10/30/15	82.74
CK	83764	199	00	403753	HOT SPOT BROADBAND INC			10/30/15	3,034.00
CK	83765	199	00	404771	ITS MY COMMUNITY STORE			10/30/15	683.00
CK	83766	199	00	403834	ITI SOURCE LLC			10/30/15	367.49
CK	83767	199	00	103317	JBP LLC			10/30/15	299.00
CK	83768	199	00	403898	KIECHLER, CHRISTIAN A			10/30/15	798.64
CK	83769	199	00	101040	L N CURTIS & SONS			10/30/15	13.09
CK	83770	199	00	404356	LANGUAGE LINE SERVICES IN			10/30/15	206.54
CK	83771	199	00	404698	LEE, JAMES DONALD			10/30/15	134.22
CK	83772	199	00	101030	LIFE-ASSIST INC			10/30/15	6,653.00
CK	83773	199	00	404102	LIQUID BLUE EVENTS LLC			10/30/15	276.00
CK	83774	199	00	404769	MACKAY MANSION MUSEUM			10/30/15	1,539.04
CK	83775	199	00	404088	METRO OFFICE SOLUTIONS IN			10/30/15	1,029.16
CK	83776	199	00	404392	MORGAN TIRE OF SACRAMENTO			10/30/15	2,550.00
CK	83777	199	00	403839	MORRIS, ROBERT T			10/30/15	213.94
CK	83778	199	00	102575	NAPA AUTO & TRUCK PARTS			10/30/15	8,810.97
CK	83779	199	00	101228	NEV ADMIN BLDG & GROUNDS			10/30/15	60.00
CK	83780	199	00	101218	NEV DIV OF HEALTH			10/30/15	50.00
CK	83781	199	00	403632	NEVADA BLUE LTD (RNO)			10/30/15	

Report No: Brl762				Run Time : 11:00:54		STOREY COUNTY		TREASURER'S ACCOUNTING		Outstanding Checks		Check# 1 Through 999999	
Run Date : 11/20/15				Run Time : 11:00:54		From		Check Date		Amount		Check Date	
Tp	Check #	Bank Seq	Person #	Vendor/Employee Name	From	Check Date	Amount	Check Date	Amount	Check Date	Amount	Check Date	Amount
CK	83782	199 00	404070	NEVADA BUSINESS MANAGEMENT		10/30/15	197.22	10/30/15	197.22			10/30/15	197.22
CK	83783	199 00	102782	OFFICE DEPOT INC		10/30/15	152.24	10/30/15	152.24			10/30/15	152.24
CK	83784	199 00	103220	ON THE SIDE GRAPHICS & SI		10/30/15	757.48	10/30/15	757.48			10/30/15	757.48
CK	83785	199 00	404226	PESTO INC		10/30/15	1,266.00	10/30/15	1,266.00			10/30/15	1,266.00
CK	83786	199 00	403895	PETRINI, ANGELO D		10/30/15	148.00	10/30/15	148.00			10/30/15	148.00
CK	83787	199 00	103032	POWERPLAN		10/30/15	303.20	10/30/15	303.20			10/30/15	303.20
CK	83788	199 00	404064	PROFESSIONAL FINANCE CO I		10/30/15	878.36	10/30/15	878.36			10/30/15	878.36
CK	83789	199 00	102589	PUBLIC AGENCY COMPENSATIO		10/30/15	107,928.00	10/30/15	107,928.00			10/30/15	107,928.00
CK	83790	199 00	103273	REMSA EDUCATION DEPT		10/30/15	80.00	10/30/15	80.00			10/30/15	80.00
CK	83791	199 00	101520	RENO PAINT MART		10/30/15	974.57	10/30/15	974.57			10/30/15	974.57
CK	83792	199 00	403944	RENO TAHOE SPECIALTY INC		10/30/15	162.00	10/30/15	162.00			10/30/15	162.00
CK	83793	199 00	10026	RUPPCO INC		10/30/15	65.60	10/30/15	65.60			10/30/15	65.60
CK	83794	199 00	404775	RV & YACHT 1, LLC		10/30/15	160,053.25	10/30/15	160,053.25			10/30/15	160,053.25
CK	83795	199 00	101568	SANI-HUT COMPANY INC		10/30/15	120.00	10/30/15	120.00			10/30/15	120.00
CK	83796	199 00	103241	SBC GLOBAL SERVICES IN LD		10/30/15	164.84	10/30/15	164.84			10/30/15	164.84
CK	83797	199 00	101595	SIERRA CHEMICAL COMPANY		10/30/15	1,231.46	10/30/15	1,231.46			10/30/15	1,231.46
CK	83798	199 00	101630	SIERRA PACIFIC POWER CO		10/30/15	9,725.78	10/30/15	9,725.78			10/30/15	9,725.78
CK	83799	199 00	403923	SILVER STATE NATIONAL PEA		10/30/15	112.00	10/30/15	112.00			10/30/15	112.00
CK	83800	199 00	403384	SMITHS FOOD & DRUG CENTER		10/30/15	72.90	10/30/15	72.90			10/30/15	72.90
CK	83801	199 00	403234	SPALLONE, DOMINIC J III		10/30/15	44.50	10/30/15	44.50			10/30/15	44.50
CK	83803	199 00	101715	ST CO PUBLIC WORKS		10/30/15	8,661.25	10/30/15	8,661.25			10/30/15	8,661.25
CK	83804	199 00	102441	ST CO SHERIFF		10/30/15	314.08	10/30/15	314.08			10/30/15	314.08
CK	83805	199 00	403892	SUN PEAK ENTERPRISES		10/30/15	1,123.00	10/30/15	1,123.00			10/30/15	1,123.00
CK	83806	199 00	403837	THE TIRE RACK INC		10/30/15	272.00	10/30/15	272.00			10/30/15	272.00
CK	83807	199 00	403901	THE TOMBSTONE COWBOYS		10/30/15	1,917.00	10/30/15	1,917.00			10/30/15	1,917.00
CK	83808	199 00	403938	THREE GGG INC		10/30/15	60.00	10/30/15	60.00			10/30/15	60.00
CK	83809	199 00	402935	TRUCKEE MEADOWS WATER SYS		10/30/15	435.11	10/30/15	435.11			10/30/15	435.11
CK	83810	199 00	102195	ULINE		10/30/15	131.81	10/30/15	131.81			10/30/15	131.81
CK	83811	199 00	404618	UNICOMM, LLC		10/30/15	1,935.00	10/30/15	1,935.00			10/30/15	1,935.00
CK	83812	199 00	403728	UNITED SITE SERVICES OF N		10/30/15	188.00	10/30/15	188.00			10/30/15	188.00
CK	83813	199 00	402938	US BANCORP EQUIPMENT FINA		10/30/15	3,726.08	10/30/15	3,726.08			10/30/15	3,726.08
CK	83814	199 00	403983	VCTC		10/30/15	268.56	10/30/15	268.56			10/30/15	268.56
CK	83815	199 00	403894	VIRGINIA & TRUCKEE RR CO		10/30/15	3,898.50	10/30/15	3,898.50			10/30/15	3,898.50
CK	83816	199 00	403893	VIRGINIA CITY TOURS INC		10/30/15	2,522.00	10/30/15	2,522.00			10/30/15	2,522.00
CK	83817	199 00	403723	VIRGINIA HIGHLANDS VFD		10/30/15	1,382.00	10/30/15	1,382.00			10/30/15	1,382.00
CK	83818	199 00	403668	VORTEX STEEL INC		10/30/15	158.00	10/30/15	158.00			10/30/15	158.00
CK	83819	199 00	404120	WALTON'S INC		10/30/15	60.00	10/30/15	60.00			10/30/15	60.00
CK	83820	199 00	101932	WASHOE CO SHERIFFS OFFICE		10/30/15	900.00	10/30/15	900.00			10/30/15	900.00
CK	83821	199 00	103080	WATERS SEPTIC TANK SV DBA		10/30/15	2,130.00	10/30/15	2,130.00			10/30/15	2,130.00
CK	83822	199 00	101809	WEDCO INC		10/30/15	35.16	10/30/15	35.16			10/30/15	35.16
CK	83823	199 00	103237	WESTERN ENVIRONMENTAL LAB		10/30/15	775.00	10/30/15	775.00			10/30/15	775.00
CK	83824	199 00	101920	WESTERN NEVADA SUPPLY CO		10/30/15	124.33	10/30/15	124.33			10/30/15	124.33
ET	40	199 00	101848	USDA RURAL DEVELOPMENT		10/08/15	35,660.00	10/08/15	35,660.00			10/08/15	35,660.00
ET	41	199 00	101848	USDA RURAL DEVELOPMENT		10/13/15	9,907.00	10/13/15	9,907.00			10/13/15	9,907.00
ET	42	199 00	404671	PORTER GROUP LLC		10/06/15	6,000.00	10/06/15	6,000.00			10/06/15	6,000.00
ET	34231	199 00	900615	SHERIFF FEE COLLECTION/GA		8/15/14	10.71	8/15/14	10.71			8/15/14	10.71
PR	34705	199 00	900201	COLONIAL LIFE INS. 125		8/14/15	50.73	8/14/15	50.73			8/14/15	50.73
PR	34774	199 00	900107	MEDICAL/EMPLOYEE BUYUP		10/09/15	1,143.53	10/09/15	1,143.53			10/09/15	1,143.53
PR	34797	199 00	900299	DEFERRED COMP (AFTER-TAX)		10/23/15	3,200.00	10/23/15	3,200.00			10/23/15	3,200.00
PR	34798	199 00	900300	DEFERRED COMP		10/23/15	3,634.50	10/23/15	3,634.50			10/23/15	3,634.50
PR	34803	199 00	900402	AFSCME/UNION DUES		10/23/15	488.04	10/23/15	488.04			10/23/15	488.04
PR	34805	199 00	900501	FIRE FIGHTER ASSOC #4227		10/23/15	800.00	10/23/15	800.00			10/23/15	800.00
PR	34806	199 00	112	HESS, GREG J		10/23/15	1,012.42	10/23/15	1,012.42			10/23/15	1,012.42
PR	34807	199 00	900050	NEV ST RETIR/4159565779		10/29/15	119,042.35	10/29/15	119,042.35			10/29/15	119,042.35

Report No: Br1762  
Run Date : 11/20/15 Run Time : 11:00:54

STOREY COUNTY  
TREASURER'S ACCOUNTING  
Outstanding Checks  
From Check# 1 Through 999999  
From 0/00/00 - 10/31/15 Amount

TP	Check #	Bank Seq	Person #	Vendor/Employee Name	Check Date	Amount
PR	34808	199 00	900050	NEV ST RETIR/4159565779	10/29/15	71,550.49
				Bank Total:		747,110.33
				Total:		747,110.33



## Storey County Board of County Commissioners Agenda Action Report

Meeting date: 12-1-15

Estimate of time required: 0 - 5

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

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1. **Title:** Business License First Readings

2. **Recommended motion:** None required (if approved as part of the Consent Agenda)  
I move to approve all first readings (if removed from consent agenda by request)

3. **Prepared by:** Stacey Bucchianeri

**Department:** Community Development

**Telephone:** 847-0966

4. **Staff summary:** First readings of submitted business license applications are normally approved on the consent agenda. The applications are then submitted at the next Commissioners' meeting for approval.

5. **Supporting materials:** See attached Agenda Letter

6. **Fiscal impact:** None

Funds Available:

Fund:

\_\_\_\_ Comptroller

7. **Legal review required:** None  
\_\_\_\_ District Attorney

8. **Reviewed by:**  
  x   Department Head  
\_\_\_\_ County Manager

Department Name: Community Development

Other agency review: \_\_\_\_\_

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No. 10



# Storey County Community Development

## Business Licensing



P O Box 526 • Virginia City NV 89440 • (775) 847-0966 • Fax (775) 847-0935 • buslic@storeycounty.org

To: Vanessa Stephens, Clerk's Office  
Pat Whitten, County Manager

November 23, 2015

Via email

Fr: Stacey Bucchianeri

Please add the following item(s) to the **December 1, 2015**, COMMISSIONERS Consent Agenda:

### LICENSING BOARD

#### FIRST READINGS:

- A. **VFI KR SPE I, LLC** – General / 7303 SE Lake Road ~ Portland, OR (leasing company)
- B. **CODFATHER, LLC** – General / 16180 Tanea Drive ~ Reno (food truck) TRI
- C. **NEVADA HEALTH CENTERS** – Nonprofit / 175 East Carson VC
- D. **FIGHTING IRISH SERVICES, LLC dba Clearpay Processing NV** – 839 Lafond Avenue ~ Dayton (home-based credit card processing services)
- E. **AROK, INC** – Contractor / 2819 West Grovers ~ Phoenix, AZ (Contractor)
- F. **OPTIV SECURITY, INC.** – Contractor / 6130 Sprint Parkway ~ Overland Park, KS (Internet Security Svcs)
- G. **ALLIED CRANE, INC.** – Contractor / 855 North Parkside Drive ~ Pittsburg, CA (Crane services)
- H. **DAS GROUP PROFESSIONAL, INC.** – Contractor / 1330 N Broadway ~ Walnut Creek, CA (wif provider)
- I. **HELIX ELECTRIC, INC.** – Contractor / 6795 Flanders Drive ~ San Diego, CA (electrical contractor)
- J. **CLARKSON INDUST CONTRACTORS** – Contractor / 256 Broadcast Dr ~ Spartanburg, SC (industrial containers)
- K. **KATOAKA-SS AMERICA CORP** – Contractor / 21255 Hawthorne Blvd ~ Terrance, CA 90503 (equipment installation and maintenance—using “other” contractor’s license tbd)
- L. **H&T NEVADA, LLC** – General / Electric Avenue (manufacturing battery components) TES
- M. **MACKAY MANSION MUSEUM** – General / 291 South D Street (new owner) VC
- N. **RICK’S AEC REPROGRAPHICS, INC.** – General / 488 Kietzke Lane ~ Reno (copy/scanning)
- O. **TITAN CONSTRUCTION SUPPLY, INC.** – General / 250 Edison Way ~ Reno (construction supply)
- P. **AMERICAN FIREPROOFING, INC.** – Contractor / 9900 Georgia St ~ Crown Pt, IN (fireproofing cont.)
- Q. **ON ELECTRIC GROUP dba Integrated Systems Group** – Contractor / 1709 SE 3<sup>rd</sup> Ave ~ Portland, OR (electrical contractor)
- R. **LLOYD W AUBRY CO., INC.** – Contractor / 2148 Dunn Road ~ Hayward, CA (electrical contractor)
- S. **WILSON TREE WORKS** – Contractor / 425 Channel Drive ~ Dayton (arborist)
- T. **FASTENAL COMPANY** – Contractor / 1117 Gator Way ~ Sparks (industrial fasteners/supplies)
- U. **HILTI, INC.** – Contractor / 5400 S 122<sup>nd</sup> East Ave ~ Tulsa, OK (construction tools)
- V. **DURA-STONE, INC.** – Contractor / 750 Freeport Blvd ~ Sparks (coatings and sealants)
- W. **ADVANCED TECHNOLOGY GROUP, INC.** – 455 SE 2<sup>nd</sup> Avenue ~ Hillsboro, OR (drywall cont)
- X. **XL CONCRETE MASONRY, LLC** – Contractor / 4460 Riviera Ridge ~ Las Vegas (masonry contractor)
- Y. **MCDONALD CARANO WILSON, LLP** – Professional / 100 West Liberty ~ Reno (law firm)
- Z. **SAI ELECTRICAL CONTRACTORS** – Contractor / 580 Murray Road ~ Dothan, AL (elect cont)

# Storey County Community Development

## Business Licensing



P O Box 526 • Virginia City NV 89440 • (775) 847-0966 • Fax (775) 847-0935 • buslic@storeycounty.org

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- AA. FAST WRAP RENO ONE** – Contractor / 1000 Cottonwood Road ~ Reno (shrink wrap protection)
- BB. ROSEN MATERIALS, LLC** – Contractor / 1371 Sawgrass Corporate Pkwy ~ Reno (materials)
- CC. TEMP-AIR, INC.** – Contractor / 3700 West Preserve ~ Burnsville, MN (hvac contractor)
- DD. BOSSARD NORTH AMERICA** – Contractor / 6521 Production Dr ~ Cedar Falls, IA (installer)
- EE. LR SELL SERVICES** – Contractor / 9845 Palmetto Dr ~ Stagecoach (manufactured home setters)
- FF. JR AUTOMATION TECHNOLOGIES, LLC** – Contractor / 13365 Tyler St ~ Holland, MI (mfg)
- GG. MURATA MACHINERY USA, INC.** – Contractor / 2120 Queen City ~ Charlotte, NC (handling sys)
- HH. BEU-MATH ENGINEERING, INC.** – Contractor / 3201 W Harrison ~ Phoenix (pollution control)

### Inspection Required

cc: Chris Hood, Building Dept.  
Austin Osborne, Planning Dept.  
Dean Haymore, Economic Dev.

Gary Hames, Fire Dept.  
Patty Blakely, Fire Dept.  
Fritz Klingler, Fire Dept.

Sheriff's Office  
Assessor's Office  
Commissioners' Office



## Storey County Board of County Commissioners Agenda Action Report

Meeting date: 11/17/15

Estimate of time required:

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

1. **Title:** Robert & Nicole Wilkinson, Palace Restaurant & Saloon, 54 S C St., Virginia City, NV

2. **Recommended motion** Approve as part of consent agenda.

3. **Prepared by:** Brandy Gavenda

A handwritten signature in black ink, appearing to be "Brandy Gavenda".

**Department:** SCSO

**Telephone:** 775-847-0959

4. **Staff summary:** Requesting to add Off-Sale to the existing Liquor License, for the Palace Restaurant & Saloon, 54 S C St., Virginia City, NV

5. **Supporting materials:** See attached Agenda letter

6. **Fiscal impact:** None

Funds Available:

Fund:

\_\_\_\_ Comptroller

7. **Legal review required:**

\_\_\_\_ District Attorney

8. **Reviewed by:**

☒ Department Head

Department Name: Gerald Antinoro

A handwritten signature in black ink, appearing to be "Gerald Antinoro".

\_\_\_\_ County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No. 11A



## Storey County Board of County Commissioners Agenda Action Report

Meeting date: 11/17/15

Estimate of time required:

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

1. **Title:** Robert & Nicole Wilkinson, Gold Hill Hotel, 1540 S Main St., Gold Hill, NV

2. **Recommended motion** Approve as part of consent agenda.

3. **Prepared by:** Brandy Gavenda

A handwritten signature in black ink, appearing to be "BG", is written over the name Brandy Gavenda.

**Department:** SCSO

**Telephone:** 775-847-0959

4. **Staff summary:** Requesting to add Off-Sale to the existing Liquor License, for the Gold Hill Hotel, 1540 S Main St., Gold Hill, NV

5. **Supporting materials:** See attached Agenda letter

6. **Fiscal impact:** None

Funds Available:

Fund:

\_\_\_\_ Comptroller

7. **Legal review required:**

\_\_\_\_ District Attorney

8. **Reviewed by:**

☒ Department Head

Department Name: Gerald Antinoro

A handwritten signature in black ink, appearing to be "G. Antinoro", is written over the department name.

\_\_\_\_ County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No. 11B



## Storey County Board of County Commissioners Agenda Action Report

**Meeting date:**

**Estimate of time required:** 15 minutes

**Agenda:** Consent [ ] Regular agenda [X ] Public hearing required [ ]

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1. **Title:** Consideration and possible approval or denial of a resolution authorizing the reimbursement of expenses incurred by Fulcrum BioEnergy, Inc. et al. from the proceeds of economic development revenue bonds for an expanded project which recycles solid waste into renewable fuels.
2. **Recommended motion:** I move to approve the resolution authorizing the reimbursement of expenses incurred by Fulcrum BioEnergy et al from the proceeds of economic development revenue bonds for an expanded project involving the recycling of solid waste into renewable fuels.
3. **Prepared by:** Keith Loomis

**Department:** District Attorney

**Telephone:** 847-0964

4. **Staff summary:**

Storey County originally approved resolution 08-273 on September 16, 2008. That resolution authorized the reimbursement of expenditures incurred by Fulcrum BioEnergy, Inc. from the proceeds of economic development revenue bonds to finance the production of ethanol. Fulcrum BioEnergy is now requesting that the scope of the purposes for which the bonds are to be issued be expanded to include the recycling of solid waste into renewable fuels. No bonds have been issued as of this date.

I have had this resolution reviewed by John Swendseid of Sherman and Howard (bond counsel for Storey County). Mr. Swendseid advises:

The resolution will allow the Company to incur expenditures and reimburse them later with money from a tax-exempt bond, if the expenditures are otherwise eligible for bond financing. Without a resolution like this, only expenditures made after the bonds are issued are eligible to be paid from bond proceeds.

Mr. Swendseid further advises:

When we get to reviewing the financing at a later point, we will sort out exactly what qualifies for financing under Nevada law and the Internal Revenue Code, but the resolution serves the purpose it needs to for now with the language the Company provided.

Mr. Swendseid is satisfied with the acceptability of the proposed resolution.

**5. Supporting materials:** Proposed Resolution

**6. Fiscal impact:**

Funds Available: \_\_\_\_\_ Fund: \_\_\_\_\_ Comptroller

**7. Legal review required:**

☒ District Attorney

**8. Reviewed by:**

\_\_\_\_\_ Department Head Department Name: Storey County Water and Sewer System

\_\_\_\_\_ County Manager Other agency review: \_\_\_\_\_

**9. Board action:**

<input type="checkbox"/> Approved	<input type="checkbox"/> Approved with Modifications
<input type="checkbox"/> Denied	<input type="checkbox"/> Continued

Agenda Item No. 14

## **RESOLUTION NO. 15-434**

**RESOLUTION:** A resolution of the Board of Commissioners of Storey County, Nevada declaring its intent to undertake the financing of a solid waste to renewable fuels project and related actions and prescribing other details in connection therewith.

**WHEREAS**, Storey County (the “County”) is authorized and empowered under the County Economic Development Revenue Bond Law, Nevada Revised Statutes (“NRS”) 244A . 669 through 244A.763 (the “Act”) to issue bonds for the purpose of financing solid waste processing facilities which reduce, abate or prevent pollution or remove or treat any substance in a processed material which otherwise would cause pollution or which furnish energy or both; and

**WHEREAS**, Fulcrum BioEnergy, Inc. (together with Fulcrum Sierra BioFuels, LLC or other related company, the “Borrower”) has requested that the County issue and sell revenue bonds (the “Bonds”) for the purpose of financing the construction and development of a feedstock processing facility and a biorefinery, each located within the County (collectively, the “Project”) that will recycle solid waste into renewable fuel products and

**WHEREAS**, the Board of Commissioners (the “Board”) expects that the Borrower has paid or may pay certain expenditures (the “Reimbursement Expenditures”) in connection with the Project within sixty (60) days prior to the adoption of this Resolution and prior to the issuance of the Bonds for the purpose of financing costs associated with the Project on a long-term basis; and

**WHEREAS**, Section 1.150-2 of the Treasury Regulations requires the Board to declare its reasonable official intent to reimburse prior expenditures for the Project with proceeds of a subsequent tax-exempt borrowing; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF STOREY COUNTY, NEVADA:**



Section 1. For purposes of §1.150-2 of the Regulations promulgated under the Code, the Board hereby declares its intention to authorize the issuance of Bonds for the purpose of financing costs of the Project (including reimbursement of the Reimbursement Expenditures) when so requested by the Borrower upon such terms and conditions as may then be agreed upon by the Board, the Borrower and the purchaser of the Bonds, in an aggregate principal amount not to exceed \$150,000,000.

Section 2. The Bonds shall not be issued unless: (i) the County has complied with all provisions of the Act and all other provisions of NRS applicable to the issuance of the Bonds that are preconditions to issuing the Bonds; (ii) the County and the Borrower have agreed to mutually acceptable terms for the Bonds and the sale and delivery thereof, and mutually acceptable terms and conditions for the loan, lease or other agreement for financing the Project; (iii) the Borrower has provided the County Manager or his designee with sufficient information such that the County Manager or his designee determines that it is acceptable to proceed with the financing; and (iv) an appropriate private activity bond volume cap allocation, if needed, shall be in place.

Section 3. Nothing herein shall be construed as in any way committing or obligating the County to issue the Bonds, allocate volume cap to the Project, or to take any other steps to facilitate the Project. Nothing herein constitutes a County endorsement of the Project or a finding by the County that the Project is feasible or is in compliance with any laws or regulations, including land use, building regulations or other regulations of the County or any other governmental entity.

Section 4. If any section, paragraph, clause or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this resolution.

Section 5. The officers of the County are hereby authorized to take all action necessary or appropriate to effectuate the provisions of this Resolution.

Section 6. This resolution shall take effect upon its passage and approval.

**PASSED AND ADOPTED BY AN AFFIRMATIVE VOTE OF THE MEMBERS OF THE BOARD OF COUNTY COMMISSIONERS OF STOREY COUNTY, NEVADA, THIS 1<sup>st</sup> Day OF DECEMBER, 2015.**

\_\_\_\_\_  
Chairman, Board of County Commissioners

(SEAL)

Attest:

\_\_\_\_\_  
County Clerk

STATE OF NEVADA        )  
                                      ) ss.  
COUNTY OF STOREY     )

I, Vanessa Stephens, am the duly chosen and qualified County Clerk of Storey County (the "County"), Nevada, and in the performance of my duties as Clerk do hereby certify:

1.     The foregoing pages are a true, correct and compared copy of the original resolution proposed, passed and adopted at the regular meeting of the Board of County Commissioners (the "Board") held on December 1, 2015 and the original of such resolution has been approved and authenticated by the signature of the Chairman of the Board and myself as Clerk, and has been recorded in the minute book of the Board kept for that purpose in my office, which record has been duly signed by such officers and properly sealed.

2.     The members of the Board voted on the passage and adoption of such resolution and were present at the meeting of December 1, 2015 as follows:

Those Voting Aye:

\_\_\_\_\_  
\_\_\_\_\_

Those Voting Nay:

\_\_\_\_\_  
\_\_\_\_\_

Those Absent:

\_\_\_\_\_

3.     All members of the Board were given due and proper notice of such meeting.

4.     Public notice of such meeting was given and such meeting was held and conducted in full compliance with the provisions of NRS 241.020. A copy of the notice of meeting containing the time, place, location and an excerpt from the agenda for the meeting relating to the resolution, as posted not later than 9 a.m. 3 working days in advance of the meeting on the County's website, at the Board's office, and at least 3 other separate, prominent places within the jurisdiction of the Board, to wit:

- (i)     Storey County Courthouse  
          26 South B Street  
          Virginia City, Nevada 89440

- (ii) Firehouse  
C Street  
Virginia City, Nevada 89440
- (iii) Virginia City RV Park-Market  
355 North F Street  
Virginia City, Nevada 89440
- (iv) Virginia City Post Office  
C Street  
Virginia City, Nevada 89440

is attached as Exhibit "A".

5. Not later than 9:00 a.m. 3 working days before such meeting a copy of such notice was provided to each member of the Board and, and in full compliance with the provisions of NRS 241.020, such notice was provided to each person, if any, who has requested notice of meetings of the Board as required by NRS 241.020(3)(b) and (4). Such notice was also posted on the websites required by, and electronically provided in compliance with, CH 241 of NRS

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County this December 1, 2015.

(SEAL)

---

County Clerk

EXHIBIT "A"

(Attach Copy of Notice of Meeting)



## Storey County Board of County Commissioners Agenda Action Report

Meeting date:

Estimate of time required:

Agenda: Consent ☐ Regular agenda X Public hearing required ☐

---

1. Title: 2015 Storey County Business of the Year

2. Recommended motion

3. Prepared by: Deny Dotson

Department: Tourism

Telephone: 847-1114

4. Staff summary: Attached

5. Supporting materials: Attached

6. Fiscal impact: N/A

Funds Available:

Fund:

\_\_\_\_ Comptroller

7. Legal review required: N/A

\_\_\_\_ District Attorney

8. Reviewed by:

\_\_\_\_ Department Head

Department Name: Commissioner's Office

\_\_\_\_ County Manager

Other agency review: \_\_\_\_\_

9. Board action:

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No. 15



## **Storey County Commission Staff Recommendation Summary**

### **Meeting Date:**

December, 1<sup>st</sup> 2015

### **Agenda Item:**

Approval of Resolution 15-432 (2015 Storey County Business of the Year Award)

### **Summary Notes:**

This award will be selected by the Storey County Director(s) of Tourism, Community Services, Community Development, and Planning. It will be awarded to a business or organization that has shown significant achievements or have made significant contributions to the residents and economic development of Storey County.

### **Standard Criteria for Awards**

The selection committee will consider performance and achievement in any of, but not limited to, the following areas:

- Leadership and Entrepreneurship
- Product or Marketing Innovations
- Significant Business Achievement
- Sales and/or Employment Growth and Technological Advancement
- Excellence in Community Relations/Contribution
- Environmental Consciousness
- Customer Service and Reliability
- High Standard of Employee Relations
- Contributes to the Economic Health of Storey County
- Success in filling a marketplace need

### **Staff Recommendation:**

**Motion to approve Resolution 15-432; honoring  
ERIC AND MELANIE TROSKA & THE ROASTING HOUSE  
as the 2015 Storey County Business of the Year.**

RESOLUTION NO: 15-432

A RESOLUTION HONORING  
**ERIC AND MELANIE TROSKA & THE ROASTING HOUSE**  
AS THE 2015 STOREY COUNTY BUSINESS OF THE YEAR

**WHEREAS** THIS AWARD WILL BE GIVEN TO A STOREY COUNTY BUSINESS  
OR ORGANIZATION THAT HAS SHOWN SIGNIFICANT CONTRIBUTIONS  
TOWARDS THE ECONOMIC STABILITY IN STOREY COUNTY

**WHEREAS** ERIC AND MELANIE TROSKA & THE ROASTING HOUSE HAVE  
SHOWN EXTRAORDINARY ENTREPRENEURSHIP, MARKET INNOVATION,  
STRONG COMMUNITY RELATIONS AND CONTRIBUTIONS TOWARDS  
FULFILLING A NEEDED SERVICE IN VIRGINIA CITY

**THEREFORE LET IT BE KNOWN** TO ALL PRESENT THAT THE BOARD OF  
COUNTY COMMISSIONERS OF STOREY COUNTY DO HEREBY RESOLVE TO  
COMMEND AND HONOR ERIC AND MELANIE TROSKA & THE ROASTING  
HOUSE FOR THEIR CONTINUED AND EXEMPLARY SERVICE TO THE PEOPLE  
OF STOREY COUNTY

**PASSED AND ADOPTED THIS 1<sup>st</sup> DAY OF DECEMBER 2015 BY THE  
FOLLOWING UNANIMOUS VOTE**

By: \_\_\_\_\_  
Marshall McBride, Chairman

By: \_\_\_\_\_  
Lance Gilman, Vice Chairman

By: \_\_\_\_\_  
Jack McGuffey, Commissioner

By: \_\_\_\_\_  
Vanessa Stephens, Clerk / Treasurer

Date: \_\_\_\_\_



**Estimate of time required:**

1. **Title:** Resolution #15-433 Commending Barbara Ohlin Mackey for 15 years of service as Director of the Forth Ward School.

I hereby make a motion to approve Resolution #15-433 commending Barbara Ohlin Mackey for 15 years of service as Director of the Forth Ward School.

**Telephone: 847-1006**

Resolution #15-433

X Comptroller

District Attorney

Other agency review: \_\_\_\_\_

[ ] Approved with Modifications  
[ ] Continued

Agenda Item No. 16

RESOLUTION NO. 15-433

WHEREAS, BARBARA OHLIN MACKEY has faithfully served as the Forth Ward School Director with distinction for the past 15 years; and

WHEREAS, BARBARA OHLIN MACKEY has coordinated lectures and tours of thousands of students, Road Scholars and museum and history visitors from all over the world; and

WHEREAS, BARBARA OHLIN MACKEY has been at the forefront of marketing the Forth Ward and Virginia City through the web and social media; and

WHEREAS, BARBARA OHLIN MACKEY has worked with organizations all over the United States with respect to market the Forth Ward School and the Comstock; and

WHEREAS, BARBARA OHLIN MACKEY has dedicated herself to the education and preservation of the history of the greatest mining center in the world; and

WHEREAS, BARBARA OHLIN MACKEY has created an archive center for the preservation of the Forth Ward and the entire Comstock history; and

WHEREAS, BARBARA OHLIN MACKEY through her diligent and dedicated service to the preservation and education of the events surrounding the Forth Ward and Comstock history has become a great friend of Virginia City Families.

THEREFORE IT BE KNOWN to all present that the Board of County Commissioners of Storey County do hereby resolve to commend and honor BARBARA OHLIN MACKEY for exemplary service to the people of Storey County, Nevada this 1<sup>st</sup> day of December, 2015 by the following:

AYES: McBride, Gilman and McGuffey

NAYS: None

And Signed \_\_\_\_\_

Marshall McBride, Chairman

\_\_\_\_\_

Lance Gilman, Vice-Chairman

\_\_\_\_\_

Jack McGuffey



## Storey County Board of County Commissioners Agenda Action Report

**Meeting date:** December 1, 2015

**Estimate of time required:** 10 minutes

**Agenda:** Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title: DISCUSSION/POSSIBLE ACTION:** Approve and rank applications for the Community Development Block Grant Funding for 2016 cycle for submittal to the State of Nevada Governor's Office of Economic Development.

2. **Recommended motion:** I move to approve the Tahoe Reno Industrial Center General Improvement District Utility Geographical Information System (GIS) as the #1 Project and TBA as the Storey County Senior Center Sustaining Senior Access to Safe and Healthy Homes (Homemaker Program) as the #2 project for grant application submittal to the State of Nevada Governor's Office of Economic Development for the 2016 Community Development Block Grant Program.

3. **Prepared by:** Cherie Nevin  
**Department:** Community Services

**Telephone:** 847-0986

4. **Staff summary:**

The purpose of this public hearing is to discuss comments received on potential applications, and approve and rank applications prior to submittal to the State. Projects being proposed are the following:

- Project #1: Tahoe Reno Industrial Center General Improvement District Utility Geographical Information System (GIS). Estimated Project Cost is \$150,000 to \$175,000
- Project #2: Storey County Senior Center Sustaining Senior Access to Safe and Healthy Homes (Homemaker Program) Estimated Project Cost \$68,600

Staff has reviewed each of these projects and feels that they fit well within the scope of the grant program for funding. The Tahoe Reno Industrial Center General Improvement District Utility GIS system Project will be a great benefit to the economic development activities in northern Nevada. The Senior Center project will be of direct benefit to seniors in Virginia City, Lockwood and Mark Twain providing needed services to help them remain in their homes and have a suitable living environment.

Upon your approval of these recommendations, grant applications will be prepared and submitted to the state CDBG program by January 7, 2015.

5. **Supporting materials:** CDBG Public Notice  
CDBG Application Proposals

6. **Fiscal impact:** NONE

Funds Available:

Fund:

\_\_\_\_ Comptroller

7. **Legal review required:**

\_\_\_\_ District Attorney

8. **Reviewed by:**

CMP Department Head  
\_\_\_\_ County Manager

Department Name: Commissioner's Office  
Other agency review: \_\_\_\_\_

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No. 17

**NOTICE OF PUBLIC HEARING FOR DISCUSSION OF POSSIBLE STATE CDBG APPLICATION**

NOTICE IS HEREBY GIVEN that the Storey County Board of County Commissioners will conduct a public hearing on December 1, 2015 at 10:00 a.m. at the Storey County Courthouse in order to discuss comments received on potential applications for funding under the next fiscal year's (July 1, 2015 to June 30, 2016) State Community Development Block Grant (CDBG) Program and to select and rank projects to move forward with a full application to be submitted to the State CDBG Program.

The purpose of this public hearing is to discuss comments received on potential applications, and approve and rank applications prior to submittal to the State.

If you require special accommodations to participate in the public hearing, please contact Cherie Nevin at 775-847-0986; The TTY, VCO voice carry over) or HCO hearing carry over) number is 800-326-6868; voice only 800-326-6868. Check the customer Guide section of your telephone book under Services for Individuals with a Hearing or Speech Disability.

Written comments may be directed to Storey County Community Services at PO Box 7 Virginia City, NV 89440 or you may telephone Cherie Nevin at 775-847-0986 or contact via email at [cnevin@storeycounty.org](mailto:cnevin@storeycounty.org).

Storey County promotes fair housing and makes all its programs available to low and moderate income families regardless of age, race, color, relation, sex, national origin, sexual preference, marital status or handicap.



## **Community Development Block Grant**

**Applicant: Tahoe Reno Industrial General Improvement District**

**Project Title: Tahoe Reno Industrial General Improvement District Utility Geographical Information System**

The Tahoe Reno Industrial Center is experiencing rapid growth and renewed development interest, especially since the announcement that TESLA would be building their Gigafactory there. The impact of this rapid growth on water and sewer infrastructure will be significant. Water resources and water and sewer infrastructure are going to be critical elements in supporting new development. Water and sewer utility service is provided to the Industrial Center by the TRI General Improvement District (TRI-GID); a non-profit, political subdivision of the State of Nevada (318 District). In an effort to proactively meet the needs of development, the GID must take certain steps now.

The GID is in need of a fully developed utility Geographical Information System (GIS) that accurately depicts all existing water, sewer and storm drain infrastructure. The GIS would include as-built drawings for existing infrastructure, making it much easier to discuss the availability and capacity of existing utilities that may support proposed developments.

The GID also needs to prepare a comprehensive utility master plan that would provide the roadmap for expanding water and wastewater facilities for new development. The utility master plan will include a thorough understanding of the existing situation, and will identify needed improvements for future development. For example, the Master Plan will identify existing water production, storage, and fire flow capacities and will identify where new wells, tanks and pipelines need to be located. The Master Plan will also discuss innovative ideas that may be considered to solve long-term water needs, such as using reclaimed wastewater for industrial processes.

The budget for this effort is \$150,000 to \$175,000 and the application would be submitted under the economic development set-aside.

## **Community Development Block Grant**

**Applicant:** Storey County Senior Citizens Center

**Project Title:** Sustaining Senior Access to Safe and Healthy Homes

### **Project Abstract**

The Storey County Senior Citizens Center has been providing public service activities to senior citizens who are residents of Virginia City, Virginia City Highlands, Gold Hill and Mark Twain for more than 30 years. Based on the 2012 census data, there are 3,935 citizens in Storey County with 23.3% (917) of these being 65 or older. The Senior Citizens Center currently has approximately 797 senior citizens on the Center's roster.

Although we do not track income levels of our clients, based on the definition of low-to-moderate income under the Community Development Block Grant (CDBG) program, moderate income relies on Section 8 "lower income" limits, which are generally tied to 80% of area median. The area median income according to the 2012 census is \$59,386 however the per capita income is \$30,512. Because the majority of seniors are retired, they are on fixed incomes. Therefore we assume the majority of seniors (at least 80%) are at or below the per capita income, and fall within the definition of low-to-moderate income individuals.

The primary objective of the CDBG program is the development and sustainment of safe, healthy, and viable communities by providing decent housing and suitable living environments for persons of low-to-moderate income. Additionally, Nevada's goals for the CDBG program are to benefit low-to-moderate income persons and meet community development needs having a particular urgency when other sources of funding are not available. Nevada also gives extra consideration to projects that address documented public health or safety needs, and needs identified through a community planning process.

The Senior Citizens Center is requesting CDBG funds in support of a new initiative aimed at providing suitable, healthy, and safe living environments for vulnerable Storey County seniors. Based on existing services provided by the Senior Citizens Center, including meals to homebound seniors, welfare checks made by the Senior Citizens Center Executive Director and other Storey County officials, and referrals from remote family members and/or neighbors, many Storey County seniors are vulnerable to unhealthy living conditions resulting from physical and/or mental ailments. The Safe and Healthy Homes Project will coordinate assessments of living conditions for vulnerable seniors, including those returning home from hospital stays, or based on referrals from County officials, medical providers, or Senior Citizens Center workers who have immediate contact with seniors. As a result of assessment findings, basic homemaker services including meal planning, light housework, and laundry services will be provided on a bi-monthly basis to ensure senior homes are clean and provide safe and healthy environments.

The Safe and Healthy Homes Project is allowable under Sections 105(a)(8) Public Services – Services for Senior Citizens; and Section 105(a)(13) Staff and Overhead Costs for Project Delivery.

We are requesting **\$66,600** broken out as follows:

Project Administrator Salary including estimated taxes:	\$45,000
Training	\$2,000
Homemaker/Cleaning Services \$15/hr x 6 hrs/month = \$90/month per user	
Average 20 users per month for one year	<u>\$21,600</u>
<b>TOTAL</b>	<b><u>\$68,600</u></b>

The Project Administrator will be responsible for coordinating assessments and services, as well as managing grant funds and deliverables. The Project Administrator will attend 2-3 project specific training sessions related to senior living assessments and services for ailing and disabled seniors. S/He will be responsible for working with seniors that are on the Center roster to facilitate a feeling of familiarity and comfort within the service community. S/He will work with County leaders, medical professionals and Center leadership to identify additional services needed, including potential new low-income housing, in-home meal delivery, transportation, etc.

What forces older Americans from their homes into assisted living or full-time nursing facilities is not necessarily declining health itself, but how ailments prevent people from living independently. Every adult desires to feel that they are in control. A key aspect of feeling in control is living in a clean and safe environment. The CDBG is an important tool for helping local governments tackle serious challenges facing their communities. One of the most serious challenges facing Storey County seniors is a lack of available services allowing them to remain in their homes and self-sufficient. This CDBG request can make a real difference in the quality of life of dozens of vulnerable seniors. Thank you for your consideration of this request.

April Enloe  
Director, Storey County Senior Citizens Center



## Storey County Board of County Commissioners Agenda Action Report

Meeting date: 12/01/15

Estimate of time required: 15 min.

Agenda: Consent [ ] Regular agenda [x] Public hearing required [x]

1. **Title:** Discussion/Possible Action: Approval of award to Aspen Developers a total amount of \$238,200.00 for the completion of the Storey County Courthouse Parking Lot Project in Virginia City, Nevada, and \$11,799.00 as contingency monies toward the project.
2. **Recommended motion:** In conformance with the applicable federal, state, and county regulations, and the recommendation for approval by staff, I (Commissioner) motion to approve the award to Aspen Developers a total amount of \$238,200.00 for the completion of the Storey County Courthouse Parking Lot Project in Virginia City, Nevada, and \$11,799.00 as contingency monies toward the project.

3. **Prepared by:** Austin Osborne

**Department:** Planning

**Telephone:** 847-1144

4. **Staff summary:** Bids by six separate independent contractors for the Storey County Courthouse Parking Lot Project in Virginia City, Nevada, were opened on November 2, 2015, and Aspen Developers was determined to be the lowest responsible and responsive bidder. Aspen's base bid total was \$234,000.00. The parking lot project will include new concrete flatwork, site grading, retention wall and erosion control installation, fence installation, irrigation work, and electrical work. The contractor is given 90 days to complete the work in compliance with all laws and regulations, and subject to contractual terms and other factors.
5. **Supporting materials:** Enclosures: (A) letter of recommendation for contractor; (B) bid form for construction contracts; (C) bid comparison; and (D) general project plan drawing.

6. **Fiscal impact:** Yes.

Funds Available: Yes


Fund: Capital Projects

\_\_\_\_ Comptroller

7. **Legal review required:**

\_\_\_\_ District Attorney

8. **Reviewed by:**

 Department Head

Department Name:

\_\_\_\_ County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No. 18

# **FARR WEST**

## ENGINEERING

November 19, 2015

Austin Osborne, PHR, SHRM-CP  
Administrative Officer/Planning Director  
Storey County Courthouse  
Box 176 Virginia City, NV 89440

**RE: VIRGINIA CITY COURTHOUSE PARKING LOT (PROJECT No. ST-2015-197) - RECOMMENDATION OF AWARD OF CONSTRUCTION CONTRACT**

Dear Austin,

As you are aware, bids for the Virginia City Courthouse Parking Lot Project were opened on November 2, 2015 and Aspen Developers (Aspen) was determined to be the lowest responsible and responsive bidder. Aspen's bid submittal was reviewed and was found to meet all project requirements. References were checked; they come recommended. Furthermore, Aspen meets the qualifications presented in Instructions to Bidders, Article 3, of the contract documents. Aspen, together with their subcontractors, have been engaged in this general class of work and have a history of completing projects successfully. They and their subcontractors are licensed and bonded in Nevada.

Based on the above information, we recommend the Storey County Commissioners award Aspen Developers a total amount of **\$238,200.00** (Base Bid amount of \$234,000.00 plus a portion of Bid Alternate Item-22 in the amount of \$4,200.00 [140cy@\$30/cy] to address additional calculated earthwork quantities).

Since the maximum budget for a public works project may not exceed \$250,000.00 without requiring prevailing wages we recommend **\$11,799.00** be approved as contingencies monies towards the project (5% contingency fund). As of now, we do not expect any construction change orders and believe Aspen will work with Storey County to adequately address any concerns without increasing the contracted amount. Therefore, we request the Storey County Commissioners approve **\$249,999.00** for construction funds towards this project.

Should you need any further information, please let me know.

Sincerely,

**Farr West Engineering**



Chuck Reno, P.E.

Project Manager

SECTION 00410

BID FORM FOR CONSTRUCTION CONTRACTS  
COURTHOUSE PARKING LOT

PWP No. ST-2015-197

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ARTICLE 1 – BID RECIPIENT

- 1.1 This Bid is submitted to Owner address as identified in Section 00100 – Advertisement.
- 1.2 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2 – BIDDER’S ACKNOWLEDGEMENTS

- 2.01 Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.



### ARTICLE 3 – BIDDER’S REPRESENTATIONS

3.1 In submitting this Bid, Bidder represents that:

- A. Bidder has examined and carefully studied the Bidding Documents, and any data and reference items identified in the Bidding Documents, and hereby acknowledges receipt of the following Addenda:

<u>Addendum No.</u>	<u>Addendum, Date</u>
<u>1</u>	<u>10/28/2015</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

- B. Bidder has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and satisfied itself as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
- C. Bidder is familiar with and has satisfied itself as to all Laws and Regulations that may affect cost, progress, and performance of the Work.
- D. Bidder has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or adjacent to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings, and (2) reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings.
- E. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and any Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder; and (3) Bidder’s safety precautions and programs.
- F. Bidder agrees, based on the information and observations referred to in the preceding paragraph, that no further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price bid and within the times required, and in accordance with the other terms and conditions of the Bidding Documents.
- G. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.
- H. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and confirms that the written resolution thereof by Engineer is acceptable to Bidder.
- I. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance and furnishing of the Work.



## ADDENDUM NO. 1

October 28, 2015

**Engineer:**

Farr West Engineering  
5442 Longley Lane, Suite A  
Reno, NV 89511

**Owner:**

Storey County  
P.O. Box 176  
Virginia City, NV 89440

### VIRGINIA CITY PARKING LOT PROJECT

To: All Holders of the Bidding Documents, Specifications, and Drawings.

The Contract Documents for the above-referenced Project are modified as set forth in this Addendum. The original Contract Documents and any previously issued addenda remain in full force and effect, except as modified by this Addendum, which is hereby made part of the Contract Documents. Bidder shall take this Addendum into consideration when preparing and submitting a bid, and shall acknowledge receipt of this Addendum in Article 3 of the Bid Form. Failure to do so may subject the Bidder to disqualification.

**Bid Submittal Deadline:** The Bid submittal deadline remains the same and is not changed by this Addendum.

This addendum consists of:

4 Pages of text (including this cover sheet) plus attachments noted.



Prepared by:

\_\_\_\_\_  
Gregory Lyman, P.E.

- J. The submission of this Bid constitutes an incontrovertible representation by Bidder that Bidder has complied with every requirement of this Article, and that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.

#### ARTICLE 4 – BIDDER’S CERTIFICATION

##### 4.1 Bidder certifies that:

- A. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation;
- B. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid;
- C. Bidder has not solicited or induced any individual or entity to refrain from bidding; and
- D. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 4.01.D:
  1. “corrupt practice” means the offering, giving, receiving, or soliciting of any thing of value likely to influence the action of a public official in the bidding process;
  2. “fraudulent practice” means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
  3. “collusive practice” means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels; and
  4. “coercive practice” means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

#### ARTICLE 5 – BASIS OF BID

- 5.1 Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

# VIRGINIA CITY COURTHOUSE PARKING LOT

Item	Description	Quantity	Unit	Unit Price	Total
1	Mob / Demob	1	LS	1500	1500
2	Earthwork	1200	CY	30	36,000
3	Traffic Control	1	LS	1500	1500
4	Curb (Type 1)	340	LF	25	8500
5	Curb and Gutter	420	LF	30	12,600
6	Apron	1	LS	2000	2000
7	HC Ramp	2	EA	2250	4500
8	Paver Sidewalk	724	SF	11	7964
9	Concrete Flatwork	210	SF	20	4200
10	Aggregate Base	642	CY	35	22470
11	Light Pole Standard- Non-Traffic Area and Light Post	5	EA	5,000	25,000
12	Catch Basin	2	EA	1,500	3000
13	Storm Drain Line	235	LF	75	17625
14	HC Sign	2	EA	50	100
15	Bumper	4	EA	50	200
16	Irrigation System	1	LS	1000	1000
17	42" Wrought Iron Fence	155	LF	50	7750
18	Electrical	1	LS	15,000	15,000
19	Remove and Replace Non-Colored Concrete	220	SF	25	5,500
20	Rip-Rap Placement	445	CY	30	13,350
21	Landscape Wall	1	LS	44241	44,241
22	BID ALT 1 - Additional Earthwork	1,000	CY	30	30,000
23	BID ALT 2 - Additional Wrought Iron Fence	400	LF	55	22,000
24	BID ALT 3 - Additional Colored Flat Work	500	SF	30	15,000

TOTAL BASE BID PRICE - \$ 234,000.00 (without alternates)

\$ Two Three Four, zero, zero zero & 00/100

Total ALT 1, 2, 3 = \$67,000.00 (SIX SEVEN ZERO ZERO ZERO & 00/100)

Bidder acknowledges that (1) each Bid Unit Price includes an amount considered by Bidder to be adequate to cover Contractor's overhead and profit for each separately identified item, and (2) estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all unit price Bid items will be based on actual quantities, determined as provided in the Contract Documents.

Unit Prices have been computed in accordance with Paragraph 13.03.B of the General Conditions.

The requirements of Nevada Revised Statutes (NRS) shall apply to this project. The BIDDER is responsible for compliance with all applicable statutes. These statutes include, but are not limited to:

- A. NRS 338.080: Exemptions
- B. NRS 338.141: Bids to include certain information concerning subcontractors; requirements for substitution of named subcontracts.
- C. NRS 338.147: Award of Contract to Contractor who submits best bid.

#### ARTICLE 6 – TIME OF COMPLETION

- 6.1 Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.
- 6.2 Bidder accepts the provisions of the Agreement as to Liquidated Damages.

#### ARTICLE 7 – ATTACHMENTS TO THIS BID

- 7.1 The following documents are submitted with and made a condition of this Bid:
  - A. Required Bid security in the form of a Bid Bond (EJCDC C-430);
  - B. List of proposed Subcontractors (Section 00440);
  - C. List of proposed Suppliers (Section 00440);
  - D. Required Bidder Qualifications Statement with supporting data (EJCDC C-450);
  - E. Evidence of authority to do business in Storey County and the State of Nevada;
  - F. Evidence of qualifications for in-state bidder preference, if requesting consideration; and
  - G. Contractor's License number. May be combined with another attachment.
  - H. Project schedule. (Section 00460)

#### ARTICLE 8 – DEFINED TERMS

- 8.01 The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

ARTICLE 9 – BID SUBMITTAL

BIDDER: [Indicate correct name of bidding entity]

Aspen Developers Corp

By:

[Signature]

[Printed name]

Ryan Horning  
(If Bidder is a corporation, a limited liability company, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest:

[Signature]

[Printed name]

Title:

Submittal Date:

Address for giving notices:

P.O. Box 34145  
New York, NY 10953

Telephone Number:

Fax Number:

Contact Name and e-mail address:

Bidder's License No.:

(775) 786-3310

(775) 786-0790

Ryan Horning  
r.horning@aspendevs.com

DD55758  
(where applicable)

### 5% SUBCONTRACTOR LIST

Each Bidder shall list below the name of each subcontractor who will provide labor or a portion of the Work to the Contractor for which he will be paid an amount exceeding five (5) percent of the Bidder's total Bid and the number of the license issued to the subcontractor pursuant to Chapter 624 of the NRS. The Bidder shall also list themselves as performing itmes not otherwise subcontracted. A general description of this Work shall be listed.

Project Name: Court House Parking Lot PWP # 2015-197  
 Bidder Name: Aspen Developers Corp  
 Bidder Address: P.O. Box 34210 Reno, NV 89533  
 Telephone No.: (775) 786-3310

Work to be Performed	Percent of Total Contract	Subcontractor's Name, Address, and License Number
1. (Describe all remaining Work not otherwise subcontracted, see above.) - Dirt Work - BASE Work - Pavers -	(Remaining percentage of work not subcontracted:)  13%	(Prime Contractor)  2340 E 5th St Reno NV 89512 60758 ASPEN DEVELOPERS
2. Concrete Work	12%	(Subcontractor) Reno Concrete - P.O. Box 34210 NV # 40810 Reno, NV 89533
3. Electrical -	12%	(Subcontractor) Titan Electric P.O. Box 18202 NV # 69814 Reno, NV 89511
4.		(Subcontractor)
5.		(Subcontractor)
6.		(Subcontractor)

**NOTE:** Additional numbered pages may be attached if needed.  
 5% Suppliers may be included on this or another page.

# 1% SUBCONTRACTORS LIST

Within 2 hours after the completion of the opening of the Bids, the Bidders who submitted the three lowest bids must submit a list of the name of each subcontractor who will provide labor or a portion of the Work to the Contractor for which he will be paid an amount exceeding one (1) percent of the Bidder's total bid or \$50,000, whichever is greater, and the number of the license issued to the subcontractor pursuant to Chapter 624 of the NRS. This list may be emailed or faxed to the Owner or Owner's Representative, or may be submitted with the Bid Proposal Form. The Bidder shall also list themselves as performing items not otherwise subcontracted. A general description of this Work shall be listed.

Project Name: Court House Parking Lot PWP 2015-197  
 Bidder Name: Aspen Developers Corp  
 Bidder Address: P.O. Box 34145 Reno, NV 89503  
 Telephone No: 775-786-3310

Work to be Performed	Percent of Total Contract	Subcontractor's Name, Address, and License Number
1. (Describe all remaining work not otherwise subcontracted, see above.) <u>Dirt-Hauling- Pavers</u>	(Remaining percentage of work not subcontracted:)	(Prime Contractor) <u>2340 E. 5th St</u> <u>RENO NV 89512</u> <u>65758</u> <u>ASPEN DEVELOPERS</u>
2. <u>Fencing -</u>	<u>2%</u>	(Subcontractor) <u>Artistic Fence</u> <u>480 Morrill Ave</u> <u>#7798A</u> <u>Reno, NV 89512</u>
3. <u>TESTING</u>	<u>1%</u>	(Subcontractor) <u>Black Eagle</u> <u>1345 Capitol Blvd</u> <u>#A</u> <u>Reno, NV 89502</u>
4.		(Subcontractor)
5.		(Subcontractor)
6.		(Subcontractor)
7.		(Subcontractor)

NOTE: Additional numbered pages may be attached if needed.



### 5% SUPPLIERS LIST

Each Bidder shall list below the name of each supplier who will provide materials or equipment to the Contractor for which they will be paid an amount exceeding five (5) percent of the Bidder's total Bid and the number of the license issued to the supplier pursuant to Chapter 624 of the NRS. The Bidder shall also list themselves as supplying items not otherwise supplied. A general description of this Work shall be listed.

Project Name: Court House Parking Lot PWP 24-2015-197  
 Bidder Name: Aspen Developers Inc  
 Bidder Address: P.O. Box 34145 Reno NV 89533  
 Telephone No.: 775.786.3310

Supplies to be Provided	Percent of Total Contract	Supplier's Name, Address, and License Number
1. (Describe all remaining work not otherwise supplied, see above.)	(Remaining percentage of work other than supplies:)	(Prime Contractor) 2340 E. 5th St Reno NV 89512 55755 Aspen Developers
2. Blocks & Drop Inlets	20%	(Supplier) Jensen Precast
3.		(Supplier)
4.		(Supplier)
5.		(Supplier)
6.		(Supplier)
7.		(Supplier)
8.		(Supplier)

**NOTE:** Additional numbered pages may be attached if needed.

# BID BOND

Any singular reference to Bidder, Surety, Owner or other party shall be considered plural where applicable.

**BIDDER (Name and Address):**

Aspen Developers Corp  
2340 E 5th St.  
Reno, NV 89512

**SURETY (Name, and Address of Principal Place of Business):**

Developers Surety and Indemnity Company  
Five Centerpointe Dr., Suite 530  
Lake Oswego, OR 97035

**OWNER (Name and Address):**

Storey County Public Works  
PO Box 435/100 Toll Rd.  
Virginia City, NV 89440



**BID**

Bid Due Date: November 3, 2015

Description (Project Name— Include Location): Courthouse Parking Lot, PWP ST-2015-197

**BOND**

Bond Number: N/A

Date: November 3, 2015

Penal sum Five Percent of Total Amount Bid \*\*\*

\$ 5% \*\*\*

(Words)

(Figures)

Surety and Bidder, intending to be legally bound hereby, subject to the terms set forth below, do each cause this Bid Bond to be duly executed by an authorized officer, agent, or representative.

**BIDDER**

**SURETY**

Aspen Developers Corp

(Seal)

Developers Surety and Indemnity Company (Seal)

Bidder's Name and Corporate Seal

Surety's Name and Corporate Seal

By:

Signature

By:

Signature (Attach Power of Attorney)

Print Name

Vicki Mather

Print Name

Title

Attorney-in-Fact

Title

Attest:

Signature

Attest:

Signature

Title

Title Witness for Surety

Note: Addresses are to be used for giving any required notice.

Provide execution by any additional parties, such as joint venturers, if necessary.

1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to pay to Owner upon default of Bidder the penal sum set forth on the face of this Bond. Payment of the penal sum is the extent of Bidder's and Surety's liability. Recovery of such penal sum under the terms of this Bond shall be Owner's sole and exclusive remedy upon default of Bidder.
2. Default of Bidder shall occur upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents.
3. This obligation shall be null and void if:
  - 3.1 Owner accepts Bidder's Bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents, or
  - 3.2 All Bids are rejected by Owner, or
  - 3.3 Owner fails to issue a Notice of Award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by Paragraph 5 hereof).
4. Payment under this Bond will be due and payable upon default of Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from Owner, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.
5. Surety waives notice of any and all defenses based on or arising out of any time extension to issue Notice of Award agreed to in writing by Owner and Bidder, provided that the total time for issuing Notice of Award including extensions shall not in the aggregate exceed 120 days from the Bid due date without Surety's written consent.
6. No suit or action shall be commenced under this Bond prior to 30 calendar days after the notice of default required in Paragraph 4 above is received by Bidder and Surety and in no case later than one year after the Bid due date.
7. Any suit or action under this Bond shall be commenced only in a court of competent jurisdiction located in the state in which the Project is located.
8. Notices required hereunder shall be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier, or by United States Registered or Certified Mail, return receipt requested, postage pre-paid, and shall be deemed to be effective upon receipt by the party concerned.
9. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent, or representative who executed this Bond on behalf of Surety to execute, seal, and deliver such Bond and bind the Surety thereby.
10. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond shall be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable statute, then the provision of said statute shall govern and the remainder of this Bond that is not in conflict therewith shall continue in full force and effect.
11. The term "Bid" as used herein includes a Bid, offer, or proposal as applicable.

POWER OF ATTORNEY FOR  
DEVELOPERS SURETY AND INDEMNITY COMPANY  
INDEMNITY COMPANY OF CALIFORNIA  
PO Box 19725, IRVINE, CA 92623 (949) 263-3300

KNOW ALL BY THESE PRESENTS that except as expressly limited, DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, do each hereby make, constitute and appoint:

\*\*\*Brent Olson, Richard W. Kowalski, John D. Klump, Vicki Mather, Philip O. Forker, Gloria Bruning, Gene M. Dietzman, James P. Dooney, J. Patrick Dooney, Joel Dietzman, Christopher A. Reburn, Karen A. Pierce, Ray M. Paiement, Tami Jones, jointly or severally\*\*\*

as their true and lawful Attorney(s)-in-Fact, to make, execute, deliver and acknowledge, for and on behalf of said corporations, as sureties, bonds, undertakings and contracts of suretyship giving and granting unto said Attorney(s)-in-Fact full power and authority to do and to perform every act necessary, requisite or proper to be done in connection therewith as each of said corporations could do, but reserving to each of said corporations full power of substitution and revocation, and all of the acts of said Attorney(s)-in-Fact, pursuant to these presents, are hereby ratified and confirmed.

This Power of Attorney is granted and is signed by facsimile under and by authority of the following resolutions adopted by the respective Boards of Directors of DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, effective as of January 1st, 2008.

RESOLVED, that a combination of any two of the Chairman of the Board, the President, Executive Vice-President, Senior Vice-President or any Vice President of the corporations be, and that each of them hereby is, authorized to execute this Power of Attorney, qualifying the attorney(s) named in the Power of Attorney to execute, on behalf of the corporations, bonds, undertakings and contracts of suretyship; and that the Secretary or any Assistant Secretary of either of the corporations be, and each of them hereby is, authorized to attest the execution of any such Power of Attorney;

RESOLVED, FURTHER, that the signatures of such officers may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures shall be valid and binding upon the corporations when so affixed and in the future with respect to any bond, undertaking or contract of suretyship to which it is attached.

IN WITNESS WHEREOF, DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA have severally caused these presents to be signed by their respective officers and attested by their respective Secretary or Assistant Secretary this November 21, 2013.

By:

*Daniel Young*  
Daniel Young, Senior Vice-President

By:

*Mark J. Lansdon*  
Mark J. Lansdon, Vice-President

State of California  
County of Orange

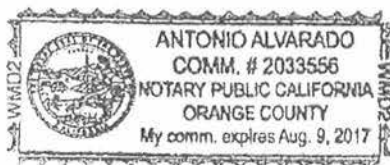
On November 21, 2013 before me, \_\_\_\_\_  
Date

Antonio Alvarado, Notary Public

Here Insert Name and Title of the Officer

personally appeared \_\_\_\_\_

Daniel Young and Mark J. Lansdon  
Name(s) of Signer(s)



Place Notary Seal Above

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

*Antonio Alvarado*

Antonio Alvarado, Notary Public

CERTIFICATE

The undersigned, as Secretary or Assistant Secretary of DEVELOPERS SURETY AND INDEMNITY COMPANY or INDEMNITY COMPANY OF CALIFORNIA, does hereby certify that the foregoing Power of Attorney remains in full force and has not been revoked and, furthermore, that the provisions of the resolutions of the respective Boards of Directors of said corporations set forth in the Power of Attorney are in force as of the date of this Certificate.

This Certificate is executed in the City of Irvine, California, this 3rd day of November, 2015.

By:

*Cassie J. Berrisford*  
Cassie J. Berrisford, Assistant Secretary

## BIDDER QUALIFICATIONS STATEMENT

THE INFORMATION SUPPLIED IN THIS DOCUMENT IS CONFIDENTIAL TO THE EXTENT PERMITTED BY LAWS AND REGULATIONS

1. SUBMITTED BY:

Official Name of Firm:

Address:

Aspen Developers Corp  
P.O. Box 34145  
Reno, NV 89533

2. SUBMITTED TO:

3. SUBMITTED FOR:

Owner:

Project Name:

Stony County Public Works

Court House Parking Lot PWP STD 15.197

TYPE OF WORK:

Construct per plans and  
referenced project

4. CONTRACTOR'S CONTACT INFORMATION

Contact Person:

Title:

Phone:

Email:

Ryan Morning  
Project Manager  
775-786-3310  
rmorning@aspenus.com

5. AFFILIATED COMPANIES:

Name:

Address:

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6. TYPE OF ORGANIZATION:

☐ SOLE PROPRIETORSHIP

Name of Owner:

---

Doing Business As:

---

Date of Organization:

---

☐ PARTNERSHIP

Date of Organization:

---

Type of Partnership:

---

Name of General Partner(s):

---

---

---

☒ CORPORATION

State of Organization:

Nevada

Date of Organization:

1-27-2003

Executive Officers:

- President:

Joe Surpa

- Vice President(s):

---

---

- Treasurer:

Eric Foster

- Secretary:

Eric Foster

☐ LIMITED LIABILITY COMPANY

State of Organization:

---

Date of Organization:

---

EJCDC® C-450, Qualifications Statement.

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and American Society of Civil Engineers. All rights reserved.

Members:

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---

☐ JOINT VENTURE

Sate of Organization:

---

Date of Organization:

---

Form of Organization:

---

Joint Venture Managing Partner

- Name:

---

- Address:

---

---

---

---

Joint Venture Managing Partner

- Name:

---

- Address:

---

---

---

Joint Venture Managing Partner

- Name:

---

- Address:

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---

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7. LICENSING

Jurisdiction:

State of Nevada

Type of License:

A. General Engineering

License Number:

0055758



Jurisdiction: \_\_\_\_\_

Type of License: \_\_\_\_\_

License Number: \_\_\_\_\_

8. CERTIFICATIONS

CERTIFIED BY: \_\_\_\_\_

Disadvantage Business Enterprise: \_\_\_\_\_

Minority Business Enterprise: \_\_\_\_\_

Woman Owned Enterprise: \_\_\_\_\_

Small Business Enterprise: \_\_\_\_\_

Other ( \_\_\_\_\_ ): \_\_\_\_\_

9. BONDING INFORMATION

Bonding Company: ANCHOR INSURANCE & SURETY

Address: 1201 SW 12<sup>TH</sup> AVE., SUITE 500

PORTLAND OR 97205

Bonding Agent: RICK KOWALSKI

Address: \_\_\_\_\_

Contact Name: VICKI MATHER

Phone: 503-224-2500

Aggregate Bonding Capacity: 5 million

Available Bonding Capacity as of date of this submittal: 4 million

10. FINANCIAL INFORMATION

Financial Institution: Bank of the West

Address: 10181 Buckner Airport Road

Buckner, OR 97001

Account Manager: \_\_\_\_\_

EJCDC® C-450, Qualifications Statement.

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and American Society of Civil Engineers. All rights reserved.

Page 4 of 8

Phone:

1-800-488-2265

INCLUDE AS AN ATTACHMENT AN AUDITED BALANCE SHEET FOR EACH OF THE LAST 3 YEARS

**11. CONSTRUCTION EXPERIENCE:**

Current Experience:

List on **Schedule A** all uncompleted projects currently under contract (If Joint Venture list each participant's projects separately).

Previous Experience:

List on **Schedule B** all projects completed within the last 5 Years (If Joint Venture list each participant's projects separately).

Has firm listed in Section 1 ever failed to complete a construction contract awarded to it?

☐ YES ☐ NO

If YES, attach as an Attachment details including Project Owner's contact information.

Has any Corporate Officer, Partner, Joint Venture participant or Proprietor ever failed to complete a construction contract awarded to them in their name or when acting as a principal of another entity?

☐ YES ☐ NO

If YES, attach as an Attachment details including Project Owner's contact information.

Are there any judgments, claims, disputes or litigation pending or outstanding involving the firm listed in Section 1 or any of its officers (or any of its partners if a partnership or any of the individual entities if a joint venture)?

☐ YES ☐ NO

If YES, attach as an Attachment details including Project Owner's contact information.

**12. SAFETY PROGRAM:**

Name of Contractor's Safety Officer: \_\_\_\_\_

Include the following as attachments:

Provide as an Attachment Contractor's (and Contractor's proposed Subcontractors and Suppliers furnishing or performing Work having a value in excess of 10 percent of the total amount of the Bid) OSHA No. 500: Log & Summary of Occupational Injuries & Illnesses for the past 5 years.

Provide as an Attachment Contractor's (and Contractor's proposed Subcontractors and Suppliers furnishing or performing Work having a value in excess of 10 percent of the total amount of the Bid) list of all OSHA Citations & Notifications of Penalty (monetary or other) received within the last 5 years (indicate disposition as applicable) - IF NONE SO STATE.

Provide as an Attachment Contractor's (and Contractor's proposed Subcontractors and Suppliers furnishing or performing Work having a value in excess of 10 percent of the total amount of the Bid) list of all safety citations or violations under any state all received within the last 5 years (indicate disposition as applicable) - IF NONE SO STATE.

Provide the following for the firm listed in Section V (and for each proposed Subcontractor furnishing or performing Work having a value in excess of 10 percent of the total amount of the Bid) the following (attach additional sheets as necessary):

Workers' compensation Experience Modification Rate (EMR) for the last 5 years:

YEAR	<u>2010</u>	EMR	<u>.88</u>
YEAR	<u>2011</u>	EMR	<u>.92</u>
YEAR	<u>2012</u>	EMR	<u>.93</u>
YEAR	<u>2013</u>	EMR	<u>.89</u>
YEAR	<u>2014</u>	EMR	<u>1.33</u>

Total Recordable Frequency Rate (TRFR) for the last 5 years:

YEAR	<u>2010</u>	TRFR	<u>.06</u>
YEAR	<u>2011</u>	TRFR	<u>.08</u>
YEAR	<u>2012</u>	TRFR	<u>.07</u>
YEAR	<u>2013</u>	TRFR	<u>.07</u>
YEAR	<u>2014</u>	TRFR	<u>.7</u>

Total number of man-hours worked for the last 5 Years:

YEAR	<u>2010</u>	TOTAL NUMBER OF MAN-HOURS	<u>22,854</u>
YEAR	<u>2011</u>	TOTAL NUMBER OF MAN-HOURS	<u>45,514</u>
YEAR	<u>2012</u>	TOTAL NUMBER OF MAN-HOURS	<u>25,881</u>
YEAR	<u>2013</u>	TOTAL NUMBER OF MAN-HOURS	<u>37,179</u>
YEAR	<u>2014</u>	TOTAL NUMBER OF MAN-HOURS	<u>77,857</u>

Provide Contractor's (and Contractor's proposed Subcontractors and Suppliers furnishing or performing Work having a value in excess of 10 percent of the total amount of the Bid) Days Away From Work, Days of Restricted Work Activity or Job Transfer (DART) incidence rate for the particular industry or type of Work to be performed by Contractor and each of Contractor's proposed Subcontractors and Suppliers) for the last 5 years:

YEAR	<u>2010</u>	DART	<u>2.1</u>
YEAR	<u>2011</u>	DART	<u>2.0</u>
YEAR	<u>2012</u>	DART	<u>1.8</u>
YEAR	<u>2013</u>	DART	<u>1.8</u>
YEAR	<u>2014</u>	DART	<u>1.7</u>

13. EQUIPMENT:

MAJOR EQUIPMENT:

List on Schedule C all pieces of major equipment available for use on Owner's Project.

ATTACHED ATTACHMENT C

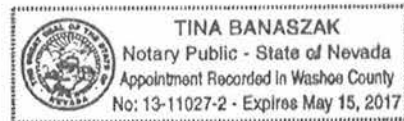
I HEREBY CERTIFY THAT THE INFORMATION SUBMITTED HERewith, INCLUDING ANY ATTACHMENTS, IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NAME OF ORGANIZATION: Aggen Developers Corp  
BY: [Signature]  
TITLE: Project Manager  
DATED: 10-29-15

NOTARY ATTEST:

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 29<sup>th</sup> DAY OF Oct 2015

NOTARY PUBLIC - STATE OF Nevada  
MY COMMISSION EXPIRES: May 15, 2017



REQUIRED ATTACHMENTS

1. Schedule A (Current Experience).
2. Schedule B (Previous Experience).
3. Schedule C (Major Equipment).
4. ~~Audited balance sheet for each of the last 3 years for firm named in Section 1.~~
5. Evidence of authority for individuals listed in Section 7 to bind organization to an agreement.
6. Resumes of officers and key individuals (including Safety Officer) of firm named in Section 1.
7. Required safety program submittals listed in Section 13.
8. Additional items as pertinent.

SCHEDULE A

SEE ATTACHED

CURRENT EXPERIENCE

Project Name	Owner's Contact Person Name: Address: Telephone:	Design Engineer Name: Company: Telephone:	Contract Date	Type of Work	Status	Cost of Work
	Name: Address: Telephone:	Name: Company: Telephone:				
	Name: Address: Telephone:	Name: Company: Telephone:				
	Name: Address: Telephone:	Name: Company: Telephone:				
	Name: Address: Telephone:	Name: Company: Telephone:				
	Name: Address: Telephone:	Name: Company: Telephone:				
	Name: Address: Telephone:	Name: Company: Telephone:				
	Name: Address: Telephone:	Name: Company: Telephone:				

Aspen Developers Corp. Experience Statement  
Schedule A

Job Name	Description	Owner	Contact Information	Date Complete	Value
Chamberland Dr. Water Main Replacement	1075 lf of 8" water main replacement	TCPUD	Jon LeRoy 221 Fairway Dr. Tahoe City, CA 96145 530.583.3796	10/12	\$350k
Martis Valley Well TH-1	1500 GPM pump, Well House, Chlorine Facility and 1300 lf of 350 psi DI Waterline	NCSD	Eric Martin 908 Northstar Dr. Truckee CA 96161 (530) 550-6133	12/12	\$880k
Truckee Depot Streetscape	Streetscape improvements in the Historical District of Truckee	Town of Truckee	Mike Vaughan 10183 Truckee Airport Rd Truckee, CA 96161 530.582.7706	5/12	\$655k
Truckee Bridge St. Streetscape	Streetscape improvements in the Historical District of Truckee	Town of Truckee	Mike Vaughan 10183 Truckee Airport Rd Truckee, CA 96161 530.582.7706	5/11	\$550k
S-POD Northstar Lift	Site Grading and Improvements for new ski run	Vail Properties	Ron Inkell 5001 Northstar Dr. Truckee, Ca 96161 775.747.5854	10/11	\$623k
IVGID Pump Station	Demolition and Reconstruction of a 3000 gpm Pump Station	IVGID	Brad Johnson 1220 Sweetwater Rd Incline Village, NV 89451 775.832.1268	11/10	\$1.3 Million
Northstar Water Meter Install	Install water meters for residences in Northstar	NCSD	Eric Martin 908 Northstar Dr. Truckee CA 96161 (530) 550-6133	9/10	\$350k
Balsam Lane Waterline	Install new water main and services in residential area	Ward-Well Water	Vince Bruno PO Box 7553 Tahoe City Ca 96145	6/10	\$245k



Northstar Waterline and pump station	Install 2,600lf of DIP waterline and construct new pump station	NCSD	Eric Martin 908 Northstar Dr. Truckee CA 96161 (530) 550-6133	1/09	1.9 Million
Pump Station Replacement Project	Construct two new pump station buildings and pump systems for residential community	Talmon HOA	Libby Gregg PO Box 161 Tahoe City CA 96145 (530) 583-1889	12/08	\$300k
Reno Ballroom, Reno, NV	Building demo, all earthwork and underground utilities for new 55,000 sf convention center.	City of Reno	Pelin 905 Industrial Way Sparks, NV 89431 775 355-8500	2/08	1.1 Million
Grays Village Truckee, CA	All earthwork and underground utilities for new cul-de-sac and future retail center	East West Partners	Jeff Butterworth PO Box 2537 Truckee, CA 96160 530 550-7052	10/08	2.6 Million
Pla-Vada Pumphouse and Waterline	Construct new water pumphouse building and installation of 2,400lf new waterline	Pla-Vada Community Assoc.	Terry McGuigan PO box 94 Norden CA 95724 (530) 426-3980	2/10	\$580k
Trailside Loop	Construct new road and all utilities for subdivision	East West Partners	Jeff Butterworth PO Box 2537 Truckee, CA 96160 530 550-7052	8/08	2.7 Million
Lakeside Trail Phase IV	Install new trail and boardwalk along shores of Lake Tahoe	TCPUD	Jack Beckman PO Box 5249 Tahoe City, CA 9614 530 583-3796	9/07	\$1.1 Million
Daniel Webster Pump Station	Install new pumping station	TMWA	Chris Struffert P.O. Box 30013 Reno, NV 89520 (775) 834-8056	12/13	\$500,000

SCHEDULE B

PREVIOUS EXPERIENCE (Include ALL Projects Completed within last 5 years)

Project Name	Owner's Contact Person	Design Engineer	Contract Date	Type of Work	Status	Cost of Work
	Name: Address: Telephone:	Name: Company: Telephone:				
	Name: Address: Telephone:	Name: Company: Telephone:				
	Name: Address: Telephone:	Name: Company: Telephone:				
	Name: Address: Telephone:	Name: Company: Telephone:				
	Name: Address: Telephone:	Name: Company: Telephone:				
	Name: Address: Telephone:	Name: Company: Telephone:				
	Name: Address: Telephone:	Name: Company: Telephone:				

SCHEDULE B

PREVIOUS EXPERIENCE (Include ALL Projects Completed within last 5 years)

Project Name	Owner's Contact Person	Design Engineer	Contract Date	Type of Work	Status	Cost of Work
TRUCKEE DUNN PATHWAY	Name: MIKE VAUGHN Address: Telephone: 530-582-2923	Name: GREG PHILLIPS Company: LUTROS Telephone: 775-883-7077	July - 15	CONST OF PATH & BRIDGES	ON- GOING	1.2 mill
NORTSTAR ADMIN BLDG	Name: BEN MARTIN Address: Telephone: 530-550-6133	Name: Company: Telephone:	May 15	CONST NEW BUILDING	ON- GOING	500K
MIXED-USE SPACIUM	Name: TOM LAKE Address: Telephone: 775-826-6500	Name: UNIVERSITY Company: Telephone:	May 15	CONST NEW RESTAURANT	COMP.	250K
INCLINE VILLAGE WATER QUALITY	Name: JOAQUIN TABARDA Address: Telephone: 775-328-7055	Name: WASHOE COUNTY Company: Telephone:	June 14	INSTALL NEW FORM SYSTEM	COMP	1.3 mill
TROUT CREEK RESTORATION	Name: TODD LANDRY Address: Telephone: 530-414-3343	Name: TOWN OF TRUCKEE Company: Telephone:	May 14	ENTIRE OLD RESTORATION	COMP	1.6 mill
	Name: Address: Telephone:	Name: Company: Telephone:				
	Name: Address: Telephone:	Name: Company: Telephone:				

SEE ATTACHED

[illegible]

# **ASPEN DEVELOPERS CORP** **EQUIPMENT LIST**

ARTICULATED TRUCKS			TRUCKS			Reg
<b>BACKHOES</b>			6	'75 Peterbilt 10 Wheeler	69516P	
10	Cat 420D	FDP09252	8	'91 GMC 2000gal Water	1GDJ7HIJ5MJ507560	
38	Case 580SM	N5C9335	31	Ford F7000 Fuel	R71QVCC9415	
<b>COMPACTORS</b>			32	International Transport	2HSFMAXR1XC043975	
15	Hyster C832B	B208C1719L	53	Fruehauf End Dump Trailer	1GD02725LJ029401	
17	Hypac C747B		54	'93 International Lube	1HSSDPCN0PH513488	
47	Wacker RT82	5655569	72	'82 Pete Dump	1XP9D29X8CP151475	
51	Wacker RT82	5628317	73	'00 2000gal Ford Water	3FDPF7567YMA37599	
55	Wacker RT82	5522469	78	'82 Pete End Dump	1XP9DB9X2CP149964	
56	Wacker RT82	5557156	79	'73 OshKosh Plow truck	14587	
57	Vibromax smooth drum	JKC9601701	98	Int'l Plow Truck		
66	05 Hypac C812A	109A21902145	202	'98 Knwrth T800 Transfer	1NKDLB9X4WR7680202	
<b>DOZERS</b>			203	'99 Reliance Pup Trnsfr Trailer	1REFA5209XXC991741	
<b>EXCAVATORS</b>			204	2000 Ford F650 Dump Truck	3FDNX65A1YMA29601	Ca
18	Case CX36 Mini	N4TN61109	205	94 Pete Dump Truck (10 Wheeler)	1XP5DB8XXRN353125	
83	Case CX36B Mini	N5TN61203	209	85 Int'l 4x4 Plow Truck	1HTLPUYN9FHA58849	
214	'04 Cat 303CR Mini Exc	DMA01715	223	BMV 6X6 Tractor	31/03333	
218	Cat 303.5CR Mini Exc		<b>LOADERS</b>			
14	Case CX47 Mini	DFE0002710	62	Takeuchi TL130	213070653	
70	Case CX50B Mini	N6TN81673	99	Cat 216 Skidsteer	4NZ05058	
210	Takeuchi TB175	TB17510092	39	Takeuchi TL150	21503135	
216	Takeuchi TB175	TB17510141	77	Case 450 Skid Steer	N7M458193	
44	Case CX80	DAC881140	85	Case 450 Skid Steer	N8M484411	
26	Case CX130	DAC0713155	87	Cat 248 Skid Steer	CAT00248C6LZ01780	
224	Hitachi ZX135 Excavator	HCMDAE50K00091361	60	Case 570XT Skippy	JJG0300692	
207	Kobelco ED150-1E	YL0501040	76	'05 928G Loader	0DJD01782	
11	Case 9030B	DAC0302427	93	'94 Volvo L70 Loader	L70BV10969	
221	Linkbelt 235X3 Excavator	ECBK4-775	12	Cat 950F	5SK03303	
71	Kobelco SK400LC IV	YSU0500	58	Case 821B (QC)	JEE0056137	
<b>MISC</b>			13	Cat 950G	AXX00350	
21	Asphalt Zipper AZ360	100960	29	Cat 950G	AXX00191	
22	Power Broom		36	Cat 950G	AXX00851	
23	Air compressor- NO CA		45	Cat 962G	7BW00429	
48	Trackless Snow Blower	MT5T103				
69	Mobile Screen Plant	D107C-SC-JJ1202				
81	Leica's GPS system					
84	Rolba 1000 Snowblower	95261001006				
86	Trackless Snow Blower	MT5T858				
88	Rolba 400 Snowblower					
89	Trackless Blower MT4	MT4T147				
94	'74 AW Grader	361266				
95	'04 Trackless blower	MT5T3101				
96	Trackless blower	MT5T847				
97	Trackless blower	MT5T817				
200	Trackless blower	MT5T1882				
201	Trackless MT6	MT61150				
113	Small Equip Trailer (ramps)	1TKU01625VM076497				
211	Carry-on dump trailer	4YMDU1023EN006895				
212	Sullair 185cfm compressor	200709110085				
217	Equip Trailer - Fleming	1F9FS2429K1025717				
219	97 White Eq Trailer (tilt)	4KNTT162XVL160256				
220	Yanmar mini dump truck					
222	Conveyor 80'					
226	1995 CONTRAIL C-24					

## PROJECT SCHEDULE

Contractor shall indicate a project schedule of major project components. Items listed are not necessarily in construction order; contractor to determine order of operations. Once construction begins (start date) all other items must be completed within construction period of 90 days. A range of dates (weather pending) are provided for the start date; construction must begin within the dates noted.

Project Component	Start Date	End Date
Construction Begins (Nov. 18, 2015 to Jan. 5, 2016)	<del>01</del> 1/04/2016	-----
Mass Grading	1/04/2016	1/8/2016
Rip-Rap Placement	1/13/2016	1/15/2016
Landscape Wall	1/11/2016	1/15/2016
Electrical Improvements	1/18/2016	1/22/2016
Irrigation Improvements	1/18/2016	1/22/2016
Concrete Curb and Gutter and Type 1 Curb	1/25/2016	2/5/2016
Concrete Flatwork	1/25/2016	2/5/2016
Fence and Light Post Installation	2/1/2016	2/5/2016
Substantial Completion (80 Days from start date)	-----	
Construction Ends (90 days from start date)	-----	

Note: Project Schedule shall be modified due to accepted delays outlined in Section 4.05 *Delays in Contractor's Progress* of the General Contract.

## Bid Tabulation, VC COURTHOUSE PARKING LOT (PWP No. ST-2015-197)

11/2/2015

By: CLR, Farr West Engineering

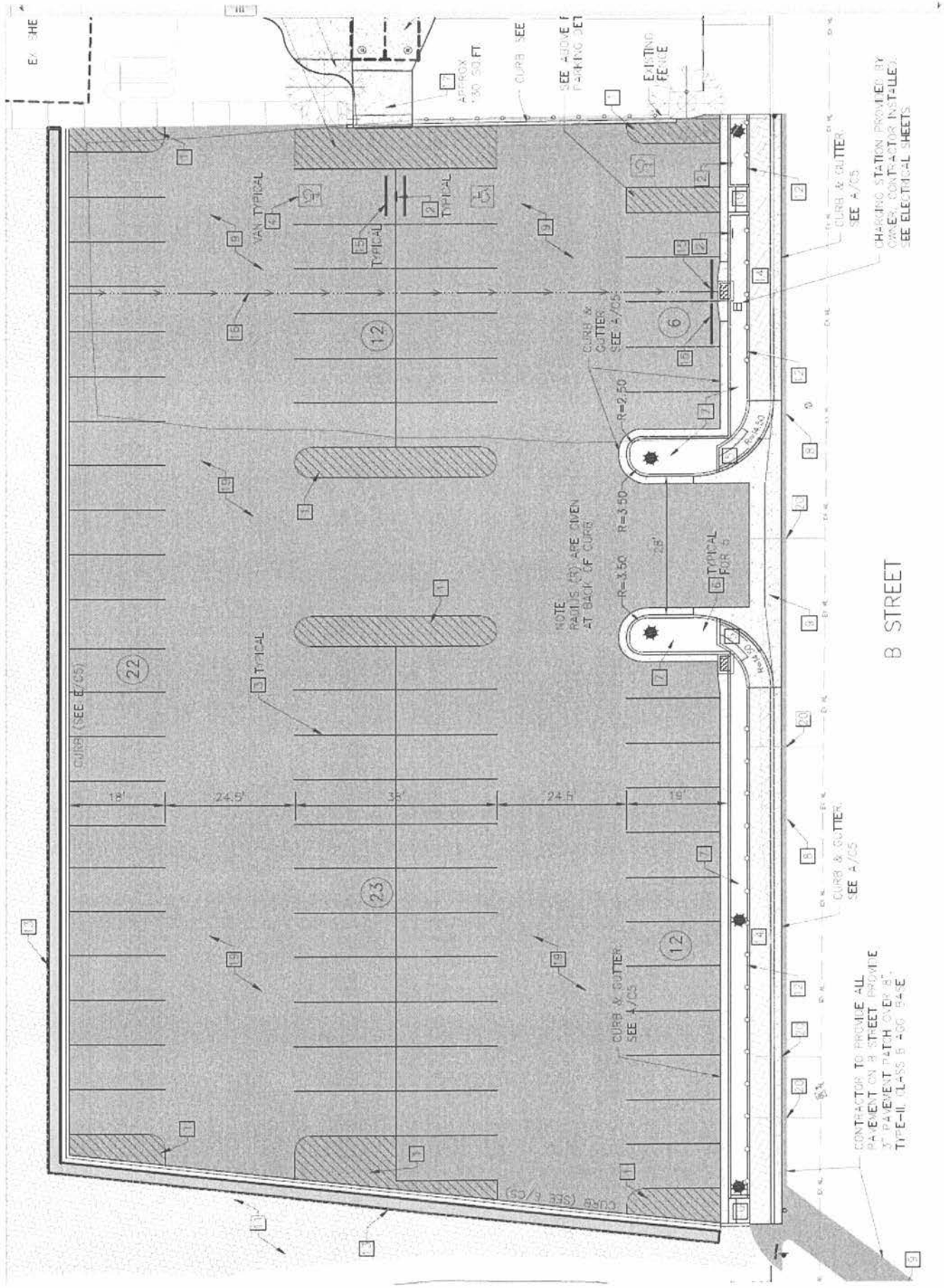
### VIRGINIA CITY COURTHOUSE PARKING LOT (ST-2015-197)

Contractor - Bidder			Aspen Developers			Desert Engineering			Coons Construction			Spanish Springs Const.			MKD Construction			A&K Earthmovers			Average		
Item	Description	Quantity	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Mob / Demob	1	LS	\$ 1,500.00	\$ 1,500.00	\$ 15,764.00	\$ 15,764.00	\$ 19,500.00	\$ 19,500.00	\$ 11,415.00	\$ 11,415.00	\$ 17,000.00	\$ 17,000.00	\$ 16,300.00	\$ 16,300.00	\$ 13,579.83	\$ 13,579.83						
2	Earthwork	1,000	CY	\$ 36,000.00	\$ 36,000.00	\$ 35.00	\$ 35,000.00	\$ 33.18	\$ 33,180.00	\$ 40.00	\$ 40,000.00	\$ 29.00	\$ 29,000.00	\$ 40.00	\$ 40,000.00	\$ 34.53	\$ 34,530.00						
3	Traffic Control	1	LS	\$ 1,500.00	\$ 1,500.00	\$ 3,000.00	\$ 3,000.00	\$ 1,000.00	\$ 1,000.00	\$ 4,150.00	\$ 4,150.00	\$ 5,000.00	\$ 5,000.00	\$ 4,800.00	\$ 4,800.00	\$ 3,241.67	\$ 3,241.67						
4	Curb (Type 1)	340	LF	\$ 25.00	\$ 8,500.00	\$ 7,860.00	\$ 7,860.00	\$ 30.75	\$ 10,455.00	\$ 28.00	\$ 9,520.00	\$ 31.00	\$ 10,540.00	\$ 26.00	\$ 8,840.00	\$ 27.13	\$ 9,222.50						
5	Curb and Gutter	420	LF	\$ 30.00	\$ 12,600.00	\$ 7.60	\$ 3,192.00	\$ 29.75	\$ 12,495.00	\$ 42.00	\$ 17,640.00	\$ 46.00	\$ 19,320.00	\$ 45.00	\$ 18,900.00	\$ 36.46	\$ 15,312.50						
6	Apron	1	LS	\$ 2,000.00	\$ 2,000.00	\$ 6,000.00	\$ 6,000.00	\$ 3,200.00	\$ 3,200.00	\$ 6,900.00	\$ 6,900.00	\$ 10,975.00	\$ 10,975.00	\$ 9,800.00	\$ 9,800.00	\$ 6,479.17	\$ 6,479.17						
7	H/C Ramp	2	EA	\$ 2,250.00	\$ 4,500.00	\$ 2,000.00	\$ 4,000.00	\$ 1,900.00	\$ 3,800.00	\$ 1,985.00	\$ 3,970.00	\$ 3,600.00	\$ 7,200.00	\$ 2,500.00	\$ 5,000.00	\$ 2,372.50	\$ 4,745.00						
8	Paver Sidewalk	724	SF	\$ 11.00	\$ 7,964.00	\$ 9.00	\$ 6,516.00	\$ 14.75	\$ 10,670.00	\$ 18.00	\$ 13,032.00	\$ 14.50	\$ 10,490.00	\$ 22.00	\$ 15,928.00	\$ 14.88	\$ 10,705.50						
9	Concrete Flatwork	210	SF	\$ 20.00	\$ 4,200.00	\$ 12.00	\$ 2,520.00	\$ 22.75	\$ 4,777.50	\$ 32.00	\$ 6,720.00	\$ 21.00	\$ 4,410.00	\$ 18.00	\$ 3,780.00	\$ 20.96	\$ 4,401.75						
10	Aggregate Base	642	CY	\$ 35.00	\$ 22,470.00	\$ 30.00	\$ 19,260.00	\$ 74.00	\$ 47,508.00	\$ 51.00	\$ 32,742.00	\$ 75.50	\$ 48,471.00	\$ 70.00	\$ 44,940.00	\$ 55.92	\$ 35,898.50						
11	Light Pole Standard - Non-Traffic Area	5	EA	\$ 5,000.00	\$ 25,000.00	\$ 2,500.00	\$ 12,500.00	\$ 5,590.00	\$ 27,950.00	\$ 4,675.00	\$ 23,375.00	\$ 4,925.00	\$ 24,625.00	\$ 1,651.40	\$ 8,257.00	\$ 4,056.90	\$ 20,284.50						
12	Catch Basin	2	EA	\$ 1,500.00	\$ 3,000.00	\$ 3,000.00	\$ 6,000.00	\$ 2,600.00	\$ 5,200.00	\$ 2,970.00	\$ 5,940.00	\$ 2,100.00	\$ 4,200.00	\$ 3,200.00	\$ 6,400.00	\$ 2,561.67	\$ 5,123.33						
13	Storm Drain Line	235	LF	\$ 75.00	\$ 17,625.00	\$ 55.00	\$ 12,925.00	\$ 100.00	\$ 23,500.00	\$ 118.00	\$ 27,730.00	\$ 88.00	\$ 20,680.00	\$ 112.00	\$ 26,320.00	\$ 91.33	\$ 21,463.33						
14	H/C Sign	2	EA	\$ 50.00	\$ 100.00	\$ 170.00	\$ 340.00	\$ 200.00	\$ 400.00	\$ 520.00	\$ 1,040.00	\$ 450.00	\$ 900.00	\$ 715.00	\$ 1,430.00	\$ 414.17	\$ 828.33						
15	Bumper	4	EA	\$ 50.00	\$ 200.00	\$ 170.00	\$ 680.00	\$ 55.00	\$ 220.00	\$ 110.00	\$ 440.00	\$ 35.00	\$ 140.00	\$ 230.00	\$ 920.00	\$ 108.33	\$ 433.33						
16	Irrigation System	1	LS	\$ 1,000.00	\$ 1,000.00	\$ 3,500.00	\$ 3,500.00	\$ 4,600.00	\$ 4,600.00	\$ 5,420.00	\$ 5,420.00	\$ 6,875.00	\$ 6,875.00	\$ 11,000.00	\$ 11,000.00	\$ 5,399.17	\$ 5,399.17						
17	42" Decorative Fence	155	LF	\$ 50.00	\$ 7,750.00	\$ 45.00	\$ 6,975.00	\$ 45.00	\$ 6,975.00	\$ 47.00	\$ 7,285.00	\$ 49.00	\$ 7,595.00	\$ 47.00	\$ 7,285.00	\$ 47.17	\$ 7,310.83						
18	Electrical	1	LS	\$ 15,000.00	\$ 15,000.00	\$ 30,885.00	\$ 30,885.00	\$ 14,000.00	\$ 14,000.00	\$ 22,510.00	\$ 22,510.00	\$ 19,750.00	\$ 19,750.00	\$ 40,000.00	\$ 40,000.00	\$ 23,690.83	\$ 23,690.83						
19	Remove and Replace Non-Colored Concrete	220	SF	\$ 25.00	\$ 5,500.00	\$ 15.00	\$ 3,300.00	\$ 18.75	\$ 4,125.00	\$ 32.00	\$ 7,040.00	\$ 30.00	\$ 6,600.00	\$ 18.00	\$ 3,960.00	\$ 23.13	\$ 5,087.50						
20	Rip-Rap Placement	445	CY	\$ 30.00	\$ 13,350.00	\$ 15.00	\$ 6,675.00	\$ 40.00	\$ 17,800.00	\$ 15.00	\$ 6,675.00	\$ 26.00	\$ 11,570.00	\$ 52.00	\$ 23,140.00	\$ 23.67	\$ 13,016.67						
21	Landscaping Wall	1	LS	\$ 44,241.00	\$ 44,241.00	\$ 53,000.00	\$ 53,000.00	\$ 72,000.00	\$ 72,000.00	\$ 82,900.00	\$ 82,900.00	\$ 75,500.00	\$ 75,500.00	\$ 94,000.00	\$ 94,000.00	\$ 70,273.50	\$ 70,273.50						
BASE BID Total:				\$	\$ 234,000.00	\$	\$ 255,000.00	\$	\$ 330,000.50	\$	\$ 344,444.00	\$	\$ 346,649.00	\$	\$ 399,000.00	\$	\$ 318,182.25						
Ranking					1		2		3		4		5		6		Average						

### BID ALTERNATES (22, 23 & 24)

Contractor - Bidder			Aspen Developers			Desert Engineering			Coons Construction			Spanish Springs Const.			MKD Construction			A&K Earthmovers			Average		
Item	Description	Quantity	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
22	Bid Alternate - Additional Earthwork	1000	CY	\$ 30.00	\$ 30,000.00	\$ 35.00	\$ 35,000.00	\$ 33.00	\$ 33,000.00	\$ 33.00	\$ 33,000.00	\$ 14.00	\$ 14,000.00	\$ 24.00	\$ 24,000.00	\$ 25.00	\$ 25,000.00						
23	Bid Alternate - Additional 42" Wrought Iron Fence	400	LF	\$ 55.00	\$ 22,000.00	\$ 45.00	\$ 18,000.00	\$ 45.00	\$ 18,000.00	\$ 45.00	\$ 18,000.00	\$ 45.00	\$ 18,000.00	\$ 17.00	\$ 6,800.00	\$ 48.00	\$ 19,200.00						
24	Bid Alternate - Additional Colored Concrete Flatwork	500	SF	\$ 30.00	\$ 15,000.00	\$ 15.00	\$ 7,500.00	\$ 24.00	\$ 12,000.00	\$ 24.00	\$ 12,000.00	\$ 24.00	\$ 12,000.00	\$ 47.00	\$ 23,500.00	\$ 23.00	\$ 11,500.00						
Bid Alternate Total:				\$	\$ 67,000.00	\$	\$ 60,500.00	\$	\$ 63,180.00	\$	\$ 44,000.00	\$	\$ 58,600.00	\$	\$ 55,300.00	\$	\$ 58,670.00						
Grand Total (Base Bid + Alternates)				\$	\$ 301,000.00	\$	\$ 315,500.00	\$	\$ 393,180.50	\$	\$ 388,444.00	\$	\$ 405,249.00	\$	\$ 454,300.00	\$	\$ 376,852.25						







## Storey County Board of County Commissioners Agenda Action Report

Meeting date:

Estimate of time required: 15 minutes

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

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1. **Title:** Consideration and possible approval of a proposed contract to purchase partially improved land at 168 South D Street from Tri-Ventures, Inc. for \$84,000.00.dollars for possible use as a parking lot.

2. **Recommended motion:** I move to approve the proposed contract to purchase land located at 168 South D Street from Tri-Ventures, Inc. for \$84,000.00.

3. **Prepared by:** Keith Loomis

**Department:** District Attorney's Office

**Telephone:** 847-0964

4. **Staff summary:** There is a partially improved lot located at 168 South D Street which is owned by Tri-Ventures, Inc. It is directly behind the Firehouse Creamery, Saloon and Barbecue and across D Street from the elementary school. The property is improved to the extent that it has been graded and levelled. Anne Delahay has appraised the property to have a value of \$84,000.00 as of August 15, 2015. The property is currently used for parking by employees of the Sheriff's and District Attorney's Offices as well as by members of the public and other local businesses. I am advised that funds for the purchase will come from Capital Projects.

5. **Supporting materials:** Proposed Contract, Photo of property, Legal Description, Anne Delahay Appraisal

6. **Fiscal impact:**

Funds Available:

Fund:

\_\_\_\_ Comptroller

7. **Legal review required:**

☒ District Attorney

8. **Reviewed by:**

\_\_\_\_ Department Head

Department Name:

\_\_\_\_ County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No. 19

## AGREEMENT FOR PURCHASE OF REAL PROPERTY

**THIS AGREEMENT** is entered into by and between Tri- Ventures Inc.” hereinafter referred to as Tri- Ventures, and the County of Storey, hereafter referred to as “County” and is entered into as of the date of its execution by both parties hereafter set forth.

WHEREAS, Tri-Ventures owns a parcel of partially improved real property in Virginia City, Nevada near various facilities of County; and,

WHEREAS, County is in need of parking for its officers and employees and for members of the public who desire to utilize County’s facilities; and,

WHEREAS, the parcel of real property owned by Tri-Ventures is suitable for use as a parking lot; and,

WHEREAS, County has had the real property owned by Tri-Ventures appraised as required by NRS 244.275; and,

WHEREAS, County and Tri-Ventures are willing to purchase and sell the property on the terms hereafter set forth

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained, and other good and valuable consideration, it is agreed as follows:

1. Subject Property. Tri-Ventures does hereby agree to sell and County does hereby agree to buy all that certain real property situate in Virginia City, Nevada and commonly known as 168 South D street, Virginia City, Nevada, Storey County Assessor’s Parcel Number 001-073-29, which is more particularly described on Exhibit “A”, attached hereto and incorporated herein as if set out in full, together with all improvements thereon and easements appurtenant thereto.

2. Purchase Price. The total purchase price for the real property is the sum of Eighty Four Thousand dollars (\$84,000.00).

3. Payment of Purchase Price. The purchase price shall be paid in full on the date of the close of escrow.

4. Appraisal Cost. County has had an appraisal performed with regard to the property by Ann Delahay valuing the property as of August 15, 2015. County will be responsible for all costs incurred in having the appraisal conducted.

5. Escrow. Upon the execution of this Purchase Agreement, the parties shall open an escrow at Ticor Title Company, in Carson City, Nevada, to consummate the purchase in accordance with the terms and provisions hereof. The provisions hereof shall constitute joint instructions to the escrow holder; provided, however, that the parties shall deposit all funds and execute such additional instructions as requested by the escrow holder in order to complete the sale in accordance with the terms set forth herein. Said escrow shall close **on or about December 30, 2015**. County will pay the escrow fee.

6. Preliminary Title Report. The escrow instructions shall order a Preliminary Title Report from the escrow holder. County shall take title to the property subject to: (1) real estate taxes and/or assessment not yet due, and (2) covenants, conditions, restrictions, reservations, rights-of-way, and easements of record. Upon acceptance, County shall order a Preliminary Title Report, and the escrow holder shall deliver the Preliminary Title Report to County **on or before December 7, 2015**. County shall have the right to examine the title to the property and to notify escrow holder and Tri-Ventures in writing of any valid objections thereto **on or before December 20, 2015**. County shall be deemed to have approved the Preliminary Title Report and all exceptions thereto unless County delivers written disapproval to Tri-Ventures and the escrow holder **on or before December 20, 2015**. In the event of County's valid written disapproval of an exception or exceptions, Tri-Ventures shall have until the time limit for closing of the escrow within which to cause this disapproved exception or exceptions to be removed from the record in order that the same shall not show in the policy of title insurance to be issued in favor of County at the close of escrow. In the event Tri-Ventures fails, refuses or is unable to remove such exceptions before the close of escrow, all rights and obligations hereunder may, at the election of the County, terminate

7. Possession. Tri-Ventures agrees to, and shall, deliver possession of the subject property to County as of the close of escrow.

8. Title Policy. The Owner's policy of title insurance shall be a standard coverage form policy of title insurance to be paid for by County, subject only to the following exceptions: non-delinquent taxes, non-delinquent assessments, and any restrictions, conditions, reservations, right-of-way or easements of record

9. Proration. All adjustments shall be made as of the date of closing of the escrow opened by this Agreement, and shall be prorated between Tri-Ventures and County to that date. The items to be adjusted and prorated are:

- A. Current taxes against the real property computed on a calendar year basis.
- B. Unpaid but not delinquent special assessments for local improvements, but all installments of such assessments due after the closing date shall be assumed and paid by the County.
- C. Other prepaid expenses and accrued liabilities which the parties shall agree upon.

Tri-Ventures shall pay the costs of any expense connected with the removal of title defects. All remaining closing costs shall be paid by County.

10. Disclosure Statements. Inasmuch as the property being purchased is unimproved land, no disclosure statements are required

11. Entire Agreement. Tri-Ventures and County agree that this Agreement contains all of the provisions of the agreement between Tri-Ventures and County for County's purchase of the real property and improvements. There are no agreements, warranties or representations, express or implied, except those expressly set forth herein. Tri-Ventures shall have no liability for agreements, warranties or representations, except those expressly set forth herein, and Tri-Ventures shall not be liable by reason of any agreement,

representation or warranty made by any third party to County. All agreements, representations and warranties contained in this Agreement shall apply as of the closing date and shall survive the closing of this Agreement.

12. Full Performance. This Agreement and the terms and conditions hereof shall apply to and are binding upon the heirs, legal representatives, successors and assigns of the Tri-Ventures and County.

13. Conflicts of Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Nevada.

14. Time of Essence. Time is of the essence in all of the provisions of this Agreement.

15. Notices. All notices to be given with respect to this Agreement shall be in writing. Each notice shall be sent by registered or certified mail, postage prepaid, and return receipt requested, to the party or parties to be notified at the address or addresses set forth herein, or at such other address as either party may, from time to time, designate in writing. Every notice shall be deemed to have been given at the time it shall be deposited in the United States mail in the manner prescribed herein. Nothing contained herein shall be construed to preclude personal service of any notice.

The address for County for purposes of this paragraph is:

Storey County  
P.O Box 176  
Virginia City, NV. 89440

With copy to:

Storey County District Attorney  
PO Box 496  
Virginia City, Nevada 89440

The address for Tri-Ventures for purposes of this paragraph is:

Tri-Ventures Inc.  
c/o Richard Connell  
P.O. Box 1099  
Virginia City, Nevada 89440

16. Attorney's Fees. Should any litigation be commenced between the parties hereto concerning this Agreement or the property the subject of this Agreement, or the rights or duties of either party relating thereto, the party prevailing in such litigation shall be entitled, in addition to such other relief as may be granted, to a reasonable sum as and for said attorney's fees in such litigation and costs of court herein.

**AN APPRAISAL  
CONVEYED IN A  
RESTRICTED APPRAISAL REPORT  
OF**

**A 11,203 SQUARE FOOT SITE  
LOCATED AT  
THE NORTH SIDE OF  
D STREET  
VIRGINIA CITY, NEVADA**

**AS OF  
AUGUST 17, 2015**

**PREPARED FOR  
PAT WHITTEN, COUNTY MANAGER  
STOREY COUNTY  
P O BOX 176  
VIRGINIA CITY, NV 89440**

**By  
Ann Delahay  
Ann Delahay, Appraiser  
2898 Rio Vista Court  
Minden, Nevada 89423  
2015037**



## ANN DELAHAY, APPRAISER

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2898 Rio Vista Court • MINDEN, NEVADA 89423  
Phone: (775) 267-9675 Fax: (775) 267-9675

October 12, 2015

Mr. Pat Whitten, County Manager  
Storey County  
P O Box 176  
Virginia City, NV 89440

Re: Appraisal of an 11,203-square-foot site situated on the west side of South D Street south of Washington Street, in Virginia City, Storey County, Nevada

Dear Mr. Whitten:

As you requested, I have completed an inspection and analysis of the above-referenced property in order to derive an opinion of its Market Value, as a parking lot. The function of the appraisal is to assist the client, Storey County, in making a decision regarding the possible purchase of the subject property for a future parking facility.

This is a **Restricted Appraisal Report**. As such, it does not present discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated above. The client is Storey County. It is assumed that this appraisal will also be shared with the property owner, Tri-Ventures, Inc.. The appraiser is not responsible for unauthorized use of this report.

After considering all the factors and information contained in this report, and based on the hypothetical conditions as stated in the report, it is my opinion that the Market Value of the fee simple interest in the subject, as of August 17, 2015, was:

<p><b>EIGHTY FOUR THOUSAND DOLLARS</b> <b>\$84,000</b></p>
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Respectfully submitted,



Ann Delahay  
Certified General Appraiser  
Nevada License # A-0002515.CG

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## **SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS**

<b>PROPERTY APPRAISED</b>	An 11,203 square-foot site known as Assessor's Parcel 01-073-29, as a parking lot.
<b>LOCATION</b>	West side of South D Street south of Washington Street, also known as 168 South D Street, Storey County, Nevada
<b>APPRAISAL DATE</b>	August 17, 2015
<b>INTEREST APPRAISED</b>	Fee Simple
<b>PURPOSE OF APPRAISAL</b>	To form an opinion of the Market Value of the property, as a parking lot
<b>INTENDED USE OF APPRAISAL</b>	For use in internal decision-making regarding the possible purchase of the subject property by the client
<b>OWNER OF RECORD</b>	Tri-Ventures, Inc.
<b>HIGHEST AND BEST USE</b>	Parking lot
<b>EXPOSURE/MARKETING TIME</b>	Six months to one year
<b>VALUE CONCLUSION</b>	<b>\$84,000</b>

## PROPERTY IDENTIFICATION

**Address and Location:** The property is located at 168 South D Street, on the west side of D Street about 47 feet south of Washington Street in Virginia City, Storey County, Nevada. It is identified by the Storey County Assessor as Assessor's Parcel Number 01-073-29.

**Owner of Record:** The subject is under the ownership of Tri-ventures, Inc. It has not sold within the last three years.

## APPRAISAL ISSUES

### PURPOSE AND INTENDED USE OF THE APPRAISAL

The purpose of this appraisal is to form an opinion of the Market Value of the fee simple interest in the subject property, as vacant and used for public parking. The intended use of the appraisal is to assist the client in making a decision regarding the possible purchase of the subject property.

### DEFINITION OF MARKET VALUE

Market Value is defined as *the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:*

1. *buyer and seller are typically motivated;*
2. *both parties are well informed or well advised, and acting in what they consider their own best interests;*
3. *a reasonable time is allowed for exposure in the open market;*
4. *payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*
5. *the price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.*<sup>1</sup>

### PROPERTY RIGHTS APPRAISED

The property rights appraised in this report are the fee simple estate in the subject, assuming no indebtedness against the property.

### EFFECTIVE DATE OF VALUATION

The effective date of this appraisal is August 17, 2015, the date of inspection. The report date is October 12, 2015, the date indicated on the cover letter.

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<sup>1</sup> FIRREA Title XI, OTC Regulation 12 CFR 564.2(f)

## SCOPE OF THE APPRAISAL

In deriving an opinion of the value, by prior agreement with the client, the appraiser the appraiser has researched parking rates and income from public parking lots in Virginia City in order to derive an estimate of income that could be generated by the subject property, based on the extraordinary assumptions that it is used for paid parking and will accommodate 13 vehicles. The site is graded and generally level and is currently paved with gravel. It can be used for parking as is and it is beyond the scope of this analysis to estimate the cost of finish grading, paving, and striping. The appraisal is limited in scope in that only use as a parking lot has been considered. This valuation is limited to a valuation based on projected net income as a parking facility. Annual income was estimated, and capitalization rates were researched in order to derive a value as a parking lot. Because very few land sales occur in Virginia City in the downtown area, and because vacant sites typically would require extensive site work to achieve a level site, the Sales Comparison Approach is not considered reliable in estimating the value of a level, graded lot, improved with gravel paving, like the subject.

The valuation is based in part on a projections by Storey County staff that the site can easily accommodate 13 vehicles and could possibly fit 14 if spaces were smaller. I note that ingress and egress is from an existing drive from D Street that appears to cross two adjacent parcels owned by Storey County. It is assumed that this drive represents an access easement for the subject property. I also note that the parking area on the parcel that is the subject of this report extends to the adjacent parcel to the north, with no other access. It is assumed that, lacking a legal easement, a mutual access agreement or easement will be granted to the adjacent property owner.

This is a Restricted Appraisal Report that is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the *Uniform Standards of Professional Appraisal Practice* (USPAP) for a **Restricted Appraisal Report**. As such, it does not include discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report. To the best of my knowledge, this appraisal conforms to the requirements of USPAP, 12 CFR Par 34 (FIRREA), and the State of Nevada.

## VALUATION

Normally, an appraiser has three methods of forming an opinion of the value of a property. These are known as the Cost Approach, the Sales Comparison Approach, and the Income Approach. Only the Income Approach will be used for this appraisal.

### INCOME APPROACH

The appraiser has gathered information on three parking lots currently generating income in Virginia City. One of these lots is leased to Storey County for open parking. The other two are used for public parking and are rented to the public on an hourly or daily basis. My research indicates net income for parking in Virginia City which ranges from \$666.67 per space per year for the lot on B Street between the Storey County Court House and the developed lot to the south, to \$2,190 per space per year less vacancy for one lot on C Street and \$1,300 per space per year (actual revenue for 2014) for a prime lot on C Street. The C Street locations would be expected to have significantly higher

income than a D Street location; however, the B Street location reflects a leased lot rather than income that could be achieved from daily public parking. No public parking lots with similar locations remote from the central tourist area on C Street were found. Given the location of the subject, I have estimated that annual income per space would be similar to that achieved by the B Street lot, and significantly lower than the income achieved for the C Street lots. Given this, I have projected annual net income to be about 50% of that achieved for the C Street lot for which I have actual revenue figures. This equates to \$54 per space per month. I have rounded this to \$50 per space per month, or \$600 per space per year. This results in an annual projected income for the subject 13 space lot of \$7,800.

There is little local data on current capitalization rates, and no information on capitalization rates for parking lots was found. Based on discussions with area brokers and on national surveys such as the Price-Waterhouse Coopers report for the Second Quarter, 2013 and a study of capitalization rates for major U.S. cities for the last half of 2014 by CBRE, I have used an overall capitalization rate of 9% to 9.5%. This results in a value range indication of \$82,105 to \$86,667 for 13 spaces. I have concluded to a value in the middle of the range, or \$84,000.

### **FINAL CONCLUSION OF VALUE**

The value of the subject has been estimated based on the assumption that the subject can accommodate 13 vehicles.

After considering all the factors and information contained in this report, and based on the extraordinary assumptions as stated above, it is my opinion that the Market Value of the fee simple interest in the subject, as of August 17, 2015, was:

<p><b>EIGHTY FOUR THOUSAND DOLLARS</b> <b>\$84,000</b></p>
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## CERTIFICATION

The Appraiser certifies and agrees that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analysis, opinions, and conclusions are limited only by the assumptions and limiting conditions set forth herein, and are my personal, impartial, and unbiased professional analysis, opinions, and conclusions.
3. I have no present or prospective future interest in the real estate that is the subject of this appraisal report. I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of Market Value in the appraisal report on the race, color, religion, gender, handicap, familial status, or national origin of either the owners, prospective owners, or occupants of the subject property or the present or prospective owners or occupants of the properties in the vicinity of the subject property.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. Neither my compensation nor my future employment is contingent upon the appraised value of the subject property. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, nor are a predetermined value estimate, the attainment of a specific result, or the occurrence of a subsequent event required in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My analysis, opinions, and conclusions were developed, and this appraisal report has been prepared in conformance with and is subject to the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP) adopted by the Appraisal Foundation.
7. I have personally inspected the subject property and the exterior of all properties listed as comparables in this report, unless otherwise indicated. I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware.
8. No one provided significant professional assistance to the appraiser signing this report.
9. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.



Ann Delahay  
Certified General Appraiser  
A.0002515-CG



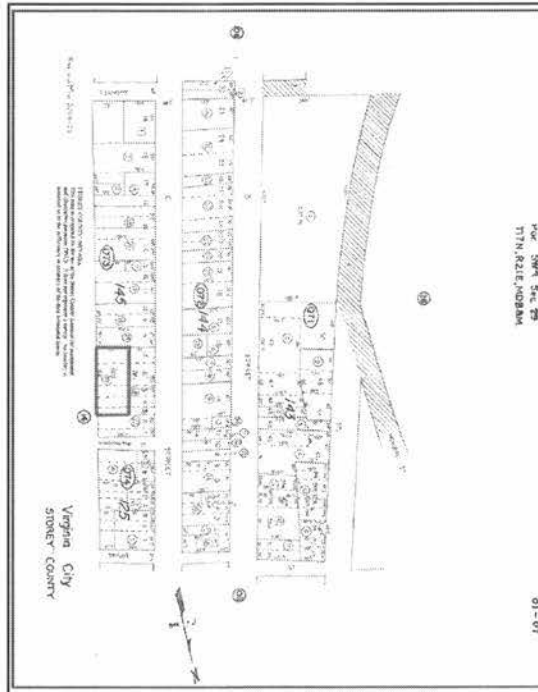
## STATEMENT OF LIMITING CONDITIONS AND ASSUMPTIONS

This appraisal report and the valuation reported herein are made subject to the following assumptions and limiting conditions.

1. I assume that the title is good and marketable and, therefore, will not render any opinions about the title.
2. No survey has been made for the purpose of this report. All maps and sketches in the report are made for illustrative purposes and are submitted to assist the reader in visualizing the property. Although I have attempted to be as accurate as possible, maps and sketches are not guaranteed to be exact.
3. Data for this report was provided by the client and by informed local and governmental sources and checked where possible by secondary sources and is believed to be reliable; however, the accuracy of this information is not guaranteed.
4. This appraisal is to be considered in its entirety. The allocation of value between land and improvements, if any, is based upon the highest and best use of the land as herein stated, and cannot be applied to any other use.
5. Neither all, nor any part of the contents of this report or copy thereof shall be used for any purpose by any but the client without the previous written consent of the appraiser and/or client. The appraiser's written consent and approval must also be obtained before the appraisal or any part of the appraisal (including conclusions about the property value, the identity of the appraiser or a firm with which the appraiser is connected) may be conveyed by anyone to the public through advertising, public relations, news, sales, or other media. I will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
6. It is assumed that the property will be under responsible ownership and competent management and that reasonable maintenance will prevail.
7. I assume that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. I assume no responsibility for such conditions or for engineering which might be required to discover such factors. The existence of hazardous material which may or may not be present on the property, was not observed by me, and I have no knowledge of the existence of such materials on the property, unless noted. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
8. I am not required to give testimony or appear in court as a result of having made this appraisal, unless specific arrangements to do so have been made beforehand.
9. The value assumes all governmental approvals and completion per plans and specifications submitted of the off-site and building improvements, if applicable. If the appraisal is made subject to completion, repairs, or alterations, it is assumed that such completion, repairs, or alterations will be performed in a workmanlike manner.
10. The opinions of value contained herein are **estimates**. There is no guarantee, written or implied, that the subject property will actually sell for such amounts.
11. The subject building may or may not appear to be equipped to service handicapped clients; however, I make no representations as to whether they are in compliance with ADA regulations. ADA regulations are complex and the appraiser is not qualified to determine whether or not the subject is in compliance. The client is urged to refer to proper authorities, if desired.

## ADDENDUM

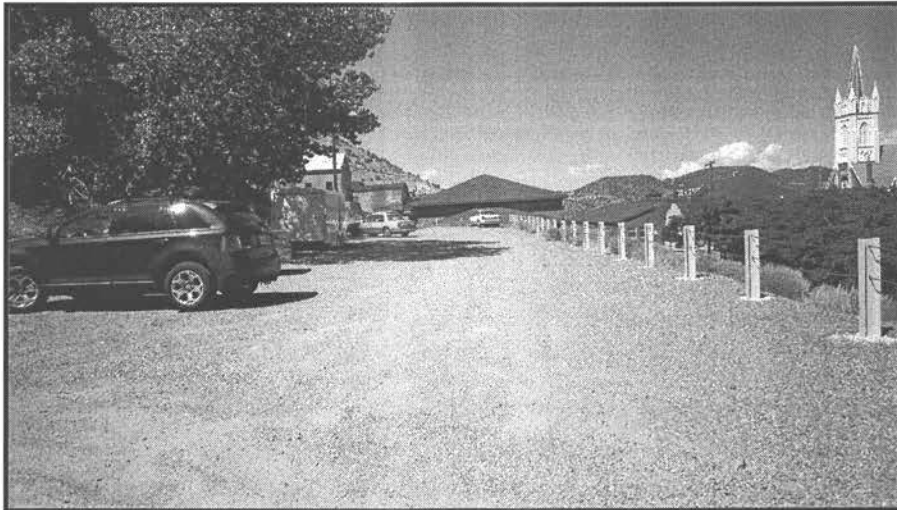
### Subject Parcel Map



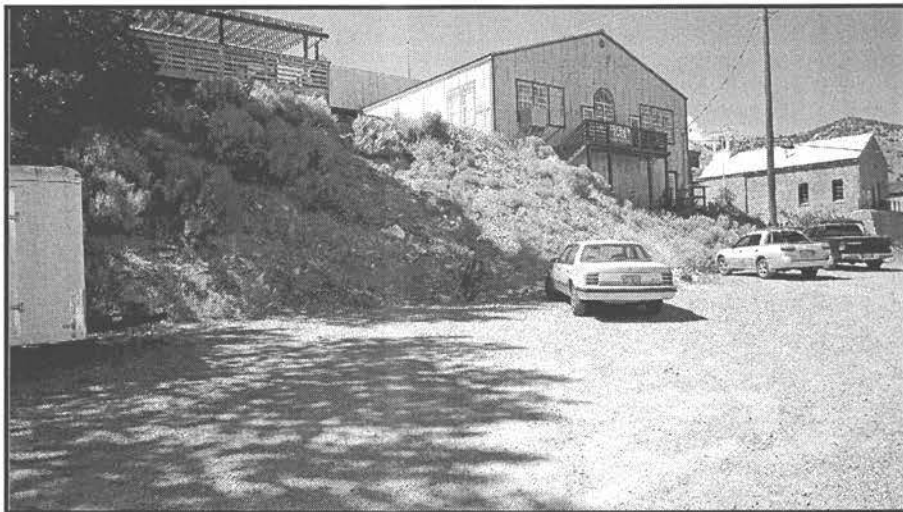
Aerial View of Subject Property



### SUBJECT PHOTOGRAPHS



Looking north across subject site



Looking northwest toward north end of subject site

## QUALIFICATIONS OF ANN DELAHAY

Real Estate Appraiser/Consultant  
2898 Rio Vista Court, Minden, NV 89423  
(775) 267-9675 FAX 267-9675

Nevada Certified General Appraiser License #A.0002515-CG

### Background and Experience

Review Appraiser, Nevada Department of Transportation	Oct 2008 - Present
Independent Fee Appraiser	Jan 1997 - Oct 2008
Associate Appraiser, The Aspen Appraisal Group, Aspen, CO	May 1994 - Nov 1996
Senior Appraiser, Price Appraisal Services, Dallas, Texas	Nov 1987 - April 1994
Staff Appraiser, Cornwell & Associates, Dallas, Texas	Jan 1987 - Nov 1987
Manager of Property Accounting, Levin Management, Dallas, Texas	April 1984 - Jan 1987
Assistant Manager, Property Accounting, Cushman & Wakefield, Dallas, Texas	July 1980 - April 1984

### Education and Technical Training

Trinity University, B.A., Magna Cum Laude	1974
American Institute of Real Estate Appraisers:	
Real Estate Appraisal Principles (2/87)	Basic Valuation Procedures (6/87)
Capitalization Theory & Techniques A & B (6/87)	Standards of Professional Appraisal Practice (5/88)
Case Studies in Real Estate Valuation (4/89)	Appraisal Report Writing (7/90)
Appraisal Institute:	
The High Tech Appraisal Office (7/97)	Standards of Professional Practice (10/97)
Appraising High Value and Historic Homes (12/98)	Appraisers as Financial Institutions (10/01)
Water Rights in Nevada (11/01)	Nevada Statutes (2/03)
Guide to Uniform Residential App (9/05)	Highest & Best Use (40hr - 10/06)
USPAP Update (11/08)	Analyzing Operating Expenses (1/09)
Forecasting Revenue (1/09)	Eminent Domain & Condemnation (1/09)
Analyzing Distressed Real Estate (1/09)	USPAP Update (3/10)
Evaluating Commercial Construction (10/10)	Corridor Valuation (10/10)
Yellow Book Issues/Divided Partial Interests (10/10)	
The Beckman Company:	
The Technical Inspection of Real Estate	
The Chicopee Group	
Professional and Technical Compliance Compliance with USPAP Parts I, II, & III (2/99)	
Professional & Technical Compliance with USPAP I (5/02)	
Reno/Sparks Association of Realtors	
Property Flipping and Predatory Lending (10/01)	
McKissock, Inc.	
Appraising the Oddball: Nonconforming & Difficult Properties (10/02)	Appraising for the Secondary Market: Getting Along With Fannie & Freddie (10/04)
USPAP Update Equivalent (10/04)	Appraisal Review (10/04)
Appraising High-Value Residential Properties (10/04)	Fair Housing - Virtual Classroom (1/05)
Appraising Historic Properties (1/07)	Construction Details & Trends (1/07)
Disclosures & Disclaimers (1/07)	USPAP (2/14)
National Association of Independent Fee Appraisers	
USPAP (2/10)	

Aerial View of Subject Property



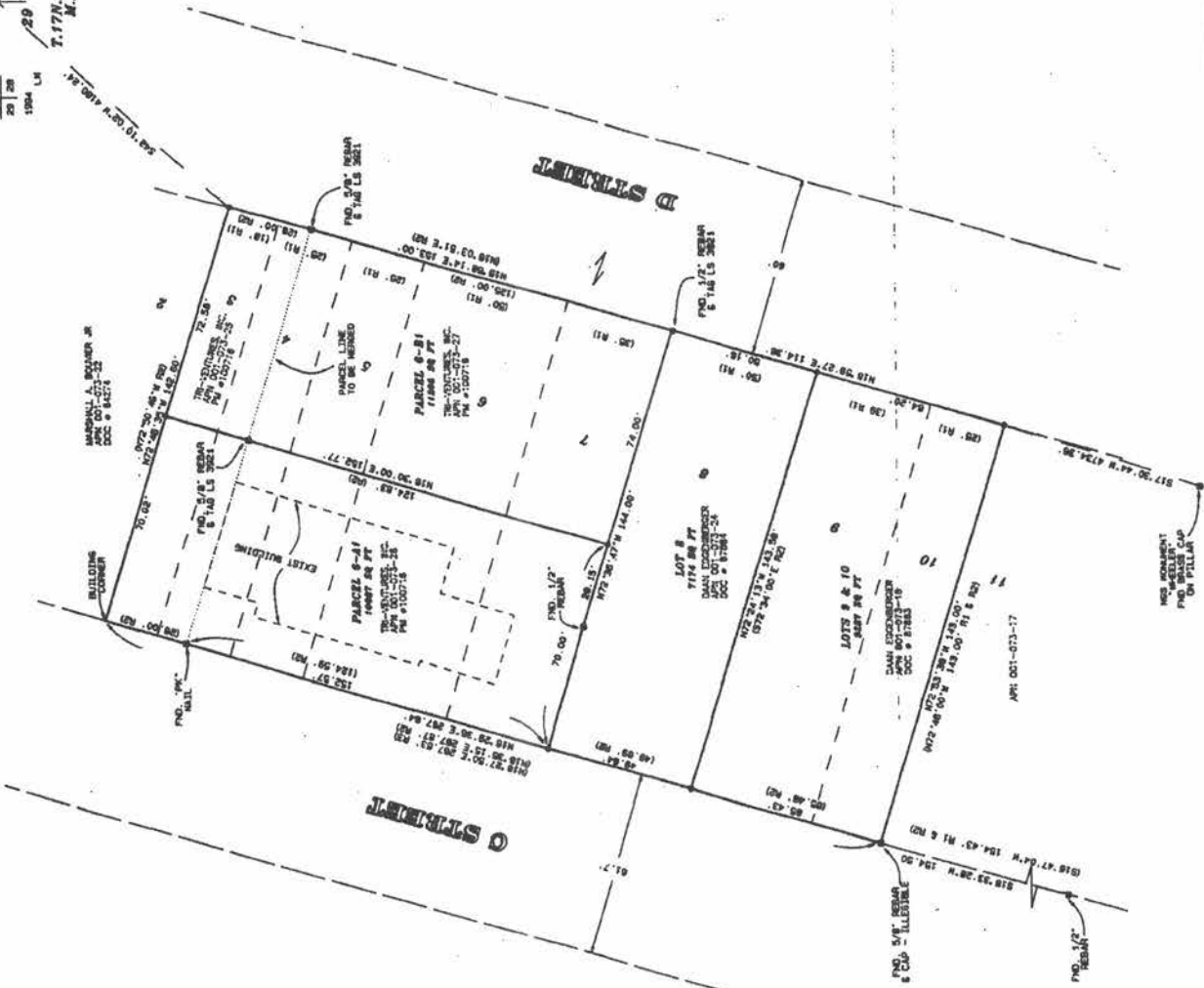




20 21  
20 21  
20 20  
1994  
T. 17N., R. 23E.,  
M.D.M.

**LEGEND**

- Sct 5/8" NEAR & COR. PLS. 10000
- Found Monument as Indicated
- Section Parcel Line
- Adjacent Parcel Line
- Tie Line
- Lat. Line per Map of Virginia
- Record Information and Reference Number
- Original Lot No. per Map of Virginia



**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS PLAT IS N 12° 32' 03" E, BEING THE  
DIRECTION OF THE MERIDIAN STATION, WASHINGTON AND MONROE STATION  
AND THE MERIDIAN OF THE PLAT, AS SHOWN ON THE PLAT, AND BASED ON THE  
NORTH AMERICAN DATUM OF 1983, A HIGH ACCURACY REFERENCE NETWORK EXTENDING  
ACROSS THE UNITED STATES. THE BEARINGS AND DISTANCES OBTAINED USING THE  
PLAT BY ELECTRONIC COORDINATE ACTION OF 1, 200715-202.

**TOTAL AREA: ± 38,352 SQUARE FEET**

**MERGER AND RESUBDIVISION PARCEL MAP**

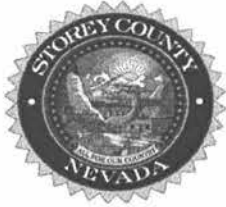
FOR  
TRI-VENTURES, INC. & DAN ECKENBERGER  
TRUSTEES OF THE ECKENBERGER FAMILY TRUST  
BEING PARCELS 2-A, 4-A & 5-B OF PARCEL MAP JUDITHA  
OF 1994, AS SHOWN ON THE PLAT, AND BASED ON THE  
NORTH AMERICAN DATUM OF 1983, A HIGH ACCURACY REFERENCE NETWORK EXTENDING  
ACROSS THE UNITED STATES. THE BEARINGS AND DISTANCES OBTAINED USING THE  
PLAT BY ELECTRONIC COORDINATE ACTION OF 1, 200715-202.

STATION WITHIN A PARCEL OF 1.581/4 AC. SECTION 23  
TOWNSHIP 17 NORTH, RANGE 11 EAST, N.E.1/4  
COUNTY OF CLAY, MISSOURI.

THE STATE SURVEYING, LTD. 23-02-17-17  
STATE SURVEYING, LTD.  
SPARKS, NEVADA 89434-0028  
(775) 355-9401 • FAX 355-3554

FILE NO. 116238  
FILED FOR RECORD AT THE  
CLAY COUNTY CLERK'S OFFICE  
ON THIS 21st DAY  
OF APRIL 2012 AT 11:00 AM  
PAST 12 O'CLOCK P.M.  
OFFICIAL RECORDS OF CLAY COUNTY, MISSOURI  
JEN O'NEILL  
COUNTY RECORDER

BY: *[Signature]*  
STATE SURVEYING, LTD.  
SPARKS, NEVADA 89434-0028  
(775) 355-9401 • FAX 355-3554



## Storey County Board of County Commissioners Agenda Action Report

**Meeting date:** December 1, 2015.  
Minutes

**Estimate of time required:** 15

**Agenda:** Consent [ ] Regular agenda [x] Public hearing required [ ]

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1. **Title:** Consideration and Possible Action to enter into contract with Tax Management Associates, Inc.(TMA) Pursuant to the contract TMA will provide audit services on behalf of the Storey County Assessor's Office to verify the accuracy of business taxpayer's listings of personal property for ad valorem taxation

2. **Recommended motion**

I move to approve the contract between Storey County and Tax Management Associates, Inc. pursuant to which Tax Management Associates will provide audit services and authorize the chairman to sign.

3. **Prepared by:** Keith Loomis, Deputy District Attorney and Jana Seddon, Storey County Assessor

**Department:** Storey County District Attorney's Office and Storey County Assessor's Office

**Telephone:** (775) 847-0964

4. **Staff summary:** By the proposed contract Tax Management Associates, Inc., (TMA) will audit listings of personal property provided by businesses paying ad valorem taxes on personal property for accuracy. TMA will be compensated pursuant to a flat fee schedule dependent upon the value of the account being audited. The contract is for an initial term of one year subject to two automatic one year renewals unless cancelled after the first year for any reason. TMA has been providing similar services for Washoe County on similar terms. Reportedly, Washoe County is happy with their services and has increased recoveries of personal property taxes as a result of TMI's activities.

5. **Supporting materials:**

Proposed Contract

6. **Fiscal impact:**

Funds Available:

Fund:

\_\_\_\_ Comptroller

**7. Legal review required:**

  X   District Attorney

**8. Reviewed by:**

       Department Head

Department Name: Commissioner's Office

       County Manager

Other agency review: \_\_\_\_\_

**9. Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No. 20

## **Tax Management Associates, Incorporated Audit Services Contract**

This contract made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by and between STOREY COUNTY, NEVADA, hereinafter called the "COUNTY" and TAX MANAGEMENT ASSOCIATES, INC., a corporation authorized to conduct business in Nevada, hereinafter called "TMA," to assist the Storey County Assessor in the performance of audits to verify the accuracy of business taxpayers' listings of property for ad valorem taxation.

Contractual services may begin upon full execution of this contract.

### **SPECIAL PROVISIONS**

#### **WITNESSETH:**

WHEREAS, the COUNTY desires to obtain audit services on the County's business personal property taxpayers as authorized by Nevada Revised Statutes; and

WHEREAS, TMA agrees to provide said audit services for the COUNTY pursuant to the charges, terms and conditions of this Agreement; and

NOW, THEREFORE, in consideration of the promises mutually exchanged, the parties agree as follows:

#### **1. SERVICES**

- A. In accordance with the charges, terms and conditions contained in this Agreement, TMA agrees to furnish audit services to verify the accuracy of business taxpayers' property tax listings filed with the Storey County Assessor.
- B. The services provided by TMA will be performed in accordance with the terms and conditions provided for in this Agreement and in compliance with all applicable Nevada Revised Statutes, Nevada Administrative Code, and specific County procedures and requirements related to the taxation of personal property. TMA agrees to perform audits in accordance with professionally accepted auditing and accounting standards.
- C. TMA agrees that pursuant to NRS 361.221, a person performing the duties of an appraiser shall hold a valid appraisers certificate. At a minimum, the Lead Auditor for the work performed under this contract, shall obtain an Independent Contractors Certificate for the appraisal of Personal Property as issued by the Appraiser's Certification Board. The individual or individuals employed by TMA may, at the discretion of the Appraiser's Certification Board, obtain a Temporary Appraiser's Certificate. If any person or persons employed by TMA are to provide testimony before any County or State Board of Equalization, at least one person present at all hearings shall hold an Appraiser's Certificate.

- D. Audits to be performed by TMA to verify the accuracy in taxpayer listings shall be selected and assigned from taxpayer's accounts as furnished by the Storey County Assessor.
- E. It is expressly agreed by the parties that all work performed by TMA shall be under the direct supervision and control of the Storey County Assessor. All correspondence in connection with audits will be signed by the Assessor or by his authorized designee.
- F. In order to assist in the scheduling, review, and audit of taxpayers' listings as selected by the Assessor, the COUNTY agrees that the Assessor shall make available to TMA copies of the property listings for the years for which audits are to be performed.
- G. TMA agrees to audit the listings assigned for audit for the current year, and applicable prior years pursuant to Nevada Revised Statutes that provide for discovery procedures and limitations.
- H. It is expressly understood by TMA that under the provisions of the Nevada Revised Statutes, it and its employees are subject to the State Confidentiality Statutes and the penalties contained therein and TMA agrees to abide by Nevada Revised Statutes concerning confidentiality of taxpayer records and shall hold the COUNTY harmless from any liability which may result from an action involving TMA or its employees or agents regarding confidentiality of taxpayer records.
- I. TMA agrees that any appropriate designee of the Storey County Assessor's Office may accompany TMA on any audit, provided the COUNTY shall be responsible for the travel-related expenses of such employee.
- J. TMA agrees that no employee of the company will consult with or answer questions regarding any aspect of an audit being performed, except with authorized County officials and the taxpayer being audited, unless otherwise directed to do so by the Storey County Assessor.
- K. If through any cause, TMA or the COUNTY fails to fulfill its obligations as provided by this Agreement, or materially violates any of the covenants or stipulations within this agreement, and such failure or violation continues for thirty (30) days after written notice thereof by a party, either party shall thereupon have the right to terminate this agreement immediately upon giving written notice to the other party. Said notice shall be delivered to the party personally or mailed by certified mail to the mailing address as specified herein. In the event of termination all audits assigned to TMA shall be completed by TMA and all fees for completed audits shall be payable in accordance with the terms as provided by this Agreement.
- L. It is expressly understood and agreed to by TMA and the COUNTY that the audit services performed under this agreement represents an examination of data and materials as might be contained in a taxpayers accounting records or other documents, for the purpose of verifying the accuracy of listings, reports or statements filed with the Storey County Assessor in connection with a taxpayers listing of property and that such services is not an appraisal service except that information obtained in an audit performed by TMA may be used by the County Assessor to form an opinion or estimate of value as in an appraisal.

## **2. COST AND PAYMENT FOR AUDIT SERVICES:**

- A. The COUNTY hereby authorizes TMA to provide audit services on accounts as assigned by the Storey County Assessor. Fees for audit services shall be based on the class of account assigned for audit as determined by the following per audit fee schedule. Assigned class is based on True Cash Value. True Cash Value is defined as the Assessor's Taxable Value for the current Tax Year prior to audit. In the Case where Taxable Value has not been established, True Cash Value is the Taxable Value that would have resulted from the Taxpayer's original reporting prior to audit.

### **PER AUDIT FEE SCHEDULE**

<b>Account Class</b>	<b>True Cash Value</b>	<b>Fee</b>
A	\$50,000 - \$399,999	\$700.00
B	\$400,000 - \$999,999	\$1,400.00
C	\$1,000,000 - \$4,999,999	\$2,200.00
D	\$5,000,000 - \$19,999,999	\$6,000.00
D3	\$20,000,000 and Above	\$10,000.00

- B. Unless otherwise provided for in this Agreement, the above fees include all costs associated with the Contractor's performance of services including, but not limited to, travel, food, lodging, mileage, salaries, employee benefits, and defending the audit findings throughout any appeals process. The COUNTY will be responsible for the cost of postage for handling audit correspondence and the cost of providing TMA copies of County tax records associated with an individual audit.
- C. TMA shall invoice the COUNTY for applicable audit fees within ten (10) days following the review of the audit findings and approval of the Storey County Assessor. Invoiced fees will be due and payable within thirty (30) days following billing date. If payment is not received by TMA or its assignee within thirty (30) days from billing date, unpaid balance of fees will be subject to additional fees in the amount of one and one-half percent (1 1/2%) per month until payment is received.
- D. All legal costs involving appeals resulting from an audit shall be the responsibility of the COUNTY. TMA will defend its audit findings throughout any appeals process. Defense of audit findings shall include personal appearances at meetings with taxpayers or their representatives, and providing testimony and evidence at all hearings before the County or State Boards of Equalization, and at any other appeal level concerning information identified in an audit. The obligation to provide these services survives the expiration, cancellation or termination of this Agreement.



## **ADDITIONAL PROVISIONS**

1. **AUTHORITY TO CONTRACT:** The COUNTY'S authority to contract for the service herein is authorized by Nevada Revised Statutes.
2. **AUDIT:** All invoices shall be submitted by TMA to the COUNTY with sufficient detail for a proper pre-audit or post-audit.
3. **TERM OF THE AGREEMENT:** The initial term of this Agreement shall begin upon execution and shall remain in effect until June 30, 2016. The Agreement will continue in full force and effect after that date unless cancelled as allowed in the following paragraph. In no event shall this agreement extend for a period longer than three years and will expire on June 30 2018.
4. **CANCELLATION:** This Agreement may be terminated by either party without cause following the initial term upon thirty-(30) day's written notice to the other party. Said notice shall be delivered to the party personally or mailed by certified mail to the mailing address as specified herein. In the event of termination, all audits assigned to TMA shall be completed by TMA and all fees for completed audits shall be payable in accordance with the terms as provided by this Agreement.
5. **COLLATERAL ASSIGNMENT:** The COUNTY acknowledges and agrees that payment due TAX MANAGEMENT ASSOCIATES, INC. under this Agreement have been collaterally assigned to Bank. All payments due TAX MANAGEMENT ASSOCIATES, INC. under this the Agreement will be sent, **UPON REQUEST by TMA,** to the Bank at the address set forth above. The request to send a payment to Bank shall be included in the invoice submitted to County by TMA. The Bank is authorized to receive information relating to this agreement and payments due under the Agreement and all amendments or modifications to the Agreement from COUNTY, Bank is not an intended beneficiary of this Agreement.
6. **INDEMNIFICATION:** To the fullest extent permitted by laws and regulations, TMA shall indemnify and hold harmless the COUNTY and its officials, agents and employees from and against all claims, damages, losses and expenses, direct, indirect or consequential (including, but not limited to, fees and charges of engineers or architects, attorneys and other professionals and costs related to court action or arbitration) arising out of or resulting from the performance of this contract or the actions of TMA or its officials, employees or contractors under this Contract or under the Contracts entered into by TMA in connection with this contract. This indemnification shall survive the termination of this Agreement.
7. **INSURANCE PROVISIONS:** It is understood and agreed that there shall be no Industrial Insurance coverage provided for TMA or any Sub-consultant by COUNTY. TMA agrees, as a precondition to the performance of any work under this Agreement and as a precondition to any obligation of the COUNTY to make any payment under this Agreement to provide COUNTY with a certificate issued by an insurer in accordance with NRS 616B.627 and with a certificate of an insurer showing coverage pursuant to NRS 617.210 for TMA and any sub-consultants used pursuant to this Agreement.

It is further understood and agreed by and between COUNTY and TMA that TMA shall procure, pay for, and maintain the above-mentioned industrial insurance coverage at TMA'S sole cost and expense.

#### **MINIMUM LIMITS OF INSURANCE**

TMA shall maintain limits no less than:

1. General Liability: \$1,000,000 combined single limit per claim for bodily injury, personal injury, and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, the general aggregate limit shall be increased to equal twice the required occurrence limit or revised to apply separately to each project or location.
2. Automobile Liability: \$1,000,000 combined single limit per accident for bodily injury and property damage. No aggregate limits may apply.

#### **OTHER INSURANCE PROVISIONS**

COUNTY, its officers, employees and volunteers are to be covered as insureds as respects: liability arising out of activities performed by or on behalf of TMA, including COUNTY'S general supervision of TMA; products and completed operations of TMA; premises owned, occupied or used by TMA; or automobiles owned, leased, hired, or borrowed by TMA. The coverage shall contain no special limitations on the scope of protection afforded to COUNTY, its officers, employees or volunteers.

TMA'S insurance coverage shall be primary insurance as respects COUNTY, its officers, employees and volunteers. Any insurance or self-insurance maintained by COUNTY, its officers, employees or volunteers shall be excess of TMA'S insurance and shall not contribute with it in any way.

8. **NON-DISCRIMINATION:** TMA shall not discriminate against any person on the grounds of race, color, national origin, sex, age or disability in the administration of this contract. Nor shall any person be excluded from participation in, or be denied the benefits of this contract on the grounds of race, color, national origin, sex, age or disability.
9. **LAW CONTROLLING:** The laws of the State of Nevada shall control and govern this contract.
10. **NON-ASSIGNMENT:** This Agreement is not assignable by either party, by operation of law or otherwise except to the extent that TMA has assigned its right to receive payments to Bank.
11. **MODIFICATION:** This contract may be modified only by a written agreement executed by both parties hereto.
12. **ENTIRE AGREEMENT:** This contract constitutes the entire agreement of the parties and no other agreement or modification to this contract, expressed or implied, shall be binding on either party unless same shall be in writing and signed by both parties. This Agreement may not be orally modified. Any modifications must be in writing, expressly titled a modification or addendum to this contract, attached to this contract, and signed by both parties.

13. **SEVERABILITY**: Should any provision, portion or application thereof of this Agreement be determined by a court of competent jurisdiction to be illegal, unenforceable or in conflict with any applicable law or constitutional provision, the Parties shall negotiate an equitable adjustment in the affected provisions of this Agreement with a view toward effecting the purpose of this Agreement, and the validity and enforceability of the remaining provisions, portions or applications thereof, shall not be impaired.

14. **HEADINGS**: The subject headings of the paragraphs are included for purposes of convenience only and shall not affect the construction or interpretation of any of its provisions. This Agreement shall be deemed to have been drafted by both parties, and no purposes of interpretation shall be made to the contrary.

15. **NOTICES**: Any notices to be given or submitted by either party to the other pursuant to this Agreement shall be made in writing and sent by first class mail, postage paid or by hand delivery to:

COUNTY:  
STOREY COUNTY  
26 South B Street  
Virginia City, NV 89440  
ATTN: Pat Whitten, County Manager

CONSULTANT:  
TAX MANAGEMENT ASSOCIATES  
2225 Coronation Blvd.  
Charlotte, NC 28227  
ATTN: Richard H. "Chip" Cooke, Jr., CEO

Executed and entered into by the parties hereto.

ACCEPTED:

STOREY COUNTY  
26 SOUTH B STREET  
VIRGINIA CITY, NV 89440

ACCEPTED:

TAX MANAGEMENT ASSOCIATES, INC.  
2225 CORONATION BLVD.  
CHARLOTTE, NC 28227

BOARD OF COUNTY COMMISSIONERS  
OF STOREY COUNTY:

MARSHALL McBRIDE, CHAIRMAN

AUTHORIZED SIGNATURE:

  
RICHARD H. "CHIP" COOKE, JR.  
TITLE: CHIEF EXECUTIVE OFFICER

DATE:

DATE:

10 / 20 / 15

ATTEST BY:

CLERK OF STOREY COUNTY



## Storey County Board of County Commissioners Agenda Action Report

**Meeting Date:** December 1, 2015

**Estimate of time required:** 5 min.

**Agenda:** Consent ☐ Regular agenda ☒ Public hearing required ☐

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1. **Title:** Discussion and possible action on the board's order for the treasurer to hold a sale of real property held in trust because of tax delinquency and to direct that notice of the tax sale be done by publishing in the paper.

2. **Recommended motion:** I move to approve the order of sale and direct that notice be done by publication.

3. **Prepared by:** Dore Nevin Deputy Clerk-Treasurer & Bob Morris Outside Attorney  
**Department:** Clerk's office **Telephone:** 847-0969

4. **Staff summary:**

Any property held in trust by any county treasurer by deed may be sold and conveyed in the manner prescribed in NRS 361.595 and in NRS 361.603 (sale to local government or system of higher education) or conveyed without sale as provided in NRS 361.604 (acquisition by Indian tribe).

If the property is to be sold, the board of county commissioners must make an order, to be entered on the record of its proceedings, directing the county treasurer to sell the property described, after giving notice of sale, for a total amount not less than the amount of the taxes, costs, penalties and interest legally chargeable against the property. (Continued on next page)

5. **Supporting materials:** Copy of the order.

6. **Fiscal impact:** The county will collect some additional property taxes if the property is sold.

7. **Legal review required:** Yes \_\_\_\_\_ District Attorney

8. **Reviewed by:**

\_\_\_\_\_ Department Head

Department Name: Treasurer and Clerk's Office

\_\_\_\_\_ County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No. 21

Notice of the sale must specify the day, time, and place of the sale and be: Posted in at least three public places in the county, including one at the courthouse and one on the property, not less than 20 days before the day of sale, or in lieu of posting, by publication of the notice at least once a week for 4 consecutive weeks by four weekly insertions in some newspaper published within the county, the first publication being at least 22 days before the day of the sale, if the board of county commissioners directs. The request is direction to give notice by publication

Storey County Board of County Commissioners

Order Directing Sale of Property

The Board of County Commissioners approves this order, to be entered on the record of its proceedings, directing the County Treasurer to sell the property held in trust pursuant to NRS 361.595 and particularly described in Exhibit A, after giving notice of sale, for a total amount not less than the amount of the taxes, costs, penalties and interest legally chargeable against the property.

The Board directs that the notice of the sale specify the day, time and place of the sale and that the publication of the notice be done at least once a week for 4 consecutive weeks by four weekly insertions in some newspaper published within the county, the first publication being at least 22 days before the day of the sale.

Passed on \_\_\_\_\_, 2015.

Vote: Ayes      Commissioners \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Nays      Commissioners \_\_\_\_\_

\_\_\_\_\_

Absent      Commissioners \_\_\_\_\_

\_\_\_\_\_

Marshall McBride, Chair  
Storey County Board of County Commissioners

Attest:

\_\_\_\_\_  
Vanessa Stephens  
Clerk & Treasurer, Storey County

Parcels for tax sale 2015-2016

PARCEL	OWNER	ADDRESS & LEGAL DISCRIPTION	DELINQUENT YEARS DELINQUENT TAX AMOUNT
001-184-01	Joel Pyatt	283 South H Street, Virginia City Lots 13,14 Range H Block 150, Virginia City	2011-2015 \$7,028.76
002-021-06	Susan Downing	Parcel 4 Section 32 T17N R21E, Lot 43 Block 0-1, Gold Hill	2011-2015 \$6,555.92
002-021-05	Susan Downing	Parcel 3 Section 32 T17N R21E, Block 0-1, Gold Hill	2011-2015 \$5,695.88
002-053-07	Falowski, Jon C & Blanca	1273 Main Street, Gold Hill, Nevada Lot 3 & 4, Range C-3, District 3.0	2013-2015 \$555.85
002-081-16	Garcia, Frank	1899 Main Street, Gold Hill, Nevada Lot 1 & 2, Range C-6, District 3.0	2013-2015 \$3,185.06
003-101-62	Hoffman, Christine G	21405 Pinenut Road, Virginia City Highlands, Nevada Lot 329B, Block M District 8.2	2013-2015 \$1,606.81
003-111-35	King, John W IV	21585 Stallion Road, Virginia City Highlands, Nevada Lot 200, Block M, District 8.1	2011-2015 \$2,709.69
003-111-36	King, John W IV	21575 Stallion Road, Virginia City Highlands, Nevada Lot 201, Block M, District 8.1	2011-2015 \$2,686.73
003-033-13	Pefley, Albert & Maria	2421 Enterprise Road, Virginia City Highlands, Nevada Lot 58, Block H, District 8.2	2012-2015 \$851.64
003-201-09	Gilchrist, Callie	Lot 44, Unit 1, Sunny Hills, Nevada District 9.2	2013-2015 \$1,046.17
003-262-08	Dhuyvetter, Jon	317 Prospector Road, Mark Twain Estates, Nevada Lot 17, Block U.1, District 7.0	2013-2015 \$943.16
003-301-04	Longdon, Linda Lee	271 Territory Road, Mark Twain Estates, Nevada Lot 99, Block U.7, District 7.0	2013-2015 \$3,089.27
004-071-03	Fryling, Robin Terry Lee	1537 Canal Road, Outside River, Nevada Portion North 1/2 Section 22 T20N R23E	2013-2015 \$15,930.63
004-221-63	Peterson, Cindy K	Lot 52S-40's, Virginia Ranches, Nevada South 1/2, South 1/2, SW 1/4 Section 20 T28N R21E	2013-2015 \$2,024.58
004-231-70	Petrosian, Arek & Kim Sok	Lot 83S-40's, Virginia Ranches, Nevada SW 1/4, NE 1/4 Section 22 T18N R21E	2009-2015 \$1,830.12
004-321-32	Valdez, Greg	Parcel 'C' SE 1/4, NE 1/4 Section 25 T17N R21E	2013-2015 \$981.34





## Storey County Board of County Commissioners Agenda Action Report

Meeting date: 12/01/15

Estimate of time required: 15 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☒

1. **Title:** Discussion/Possible Action: Variance 2015-031, by Nick and Jessie Fain. The applicant requests a variance to the provisions of Storey County Code 17.84 (ordinance regulating signs and billboards) changing the allowed width (height), and length, of signs which will be attached to a new building facing C Street (east) of the subject property located at 800 South C Street, Virginia City, Nevada (APN: 001-042-09 & 10).

2. **Recommended motion: (Recommended motion for approval)** In accordance with the recommendation by Staff, the Planning Commission, the Findings under Section 6.1 of the Staff Report and other Findings deemed appropriate by the Board, and in compliance with all Conditions of Approval, I [County Commissioner] hereby recommend approval for Variance Number 2015-031 for the installation of three signs which are detailed in the staff report and one will be attached to the building face and other two will be attached to the building awning faces of the subject property and facing C Street of the subject property located at 800 South C Street, Virginia City, Nevada (APN: 001-042-09 & 10).

3. **Prepared by:** Jason VanHavel *JVH*

**Department:** Planning

**Telephone:** 847-1144

4. **Staff summary:** See enclosed Staff Report No. 2015-031.

5. **Supporting materials:** Staff Report No. 2015-031.

6. **Fiscal impact:** None on local government.

Funds Available:

Fund:

\_\_\_\_ Comptroller

7. **Legal review required:**

\_\_\_\_ District Attorney

8. **Reviewed by:**

*[Signature]* Department Head

Department Name:

\_\_\_\_ County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No. *22*

## STOREY COUNTY PLANNING DEPARTMENT

Storey County Courthouse  
26 South B Street, PO Box 176, Virginia City, NV 89440  
Phone (775) 847-1144 – Fax (775) 847-0949  
planning@storeycounty.org

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**To:** Storey County Board of County Commissioners

**From:** Storey County Planning Department

**Meeting Date:** December 1, 2015 at 10:00 a.m.

**Meeting Location:** Storey County Courthouse - 26 South B Street, Virginia City, Nevada 89440

**Staff Contact:** Jason VanHavel, Planner

**File:** 2015-031

**Applicant:** Nick and Jessie Fain  
PO Box 1128  
Virginia City, NV 89440

**Property Owner:** Nick and Jessie Fain

**Property Location:** 800 South C Street, Virginia City, Storey County, NV (001-042-09/10)

**Figures:** Figure 1: Proposed building and Signs, Figure 2: Area Map, Figure 3: Land Use Compatibility Table, Figure 4: Example figure from code

**Appendix:** Appendix 1: Complete Variance Application

**Guiding Documents:** Storey County Code Sections: 17.12 General Provisions, 17.30 CR Commercial Residential Zone, 17.48 H Historic Overlay District, 17.84 Signs and Billboards, NRS 384

**Request:** The applicant requests a variance to the provisions of Storey County Code 17.84 (ordinance regulating signs and billboards) changing the allowed width (height), and length, of signs which will be attached to a new building facing C Street (east) of the subject property.

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## 1. BACKGROUND & ANALYSIS

### 1.1 Site Location and Characteristics

The subject property is located at 800 South C Street, Virginia City, Storey County, Nevada (Assessor Parcel Number (APN) 001-042-09 & 10). The property is owned by Nick and Jessie Fain. The subject property is zoned CR Commercial Residential, within H Historic District Overlay, and the two parcels total approximately 1.0 acres. The MX Trophies and Divide Fitness will operate in this property.

### 1.2 Proposed Use

The applicant requests a variance to the provisions of Storey County Code 17.84 (ordinance regulating signs and billboards) changing the allowed width (height), and length, of a sign which will be attached to a new building facing C Street (east) and for the two signs attached to the awnings of the new building on the subject property.

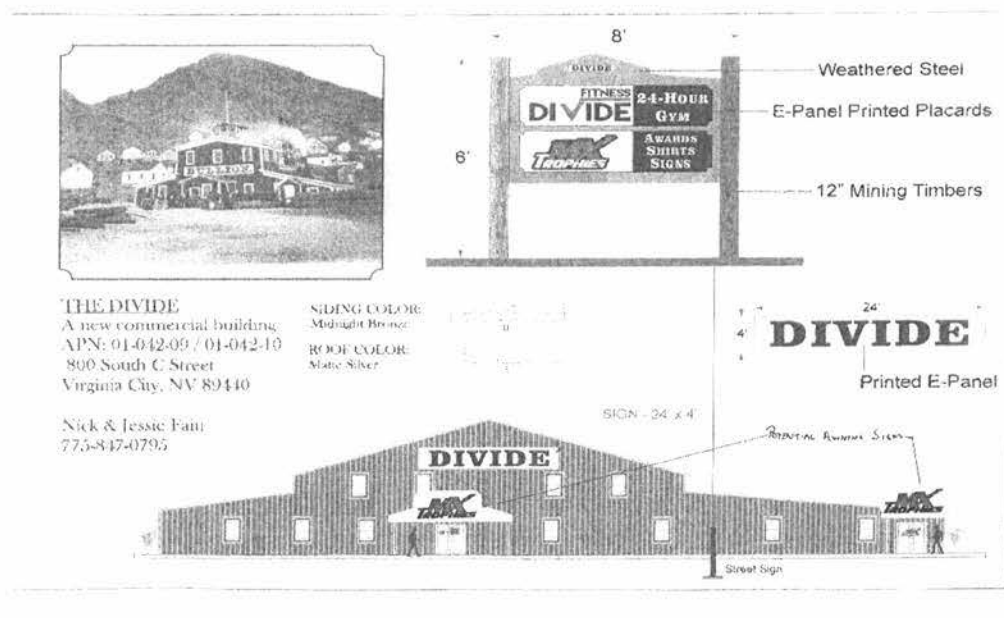


Figure 1: This drawing shows how the expected signs will look.

### 1.3 Application for a Variance

**1.3.1 - Storey County Code (SCC) 17.84.090 E.** Signs must have a maximum dimension of 15 inches in width times the length of the building when installed on the face of a porch (awning). Signs may be 36 inches in width times the length of the building when installed on the face of the building. Signs must be of rectangular shape. Signs may be placed either on the building face or the face of the porch.

The proposed sign for the Divide that is attached on the building and facing C Street (east) appears to be 4 feet in height, and does not run the full length of the building.

The two proposed signs on the awnings are not expected to run the full length of the awning or the building, and they might be taller than 15 inches.

**1.3.2** - Further, SCC 17.03.140 Variances states: A Variance to the provisions of this title may be granted by the Board with action by the Planning Commission where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulations, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the lot or parcel, the strict application of the regulations enacted under this title would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon the owner of property.

Within this section of the SCC it also states: The Board's approval, approval with conditions, or denial of a Variance must be based on findings that indicate that the proposed use is appropriate in the location for which it is approved. The findings listed in this subsection are the minimum to be cited in an approval; the body may include additional findings in their decision. The Board and Planning Commission must cite findings of fact in the motion for approval, approval with conditions, or denial. At a minimum, the approval must be based on findings that the proposal:

1. That because of special circumstances applicable to the subject property, including shape, size, topography or location of surroundings, the strict application of the zoning ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classification; and
2. That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the applicant; and
3. That the granting of the application will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the neighborhood of the subject property and will not be materially detrimental to the public welfare or materially injurious to property or improvements in the neighborhood of the subject property.

#### **1.4 Purpose and Intent of Existing Zoning**

SCC 17.30.015 Purpose and Intent states, the CR zone is intended to serve as a community focal point and provided for a center of mixed uses including single-family and multi-family residences which are integrated with commercial businesses, culture and entertainment amenities, and uses related to tourism. It is also intended to become a transportation center in the form of a destination for vehicular, public transit, and rail traffic supporting all allowable uses. In general, the zone provides for centers and uses of regional importance and provides an integrated

and attractive environment for visitors and residents. It is intended to be an area of high intensity uses in which a full range of public facilities (including water, sewer, schools, law enforcement, fire protection, etc.) will generally be focused in accordance with the County Master Plan and connected to the immediate surrounding residential uses.

NRS 384 established the Comstock Historic District. NRS 384 and SCC 17.84.090 intent is to preserve the historic look and feel of the historic district. SCC 17.48.010 adopts the provisions of NRS 384 as part of the SCC within the H historic overlay zone. The subject property is located within the Comstock Historic District. Therefore, a Certificate of Appropriateness will have to be issued by the Comstock Historic District Commission (CHDC) prior to installing the proposed signs.

### 1.5 Existing Abutting Land Uses

To the northeast of the subject property is single family residential, and the property to the north is a vacant lot. The properties to the east and one of the properties to the west are vacant and the other property to the west is a single family residential. To the south is the AT&T building which is commercial (see Figure 2).



Figure 2: Area of Virginia City and C Street with new building and signs.

### 1.6 Abutting Properties Zoning

All of the properties in the area are zoned CR.

## 1.7 Key Issues

While the applicant is installing multiple signs, the applicant needs to only apply for a sign variance with three signs. The sign on the building is one and the other two signs are on the awnings.

**1.7.1** - The Divide sign will be located on the front of the new building facing C Street on the subject property. According to SCC 17.84.090, the sign needs to run the length of the building, be no more than 36 inches tall, and be rectangular shape. The sign will be about 48 inches tall, and not run the full length of the building. There is an example of a similar historic sign in Figure 1. It appears that the sign as proposed in figure 1 does not have an adverse impact to the area.

There are several legal nonconforming signs on buildings in the Virginia City area. The proposed sign does not appear to create any adverse impact on the area or area properties because of the location, dimensions, or size of the sign, for the same reasons outlined above.

The signs on the awnings will be facing C Street. One sign will be on each awning and there will be an awning over each of the two entrance doors on the front of the building. According to SCC 17.84.090, the signs needs to run the length of the awning, be no more than 15 inches tall, and be rectangular shape. The signs could be more than 15 inches tall, and will not run the full length of the awning. It appears that the signs as proposed in figure 1 do not have an adverse impact to the area.

There are several legal nonconforming signs on porches and awnings in the Virginia City area. The proposed signs do not appear to create any adverse impact on the area or area properties because of the location, dimensions, or size of the sign, for the same reasons outlined above.

**1.7.2** - SCC 17.84.090 states that, "A Certificate of Historical Appropriateness from the Comstock Historic District Commission must be submitted to the director prior to approval of any sign within the Comstock Historic District."

Any approval must contain a condition that a Certificate of Historical Appropriateness be presented to the Storey County Planning Department for granting of the variance, and the Storey County Building/Business License Department for granting and renewal of a Storey County Business License for the associated business.



## 2. GENERAL COMPLIANCE WITH STOREY COUNTY'S GUIDING DOCUMENTS

### 2.1 Table: Land Use Compatibility

The following table shows land uses, Storey County Master Plan (Master Plan) designations and zoning for the land surrounding the subject property. There appears to be no conflict between the proposed and the surrounding land use and Master Plan.

Figure 2: Abutting Land Use Compatibility			
Land	Existing Land Use	Master Plan	Zoning
Applicant's Land	Commercial	Commercial, residential and tourism-based land uses	CR
Land to the northeast	Single-Family Residential	Commercial, residential and tourism-based land uses	CR
Land to the north	Vacant	Commercial, residential and tourism-based land uses	CR
Land to the west	1 Vacant & 1 Single-family Residential	Commercial, residential and tourism-based land uses	CR
Land to the south	Commercial ((AT&T building))	Commercial, residential and tourism-based land uses	CR
Land to the east	Vacant	Commercial, residential and tourism-based land uses	CR

## 3. COMPLIANCE WITH THE STOREY COUNTY CODE

### 3.1 Storey County Code SCC 17.84.150

Variances, states that applications for a Variance may be made pursuant to SCC section 17.84 and SCC section 17.03 Administrative Provisions, and may be allowed where, in the opinion of the Storey County Board of County Commissioners (the Board) with action by the Storey County Planning Commission (the Planning Commission), the same is necessary and is not in violation of the letter and spirit of the standards set forth in the SCC.

It further states, that a Variance may not be granted where a violation of the provisions set forth by NRS 384 or any provision of SCC 17.84 applicable to the Comstock Historic District would take place.

### 3.2 Storey County Code 17.48.010

The provisions of NRS 384 establishing the Comstock Historic District together with any rules or regulations adopted thereto are made a part of this title within the H historic overlay zone.

The Comstock Historic District governs many of the standards per NRS 384. The Certificate of Appropriateness from the Comstock Historic District signifies that the county may approve a variance pertaining to the subject property. The proposed variance shall include the certificate from the district with conditional approval.

### 3.3 Storey County Code 17.84.010

The purpose of these regulations is to promote the wellbeing of the community by establishing standards that assure the provision of signs adequate to meet essential communication needs while safeguarding First Amendment rights and providing for a safe, healthy, and visually attractive and appropriate environment.

The proposed variance should not interfere with the policy stated in this code.

### 3.4 SSC 17.84.90 Comstock Historic District Sign Requirements

The following standards apply exclusively to all signs located on buildings as established pursuant to the terms of NRS 384. Location, size, and number of signs in Commercial (C) and CR zones are as follows: E.1.b. Signs must have a maximum dimension of 15 inches in width times the length of the building when installed on the face of a porch. Signs may be 36 inches in width times the length of the building when installed on the face of the building. E.1.c. Signs must be of rectangular shape. Signs may be placed either on the building face or the face of the porch.

The applicant seeks a variance for this code.

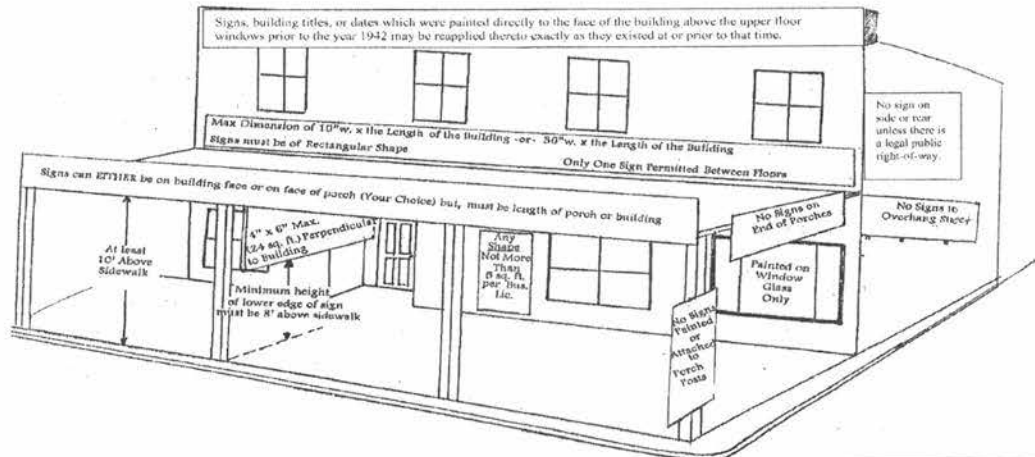


Figure 3: This figure covers the basics of sign elements in the Comstock Historic District.

## **4. COMPLIANCE WITH THE STOREY COUNTY MASTER PLAN**

On page 19 of the Master Plan under 3.2 Economic Development, it talks about how there is a lack of businesses that serve the local community, and every effort should be made to encourage this development.

This variance supports this policy direction of the current Master Plan.

On page 9 in Chapter 1: Executive Summary of the Master Plan it states that the County should have a goal of long term planning of the direction of historic preservation within the district. One of the objectives for the County should be to maintain and enhance consultation between the Storey County Planning Commission and the Comstock Historic District Commission (CHDC).

The construction for this variance will only move forward with the support of the Comstock Historic District.

On page 5 of the Master Plan, objective 1.2 under Economy, Goals and Objectives: Promote commercial business activity in Virginia City which will benefit local residents as distinct from tourists and visitors.

This variance appears to add to the character of Virginia City and the business appears to offer a service and employment options to residents.

## **5. PUBLIC COMMENT**

As of posting date, Staff had not received any public comment for this file.

## **6. FINDINGS**

The Storey County Board of County Commissioners (the Board) shall cite Findings in a motion for a recommendation for approval, approval with conditions, or denial. The approval, approval with conditions or denial of the requested Variance must be based on Findings. The Findings listed in the following subsections are the minimum to be cited. The Board may include additional Findings in their decision.

### **6.1 Motion for Approval**

The Findings listed in this subsection are the minimum to be cited in an approval or approval with conditions. The following Findings are evident with regard to the requested Variance when the recommended conditions in Section 7 are applied. At a minimum, an approval or conditional approval must be based on the following Findings:

**6.1.1** - There are special circumstances applicable to the subject property, including the configuration of the building and the businesses therein. Therefore, the strict application of the zoning ordinance deprives the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classification.

**6.1.2** - That the granting of the Variance is necessary for the preservation and enjoyment of substantial property rights of the applicant/property owner.

**6.1.3** - That the granting of the Variance will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the neighborhood of the subject property and will not be materially detrimental to the public welfare or materially injurious to property or improvements in the neighborhood of the subject property.

**6.1.4** - The proposed Variance is in compliance with the purpose and intent of Federal, Nevada State, and Storey County regulations including, but not limited to, SCC 17.84 Signs and Billboards, and NRS 384 as determined by the Comstock Historic District Commission.

**6.1.5** - The proposed Variance is in compliance with and supports the goals, objectives and recommendations of the Storey County Master Plan.

## **6.2 Motion for Denial**

Should a motion be made to deny the Variance request, the following Findings with explanation of why should be included in that motion.

**6.2.1** - That there are no special circumstances applicable to the subject property, including shape, size, topography or location of surroundings, the strict application of the zoning ordinance that would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classification.

**6.2.2** - That the granting of the Variance is not necessary for the preservation and enjoyment of substantial property rights of the applicant (property owner).

**6.2.3** - That the granting of the Variance will, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the neighborhood of the subject property and will be materially detrimental to the public welfare or materially injurious to property or improvements in the neighborhood of the subject property.

**6.2.4** - The proposed Variance is not in substantial compliance with all Federal, Nevada State, and Storey County regulations.

**6.2.5** - The proposed Variance is not in substantial compliance with and does not support the goals, objectives and recommendations of the Storey County Master Plan.

**6.2.6** - The conditions of approval under the Variance do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding uses.

6.2.7 - No reasonable level of conditions of approval imposed on this Variance would be sufficient to reasonably mitigate visual, safety or other potential impacts on adjacent and surrounding residences and land uses.

## **7. RECOMMENDED CONDITIONS OF APPROVAL**

All conditions must be met to the satisfaction of each applicable County Department.

7.1 - If the Variance is not exercised within 12 months of the date of approval, unless additional time is granted by the Board with action by the Planning Commission in accordance with SCC 17.03 Administrative Provisions, based upon consideration of the specific circumstances of the project, then without further action, the Variance will be null and void and no associated development activity may be made of the property except on the granting of a new Variance.

7.2 - All signs must be maintained so that they remain free of graffiti and cracking, separation, splitting, ripping, chipping, and fading of exposed surfaces including, but not limited to, faces, lettering, and all structural supports. Signs must be maintained so that they remain safe, fully upright and level, and firmly secured to their place of attachment. Guy wires, tie-downs and lean-to support apparatuses are prohibited unless it can be demonstrated to the satisfaction of the Building and Planning Departments that the supports are crucial to the structural integrity of the advertising device and that design alternatives are impracticable.

7.3 - The signs shall not interfere with traffic regulatory devices or otherwise obstruct motorists or pedestrian vision.

7.4 - The Variance Holder must obtain a Certificate of Appropriateness from the Comstock Historic District and submit the Certificate to the Planning Department prior to installing the proposed signs, and to the Building Department Business License Division prior to obtaining the associated Storey County Business License.

7.5 - The Variance Holder agrees to hold Storey County, its officers, and representatives harmless from the costs and responsibilities associated with any damage or liability, and any/all other claims now existing or which may occur as a result of this Variance.

7.6 - All other non-conforming signs, except for legally non-conforming signs, on the premises must be brought into compliance with the Storey County Code before the sign allowed by this Variance is installed.

7.7 - Storey County Code requires every person to obtain a sign permit from the Director prior to erecting, installing or modifying a sign. Due to pending revisions in the existing sign ordinance, the proposed signs are exempt of this requirement.

7.8 - Before erecting the proposed signs, the Variance Holder must show the Planning Department evidence that all property taxes on the land are paid to date.

7.9 - The Variance Holder shall contact, and work with, the Storey County Building Department during the time of sign installation to ensure proper and safe installation of the sign.

## **8. POWER OF THE BOARD & PLANNING COMMISSION**

At the conclusion of the hearing, the Board must take such action thereon as it deems warranted under the circumstances and announce and record its action by formal resolution, and such resolution must recite the Findings of the Board upon which it bases its decision.

## **9. PROPOSED MOTIONS**

This section contains two options from which to choose. The motion for approval with the Conditions of Approval is recommended by Staff in accordance with the Findings under section 6.1 of the Staff Report. Those Findings should be made part of that motion. A motion to deny the proposed Variance may be made and that motion should cite one or more of the Findings shown in section 6.2. Other Findings determined appropriate by the Board should be made part of either motion.

### **9.1 Recommended Motion (motion for approval)**

In accordance with the recommendation by Staff, the Planning Commission, the Findings under Section 6.1 of the Staff Report and other Findings deemed appropriate by the Board, and in compliance with all Conditions of Approval, I [County Commissioner] hereby recommend approval for Variance Number 2015-031 for the installation of three signs which are detailed in the staff report and one will be attached to the building face and other two will be attached to the building awning faces of the subject property and facing C Street of the subject property located at 800 South C Street, Virginia City, Nevada (APN: 001-042-09 & 10).

*Summary: Approval of variance with conditions.*

### **9.2 Alternative Motion (motion for denial)**

Not in accordance with recommendation by staff, and the Planning Commission, but in accordance with the Findings under Section 6.2 of the Staff Report and other Findings deemed appropriate by the Board, I [County Commissioner] hereby recommend denial for Variance Number 2015-031 for the installation of three signs which are detailed in the staff report and one will be attached to the building face and other two will be attached to the building awning faces of the subject property and facing C Street of the subject property located at 800 South C Street, Virginia City, Nevada (APN: 001-042-09 & 10).

*Summary: Denial of variance.*

## **10. PLANNING COMMISSION SUMMARY**

The Planning Commission heard this application on November 19, 2015. The Planning staff presented the application as a variance to allow the nonconforming signs on the new building at the subject property. The applicant was available for questions, with only one minor question asked. The Planning Commission recommended the application for approval with one abstention.

## **APPENDIX 1**

Complete Variance Application





## Storey County Planning Department

26 South B Street, P.O. Box 176, Virginia City, NV 89440

Phone: 775-847-1144

Fax: 775-847-0949

planning@storeycounty.org

### Development Application

Submit this completed application and all attachments along with the application fee (see page two for type of application and fees) at least 30 days prior to the meeting you wish to have your request scheduled. The application will not be accepted unless complete, including attachments (applicant will be notified within 15 days if application is not acceptable and what is still required). The application fee is non-refundable. Please make checks payable to Storey County Planning Development.

Project Number: 2015 - 031

Property Owner: Nick and Jessie Fain

All land owners must be listed on this application. Type or print legibly in black or blue ink.

Mailing Address: PO Box 1128

City: Virginia City State: NV Zip: 89440

Telephone: (775) 691-6106 Email: jfain@ON:IDEAFITNESS.com

Applicant: Nick and Jessie Fain

All applicants must be listed on this application.

Mailing Address: PO Box 1128

City: VC State: NV Zip: 89440

Telephone: (775) 721-2354 Email: nick@mxtrophies.com

☒ Gold Hill ☐ Virginia City ☐ VC Highlands (1 acre) ☐ Highland Ranches (10 acres) ☐ Virginia Ranches (40 acres)

☐ Mark Twain ☐ Hafed ☐ Lockwood ☐ Painted Rock ☐ TRI ☐ Other \_\_\_\_\_

Project Address: 800 South C St

Assessor's Parcel Numbers (APN): 001-042-09/10

Lot: \_\_\_\_\_ Block: 244 Acreage: .208 + .19

Storey County Development Application

Application Type	Application Fee	Application Type	Application Fee
<input type="checkbox"/> Abandonment	\$200.00	<input type="checkbox"/> Amended Map	n/a
<input type="checkbox"/> Condition Amendment	n/a	<input type="checkbox"/> Boundary Line Adjustment	\$250.00 + 25.00 per lot
<input type="checkbox"/> Development Agreement (Requires a Special Use Permit)	\$1,000.00	<input type="checkbox"/> Extension of Time Request (One Year Extension Only)	50% of Original Fee
<input type="checkbox"/> Land Division Map (40 acre minimum)	\$500.00 + \$50.00 per lot	<input type="checkbox"/> Lot Consolidation	n/a
<input type="checkbox"/> Master Plan Map Amendment	\$2,900.00	<input type="checkbox"/> Master Plan Text Amendment	\$800.00
<input type="checkbox"/> Natural Resources Exploration and Registration	\$65.00 per hour	<input type="checkbox"/> Street Name Request	n/a
<input type="checkbox"/> Parcel Map – Record of Survey	\$250.00 + 25.00 per lot	<input type="checkbox"/> Parcel Map Final	n/a
<input type="checkbox"/> Planned Unit Development (PUD) - Tentative	\$500.00 + 1.00 per lot	<input type="checkbox"/> Planned Unit Development - Final	\$200.00 + 25.00 per lot
<input type="checkbox"/> *Special Use Permit – Minor	\$250.00	<input type="checkbox"/> *Special Use Permit - Routine	\$450.00
<input type="checkbox"/> *Special Use Permit – Major	\$750.00	<input type="checkbox"/> *Special Use Permit - Major Industrial	\$2,500.00
<input type="checkbox"/> Subdivision Map - Tentative	\$500.00 + 1.00 per lot	<input type="checkbox"/> Subdivision Map - Final	\$200.00 + 25.00 per lot
<input type="checkbox"/> Variance - Administrative	n/a	<input checked="" type="checkbox"/> Variance	\$100.00
<input type="checkbox"/> Wireless Communication Facility		<input type="checkbox"/> Wireless Communication Facility, Modification	n/a
<input type="checkbox"/> Zoning Map Change	\$1,000.00	<input type="checkbox"/> Zoning Text Change	n/a

Note: Additional fees to cover costs accrue by the county in association with the application, including staff time and consultation with outside legal and professional council may be charged to the applicant. No additional fees will be charged without expressed written permission by the applicant.

NF Applicants Initials

\*If you are applying for a Special Use Permit, please refer also to the Storey County Special Use Permit Definitions List when determining a minor, major, routine or major industrial permit.

**Detail Description/Justification of Project**

Attached additional pages as necessary

24'-0" x 4'-0" SIGN "DIVIDE"

MATERIAL: E-PANEL (ALUMINUM Composite Panel)  
COVERED WITH PRINTED VINYL

SECURED DIRECTLY TO BUILDING STEEL  
EXTERIOR

- SEE ATTACHED RENDERING

Building Permit 10-26-K

Storey County Development Application

**Professional Consultant/Representative(s)**

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_ Cell: \_\_\_\_\_

**Applicant's Affidavit:**

I, JESSICA FAIN, being duly sworn, depose and say that I am the applicant of the described project and/or request, and all the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

Jessica Fain  
 Signature of Applicant

10-13-2015  
 Date

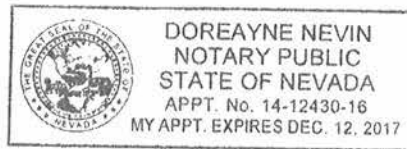
State of Nevada,  
 County of Storey

Signed and sworn to before me on:

October 13, 2015 by,

Doreayne Nevin  
 Notary's Signature

12-12-2017  
 My Commission Expires



**Property Owner's Affidavit:**

I, JESSICA FAIN, being duly sworn, depose and say that I am an owner\* in fee of the described property involved in this application, that I have knowledge of, and agree to, the filling of this application, and that the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

Jessica Fain  
 Signature of Property Owner

10-13-2015  
 Date

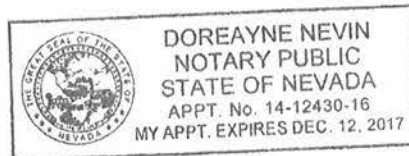
State of Nevada,  
 County of Storey

Signed and sworn to before me on:

October 13, 2015 by,

Doreayne Nevin  
 Notary's Signature

12-12-2017  
 My Commission Expires



Storey County Development Application

**Property Owner's Affidavit:**

I, Nicholas A. Fain, being duly sworn, depose and say that I am an owner\* in fee of the described  
Printed name

property involved in this application, that I have knowledge of, and agree to, the filling of this application, and that the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

[Signature]  
Signature of Property Owner

10/13/15  
Date

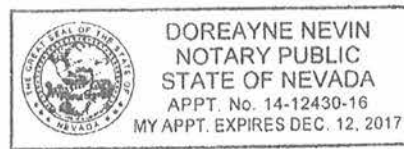
State of Nevada,  
County of Storey

Signed and sworn to before me on:

October 13, 2015 by,  
Date

[Signature]  
Notary's Signature

12.12.17  
My Commission Expires



**Property Owner's Affidavit:**

I, \_\_\_\_\_, being duly sworn, depose and say that I am an owner\* in fee of the described  
Printed name

property involved in this application, that I have knowledge of, and agree to, the filling of this application, and that the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date

State of Nevada,  
County of Storey

Signed and sworn to before me on:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Notary's Signature

\_\_\_\_\_  
My Commission Expires

**\*Each property owner must provide an Affidavit**

Storrs County Development Application

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

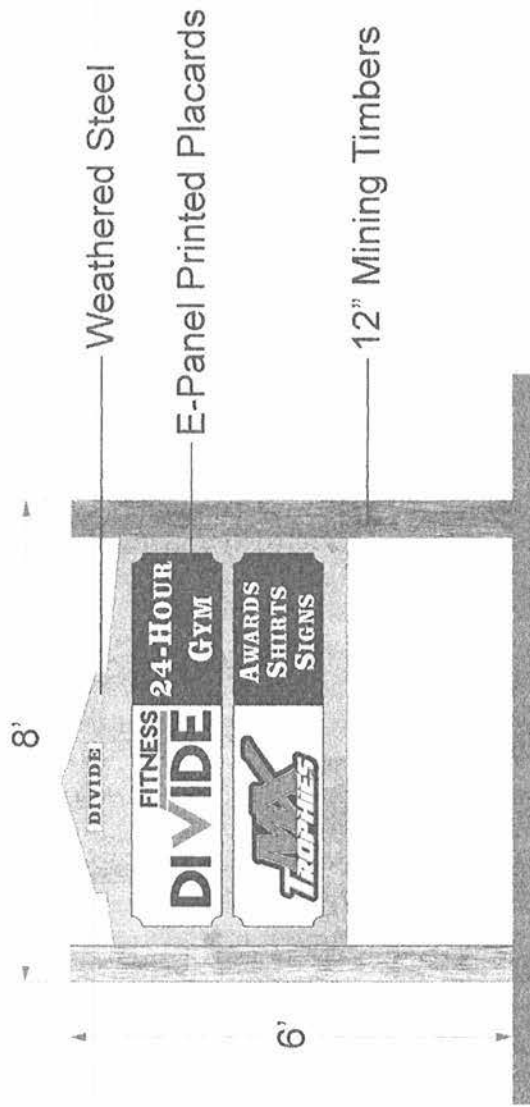
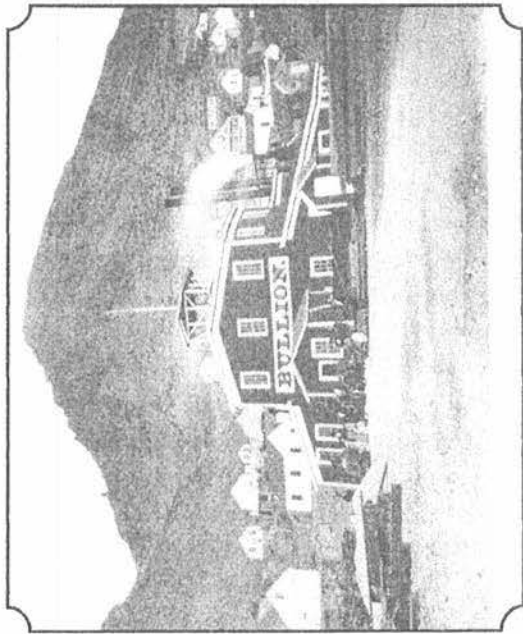
<input checked="" type="checkbox"/>	Submittal Requirements Application Type	Development Application	Detailed Description/Justification	Paid Tax Receipt	Plot Plan	Reduced Size Map	Original Map Mylar	Map & Data in CAD Format on Disk	Vicinity Map	Floor Plan	Legal Description - Deed	Title Report	Drainage Report	Soils Report	Traffic Report	Water Rights	Reclamation Plan	Additional Information from Planning Dept.
<input type="checkbox"/>	Special Use Permit - Minor	X	X	X	X	X			X									X
<input type="checkbox"/>	Special Use Permit - Routine	X	X	X	X	X			X									X
<input type="checkbox"/>	Special Use Permit - Major	X	X	X	X	X			X									X
<input type="checkbox"/>	Special Use Permit - Major Industrial	X	X	X	X	X			X									X
<input type="checkbox"/>	Street Name Request	X	X		X				X									X
<input type="checkbox"/>	Subdivision Map - Tentative	X	X	X	X	X			X		X	X	X	X	X	X		X
<input type="checkbox"/>	Subdivision Map - Final	X	X	X	X	X	X	X			X							X
<input type="checkbox"/>	Variance - Administrative	X	X						X									X
<input checked="" type="checkbox"/>	Variance	X	X	X					X									X
<input type="checkbox"/>	Wireless Communication Facility	X	X	X	X	X			X		X							X
<input type="checkbox"/>	Wireless Communication Facility, Modification	X	X	X	X	X			X		X							X
<input type="checkbox"/>	Zoning Map Change	X	X		X	X	X		X		X							X
<input type="checkbox"/>	Zoning Text Change	X	X		X	X												X
<input type="checkbox"/>	Other	X	X	X	X	X												X

Note: Additional information and materials may be required with the application.

## DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS GUIDE

1. Development Application – You can get an application from the Planning Department at the Storey County Courthouse or online at [StoreyCounty.org](http://StoreyCounty.org).
2. Detailed Description/Justification – The description of your project and the reason for the project. Be as detailed as possible and submit any information to help explain your project (photos, maps, etc.).
3. Paid Tax Receipt – This is a receipt showing your property taxes are current or paid in full. A copy can be obtained from the Clerk/Treasurer's office located on the 2<sup>nd</sup> floor in the Storey County Courthouse.
4. Plot Plan – A diagram showing the location of all buildings, well and septic (if any). This can be obtained from the Building Department or Assessor's office or neatly hand drawn by the applicant.
5. Reduced Size Map – Applications with large maps must supply a reduced size map (8" x 11" or 11" x 17").
6. Original Map Mylar – This map is done by a professional surveyor.
7. Map & Data in CAD format on Disk – This map is done by a professional surveyor.
8. Parcel/Vicinity Map – This map shows surrounding parcels to application parcel. A copy can be obtained from the assessor's office located on the 1<sup>st</sup> floor in the Storey County Courthouse.
9. Floor Plan – These are building plans for a house (subdivision) and done by a builder.
10. Legal Description – Deed – Done by a professional surveyor.
11. Title Report – Done by a professional company.
12. Drainage Report – Done by a professional company.
13. Soils Report – Done by a professional company.
14. Traffic Report – Done by a professional company.
15. Water Rights – You can obtain this from State Water Department.
16. Reclamation Plan – Done by a professional company.





# THE DIVIDE

A new commercial building

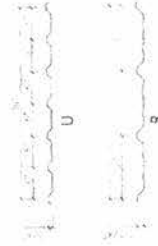
APN: 01-042-09 / 01-042-10

800 South C Street

Virginia City, NV 89440

SIDING COLOR:  
Midnight Bronze

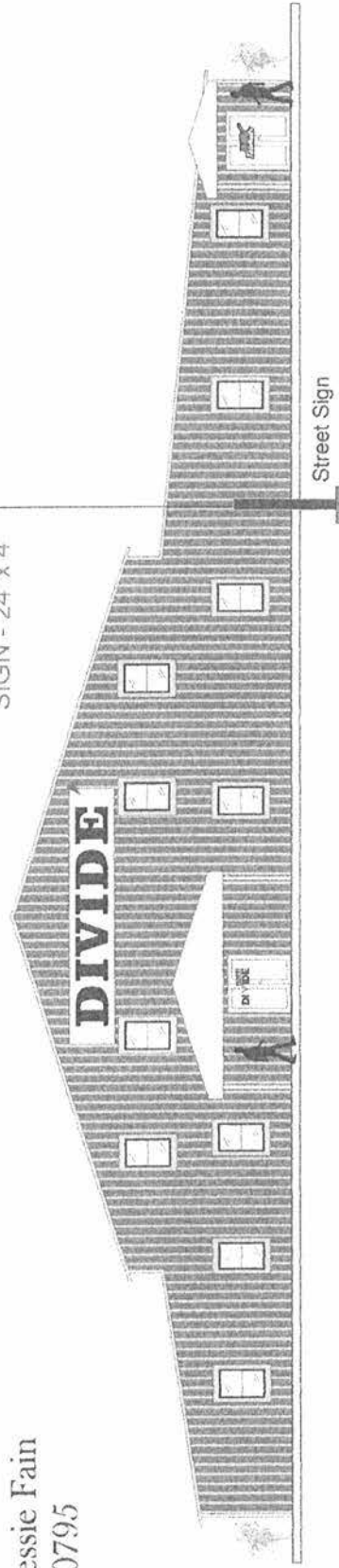
ROOF COLOR:  
Matte Silver



**DIVIDE**

Printed E-Panel

SIGN - 24' x 4'



Nick & Jessie Fain  
775-847-0795

Parcel Number 001-042-09  
Last Updated 5/07/15 By JVS

Prior Parc # 001-042-04 Changed 10/17/02  
Created by split; Primary # 001-042-09

Ownership (F6=All Owners F7=Documents)  
Legal Owner..... FAIN NICHOLAS & JESSICA Force Assmt Notice....  
Assessed Owner..... FAIN NICHOLAS & JESSICA Force Ag Message...  
Mail Address..... P O BOX 1128 Force Label.....  
Force Card/Aff (C/A)..

City, State..... VIRGINIA CITY, NV Zip... 89440  
Vesting Doc #, Date. 121269 11/24/2014 Yr,Bk,Pg 14 000 000 Corr Rq'd  
Map Document #s.....  
Description (F11=Additional Locations)

	#	Dir	Street or Other Description	Unit #(s)
Property Location...	800	S	C ST	
Subdivision.....	PT.3	RNG.A	Block... 244	Lot...
Town.....	VIRGINIA	CITY	Parcel Map ID..	
Property Name.....			Confidential..	
Remarks.....				

Parcel # Containing Descriptive/Document Data.... Land Use: 140  
Size

Total Acres...	.208	Square Feet....	9,060
Ag Acres.....	.000	W/R Acres.....	.000
F9=Scan >/< ≥ F5=Addr Hist F10=Othr Func F12=Cancel F14=Imprv/Apprsl Data			
F15=Legal Description F16=Misc Notes F17=Factoring History F20=Tax Years			
F21=Personal Property F22=Ag Land F23=Exemptions F24=Livestock Counts			

Parcel Number 001-042-10 Prior Parc # 001-042-04 Changed 10/17/02  
 Last Updated 5/07/15 By JVS Created by split; Primary # 001-042-09  
 Ownership (F6=All Owners F7=Documents)  
 Legal Owner..... FAIN NICHOLAS & JESSICA Force Assmt Notice.... -  
 Assessed Owner..... FAIN NICHOLAS & JESSICA Force Ag Message... -  
 Mail Address..... P O BOX 1128 Force Label..... -  
 Force Card/Aff (C/A).. -  
 City, State..... VIRGINIA CITY, NV Zip... 89440  
 Vesting Doc #, Date. 121269 11/24/2014 Yr,Bk,Pg 14 000 000 Corr Rq'd -  
 Map Document #s..... - - -  
 Description (F11=Additional Locations)  
 Additional Locations # Dir Street or Other Description Unit #(s)  
 Property Location... 750 S C ST  
 Subdivision..... L.1,2 RNG.A Block... 244 Lot...  
 Town..... VIRGINIA CITY Parcel Map ID..  
 Property Name..... Confidential..  
 Remarks..... L.2=780 S C ST  
 Parcel # Containing Descriptive/Document Data.... Land Use: 140  
 Size  
 Total Acres... .790 Square Feet.... 34,300  
 Ag Acres..... .000 W/R Acres..... .000  
 F9=Scan >/< ≥ F5=Addr Hist F10=Othr Func F12=Cancel F14=Imprv/Apprsl Data  
 F15=Legal Description F16=Misc Notes F17=Factoring History F20=Tax Years  
 F21=Personal Property F22=Ag Land F23=Exemptions F24=Livestock Counts

Port. N1/2 NW4, Sec. 32  
T17N, R21E, M.D.B. & M.

01-04



STOREY COUNTY, NEVADA  
This map is prepared for the use of the Storey County Assessor for assessment and illustrative purposes ONLY. It does not represent a survey. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.

TO REGISTER VISIT WWW.CANOUSECHECKS.COM

Jessie Fain  
PO BOX 1128  
Virginia City, NV 89440



0022

94-7074/3212

DATE Oct 14, 2015

PAY Storey County Planning \$ 100.00  
TO THE ORDER OF  
One hundred Dollars 00/100 DOLLARS



Wells Fargo  
18100 Wedge Pkwy  
Reno, NV 89511

FOR SIGN VARIANCE - DNIIDE

Jessie Fain

MP

⑆321270742⑆ 785258035100 0022

Treasurer's Receipt  
STOREY COUNTY TREASURER  
VANESSA STEPHENS  
26 SOUTH B STREET  
P.O. DRAWER D  
VIRGINIA CITY, NV. 89440

No. 737  
Date: 10/14/15

Received From:

JAESSIE FAIN

For: SIGN VARIANCE 2015-031

\*\*\*\*\*100.00

Fund	Fund Description	Account	Description	Amount
001	GENERAL	001-000-32206-000	BLDG DEPT SPEC USE/VAR	100.00CR
Receipt No.	737	Fiscal Year:	2016	*****100.00

Bank	Bank Description	Amount
199	WELLS FARGO CC ACCOUNT	100.00
Receipt No.	737	Fiscal Year: 2016 Bank Account Total: *****100.00

Check amount	100.00	ABA#	Check#	22	Payer JASSIE FAIN
--------------	--------	------	--------	----	-------------------

Total Cash: \*\*\*\*\*.00  
Total Checks: \*\*\*\*\*100.00  
Total Non Cash: \*\*\*\*\*.00  
Credit Cards: \*\*\*\*\*.00  
Total Other: \*\*\*\*\*.00

Treasurer

Deputy

## Tax Bill - Storey County

10/14/15

MAKE REMITTANCE PAYABLE TO:  
Storey County Clerk/Treasurer  
P O Drawer D  
Virginia City, NV 89440  
775-847-0969

Parcel 001-042-10 Roll # 001494  
750 S C ST  
VIRGINIA CITY  
L.1,2 RNG.A  
District-1.0 Block-244

TAXES FOR PERIOD  
July 1, 2015 thru June 30, 2016

FAIN NICHOLAS & JESSICA  
P O BOX 1128  
VIRGINIA CITY, NV 89440

ASSESSED VALUES		TAXES	RATE	ABATEMENT OR RECAPTURE	TAX AMOUNT
Real Estate	34,574	GENERAL	1.7719		612.61
	-----	SCHOOL OPER	.7500		259.29
TOTAL	34,574	SCHOOL DEBT	.1447		50.03
		CAPITAL AQUIS	.0500		17.29
		STATE	.1700		58.78
		IND MEDICAL	.0100		3.46
		IND ACCIDENT	.0150		5.19
		FIRE DISTRICT	.5446		188.29
		YOUTH SERVICE	.0045		1.56
			-----		-----
		Ad Valorem Total	3.4607		1,196.50
		Payments to Date			1,196.50-
		PAID IN FULL			

FAIN  
NOV 10 2015  
In full  
BY: Deane



## Tax Bill - Storey County

10/14/15

MAKE REMITTANCE PAYABLE TO:  
 Storey County Clerk/Treasurer  
 P O Drawer D  
 Virginia City, NV 89440  
 775-847-0969

Parcel 001-042-09 Roll # 001493  
 800 S C ST  
 VIRGINIA CITY  
 PT.3 RNG.A  
 District-1.0 Block-244

TAXES FOR PERIOD  
 July 1, 2015 thru June 30, 2016

FAIN NICHOLAS & JESSICA  
 P O BOX 1128  
 VIRGINIA CITY, NV 89440

ASSESSED VALUES	TAXES	RATE	ABATEMENT OR RECAPTURE	TAX AMOUNT
Real Estate 9,990	GENERAL	1.7719	11.16-	165.86
-----	SCHOOL OPER	.7500	4.72-	70.20
TOTAL 9,990	SCHOOL DEBT	.1447	.91-	13.55
	CAPITAL AQUIS	.0500	.31-	4.68
	STATE	.1700	1.07-	15.91
	IND MEDICAL	.0100	.06-	.94
	IND ACCIDENT	.0150	.09-	1.41
	FIRE DISTRICT	.5446	3.43-	50.97
	YOUTH SERVICE	.0045	.03-	.42
	-----	-----	-----	-----
	Ad Valorem Total	3.4607	21.78-	323.94
	Payments to Date			323.94-
	PAID IN FULL			

FAIN  
 In Full  
 BY: *[Signature]*



## Storey County Board of County Commissioners Agenda Action Report

Meeting date: 12/01/15

Estimate of time required: 15 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☒

1. **Title:** Discussion/Possible Action: **Second Reading of Ordinance No. 15-270**, an ordinance extending interim development regulations affecting Title 16 and 17 of the Storey County Code by extending through June 30, 2016 Title 16A establishing minimum interim requirements for subdivision map approvals and Title 17A by limiting master plan amendments for approvals of planned unit developments during the master plan approval process, and providing for other properly related matters. The moratorium on subdivisions and planned unit developments will be in effect until the comprehensive update to the Storey County Master Plan is adopted, or July 1, 2016, whichever comes first.

2. **Recommended motion:** In conformance with the applicable federal, state, and county regulations, and the recommendation for approval by staff, I (Commissioner) motion to approve Ordinance Number 15-270 extending interim development regulations (i.e., moratorium on subdivisions and planned unit developments) affecting Title 16 and 17 of the Storey County Code by extending Title 16A establishing minimum interim requirements for subdivision map approvals and Title 17A by limiting master plan amendments for an approvals of planned unit developments during the master plan approval process, and providing for other properly related matters.

3. **Prepared by:** Austin Osborne

**Department:** Planning

**Telephone:** 847-1144

4. **Staff summary:** See Enclosure A: staff summary.

5. **Supporting materials:** See Enclosure B: Draft Ordinance No. 15-270.

6. **Fiscal impact:** None on local government.

Funds Available:


Fund:

\_\_\_\_ Comptroller

7. **Legal review required:**

\_\_\_\_ District Attorney

8. **Reviewed by:**

 Department Head

Department Name:

\_\_\_\_ County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

☐ Approved  
☐ Denied

☐ Approved with Modifications  
☐ Continued

Agenda Item No. 23

## **Enclosure A: Staff Summary for Request for Passage of Ordinance No. 15-270**

It is the purpose of this ordinance to extend temporary residential development regulations and standards, which limit the approval of subdivisions or planned unit developments (PUDs), and master plan amendments for subdivisions or planned unit developments until the comprehensive update to the existing Storey County Master Plan is completed and adopted, or July 1, 2016, whichever comes first. The moratorium on such residential development will ensure that the public interest in protecting the planning process for the master plan furthers and balances with the private hardships that may result from the imposition of controls; to ensure a uniform, orderly, and managed process by which development may proceed concurrently with the master plan in a manner that complements the nature and extent of the available resources, facilities and services; and to promote and protect the health, safety and general welfare by contributing to the physical and economic well-being of the people by promoting adequate facilities and services, and protecting Storey County's economic bases, resources and character. The following types of applications may be approved while the interim development guidelines are in effect: (a) approvals of variances; (b) issuance of a building permit on an existing parcel; (c) approval of parcel maps or divisions into large parcels; and (d) approval of a special use permit other than for a planned unit development.

## **Enclosure B: Draft Ordinance No. 15-270**

### **Ordinance No. 15-270**

#### **Summary**

An ordinance extending interim development regulations affecting titles 16 and 17 of the Storey County Code by creating title 16A establishing minimum interim requirements for subdivision map approvals and title 17A limiting master plan amendments for and approvals of planned unit developments during the master plan approval process.

#### **Title**

**An ordinance extending interim development regulations affecting titles 16 and 17 of the Storey County Code by creating title 16A establishing minimum interim requirements for subdivision map approvals and title 17A limiting master plan amendments for and approvals of planned unit developments during the master plan approval process, and providing for other properly related matters.**

The Board of County Commissioners of the County of Storey, State of Nevada, does ordain:

### **SECTION I: Title 17 is amended to create title 17A as follows:**

#### **17A.02.020 Purpose.**

It is the policy of the board of county commissioners that existing and future development in Storey County will be guided by the master plan that provides for orderly development, and the timely provision of facilities and services. This policy recognizes the need for and the public's interest in protecting the master plan process by controlling subdivision and other development application processes to ensure that the master plan may be developed, revised or amended in an orderly fashion.

The board finds and declares that Storey County would be affected by the premature

development of residential property during the master plan process.

The board further finds that a premature amendment to the master plan for a large residential development or the subdivision of property for residential use during the revision of the master plan may jeopardize the ability of the Storey County to ensure orderly development and adequate provision of services and facilities, and that certain types of development initiated before the master plan is revised may prevent the best possible development pattern and the county's ability to economically provide necessary services and facilities.

The board further finds that interim development controls and regulations, including controls on the division of lands through subdivision maps and master plan amendments are necessary to protect the planning process for the revision of the master plan.

It is the purpose of this ordinance to enact temporary development regulations and standards, which limit the approval of subdivisions or planned unit development (PUDs) and master plan amendments for subdivisions or planned unit developments, that expire on July 1, 2016, or on the adoption of the master plan whichever occurs first, to ensure that the public interest in protecting the planning process for the master plan furthers and balances with the private hardships that may result from the imposition of controls; to ensure a uniform, orderly, and managed process by which development may proceed concurrently with the master plan in a manner that complements the nature and extent of the available resources, facilities and services; and to promote and protect the health, safety and general welfare by contributing to the physical and economic well-being of the people by promoting adequate facilities and services, and protecting Storey County's economic bases, resources and character.

The following types of applications may be approved while the interim development guidelines are in effect:

- A. Approvals of variances.
- B. Issuance of a building permit on an existing parcel.
- C. Approval of parcel maps or divisions into large parcels.
- D. Approval of a special use permit other than one for a planned unit development.

#### **17A.02.030 Application.**

Notwithstanding any provisions of the Storey County Code to the contrary until July 1, 2016, or the adoption of a revised master plan for Storey County, whichever occurs first, these interim guidelines apply to all of Storey County except where real property is subject to an existing development agreement (NRS 278.0201).

#### **17A.03.080 Hearing.**

Notwithstanding any provisions of the Storey County Code to the contrary until July 1, 2016, or the adoption of a revised master plan for Storey County, whichever occurs first, the board must hold a public hearing on the progress of the master plan within 6 months of the effective date of this ordinance.

#### **17A.03.110 Amendments.**

The board may amend these regulations before July 1, 2016, or the adoption of the master plan if it determines that one or more of the provisions is substantially detrimental to the welfare of the Storey County during the interim period and that the amendment will not jeopardize the purpose of these regulations.

**SECTION II:** Title 16 is amended to create title 16A as follows:

#### **Title 16A**

## **Subdivision interim development regulations**

### **16A.04.010 Purpose.**

It is the policy of the board of county commissioners that existing and future development in Storey County will be guided by the master plan that provides for orderly development, and the timely provision of facilities and services. This policy recognizes the need for and the public's interest in protecting the master plan process by controlling subdivision and other development application processes to ensure that the master plan may be developed, revised or amended in an orderly fashion.

The board finds that a premature division of property during the revision of the master plan may jeopardize the county's ability to ensure orderly development and adequate provision of services and facilities, and that certain types of development initiated before the master plan is revised may prevent the best possible development pattern and the county's ability to economically provide necessary services and facilities.

The board further finds that interim development controls and regulations, including controls on the division of lands through subdivision maps, and controls on other development processes, are necessary to protect the planning process for the revision of the master plan.

### **16A.16.020 Approval process-planning commission.**

Notwithstanding any provisions of the Storey County Code to the contrary until July 1, 2016, or the adoption of a revised master plan for Storey County, whichever occurs first, the planning commission may not approve a tentative map for a subdivision or PUD that involves any of the following:

- A. The project requires the expansion or construction of any sewer plant or capacity.
- B. The project results in the greater use of septic tanks or domestic wells in areas planned for sewer or a community water system or than would be permitted for land uses authorized under the existing master plan.
- C. The project results in a reduction of service level on impacted road segments and intersections.

The approval of any tentative subdivision map or PUD by the planning commission must be accompanied by a finding the no significant impact on ground water quality or quantity will result from the proposed subdivision.

### **16A.16.030 Board action.**

Notwithstanding any provisions of the Storey County Code to the contrary until July 1, 2016, or the adoption of a revised master plan for Storey County, whichever occurs first, the board may not approve a tentative map for a subdivision that involves any of the following:

- A. The project requires the expansion or construction of any sewer plant or capacity.
- B. The project results in the greater use of septic tanks or domestic wells in areas planned for sewer or a community water system or than would be permitted for land uses authorized under the existing master plan.
- C. The project results in a reduction of service level on impacted road segments and intersections.

The approval of any tentative subdivision map or PUD by the board must be accompanied by a finding the no significant impact on ground water quality or quantity will result from the proposed subdivision.

Proposed on \_\_\_\_\_, 2015.

by Commissioner \_\_\_\_\_

Passed on \_\_\_\_\_, 2015.

Vote: Ayes: Commissioners \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Nays: Commissioners \_\_\_\_\_

\_\_\_\_\_

Absent Commissioners \_\_\_\_\_

\_\_\_\_\_

Marshall McBride, Chair

Storey County Board of County Commissioners

Attest:

\_\_\_\_\_  
Vanessa Stephens  
Clerk & Treasurer, Storey County

This ordinance will become effective on \_\_\_\_\_, 2015.







## Storey County Board of County Commissioners Agenda Action Report

Meeting date: 12-1-15

Estimate of time required: 0 - 5

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

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1. **Title:** Business License Second Readings -- Approval

2. **Recommended motion:** Approval

3. **Prepared by:** Stacey Bucchianeri

**Department:** Community Development

**Telephone:** 847-0966

4. **Staff summary:** Second readings of submitted business license applications are normally approved unless, for various reasons, requested to be continued to the next meeting. A follow-up letter noting those to be continued or approved will be submitted prior to Commission Meeting. The business licenses are then printed and mailed to the new business license holder.

5. **Supporting materials:** See attached Agenda Letter

6. **Fiscal impact:** None

Funds Available:

Fund:

\_\_\_\_ Comptroller

7. **Legal review required:** None

\_\_\_\_ District Attorney

8. **Reviewed by:**

☒ Department Head

Department Name: Community Development

\_\_\_\_ County Manager

Other agency review: \_\_\_\_\_

9. **Board action:**

☐ Approved

☐

Approved with Modifications

☐ Denied

☐

Continued

Agenda Item No. 24

# Storey County Community Development

## Business Licensing



P O Box 526 • Virginia City NV 89440 • (775) 847-0966 • Fax (775) 847-0935 • buslic@storeycounty.org

To: Vanessa Stephens, Clerk's Office  
Pat Whitten, County Manager

**November 23, 2015**  
Via email

Please add the following item(s) to the **December 1, 2015**, COMMISSIONERS Agenda:

Storey County Building Department has inspected and found that the following businesses meet code requirements necessary to operate in the county:

### LICENSING BOARD SECOND READINGS

- A. RENO PROVISIONS** – General / 100 North Sierra ~ Reno (food truck)
- B. FLEXIBLE ASSEMBLY SYSTEMS** – Contractor / 9240 Mira Esbe Ct. ~ San Diego (tools distributor)
- C. US TEST & BALANCE CORP** – Contractor / 10 Corporate Park Dr ~ Hopewell Junction, NY (hvac)
- D. SUNRUN INSTALLATION SVC** – Contractor / 595 Market ~ San Francisco, CA (pv installer)
- E. LABEEG BUILDING SVCS** – General / 225 Keystone Avenue ~ Reno (janitorial service)
- F. XL LANDSCAPE DEVELOPMENT, LLC** – Contractor / 4460 Riviera Ridge ~ Las Vegas (landscaper)
- G. MODERN MINING SOLUTIONS, LLC** – General / 1280 Alexandria Court **TRI**
- H. SIMPSON GUMPERTZ & HEGER, INC.** – Professional / 41 Sevon St ~ Waltham, MA (eng svcs.)
- I. JAMES MAGGARD DESIGN CONS** – Professional / 14665 Ambric Knolls ~ Saratoga, CA (eng)
- J. GRAYBAR ELECTRIC CO** – Contractor / 150 East Greg Street ~ Sparks (electrical distributor)
- K. SHRED-IT RENO** – Contractor / 8670 Technology Way ~ Reno (document destruction contractor)
- L. JUGGERNAUT SERVICES, LLC dba Square 1 Solutions** – Professional / 780 Smithridge Drive ~ Reno (staffing solutions)
- M. DUSOUTH INDUSTRIES dba DST Controls** – Contractor / 651 Stone Road ~ Benicia, CA (IT svcs.)
- N. BI NUTRACEUTICALS, INC.** – General / 625 Waltham Way #101 (milling botanicals) **TRI**
- O. RICH DOSS, INC.** – General / 201 Wild Horse Canyon Drive (transportation) **MCC**

**Inspection Required**

cc: Chris Hood, Building Dept.  
Austin Osborne, Planning Dept.  
Dean Haymore, Economic Dev.

Gary Hames, Fire Dept.  
Patty Blakely, Fire Dept.  
Fritz Klingler, Fire Dept.

Sheriff's Office  
Commissioners' Office  
Assessor's Office